Rolling Oaks Community Development District

Agenda

September 25, 2025

AGENDA

Rolling Oaks

Community Development District

219 East Livingston Street, Orlando, Florida 32801 Phone: 407-841-5524 – Fax: 407-839-1526

September 18, 2025

Board of Supervisors Rolling Oaks Community Development District

Dear Board Members:

The meeting of the Board of Supervisors of **Rolling Oaks Community Development District** will be held <u>Thursday</u>, <u>September 25</u>, <u>2025</u>, <u>at 1:00 PM at Margaritaville Resort Orlando</u>, <u>8000 Fins Up Circle</u>, <u>Kissimmee</u>, <u>Florida 34747</u>. Following is the advance agenda for the meeting:

Zoom Webinar Information:

Link: https://us06web.zoom.us/j/85744403825 Webinar ID: 857 4440 3825 Call-in Number: 1-305-224-1968

- 1. Roll Call
- 2. Public Comment Period
- 3. Approval of Minutes of the July 24, 2025 Board of Supervisors Meeting
- 4. Review and Ranking of Proposals for Landscape Maintenance Services and Selection of Vendor
 - A. BrightView Landscapes
 - B. Floralawn
 - C. Juniper Landscaping
 - D. Prince & Sons
 - E. Yellowstone Landscape
- 5. Ratification of Revised Fiscal Year 2026 Meeting Schedule
- 6. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Discussion Regarding Ponding Nearby 8133 Surf Street
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - D. Field Manager's Report
- 7. Supervisor's Requests
- 8. Next Meeting Date October 23, 2025 at Margaritaville Resort Orlando
- 9. Adjournment

Sincerely,

Tricia Adams

Tricia Adams District Manager

MINUTES

MINUTES OF MEETING ROLLING OAKS COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Rolling Oaks Community Development District was held Thursday, **July 24, 2025** at 1:02 p.m. in the Citrus Social Meeting Space, Embassy Suites by Hilton Orlando Sunset Walk, 3152 Sunset Walk Drive, Kissimmee, Florida 34747.

Present and constituting a quorum were:

John ChisteChairmanJared BouskilaVice ChairmanCora DiFiore by ZoomAssistant SecretaryPeter BrownAssistant SecretaryPenny LozanoAssistant Secretary

Also present were:

Tricia Adams
Cari Webster by Zoom
Rahmatul Mahmoud by Zoom
Clayton Smith by Zoom
Ashley Hilyard
Residents
District Counsel
District Engineer
Field Services Manager
Field Services

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 1:02 p.m. and called the roll.

SECOND ORDER OF BUSINESS Public Comment Period

Resident (Anthony Duca, 8133 Surf St.) stated I want you to keep an eye on the pond. There is a lot of debris. I bought a 25-foot pole to clean it because I see trash. Let's make sure that is taken care of.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the May 14, 2025 Meeting

On MOTION by Mr. Chiste seconded by Mr. Bouskila with all in favor the minutes of the May 14, 2025 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Public Hearings

On MOTION by Mr. Bouskila seconded by Mr. Chiste with all in favor the public hearings were opened.

Resident (Nicole Felix, 7973 Surf St.) asked the developer seems to not be contributing as much money as previously. Is there a reason why that has changed?

Mr. Chiste stated the developer had more undeveloped lots before, so they made a contribution relative to certain property that had not yet sold. As the developer winds down there is less for the developer to develop, eventually this will all be turned over to homeowners.

Resident (Nicole Felix, 7973 Surf St.) asked the commercial property sold by the developer; do they have any responsibility to contribute to that?

Mr. Brown stated Target was not owned by the developer to begin with. That was owned by Southeast Centers out of Coral Gables. They were never part of the CDD, nor is Sunset Walk, Promenade or H20.

Mr. Chiste stated Target was here a long time ago before the CDD was even put in place.

Resident (Nicole Felix, 7973 Surf St.) asked what about Embassy Suites?

Mr. Brown stated they are CDD members and they pay.

Resident (Nicole Felix, 7973 Surf St.) asked then everyone in this circle pays?

Mr. Bouskila stated Margaritaville does not pay but the townhomes, apartments, and Embassy Suites are part of the CDD.

Resident (Nicole Felix, 7973 Surf St.) stated the developer removed an employee who worked as field management and now that is being assessed in our budget.

Mr. Brown stated correct, when the property was being developed, the developer had a gentleman who did landscape architecture for the future development phases. As part of his responsibility the developer said it is the early stages, as the work goes then he will just oversee it.

Then we phased the position out because the development has matured. We did not replace that position, so someone to oversee the CDD landscape maintenance is now through the CDD. The developer no longer has that role.

Resident (Nicole Felix, 7973 Surf St.) stated the landscape was budgeted at \$20,000 but it is going to be \$150,000.

Ms. Adams stated I believe you are referring to projected spending by the end of the fiscal year. The board approved proposals for landscape enhancements which will be reflected as actual spending on the budget once that invoice is paid. The \$120,000 in projected spending is based on projects that had been approved by the Board.

Resident (Nicole Felix, 7973 Surf St.) asked do we get to know what those projects are?

Mr. Brown stated at every meeting anybody can come and know what those projects are. We have approved two main projects because there was a lot of issue with Inspiration Drive not looking very good and now Inspiration Drive has been redone from the Wawa back with edging, keeping the mulch, keeping additional shell in place, cleaning a lot of the underbrush and artificial turf from the south roundabout down to Fins Up Circle because that is a high pedestrian traffic area and that grass was consistently dead, looking poor and the underbrush was a terrible look. Those were the landscape enhancements.

Resident (Nicole Felix, 7973 Surf St.) stated the budget has streetlights at \$229,000. Is that an install cost? What is that?

Ms. Adams stated that is the lease cost for the streetlights.

Resident (Bert Hill, 8040 Lost Shaker Ln.) asked what does the lease consist of?

Ms. Adams stated that is the lease agreement for the streetlights. The lease agreement includes the poles, lights, all the repairs, maintenance of the streetlights as well as the electrical consumption.

Resident (Suzanne Docobo, 8061 Surf St.) stated a man asked a year ago if we could get the actual bond and operating and maintenance budgets on the proposed tax bills. Is that possible to do that?

Ms. Adams stated the TRIM notice includes all the ad valorem taxes, which are taxes that are tied to the property value; however, the non-ad valorem assessments are not required to be included on the TRIM. We have not listed those in the past but if the board directs that to happen

3

we can take the steps to have the TRIM notice include the non-ad valorem assessment for the CDD maintenance and debt service fees.

Resident (Suzanne Docobo, 8061 Surf St.) stated the reason we are asking is that owners don't know and when they get their tax bill in November it is more.

Mr. Chiste stated that is a good question. On my tax bill it is the same, I don't see it on the first one but I do see it on the second one.

Ms. Adams stated you can direct the district management team to take the steps to do that.

Mr. Chiste stated we can do that.

Resident (Anthony Duca, 8133 Surf St.) stated I made a statement but didn't get a response. What is being done about keeping the lake/pond clean?

Mr. Chiste stated there is a lake maintenance line item in our budget.

Resident (Anthony Duca, 8133 Surf St.) asked is it once a week, once a day?

A resident stated I think they do it when you call. I live on the end of the lake and get a lot of debris and when I call within 5 to 7 days someone comes out.

Resident (Anthony Duca, 8133 Surf St.) asked can you set up a maintenance arrangement that they come every other day?

Ms. Adams stated we do have a field services manager here who manages the pond maintenance contracts. She is familiar with the scope of services as well as the steps that would be taken between services of there is a pond maintenance issue. She will go over the scope of services in the pond maintenance agreement as well as the steps that will be taken if trash is discovered in the ponds between services.

Resident (Anthony Duca, 8133 Surf St.) asked are you associated with anything to do with the gates, entrances and things like that?

Ms. Adams stated the CDD owns and maintains the right of way.

Resident (Anthony Duca, 8133 Surf St.) stated when we come in, I'm confused on which side I should go in. I come in on the left side, but it says owners and residents right side. We were told to not go on that side. Why wouldn't I have a button I could push like most communities, the right side for residents and the left side for visitors.

Mr. Chiste stated that is an HOA issue. He asked Ms. Hilyard to address the pond maintenance question.

Ms. Hilyard stated the aquatic services we have in place right now their primary focus is treatment of the water itself to ensure weeds and algae are controlled. I believe they are here once a month for treatment. If we have any issues they're contacted and will come right out. Part of their contract does include trash cleanup, but it has to do with the immediate bank where it meets the water, within reasonable distance if they can reach out and grab it in the water, they will pick that up. Anything past that they usually let me know because we have to get other equipment or a boat out here and have our maintenance team do that. I will check for trash every time I'm here, which is about once a week.

Ms. Adams read into the record emails and a letter received voicing opposition to the increase in O&M expenses. She noted she had received phone messages as well.

A resident stated I am unsatisfied with the responses I received regarding the increase in assessments on landscaping and expenses.

Mr. Chiste stated if you look at what the budget was in total in 2025 it was slightly over \$1 million. If you look at our actual spend through the end of the year we were very close to the dollar amount. We are budgeting a reduction in total costs. The actual proposed budget is \$975,000. Even though everything else you are dealing with in your annual expenditures are going up, inflation has gone up. I think the board has done a very good job in trying to maintain the budget. The real challenge we have is the developer is moving out of the project. The portion of the budget that was subsidized by the developer is a much lower amount this year. It is not because the spending has gone up it is the way the allocation is, but I think we have done a good job on the budget process and I appreciate all the work done to control the costs. In the past the developer has over funded to balance the budget.

On MOTION by Mr. Chiste seconded by Mr. Bouskila with public hearings were closed.

A. Consideration of Resolution 2025-06 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations

Ms. Adams stated Resolution 2025-06 adopts your budget for fiscal year 2026, which starts October 1, 2025 and concludes September 30, 2026. Adoption of this resolution also appropriates funds for the general fund as well as the debt service fund. The board has the ability to set the maintenance fee based on the annual budget; however, the debt service fee was imposed at the

5

time that the bonds were issued, the board does not have the ability to increase or decrease the debt service assessment, you are simply authorizing collection with the assessment resolution. Approval of this resolution also allows for budget amendments in fiscal year 2026 should the board need to take action to do so. Attached to the resolution is a copy of the proposed budget. When the board reviewed the proposed budget earlier this year we went through this line by line. The changes that have been made since the time the board approved the proposed budget are we have updated the actual spending through the end of June and updated projected spending as well. We also have increased the amount for landscape enhancements based on potential projects.

Mr. Brown stated just to be clear the assessments by the unit owners doesn't change. If there is any additional spend, it is all on the developer.

Ms. Adams stated that is right. The total expenditures are equal to the amount of the total proposed revenues being \$975,858. Within the district boundaries we are recognizing there are 1,660 units, three different product types. We use an ERU assessment, which is equivalent residential unit. A single-family home is one ERU, a condo is .8 and an apartment is .5. The gross amount is proposed for single family homes at \$731.40, condos \$585.12 and apartments \$365.70. The difference between the gross amount on the property tax bill and the net assessment is that net amount is the portion that comes to the district. The gross amount on the property tax bill includes any fees collected by the county for having the CDD assessment on the tax bill and accounts for early payment discounts.

On MOTION by Mr. Chiste seconded by Mr. Bouskila with all in favor Resolution 2025-06 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations was approved.

B. Consideration of Resolution 2025-07 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Adams stated Resolution 2025-07 imposes the special assessments and certifies the assessment roll.

On MOTION by Mr. Chiste seconded by Mr. Bouskila with all in favor Resolution 2025-07 Imposing Special Assessments and Certifying an Assessment Roll was approved.

FIFTH ORDER OF BUSINESS

Consideration of Fiscal Year 2026 Developer Budget Funding Agreement

On MOTION by Mr. Chiste seconded by Mr. Brown with all in favor the Fiscal Year 2026 Developer Funding Agreement was approved.

SIXTH ORDER OF BUSINESS

Consideration of RFP for Landscape and Irrigation Services

Ms. Adams stated we prepared a project manual for landscape maintenance services that has instructions to proposers, scope of services, landscape service maps, pricing sheet, and evaluation criteria to be used in evaluating the proposals received in response to the RFP. The bid will be noticed in accordance with Florida Statues and there is a sealed bid opening that will be scheduled.

On MOTION by Mr. Chiste seconded by Mr. Brown with all in favor the RFP for landscape and irrigation services was approved and staff was authorized to notice the RFP.

SEVENTH ORDER OF BUSINESS

Review and Acceptance of Fiscal Year 2024 Audit

On MOTION by Mr. Chiste seconded by Mr. Bouskila with all in favor the Fiscal Year 2024 Audit was accepted.

EIGHTH ORDER OF BUSINESS

District Goals and Objectives

A. Adoption of Fiscal Year 2026 Goals and Objectives

Ms. Adams stated in the 2024 legislative session there was a new law requiring CDDs to adopt annual goals and objectives.

On MOTION by Mr. Chiste seconded by Mr. Bouskila with all in favor the Fiscal Year 2026 Goals and Objectives were approved.

B. Presentation of Fiscal Year 2025 Goals and Objectives and Authorizing chair to Execute

7

Ms. Adams stated at the end of the fiscal year we are required to report if the district did or did not meet the goals. I'm asking for a motion for the chair to be able to execute the final form of report so we can post it on the district's website.

On MOTION by Mr. Chiste seconded by Mr. Bouskila with all in favor the Chairman was Authorized to Execute the Fiscal Year 2025 Goals and Objectives.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being no comments, the next item followed.

B. Engineer

There being no comments, the next item followed.

C. Manager

i. Approval of Check Register

On MOTION by Mr. Chiste seconded by Mr. Bouskila with all in favor the Check Register was approved.

ii. Balance Sheet and Income Statement

A copy of the balance sheet and income statement were included in the agenda package.

iii. Ratification of Series 2026 Requisition #5

On MOTION by Mr. Brown seconded by Mr. Chiste with all in favor Requisition No. 5 from the Series 2016 bonds was ratified.

iv. Approval of Fiscal Year 2026 Meeting Schedule

Ms. Adams stated since the meeting dates fell on Thanksgiving and Christmas we did not schedule a meeting for November or December. If we do need a meeting in November or December we will find a date board members can attend.

On MOTION by Mr. Chiste seconded by Mr. Brown with all in favor the Fiscal Year 2026 Meeting Schedule was approved.

8

D. Field Manager's Report

A copy of the field manager's report was included in the agenda package.

SEVENTH ORDER OF BUSINESS Supervisor's Requests

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Next Meeting Date – August 28, 2025 at Margaritaville Resort Orlando

Ms. Adams stated the next meeting is scheduled to be held August 28, 2025 at the Margaritaville Resort Orlando.

On MOTION by Mr. Chiste seconded by Mr. Bouskila with all in favor the meeting adjourned.

The meeting was called back to order to consider the Yellowstone proposal for landscape enhancement. Ms. Hilyard outlined the proposal from Yellowstone and the Board took the following action.

On MOTION by Mr. Brown seconded by Mr. Chiste with all in favor the proposal from Yellowstone for the removal of dead palms and replacement of three palms was approved.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by M. Brown seconded by Mr. Chise with all in favor the meeting adjourned at 2:02 p.m.

Secretary/Assistant Secretary	Chairman/Vice Chairman

SECTION IV

	ROLLING OAKS CDD FORMAL LANDSCAPE RFP 2025 PRICING AVERAGES AND TOTALS							
	Prince and Sons	Brightview	Yellowstone	Floralawn	Juniper			
Essential Services Year 1	\$203,070.00	\$195,516.00	\$114,072.00	\$118,373.88	\$222,780.00			
Essential Services Year 2	\$203,070.00	\$309,803.00	\$117,504.00	\$121,925.10	\$229,670.00			
Essential Services Year 3	\$209,160.00	\$319,097.00	\$121,032.00	\$125,582.85	\$236,775.00			
Essential Services Year 4	\$209,160.00	\$328,670.00	\$124,656.00	\$129,350.33	\$244,100.00			
Extra Services	\$108,040.00	\$105,264.00	\$117,420.00	\$100,035.00	\$105,050.00			
4 - Year Averages	\$314,155.00	\$314,587.50	\$236,736.00	\$223,843.04	\$338,381.25			
4 - Year Totals	\$1,256,620.00	\$1,258,350.00	\$946,944.00	\$895,372.16	\$1,353,525.00			



Rolling Oaks CDD Landscape/Grounds Maintenance & Irrigation Services RFP Evaluation								
	Personnel (25 pts)	Experience (25 pts)	Understanding of Scope of Work (25 pts)	Financial Capability (10 pts)	Price (15 pts)	Total Points Earned		
BrightView Landscapes								
Fioralawn								
Juniper Landscaping								
Prince & Sons								
Yellowstone Landscape								

SECTION A



PROFESSIONAL SUMMARY

Experienced Horticulturist with over 21 years in the green industry, specializing in landscape agronomics, employee training, regulatory compliance, and client engagement. Proven track record in developing region-wide agronomic programs, delivering CEU-certified educational content, and leveraging technology to enhance operational efficiency and data management. Adept at diagnosing plant health issues, guiding product selection, and ensuring compliance with FDACS, FIFRA, and local regulations. Recognized for a collaborative approach and ability to translate complex horticultural science into practical, results-driven solutions.

EDUCATION

Bachelor of Science in Horticulture Colorado State University, Fort Collins, CO December 2003

EXPERIENCE

Regional Horticulturist | BrightView Landscape Services, Inc. | Orlando, FL

June 2022 – Current

- Designed and delivered educational content for internal staff and client engagement, including CEU-accredited courses for Community Association Managers.
- Developed and maintained customized agronomic programs for 18 Florida branches, spanning from Orlando to the Florida Keys.
- Conducted plant health diagnostics and implemented science-based solutions to correct deficiencies and improve landscape performance.
- Partnered with manufacturers to design and trial customized application equipment, enhancing operational efficiency and product delivery.
- Led field trials of pest control products and slow-release fertilizers to evaluate efficacy and cost-effectiveness, informing program development.
- Created internal training resources to standardize best practices.
- Supported business development by assisting the sales team with client proposals, contract scopes, and technical presentations.
- Ensured regulatory compliance with FDACS, FIFRA, and local ordinances related to pesticide and fertilizer use.
- Served as a technical resource to internal branches, existing clients, and prospective clients, delivering horticultural expertise across diverse landscapes.

Director of Agronomy | Juniper Landscaping of Florida, Inc. | Orlando, FL

July 2020 – June 2022

- Develop educational materials for internal training: factsheets, training videos, and PowerPoint presentations
- Implement fillcalculator.com app to assist technicians with proper calibration, mixing of products, data analysis, and reporting
- Assist sales team with new client bids, contract scope, and sales presentations
- Responsible for creating agronomic programs for 14 branch locations in Florida
- Ensure regulatory compliance with FDACS, FIFRA, and local regulations regarding pesticide and fertilizer applications

Director of Technical Services | BrightView Landscape Services, Inc. | April 2011 – July 2020 Orlando, FL

- Developed educational materials for internal training and client communication, including Community Association Manager CEU courses
- Provided support to coworkers and clients with horticultural issues
- Created agronomic programs for 36 branch locations in Florida
- Collaborated with national technical team on implementation of agronomic programs and safety protocols
- Designed and manufactured customized application equipment
- Performed trials of control products and fertilizer slow-release technologies to develop effective and cost-efficient agronomic programs

CERTIFICATIONS AND LICENSES

Florida Certified Pest Control Operator JF200907	2013
Florida Limited Urban Landscape Commercial Fertilizer LF217241	2014
ISA Certified Arborist FL-9799A	2020
ISA Tree Risk Assessment Qualification	2025
ISA Prescription Pruning Qualification	2025
Commercial Pesticide Applicator CM27622: Aquatic, Natural Areas, Right of Way	2022
FNGLA Florida Certified Horticulture Professional	2023
SUAS Part 107 Commercial Drone Operator License	2023

MEMBERSHIPS

Florida Turfgrass Association – Board of Directors International Society of Arboriculture

Michael Provencher

4153 Longbow Drive Clermont, FL 34711 | 407-496-8074 | mprovencher79@gmail.com

Education

ASSOCIATE OF SCIENCE | MAY 2002 | LAKE CITY COMMUNITY COLLEGE

- · Primary: Landscape Maintenance
- · Certificate of Irrigation Management

Credentials

ISA Certified Arborist - FL5424A

ISA TRAQ - Tree Risk Assessment Qualified

FL ISA Prescription Pruning Qualification - PRESCRIBER

Experience

TREE CARE MANAGER: BRIGHTVIEW LANDSCAPE SERVICES

May 2022 - PRESENT

- · Manage sales team to meet monthly budgets through maintenance clients and outside sales
- · Monitor expenses while prioritizing machinery repairs and tools necessary for daily operations and safety programs

SALES ARBORIST: DAVEY TREE

September 2019 - May 2022

- · Generate profitable sales for the territory and develop new business relationships
- · Follow up with clients and manage accounts
- · Coordinate scheduling of crews and equipment
- · Write technical reports and perform tree risk assessments

OPERATIONS AND SALES MANAGER: ENVIRO TREE SERVICE, LLC

October 2013 - September 2019

- · Produced sales with current and potential clients in residential and commercial tree care
- · Managed a book of business in excess of \$3 million dollars in annual sales for consecutive years
- Oversaw crew scheduling and equipment organization for 60+ workers
- · Client interaction to sell, manage, and perform quality control for work completed
- Worked with owner to forecast yearly budgets for upcoming equipment needs to perform services safely and more efficiently

OPERATIONS MANAGER: ALL CARE TREE SURGERY, LLC

November 2008 – September 2013

- · Doubled sales to over \$2 million dollars by cultivating new and existing sales portfolio
- Expanded Plant Health Care segment of business by using low impact and more effective means of application and care
- Promoted long term and annual tree trimming contracts with clients for increased property exposure with preventative maintenance mindset versus reactive culture of local area

Carlos David Rosario

- 10764 Satinwood Circle, Orlando, FL 32825

Professional Summary

Skilled and dependable landscaping professional with over 25 years of experience in landscape maintenance, mowing, and groundskeeping. Adept at operating landscaping equipment, performing seasonal maintenance, and working independently or as part of a team. Committed to high standards of safety, efficiency, and delivering clean, attractive outdoor spaces.

Work Experience

BrightView Landscaping — Senior Landscape Crew Member

- Orlando, FL | 1111 2023 2025
 - Led daily landscaping tasks including mowing, edging, pruning, and mulching for commercial properties.
 - Operated heavy-duty equipment such as zero-turn mowers, weed trimmers, and blowers.
 - Collaborated with team members to complete large-scale landscaping projects efficiently.
 - Ensured compliance with safety procedures and site cleanliness standards.

${\bf PMC\ Landscaping} - Landscaper\ /\ Mower$

- - Maintained lawns, trimmed hedges, and performed general groundskeeping tasks.
 - Responsible for operating sit-down mowers and handheld landscaping tools.
 - Managed seasonal cleanup jobs including leaf removal and snow prep.
 - Provided maintenance for both residential and light commercial properties.

$\textbf{Retro Landscaping} - Landscape \ Technician$

- - Worked as part of a landscaping crew performing lawn care and plant installation.
 - Conducted irrigation checks and supported system installations.
 - Installed sod, shrubs, and annuals in residential and HOA properties.
 - Maintained accurate records of completed tasks and equipment usage.

D&F Landscaping — Grounds Maintenance Worker

- - Performed basic landscaping duties including mowing, weeding, and mulching.
 - Assisted with planting and transplanting of trees and bushes.
 - Gained foundational experience with landscape design layouts and basic hardscape prep.
 - Followed supervisors' directions to complete scheduled routes efficiently.

Skills

- Mowing & Grounds Maintenance
- Equipment Operation (Mowers, Blowers, Trimmers)
- Sod & Plant Installation
- Irrigation Support
- Mulching & Seasonal Cleanup
- Landscape Crew Collaboration
- Safety Awareness
- Customer Service

David J. Spinabella

15407 Murcott Blossom Blvd. Winter Garden, FL 34787 (407) 408-4011 – dspinabella@outlook.com

Professional Experience

Down To Earth Landscaping, Orlando, FL

Project Manager

Aug 2022-Present

- Lead several crews in irrigation and landscape
- Help crews with irrigation and landscape plans
- Proficient with Aspire, One Note, One Drive and Teams
- Build relationships with Clients and discuss how the job is going
- Schedule plants and material for jobs
- Input crews times into Aspire
- Responsible for times being met on my jobs

Walt Disney World Resort, Lake Buena Vista, FL Plan Work Specialist Horticulture 2022

Jan 2020-Aug

- Oversee mowing, shrub and annual contractor crews across Walt Disney World roadways
- Assist whenever additional help is needed to make sure deadlines are met
- Assign work that needs to be completed
- Build relationships with other area managers
- Schedule and organize meetings for special projects

Reedy Creek-Drainage

Sept 2008 – Jan 2020

- Moved heavy equipment by way of specialized training, safety and certifications
- Partnered with other team members to assist and repair roads and various other safety concerns
- Well versed in various types of sod and water pumps including french drains
- Proficient in Microsoft Word, Outlook, Excel, Power Point, and One Note
- Collaborated with cast and third party vendors on a daily basis to accomplish a seamless show
- Assisted with sign crew by placing necessary signage throughout The Walt Disney property and surrounding areas

Horticulture/Landscaping 2008

Nov 1996 - Sept

- Assigned to Various Walt Disney World resorts, theme parks, and golf courses
- Experienced in shrub, bedding, fertilization, watering, plant and turf maintenance
- Mowed, edged, planted, seeded, raked, and removed weeds
- Oversaw other cast members and crew when leading as a foreman for my team
- Responsible for meeting deadlines and able to work with a flexible schedule
- Assisted the irrigation crew with repairs and preventative maintenance with irrigation equipment

• Repaired bunkers, aerated fairways and greens, assisted in irrigation repairs and set up tee box markers

Formal Education

Seminole Community College Lake Mary, FL

June 2004 – Dec

2004

Police Academy, Certificate of Completion South Lake High School Clermont, FL 1995 College Prep Diploma

Aug 1991 – May

Certifications and Training

- Fall protection certified
- AWP certified
- MOT certified
- Stormwater operator-Level 1 certified
- Basic Rigger certified
- Confined space certified
- PIT certified
- Skytrak
- Sand pro bunker raker
- Backhoe
- Front end loader
- Knuckle boom and High reach
- Skid loader
- Bucket truck
- Forklift

Felix A. Astacio

I am an experienced landscaping worker who has developed a strong attention to detail, good communication skills and fast learner. I am excellent at working under pressure and flexible working with others.

7508 Saguaro St. Orlando, FL 32807 **407-468-9492** felixaastacio@gmail.com

EXPERIENCE

United Land Services, Orlando, FL — Maintenance Member

Sep 2024 - Feb 2025

Safely perform heavy lifting/pushing/pulling of various maintenance equipment and materials, including, but not limited to backpack blowers, large containers of mulch/plant material, various sizes of lawn mowers, etc. Safely operate hand and power equipment, including but not limited to manual and gas-powered equipment, hand saw, edgers, line trimmers, hedge trimmers, shears, hand pruners, backpack blowers, etc. Leverage of a walk behind a mower over curbs. Lift branches and limbs. Walk various miles daily, sometimes uphill and on uneven terrain, often while carrying, pushing, or pulling equipment, materials, or debris.

Juniper Landscaping, Orlando, FL — Crew Member Maintenance

JAN 2023 - NOV 2023

Safely perform heavy lifting/pushing/pulling of various maintenance equipment and materials, including, but not limited to backpack blowers, large containers of mulch/plant material, various sizes of lawn mowers, etc. Installing mulch. Irrigation/sprinkler installation. Digging trenches and holes. Preparing soil areas for plantings. Hand-watering. Move soil, equipment and materials. Using hand tools, power tools and/or equipment to perform landscape duties. Performing miscellaneous job-related duties as assigned.

EDUCATION

Superior Vocacional Tecnologica de Humacao, Humacao, PR — *Diesel Mechanic /High School Degree*

MAY 1999

Diesel Mechanic and High School Degree

SKILLS

Landscape installation experience.

Able and willing to work for long periods of time outside (in extreme temperatures and direct sunlight).

Able and willing to bend, stoop, and twist repeatedly throughout the day.

Able to use hand tools and power equipment.

Able to lift and carry up to 50 lbs.

Jaydin Castro

- 9 3316 Semoran Blvd, Orlando, FL 32822

Work Experience

BrightView Landscaping — Senior Landscape Technician

- Orlando, FL | 1111 2023 2025
 - Performed and supervised detailed landscape maintenance for commercial and HOA properties.
 - Operated heavy landscaping equipment including zero-turn mowers, trimmers, edgers, and blowers.
 - Installed new sod, plants, and irrigation systems per client specifications.
 - Assisted in training new crew members and ensured safety compliance on job sites.

Sky Blue Landscape — Landscaper

- Orlando, FL | 1111 2021 2023
 - Maintained lawns, garden beds, and shrubbery for residential clients.
 - Performed seasonal cleanup, mulching, and plant replacement.
 - Operated a variety of landscaping tools and machinery.
 - Delivered excellent service with attention to detail and property care.

Yellowstone Landscaping — Grounds Maintenance Crew Member

- Orlando, FL | **2010 2021**
 - Provided comprehensive groundskeeping services for retail centers and office complexes.
 - Assisted with hardscape installations including walkways and retaining walls.
 - Applied fertilizers, pesticides, and herbicides according to seasonal needs.

Legacy Landscaping — *Landscape Laborer*

- Orlando, FL | **1111 2000 2010**
 - Performed general landscaping tasks such as mowing, edging, pruning, and planting.
 - Assisted with irrigation system installations and minor repairs.

- Participated in landscape renovations and site prep for new developments.
- Developed strong foundational skills in plant care and lawn maintenance.

Skills

- Lawn & Garden Maintenance
- Commercial Equipment Operation
- Planting, Mulching & Trimming
- Irrigation Installation & Troubleshooting
- Seasonal Landscape Care
- Safety Protocols & Equipment Handling
- Crew Collaboration
- Hardscaping Support

JULIEN CAPERS

407-361-2057➤ Paidinfull19962007@gmail.com

Orlando, Florida

PROFESSIONAL EXPERIENCE

Orlando, Florida Jun 2012 - Aug 2014

Landscape Technician

- Comprehensive Landscape Management: Delivered exceptional landscape maintenance services for a diverse portfolio of residential and commercial clients, ensuring pristine outdoor environments through an array of tasks including meticulous mowing, weeding, fertilization, and planting.
- Irrigation System Oversight: Skillfully managed the installation, maintenance, and troubleshooting of irrigation systems, optimizing water efficiency and ensuring sustainable landscape health across various properties.
- Expert Equipment Operation: Proficiently operated a wide range of advanced landscaping machinery including lawn mowers, trimmers, leaf blowers, and power tools, ensuring safety and efficiency in all tasks while enhancing overall landscape aesthetics.
- Seasonal Landscape Enhancements: Implemented seasonal planting strategies and design improvements, contributing to the visual appeal and ecological health of client properties, while staying attuned to horticultural best practices.
- Client Collaboration and Consultation: Engaged with clients to assess their landscaping needs and expectations, providing expert recommendations and tailored solutions to enhance their outdoor spaces.
- Health and Safety Compliance: Adhered to all health and safety regulations while handling landscaping materials and equipment, fostering a safe working environment for both team members and clients.

Quality Labor Management Orlando, FL Oct 2012 - Aug 2015

Infrastructure Development Technician

 Advanced Carpentry and Welding Expertise: Mastered the art of carpentry and welding, applying precision techniques to construct and assemble infrastructure components, ensuring durability and structural integrity.

- Equipment Operation Proficiency: Skillfully operated a variety of specialized construction equipment, including sled hammers and shovels, to enhance project efficiency and deliver superior workmanship in both residential and commercial endeavors.
- Material Management Excellence: Expertly managed the logistics of material handling, encompassing loading, unloading, measuring, and cutting materials with meticulous attention to detail, contributing to seamless workflow and project advancement.
- Safety Compliance and Best Practices: Adhered to all safety
 regulations and compliance protocols, fostering a safe working
 environment while actively collaborating with colleagues and supervisors
 to uphold best practices in construction safety.
- Problem-Solving and Time Management: Demonstrated exceptional problem-solving abilities and time management skills, effectively prioritizing tasks and maintaining composure under pressure to meet project deadlines and operational objectives.
- Drywall Installation and Production Excellence: Assisted in the installation of drywall panels with precision, consistently surpassing production targets while ensuring high-quality finishes that enhance aesthetic and functional aspects of the built environment.
- Site Preparation and Maintenance: Proactively cleared debris and meticulously prepared construction sites, ensuring optimal safety and operational efficiency at all times, thereby contributing to a productive working atmosphere.
- Client Relations and Customer Service: Delivered outstanding customer service by attentively addressing client concerns, fostering positive relationships, and ensuring overall satisfaction with project outcomes.

State of Florida Malone, FL 2020 - 2024

Environmental Services Specialist

- Facility Integrity and Climatic Control: Expertly maintained the
 dormitory building to ensure a pristine and orderly environment, while
 diligently operating and monitoring heating, ventilation, and air
 conditioning (HVAC) systems—including furnaces, air conditioners,
 and boilers—to provide ideal climatic conditions for residents.
- Preventive and Responsive Maintenance: Executed a wide range
 of routine maintenance operations, encompassing minor painting,
 plumbing, and electrical repairs with precision and skill. Proficiently
 utilized hand tools to address infrastructure issues, significantly
 contributing to the operational efficiency and safety of the facility
- Proactive Communication and Reporting: Acted as a vital liaison between maintenance operations and security personnel, promptly notifying officers of any critical repair needs or enhancements required for lighting, heating, and ventilation systems, fostering an environment of safety and proactive care.
- Comprehensive Cleaning and Disinfection: Conducted meticulous cleaning and maintenance practices daily, including sweeping, mopping, vacuuming, and dusting, ensuring the highest standards of cleanliness and sanitation throughout the facility. Regularly performed disinfection of restrooms and communal areas, enhancing the health and safety of inmates and staff.

- Waste Management and Compliance: Managed waste disposal operations in strict accordance with organizational policies and environmental regulations, promoting sustainable practices within the facility and ensuring a clean and safe environment.
- Collaborative Workflow Optimization: Worked collaboratively
 with fellow team members to design and implement strategic
 cleaning schedules, optimizing workflow processes and
 improving overall maintenance efficiency, contributing to a
 positive and orderly living environment.

EDUCATION

Florida Department of Education Apr 2025 General Educational Development Certificate

SKILLS

Carpentry & Welding: Proficient in advanced carpentry techniques and welding processes, delivering high-quality craftsmanship.

Operational Efficiency: Skilled in the operation of construction machinery, optimizing site productivity.

Material Logistics: Expertise in precise material handling, measurement, and preparation, ensuring accuracy in projects.

Safety Compliance: Committed to maintaining safety standards and promoting a secure work environment.

Problem Solving: Strong analytical abilities to address challenges effectively and efficiently.

Client Relations: Exceptional interpersonal skills, providing outstanding customer service and fostering positive client relationships.

KALYNN ANDERSON

3219885695

PROFESSIONAL SUMMARY

Security Officer with 8+ years of experience in ensuring safety and compliance in healthcare and municipal environments. Demonstrates strong analytical skills in identifying security patterns and developing effective protocols, leading to enhanced safety and operational efficiency. Adept at collaborating with law enforcement and cross-functional teams to achieve timely resolutions and foster a culture of safety and teamwork.

EMPLOYMENT HISTORY

DEC 2021-PRESENT

Hospital Security Officer, Adventhealth, Orlando FL

- · Fostered a safe environment by monitoring entrances and exits, ensuring swift response to incidents and enhancing overall patient and staff security.
- Implemented security protocols that led to noticeable reductions in unauthorized access, safeguarding sensitive areas and reinforcing trust.
- Coordinated with local law enforcement during emergencies, facilitating effective communication and ensuring timely resolutions to security threats.
- Analyzed incident reports to identify patterns, leading to the development of targeted training programs that significantly improved staff awareness.

JAN 2023 - DEC 2023

Facilities Engineer, Adventhealth, Orlando

- · Implemented energy-efficient systems, resulting in reduced operational costs and enhanced sustainability across facility operations.
- . Conducted thorough assessments of facility infrastructure, identifying critical upgrades that led to significant improvements in overall safety and compliance.
- Collaborated with cross-functional teams to streamline maintenance workflows, achieving noticeable improvements in response times and operational efficiency.
- Maintained comprehensive records of maintenance activities and equipment performance, ensuring adherence to regulatory standards and fostering transparency.
- Demonstrated strong communication skills while mentoring junior engineers, fostering a culture of teamwork and continuous learning within the department.

UN 2021 - JAN 2023

Groundsman/Landscaper, City of Winter Park, Winter Park FL

- . Conducted regular inspections of equipment and tools, ensuring operational efficiency and minimizing downtime.
- . Worked closely with team members to plan and implement seasonal planting, resulting in vibrant and sustainable landscapes.
- · Assisted in training new staff on best practices for landscaping, fostering a culture of safety and teamwork.
- Monitored plant health and soil conditions, applying appropriate treatments to achieve noticeable improvements in growth and aesthetics.

MAR 2017: APR 2021

Landscaper/Foreman, Right Choice Landscaping, Orlando FL

- · Led a team in executing complex landscaping projects, achieving timely completion and enhancing client variafaction through quality workmanship.
- Coordinated with elients to develop tailored landscaping designs, fostering strong relationships and ensuring alignment with customer visions.
- . Maintained accurate records of project progress and resource allocation, facilitating effective project management and minimizing delays,
- Implemented eco-friendly landscaping practices, promoting sustainability and attracting environmentally conscious clients.
- Trained new team members in landscaping techniques and safety protocols, nurturing a culture of growth and collaboration.

EDUCATION

AUG-2010 JUN 2014

Diploma, Dr. Phillips High School, Orlando Fl

Graduated with an High School Diploma

AUG 2014 DEC 2015

Associate in Science Homeland Security , Valencia College, Orlando

Did not graduate but obtained 53 credit hours.

Marcus Johnson

- 7292 Balboa Drive, Orlando, FL 32818

Professional Summary

Reliable and hardworking landscape technician with over 16 years of experience in commercial and residential landscaping. Skilled in the safe operation of mowing equipment, plant care, landscape installation, and grounds maintenance. Proven ability to work effectively in teams, meet tight deadlines, and consistently deliver high-quality outdoor environments.

Mork Experience

BrightView Landscaping — Landscape Crew Member

- Orlando, FL | 1111 2022 2025
 - Performed routine landscape maintenance on commercial and high-end residential properties.
 - Operated sit-down mowers, blowers, trimmers, and edgers to maintain lawns and green spaces.
 - Installed sod, trees, shrubs, and seasonal flowers according to landscaping designs.
 - Assisted in irrigation checks and minor system repairs.
 - Maintained worksite cleanliness and followed all safety procedures.

Yellowstone Landscaping — *Landscape Laborer*

- Orlando, FL | 111 2016 2022
 - Trimmed hedges, trees, and ground cover to maintain a neat appearance.
 - Applied mulch, fertilizers, and pest control treatments as directed.
 - Participated in landscape installation projects, including retaining walls and flowerbeds.
 - Operated various landscaping tools and machinery safely.
 - Responded to client feedback and ensured job sites were left clean and professionally finished.

Down to Earth Landscaping — *Grounds Maintenance Worker*

P Orlando, FL | 1 2011 – 2016

- Maintained lawns and garden areas through mowing, edging, and watering.
- Removed weeds, trimmed trees, and applied seasonal landscaping treatments.
- Planted new greenery according to seasonal schedules and customer requests.
- Worked with a crew to complete weekly service schedules and handle last-minute job requests.

S and B Lawn Service — Landscape Laborer

- - Operated sit-down mower, weed eater, edger, and blower.
 - Pulled old plants and prepared garden beds for new installations.
 - Picked up trash and cleared debris from work areas.
 - Helped with planting and mulching on residential landscaping projects.

Skills

- Lawn Maintenance & Equipment Operation
- Edging, Trimming & Blowing
- Planting & Mulching
- Irrigation Support
- Weed & Pest Control
- Job Site Clean-Up
- Team Collaboration
- Time Management
- Safety Compliance

Matthew Brabham

Longwood, FL 32779 (561) 324-6214 matthewrbrabham@gmail.com

204 Pheasant Run Ct

Gneral Manager Massey Services

Looking for an opportunity in the Lawn/Landscaping industry where I can utilize my customer service experience from my time in hospitality to foster relationships, contribute and grow the business, and curate a career. I am hard-working, loyal, dedicated, and take pride with any work I do

EXPERIENCE

Massey Services

January 2021-June 2025

- Sales Inspector (01/2021-09/2021) responsible for meeting potential customers, inspecting properties to find needs, proposing solutions, and enrolling in Massey programs. Networking with current and new customers to continue to grow business.
- <u>Lawn Specialist</u> (09/2021-04/2022)- responsible for servicing customers within a route according to the agronomic program.
 Communicating with customers regarding issues diagnosed on property, and utilize knowledge to treat all issues found.
- Service Manager (04/2022-08/2024) responsible for completing all work for the service center. Assigning daily work for 5 specialists and adjusting daily to ensure all customers are taken care of. Resolving any customer issues, inspecting and diagnosing issues on properties, instilling and following up on action plans to keep customers happy and retain customer base. Additionally, completed production as needed. Well versed in diagnosing and repairing residential irrigation systems.
- General Manager (08/2024-06/2025) responsible for leading the branch. Managing Sales Inspectors to effectively prospect new customers and grow the business. Work with service department to ensure production is being completed, and assist with customer complaints to retain customer base. Create budgets with Regional Manager, manage expenses and achieve standards to grow the business.

RFRG, Orlando, FL — Regional Manager

MONTH 2006 -2021

- Hourly Employee 2006-2008 complete all tasks assigned during shift. Maintain customer service.
- <u>Shift Supervisor</u> 2008–2012 manage shift of 4-6 employees, responsible for cash handling EOD, batching credit cards, and making bank deposits.
- <u>Assistant Manager</u> 2012–2014 work with shift supervisors to manage labor and food cost budget, ensure daily checklists were completed, ensure safe food handling practices were followed daily.
- <u>General Manager</u> 2014-2018 managed location of 15-20 employees, complete inventory weekly, utilize par levels and sales projections to complete orders. Manage team to hit desired labor

SKILLS

Communication

Training and Development

Time Management

Leadership

budget. Network within the community to grow customers, set up fundraisers once a month with local partners. Interview, hire, train new team members to maintain staffing levels. Ensure customer complaints are handled timely, with positive outcomes.

- Area Manager 2018–2019 responsible for managing 4 locations. Review labor and food cost budgets with General Managers to ensure standards are met. Work with General Managers to ensure food safety compliance is being met daily, audit locations to ensure brand standards are being enforced. Constantly training to build a bench for future management.
- Regional Manager 2019-2021 Responsible for managing 15 locations. Worked with Area Managers and GM's to hit Food Cost and Labor goals. Perform routine audits within locations to ensure brand standards, food safety, food quality, and customer service standards were achieved. Met with other local franchisees to discuss marketing strategies and budgets for the quarter. Work with local partners to grow brand awareness and increase customers. Work with the General Contractor and ensure new restaurant projects stay on schedule.

EDUCATION

University of Central Florida, Orlando, FL — B.A. *Political Science*

2006-2012

.

CERTIFICATIONS

Certified Lawn & Ornamental Operator - 01/2025

Osvaldo Cruz ortiz

Orlando, FL 32822 osvaldo1997gt@gmail.com +1 939 865 5855

Work Experience

Production Manager

Dragonfly pond works-Orlando, FL October 2024 to July 2025

- Developed and maintained strong relationships with clients.
- Served as the main point of contact for all client inquiries and issue resolution.
- Led a team of 6-8 employees, providing guidance and support to ensure efficient operations.
- Managed daily operations, including scheduling, inventory management, and customer service.
- Maintained high standards of quality control to ensure customer satisfaction.
- Created and maintained budgets, monitoring expenses to meet financial targets.
- Oversaw the hiring process, conducting interviews and making hiring decisions based on qualifications and fit with company policy.
- Provided ongoing coaching and mentoring to team members, supporting their professional development.
- \bullet Resolved customer complaints or issues promptly while maintaining a positive attitude & professionalism.

Foreman

The Lewis Group-Orlando, FL 2023 to 2024

- Led a team of 5 crew members in daily operations, ensuring adherence to project timelines and quality standards
- Coordinated work assignments and schedules for crew members, optimizing productivity and efficiency
- Trained new crew members on job responsibilities, safety protocols, and company policies
- Monitored work progress and provided guidance to ensure tasks were completed accurately and within deadlines
- Implemented effective communication channels between crew members, management, and other stakeholders
- Maintained accurate records of materials used, equipment maintenance logs, and daily production reports
- Ensured compliance with all safety regulations by conducting regular inspections and enforcing proper use of personal protective equipment (PPE)
- Managed inventory levels of tools, equipment, and supplies needed for daily operations
- Resolved conflicts or issues among crew members promptly to maintain a positive working environment

Foreman/Supervisor

Landcare-Orlando, FL May 2022 to September 2022

Training new hires, mowing (zero turn,walk-behind,standup) machines, edge, trimming, spray, weedeater, driving with trailer, blowing, pruning, fertilizers

Account Manager

Brightview-Orlando, FL June 2017 to April 2022

- Supervised a team of 6 lawn maintenance technicians, ensuring efficient and timely completion of all tasks
- · Implemented a new scheduling system that optimized routes and reduced travel time
- Developed and implemented training programs for new hires to ensure they were knowledgeable about proper lawn care techniques
- Collaborated with clients to develop customized lawn care plans based on their specific needs and preferences
- Conducted regular inspections to identify any issues or areas requiring additional attention
- Monitored inventory levels of supplies and equipment, placing orders as needed to maintain adequate stock levels
- Trained team members on proper handling and disposal procedures for hazardous materials
- Mentored junior staff members in developing their skills in lawn maintenance techniques
- Served as the main point of contact for all client inquiries and issue resolution

Automotive Technician

Mundo auto SG-Mayagüez, PR March 2013 to February 2017

Car detailing exterior and interior, vacuum, shampoo, ceramic coating, polishing, paint correction, car wash & clay, using high-quality products, general maintenance, oil changes, brakes, fluids, suspension, spark plugs, check engine codes, replacement of parts.

Education

Associated in Agronomy

UPRM-Puerto Rico

August 2013 to April 2015

High school diploma

Jose Gautier Benitez-Mayagüez, PR January 2011 to May 2013

Skills

- Vehicle Maintenance
- Detailing
- Computer skills (4 years)
- Brake Repair
- Mechanic Experience
- Irrigation
- · Car Wash
- · Oil Change
- · Bilingual English & Spanish
- Delivery Driver Experience

- Supervising experience
- Mechanical Knowledge
- Dealership experience
- Landscaping (7 years)
- Leadership
- Management (4 years)
- Mowing (7 years)
- Automotive Repair
- Interpersonal skills (6 years)
- Route driving (7 years)
- Lawn Care

Languages

• English-spanish - Fluent

Certifications and Licenses

Driver's License

Driver's License

June 2015 to March 2027

Ricky Hendershot

- 7102 International Drive, Orlando, FL 32809

Work Experience

BrightView Landscaping — Senior Landscape Technician

- Orlando, FL | 1111 2024 2025
 - Led teams on large-scale commercial landscaping projects including planting, mulching, and hardscaping.
 - Maintained lawns, trees, and shrubs through regular mowing, trimming, and fertilization.
 - Operated and maintained commercial-grade landscaping equipment.
 - Ensured compliance with safety standards and client specifications.

Dreway Lawn Services — *Landscaper*

- Orlando, FL | **2021 2024**
 - Performed weekly lawn maintenance including mowing, edging, trimming, and blowing.
 - Handled plant installation, sod laying, and seasonal cleanups.
 - Assisted with minor irrigation repairs and garden bed design.
 - Delivered excellent customer service and maintained clean, professional job sites.

Joes Richard Landscaping — Landscape Crew Member

- P Orlando, FL | 1 2016 2021
 - Worked on commercial properties maintaining green spaces and hardscaping features.
 - Applied mulch, installed plants, and assisted with grading and drainage improvements.
 - Followed landscaping blueprints to install and maintain design layouts.
 - Trained junior crew members in equipment handling and safety.

Blue Orcher Landscaping — *Grounds Maintenance Worker*

- - Maintained lawns, hedges, and flowerbeds for residential and retail clients.
 - Installed irrigation systems and performed system checks and repairs.

Provided seasonal care including leaf removal, fertilization, and storm cleanup.

• Supported landscaping construction projects as needed.

Skills

- Lawn Care & Grounds Maintenance
- Equipment Operation (mowers, trimmers, edgers, blowers)
- Planting & Mulching
- Hardscaping Support
- Irrigation Installation & Repair
- Safety & Compliance
- Team Leadership
- Customer Service
- Physical Stamina & Reliability

Shawn Rommerdahl

srommerdahl@gmail.com • (321) 303 7037

EDUCATION

Broward Community Collage

Landscape Concepts and Design

Art Institute of Ft Lauderdale

Culinary Arts / Event Management

PROFESSIONAL EXPERIENCE

BrightView, Orlando

Sr Branch Manager

2005 - Current

- Oversees branch operations
- Manage PnL
- Mentor Employee Growth

RLS Landscape, Ft Lauderdale

1994 - 2005

Owner

- Landscape Designer
- Manage Operations

MENTIONABLE WORK

RCID Roadways

2006-2022

Collaborated with the District with roadway beautification project

Over saw landscape maintenance of turf, irrigation, and tree Care

SKILLS

Landscape Construction Management

Landscape Designer

Timothy Baker

itsmetimbaker@gmail.com • 407-467-0126 • Ocoee FI 34761

Outcome-driven VP/GM-level Leader with Expertise in Service-Oriented Business Growth Seasoned executive with 27 years of experience driving operational excellence, P&L management, and organizational leadership. Track record of growing multi-million-dollar service businesses, optimizing operational strategies, and leading geographically dispersed teams to meet and exceed aggressive business goals. Known for developing high-performing teams, fostering client relationships, and managing through change to achieve sustainable results. Adept at leading in matrixed environments while maintaining compliance, safety, and strong employee engagement.

Areas of Expertise

- P&L Management & Budget Oversight: Managing and optimizing budgets up to \$6M+ to achieve profitability goals.
- Operational & Strategic Planning: Implementing tools, strategies, and best practices to drive operational efficiency.
- Leadership & Team Development: Building and mentoring high-performing teams with a strong talent pipeline.
- Client Relationship Management: Establishing strategic client partnerships to drive revenue and loyalty.
- Sales Growth & Innovation: Achieving aggressive sales targets and expanding service offerings.
- Change Management: Driving successful organizational transitions and alignment to company vision.

Experience

General Manager ProGreen Florida | 2023 - 2024

- Managed the tools and process transition during the company's sale to private equity, ensuring operational continuity through leadership changes
- Drove positive revenue growth, achieving status as the only branch to report profitability for the year.
- Strategically balanced customer service excellence with cost management to ensure sustained operational efficiency.
- Enhanced employee engagement and branch safety measures, maintaining regulatory and organizational compliance.

CEO/Owner *Shred-ALL, Ocoee* | 2010 – 2022

- Founded and grew a successful document shredding and management service, overseeing all aspects of P&L management.
- Expanded operations from a single truck to a three-truck fleet with six employees, serving 300 monthly and 2,000 part-time customers.
- Achieved a 95% customer retention rate through superior service and strong relationship management.
- Identified and executed growth opportunities via data-driven marketing and operational analysis.
- Led successful business sale to an out-of-state entity and supported the seamless integration of over 300 customer's post-acquisition.

General Manager/ Owner BC Lawn | 2008 - 2010

- Directed daily operations of a regional lawn care business, overseeing a team of 20+ employees.
- Successfully bought and integrated 5 lawn and landscape companies into one, creating 5 crews covering Orange and Seminole counties.
- Managed P&L responsibilities, driving revenue growth through strategic client acquisition and efficient resource allocation.
- Improved operational processes, resulting in a 15% reduction in costs while maintaining high customer satisfaction.

General Manager / VP Shred-it Orlando / Profile Records Management | 1995 – 2008

- Directed operations for a \$6M business across two locations, managing P&L, team leadership, and growth strategy.
- Achieved 23% YoY sales growth by deploying innovative sales strategies and operational efficiencies.
- Led a team of 35 employees, ensuring alignment with organizational goals and adherence to safety and compliance measures (HIPAA, GLBA, SOX).
- Optimized operational processes through streamlined systems, robust reporting mechanisms, and cross-functional collaboration.

Education

Associate's degree, Business Management

University of North Carolina

Torrese Mott

1746 S Washington Ave, Apopka, FL 32703

Professional Summary

Experienced and dependable landscaping laborer with over 16 years of hands-on experience in grounds maintenance, planting, trimming, and equipment operation. Skilled in both residential and commercial landscaping, with a strong understanding of seasonal maintenance, safety protocols, and team collaboration. Reliable, punctual, and hardworking with a focus on quality results and customer satisfaction.

@ Work Experience

BrightView Landscaping — Senior Landscape Crew Member

- Orlando, FL | **2024 2025**
 - Led small teams on landscaping projects, ensuring quality and on-time completion.
 - Operated commercial-grade landscaping equipment including zero-turn mowers, trimmers, and blowers.
 - Planted trees, shrubs, and seasonal flowers as per landscape designs.
 - Performed routine maintenance and ensured job site cleanliness.

Ground Troops Landscaping — Landscape Laborer

- - Performed ground work including planting, trimming, and sod installation.
 - Operated all landscaping equipment safely and efficiently.
 - Maintained flower beds, hedges, and lawns for residential and commercial clients.
 - Worked in a team setting to meet daily job completion targets.

Yellowstone Landscaping — Landscaping Technician

- Orlando, FL | 111 2015 2021
 - Maintained large-scale commercial properties with detailed landscape care.
 - Installed mulch, trees, and decorative plants.
 - Assisted with basic hardscape projects and seasonal cleanup.

Horizon Landscaping — *Grounds Maintenance Worker*

- Apopka, FL | **2009 2015**
 - Responsible for mowing, edging, and trimming across multiple properties.
 - Conducted debris removal and supported planting and mulching projects.
 - Worked directly with supervisors to complete weekly schedules.
 - Gained foundational experience in irrigation and landscape design support.

Skills

- Grounds Maintenance
- Planting & Trimming
- Commercial Equipment Operation
- Lawn Care & Sod Installation
- Mulching & Seasonal Cleanup
- Irrigation Support
- Job Site Safety & Cleanliness
- Teamwork & Time Management

We Have The Equipment

Trucks

- (50) Management Vehicles(75) Ford F-250 ¾ ton Pick-up
- (14) Ford F-450 Dump Truck (1) Ford F-550 Dump Truck
- (75) Custom build equipment trailers

Tree Equipment

- (8)Bucket Trucks
- (3) Grapple Trucks
- (4)Tracked Mini Lifts
- (3)Stump Grinders
- (2)Skid Loaders
- (5) Chip Trucks
- (8)Chippers

Mowing Equipment (Available)

- (10) 36" Mowers
- (4) 48" Stander Mowers
- (30) 52" Mowers
- (30) 60" Mowers
- (15) 72" Mowers
- (4) 96" Mowers
- (2) 104" Mowers

Specialty Equipment

- (4) Ride on Z-Sprayers
- (2) 50 gal Skid Sprayers
- (1) Toro Ride on Boom Sprayer
- (4) Greenworks Electric Utility Carts
- (25) Utility Carts
- (6) Buffalo Blowers
- (4) Stand-On Blowers

2 Cycle Gas and Battery Powered Field Equipment 1000+ Items

Articulating Shears (gas)

Hand Shears

Back Pack Sprayer

String Trimmer (gas / Batt.)

Blade Edger (gas / Batt.)

Back Pack Blowers (gas / Batt.)







Other Notable BrightView Projects

Epic Universe Landscape Installation



Ocean Reef Club: \$1M+ 201 Ocean Reef Drive Key Largo, FL 33037



Disney's Vero Beach Resort: \$700k+ 9250 Island Grove Terrace Vero Beach, FL 32963



The Boca Raton Resort 501 E Camino Real Boca Raton, FL 33432



5 WORK REFERENCES

Respondents shall furnish the names, addresses, and telephone numbers of a minimum of four (5) companies or government organizations for which the respondent is currently furnishing or has furnished similar services.

Company Name: Naples Reserve: 3M+

Address: 14885 Naples Reserve Cir. Naples, FL 34114

Heidi Devlin – Board President Telephone: 508-440-9594 president@naplesreservehoa.com

Company Name:	Omni	Resort Champio	ns Gate Resort, Golf, Athletic Fields
Address, City, Sta	ate, Zip:	1500 Masters Blv	d. Champions Gate, FL
Telephone No.:	407-39	0-6664	Fax No.:
Email: Ron E	Baker -	Phone Calls On	У
Type of Service:	Land	scape, Golf and A	thletic Field Maintenance
Dates of Service:	Curre	ently Active Contra	act
Company Name:	Baldv	vin Park CDD	
Address, City, Sta	ate, Zip:	1913 Meeting Pla	ce Orlando, FL 32814
Telephone No.:	407-74	0-5838	Fax No.:
Email: sfryea	ar@ba	ldwinparkpoa.con	າ
Type of Service:	Land	scape Maintenan	ce
Dates of Service:	Curre	ently Active Contra	act
Company Name:	Teco	Energy Solar Fie	lds
Address, City, Sta	ate, Zip:	1898 Nuccio Pkw	y Tampa, FL 33605
Telephone No.:	813-43	33-6811	Fax No.:
Email: rbake	er@tec	oenergy.com	
Type of Service:	Land	scaping Maintena	nce
Dates of Service:	Curre	ently Active Mainte	enance Contract

Company Name:	City o	f Deltona				
Address, City, Sta	te, Zip: 2	2345 Providence Boul	evard Deltona, FL 32725			
Telephone						
No.:	386-50	7-5268	Fax No.:			
Email: ssmitl	h@delt	onafl.gov				
Type of Service:	Lands	scaping Maintenance				
Dates of Service:	Dates of Service: Currently Active Maintenance Contracts					

BrightView`s Green Initiatives

Key Goals from 2024 & 2025 Corporate Responsibility Reports

1. Carbon Neutrality by 2035

• BrightView has reaffirmed its long-term goal: reducing carbon emissions by 90% and achieving carbon neutrality by **2035**.

2. Fleet and Equipment Electrification Targets

- By 2025, BrightView aims to replace approximately 35,000 gas-powered (2-cycle) landscaping tools with rechargeable versions—halving its carbon footprint.
- As of **Fiscal Year 2023**, progress includes:
 - o 17% of vehicles are now hybrid or electric.
 - Deployment of 480 battery-powered handheld units, 200 electric/hybrid vehicles, and 80 electric mowers.

3. Greenhouse Gas Emissions Tracking

• In its 2024 report, BrightView established a baseline inventory of Scope 1 and Scope 2 GHG emissions, an essential foundation for future reduction tracking.

4. Ecosystem Restoration via Tree Planting

While specific targets aren't detailed in the latest reports, BrightView continues its
partnership with the Arbor Day Foundation. Previously, in 2022, the company planted
nearly 300,000 trees, demonstrating its commitment to ecosystem health and carbon
sequestration.

5. Social & Community Responsibility Goals

- BrightView is strengthening its efforts in employee well-being and community engagement:
 - Over \$160,000 raised through the BrightView Landscapes Foundation to assist team members in critical situations.
 - Team members contributed **more than 550 volunteer hours** via the Volunteer Time Off program.
- Workforce safety remains a priority, with injury rates consistently below the industry average. Leadership diversity metrics are also being tracked and improved.

6. Governance Enhancements

- By Fiscal 2023, **9 of 10 Board members** were independent with tenure of under five years—highlighting a governance structure aimed at balance and fresh perspectives.
- BrightView aligns its ESG initiatives with global frameworks, including the UN Sustainable Development Goals (SDGs) and SASB standards.

Summary Table: Recent Goals & Achievements

Focus Area	Recent Progress & Goals					
Carbon Neutrality	Target: Carbon neutral by 2035, including a 90% cut in emissions.					
Electrification	Replace 35,000 gas tools by 2025 ; current FY23 status: 17% electric/hybrid vehicles; new deployments of equipment.					
GHG Tracking	Established baseline for Scope 1 & 2 emissions in FY23.					
Tree Planting	Continue collaboration with Arbor Day Foundation; previously planted ~300K trees in 2022.					
Social Impact	Raised over \$160K for team members; logged 550+ volunteer hours; maintained low injury rates and enhanced workforce diversity.					
Governance	Strong board independence (9 of 10 members); alignment with UN SDGs and SASB for ESG reporting.					

In essence:

BrightView's **most recent sustainability goals** are firmly grounded in measurable progress and accountability. Their roadmap includes:

- Electrifying tools and fleet,
- Tracking emissions,
- Advancing ecosystem initiatives,
- Elevating workplace safety and social impact,
- And aligning governance with global reporting standards.

Rolling Oaks Community Development District

Addendum #1
Rolling Oaks CDD RFP 2025
Landscape Maintenance Services

September 10, 2025

To: All Prospective Proposers:

The following changes, additions, clarifications, and deletions amend the Request for Proposals of the above captioned Project, and shall become an integral part of the Submittal. Please note the contents herein and affix the same to the documents you have on hand. Indicate on the Acknowledgement of Receipt of Documents and Proposal Signature Form that this Addendum has been received.

QUESTIONS:

Q1: What is an onsite address that can be used to get to site?

A1: The recommended address to get to the site is 8000 Fins Up Cir, Kissimmee, FL 34747. This information was provided in the email that included the bid packets and pre-bid meeting info for all bidders. Please refer to that email.

Q2: Are there gate codes needed to access the property?

A2: As was explained in the pre-bid conference meeting there are no required gatecodes. At most times the gates are open during daytime hours, otherwise you can pull up to the kiosk and request to be let in as part of a CDD landscape bid.

Q3: The map provided does not clearly identify the areas on the Margaritaville side of the roadway. Can you please clarify what the CDD is responsible for on that side of the roadway. Is it only curb to sidewalk? Or is the boundary further in?

A3: The CDD is typically responsible for maintaining the rights-of-way, which generally extend from the back of the sidewalk on one side of the road to the back of the sidewalk on the other. Therefore, when referring to the interior of Fins Up Circle, the general guideline is that maintenance responsibility spans from sidewalk to sidewalk. There are some areas highlighted on the map that are an exception to this. Therefore the map should be reviewed carefully.

Rolling Oaks Community Development District

Q4: Are the boundaries of the CDD sidewalk to road unless the larger area has been highlighted on the map?

A4: That is the general rule for most areas especially when regarding the interior of Finns Up Circle. The CDD maintenance stops at the sidewalk. There are some areas that are an exception to this which are highlighted on the map. Additionally, there are areas on the exterior of Fins up circle where we maintain past the sidewalk and those areas are highlighted on the map.

Q5: Are the planters along the wall on Funie Steed Road and Formosa Gardens Blvd part of scope?

A5: Yes. The areas located on the exterior side of the sidewalk—opposite the road—extending all the way to the fence/wall on the southern boundaries of the property, specifically those areas bordering Formosa Gardens Boulevard, Funie Steed Road, and Highway 429, fall under CDD maintenance. This includes all landscaped bed spaces along those sections, up to the fence or wall.

Please sign and return with your bid packet. Attach this form to your bids.

NAME OF FIRM:

BrightView Landscapes

SIGNATURE:

Austin Asrael

DATE: 9/12/25

ROLLING OAKS COMMUNITY DEVELOPMENT DISTRICT

SAMPLE CONTRACT DOCUMENT FORM

Landscape Maintenance Services and Irrigation Agreement

THIS LANDSCAPE MAINTENANCE AND IRRIGATION SERVICES AGREEMENT ("Agreement") is made and enter into effective as of the 12th day of 2025, between the ROLLING OAKS COMMUNITY DEVELOPMENT DISTRICT (the "District" or "Owner") whose mailing address is, 219 East Livingston Street, Orlando, Florida, 32801, and Boy Wellen hereinafter referred to as "Contractor"), whose address is 1034.7464.

Background Information:

The District owns, operates, and maintains certain landscaping within and around the District. The District desires to retain an independent contractor to provide landscape maintenance and irrigation services for certain lands within and around the District. Contractor submitted a proposal and represents that it is qualified to serve as a landscape and irrigation services contractor and provide services to the District. The Contractor is familiar with the District property. In consideration of the Contractor's agreement to perform the services described below and the District's agreement to compensate the Contractor, the parties desire to enter into this Agreement. This Agreement is intended to supersede and replace any and all previous landscape maintenance agreements entered into by the parties.

Operative Provisions:

- Incorporation of Background Information. The background information stated above
 is true and correct and along with any exhibits, is incorporated by reference as a material
 part of this Agreement.
- 2. <u>Contractor's Representations</u>. In order to induce the District to enter into this Agreement, Contractor makes the following representations, upon which the District has actually and justifiably relied:
 - a. That Contractor has examined and carefully studied the project site, and that Contractor has the experience, expertise and resources to perform all required work.
 - b. That Contractor has visited the site and at least a fair representative sample of the project area and become familiar with and is satisfied as to the general, local, and site conditions that may affect cost, progress, performance or furnishing of the work to be performed pursuant to this Agreement.
 - c. The Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping, in its current condition, and on an "as is" basis.

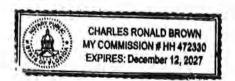
ACKNOWLEDGMENT OF RECEIPT OF DOCUMENTS AND PROPOSAL SIGNATURE FORM

This Proposal for landscape ma September , 2025 by Brig	tht View Landscapes	[company] whose bu	isiness address
ic 103 W. Seventh Street Orlando,	FL. 32824	7 2 27	
	, telephone number	r is 407.222.1339; 407-818-4285	, and
electronic mail address is Austin.	Israel@brightview.com	; Derek.stein@brightview.com	
The undersigned acknown information provided herein has accurate. Proposer agrees throusixty (60) days from the date of of this Proposal to enter into an included in the proposal documents.	s been provided in f agh submission of the f the Proposal opening d execute the service	his Proposal to honor all pricing ng, and if awarded the contrac	s truthful and ig information t on the basis
Proposer understands the proposal constitutes fraud; and, Proposer to constitute good cau for the Owners.	, that the Owners co	e, deceptive or fraudulent states nsider such action on the part of nsion or revocation of a proposi-	of the
provisions of which have been	included in this Rec		nda, the
Addendum No. 1	dated	9/10/2025	_
Addendum No	dated		
Addendum No.	dated		
	Signature by	authorized representative of Pr	roposer
County of Orange			
	who is person	ged before me by means of by by bonally known to me or ntification and who did (fid bo	who has produced
	Signature of	Notary taking acknowledgmen	it



AFFIDAVIT OF NON-COLLUSION

STATE OF Florida COUNTY OF Orange	
1 David Lewis	, do hereby certify that I have not, either directly or
indirectly, participated in collusion BrightView Landscapes	or proposal rigging. Affiant is a <u>Senior Vice President</u> in the firm of, and authorized to make this affidavit on behalf of
	swearing or affirming under oath to the truthfulness of the claims punishment for knowingly making a false statement includes fines
and/or imprisonment. Dated this 12th day of September	,2025.
	Signature by authorized representative of Proposer
State of Florida County of Orange	
12th day of September	who is personally known to me or who has produced
Drivers License	as identification and who did and not) take an oath. Signature of Notary taking acknowledgment



Rolling Oaks CDD Signatures

Final Audit Report

2025-09-12

Created:

2025-09-12

By:

Austin Israel (austin.israel@brightview.com)

Status:

Slaned

Transaction ID:

CBJCHBCAABAAnvm5tnUdrCrssqr-q_kQUVU2jceuBFhV

"Rolling Oaks CDD Signatures" History

- Document created by Austin Israel (austin.israel@brightview.com) 2025-09-12 2:18:14 PM GMT
- Document emailed to Dave Lewis (david.lewis@brightview.com) for signature 2025-09-12 2:19:15 PM GMT
- Email viewed by Dave Lewis (david.lewis@brightview.com) 2025-09-12 2:28:41 PM GMT
- Occument e-signed by Dave Lewis (david.lewis@brightview.com)
 Signature Date: 2025-09-12 2:29:25 PM GMT Time Source; server
- Agreement completed. 2025-09-12 - 2:29:25 PM GMT

Rolling Oaks Community Development District Landscape Fee Summary

Contractor: BrightView Landscapes Property: Rolling Oaks CDD

Address: 103 W. Seventh St.

Address: 219 E Livingston ST Orlando, FL 32801

Orlando, FL. 32824

Phone:

Phone: 407-222-1339 407-818-4285 Fax:

Contact: Clayton Smith, Ashley Hilyard

Contact: Austin Israel, Derek Stein
Email: Austin.Israel@brightview.com

Email: Csmith@gmscfl.com, ahilyard@gmscfl.com

Derek Stein@brightview.c

	Derek.Stein@bri	ghtview.com											
YEAR 1 Pricing Break Down	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	ост	NOV	DEC	TOTAL
Turf Maintenance and Detailing													
(Component A) -	\$11,893.00	\$11,893.00	\$11,893.00	\$11,893.00	\$11,893.00	\$11,893.00	\$11,893.00	\$11,893.00	\$11,893.00	\$11,893.00	\$11,893.00	\$11,893.00	\$142,716.00
Turf Maintenance/Detailing/Communication/Staffing													
TURF CARE													
(Component B)	\$969.00	\$969.00	\$969.00	\$969.00	\$969.00	\$969.00	\$969.00	\$969.00	\$969.00	\$969.00	\$969.00	\$969.00	\$11,628.00
Bahia/St Augustine/Zoysia													
TREE/SHRUB CARE Includes OTC if Applicable													
(Component C)	\$2,188.00	\$2,188.00	\$2,188.00	\$2,188.00	\$2,188.00	\$2,188.00	\$2,188.00	\$2,188.00	\$2,188.00	\$2,188.00	\$2,188.00	\$2,188.00	\$26,256.00
Tree/Shrub Fert/OTC/Drenching													
IRRIGATION MAINT.													
(Component D)	\$1,243.00	\$1,243.00	\$1,243.00	\$1,243.00	\$1,243.00	\$1,243.00	\$1,243.00	\$1,243.00	\$1,243.00	\$1,243.00	\$1,243.00	\$1,243.00	\$14,916.00
Irrigation Inspections													
ANNUAL CHANGES - None at this time - Provide per annual price													
(Component E.1)													\$0.00
Per Annual Pricing: \$2.20	Vone at this time	e		None at this time	e		None at this time	e		None at this time	•		
BED DRESSING - Estimate mulch yds - Cocoa Brown Mulch					*** ***						*** *** ***		
(Component E.2)					\$43,996.00						\$11,000.00		\$54,996.00
r í					800						200		
[Mulch Type] Per Yard Pricing: \$54.99													
PALM TRIMMING 1x Per Year					\$50,268.00								
(Component E.3) Per Palm Price: \$50.22													\$50,268.00
Palm counts: Specialty: 66 Regular: 935					1,001								
TOTAL FEE PER MONTH:	\$16,293.00	\$16,293.00	\$16,293.00	\$16,293.00	\$110,557.00	\$16,293.00	\$16,293.00	\$16,293.00	\$16,293.00	\$16,293.00	\$27,293.00	\$16,293.00	\$300,780
Fee Schedule with Extra Services	\$25,065.00	\$25,065.00	\$25,065.00	\$25,065.00	\$25,065.00	\$25,065.00	\$25,065.00	\$25,065.00	\$25,065.00	\$25,065.00	\$25,065.00	\$25,065.00	ı

Fee Schedule with Extra Services	\$25,065.00	\$25,065.00	\$25,065.00	\$25,065.00	\$25,065.00	\$25,065.00	\$25,065.00	\$25,065.00	\$25,065.00	\$25,065.00	\$25,065.00	\$25,065.00
	-								-			
Fee Schedule Essential Services Only	\$16,293	\$16,293	\$16,293	\$16,293	\$16,293	\$16,293	\$16,293	\$16,293	\$16,293	\$16,293	\$16,293	\$16,293

Essential Services	\$195.516.00
Mowing/Detailing/Irrigation/Fert and Pest	\$195,516.00

Extra Services	\$105,264,00
Annual Changes, Palm Pruning, Mulch	\$105,264.00

	\$300,780.00
TOTAL	

Additional Year Pricing	
YEAR 2 - Essential Services ONLY Annual Pricing -	\$309,803.00
YEAR 3 - Essential Services ONLY Annual Pricing	\$319,097.00
YEAR 4 - Essential Services ONLY Annual Pricing -	\$328,670.00

Form (Rev. October 2018) Department of the Treasury Internal Revenue Service

Request for Taxpayer Identification Number and Certification

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

	1	Name (as shown on your income tax return). Name is required on this line; do n	ot leave this line blank.					•				
		ightView Landscape Services, Inc.		,								
	2	Business name/disregarded entity name, if different from above										
n page 3.	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						4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):					
pe.	L.	Individual/sole proprietor or LC Corporation LS Corporation single-member LLC	Partnership	ITUS	/esiale		xemp	ot payee	code	e (if an	y)	
ž ž		Limited liability company. Enter the tax classification (C=C corporation, S=S	·			-						
Print or type. Specific Instructions on page		Note: Check the appropriate box in the line above for the tax classification of LLC if the LLC is classified as a single-member LLC that is disregarded from another LLC that is not disregarded from the owner for U.S. federal tax purp is disregarded from the owner should check the appropriate box for the tax	the owner unless the own loses. Otherwise, a single-	ner of the -membe	LLC i	s c		otion fro (if any)	m FA	TCA	report	ing
e Ci		Other (see instructions) ▶						to account			utside ti	ne U.S.)
	5	Address (number, street, and apt. or suite no.) See instructions.	Į R	Requeste	r's nam	ne and	add	ress (op	tiona	l)		
See		D. Box 740655										
	6	City, state, and ZIP code										
		anta, GA 30374-0655										
	7	list account number(s) here (optional)										
Par		Taxpayer Identification Number (TIN)										
		r TIN in the appropriate box. The TIN provided must match the name		<u> </u>	Social	secur	ity n	umber	_	_	- +	
		rithholding. For individuals, this is generally your social security numb alien, sole proprietor, or disregarded entity, see the instructions for Pa		a			_		_			
entitie	s, i	is your employer identification number (EIN). If you do not have a nu		a L			l		ل			
TIN, la				r=	r		Aid					
		ne account is in more than one name, see the instructions for line 1. A To Give the Requester for quidelines on whose number to enter.	Also see What Name an	and Employer		yer ia	entii	Ication	numi	jer		
INUITIL	iei	o Give the nequester for guidelines on whose number to enter.	9 5			-	4	1 9	4	2	2	3
Par	ı	Certification				لــــل						
		nalties of perjury, I certify that:										
1. The	· e nu	mber shown on this form is my correct taxpayer identification numbe	r (or I am waiting for a	numbe	to be	issu	ed to	o me); a	and			
2. 1 ar Se	n n vic	ot subject to backup withholding because: (a) I am exempt from back e (IRS) that I am subject to backup withholding as a result of a failure ger subject to backup withholding; and	up withholding, or (b) I	have n	ot bee	n not	ified	by the	Inte	rnal l ed m	Reve	nue at I am
3. I ar	n a	U.S. citizen or other U.S. person (defined below); and										
		ATCA code(s) entered on this form (if any) indicating that I am exempt										
you h acqui	ave sitic	tion instructions. You must cross out item 2 above if you have been not failed to report all interest and dividends on your tax return. For real esta n or abandonment of secured property, cancellation of debt, contribution interest and dividends, you are not required to sign the certification, but	te transactions, item 2 c ns to an individual retirer	does not ment arr	apply angen	. For i nent (l	mort IRA),	gage ir and ge	iteres enera	st pai Ily, p	d, ayme	ents
Sigr Her		Signature of U.S. person > Tanya aiu	Da	ate ►	3.5.	25						
Ge	ne	eral Instructions	• Form 1099-DIV (divi funds)	dends,	includ	ing th	nose	from s	tock	s or	mutu	al

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-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 LIABILITY INSURANCE

DATE(MM/DD/YYYY) 08/06/2025

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), 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 comer rights to the certificate holder in flet of such endorsement(s).					
PRODUCER	CONTACT NAME:				
Aon Risk Services Central, Inc. Philadelphia PA Office	PHONE (A/C. No. Ext): (866) 283-7122 FAX (A/C. No.): (800) 36:			-0105	
100 North 18th Street 16th Floor	E-MAIL ADDRESS:				
Philadelphia PA 19103 USA		INSURER(S) AFFORDING COVERAGE			
INSURED	INSURER A:	ACE American Insurance	Company	22667	
BrightView Landscape Services, Inc. Location #34520	INSURER B:	American Guarantee & L	iability Ins Co	26247	
103 West 7th Street	INSURER C:	Everest Indemnity Insu	rance Company	10851	
Orlando FL 32824 USA	INSURER D:				
	INSURER E:				
	INSURER F:	·		`	

570114847114 **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. 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		
Α	X COMMERCIAL GENERAL LIABILITY	Y	Υ	XSLG47317551	10/01/2024	., . ,	EACH OCCURRENCE	\$2,000,000	
	CLAIMS-MADE X OCCUR			SIR applies per policy ter	ms & condi	tions	DAMAGE TO RENTED PREMISES (Ea occurrence)	\$2,000,000	
							MED EXP (Any one person)	\$10,00	
							PERSONAL & ADV INJURY	\$2,000,00	
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	\$5,000,00	
	POLICY X PRO- JECT X LOC						PRODUCTS - COMP/OP AGG	\$5,000,00	
	OTHER:				10 (01 (2024	10 (01 (2025			
A	AUTOMOBILE LIABILITY	Y	Υ	ISA H10719999	10/01/2024	10/01/2025	COMBINED SINGLE LIMIT (Ea accident)	\$5,000,00	
	X ANY AUTO						BODILY INJURY (Per person)		
	OWNED SCHEDULED AUTOS						BODILY INJURY (Per accident)		
	AUTOS ONLY HIRED AUTOS ONLY ONLY NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)		
В	X UMBRELLA LIAB X OCCUR	Υ	Υ	ZAU508596820	1 ' '	10/01/2025	EACH OCCURRENCE	\$3,000,00	
	EXCESS LIAB CLAIMS-MADE			SIR applies per policy ter	ms & condi	tions	AGGREGATE	\$3,000,00	
	DED X RETENTION	1							
Α	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY		Υ	WLRC72633660	10/01/2024	10/01/2025	X PER STATUTE OTH-		
Α	ANY PROPRIETOR / PARTNER / EXECUTIVE OFFICER/MEMBER EXCLUDED? N	N/A	Υ	WC - AOS SCFC72633702	10/01/2024	10/01/2025	E.L. EACH ACCIDENT	\$2,000,00	
^	(Mandatory in NH)	N/A		WC - WI	10/01/2024	10/01/2023	E.L. DISEASE-EA EMPLOYEE	\$2,000,00	
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE-POLICY LIMIT	\$2,000,00	
С	Excess Auto Liability Coverage			XC5BF00001-241	10/01/2024	10/01/2027	Each Occurrence	\$5,000,00	

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

Randal Park Community Development District is included as Additional Insured in accordance with the policy provisions of the General Liability, Automobile Liability and Umbrella Liability policies. A Waiver of Subrogation is granted in favor of Randal Park Community Development District in accordance with the policy provisions of the General Liability, Automobile Liability, Umbrella Liability and Workers' Compensation policies.

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.
Randal Park Community Development	AUTHORIZED REPRESENTATIVE

Randal Park Community Development Randai Fair Communic, -District Attn: District Manager 219 East Livingston St. Orlando FL 32801 USA

Aon Risk Services Central Inc.

POLICY NUMBER: XSL G47317551 001

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – COMPLETED OPERATIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location And Description Of Completed Operations				
Any person or organization whom you have agreed to include as an additional insured under a written contract, provided such contract was executed prior to the date of loss.	All locations where you perform work for such additional insured pursuant to any such written contract.				
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.					

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the Schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

However:

- 1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
- 2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance**:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

- 1. Required by the contract or agreement; or
- 2. Available under the applicable Limits of Insurance shown in the Declarations:

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

COMMERCIAL GENERAL LIABILITY CG 20 26 04 13

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – DESIGNATED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

Name Of Additional Insured Person(s) Or Organization(s):

SCHEDULE

Any person or organization whom you have agreed to include as an additional insured under a written contract, provided such contract was executed prior to the date of loss.

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

- A. Section II Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:
 - In the performance of your ongoing operations; or
 - In connection with your premises owned by or rented to you.

However:

- The insurance afforded to such additional insured only applies to the extent permitted by law; and
- 2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

- **1.** Required by the contract or agreement; or
- **2.** Available under the applicable Limits of Insurance shown in the Declarations:

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

SCHEDULE

Name Of Person Or Organization: Any person or organization against whom you have agreed to waive your right of recovery in a written contract, provided such contract was executed prior to the date of loss.

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

The following is added to Paragraph 8. Transfer Of Rights Of Recovery Against Others To Us of Section IV – Conditions:

We waive any right of recovery we may have against the person or organization shown in the Schedule above because of payments we make for injury or damage arising out of your ongoing operations or "your work" done under a contract with that person or organization and included in the "products-completed operations hazard". This waiver applies only to the person or organization shown in the Schedule above.

ADDITIONAL INSURED – DESIGNATED PERSONS OR ORGANIZATIONS

Named Insured	BrightView Landscapes,	Endorsement Number			
			TBD		
Policy Symbol ISA	Policy Number H10719999	Policy Period 10/01/2024 TO 10/01/2025	Effective Date of Endorsement 10/01/2024		
Issued By (Name of Insurance Company) ACE American Insurance Company					

Insert the policy number. The remainder of the information is to be completed only when this endorsement is issued subsequent to the preparation of the policy.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM
AUTO DEALERS COVERAGE FORM
MOTOR CARRIER COVERAGE FORM
EXCESS BUSINESS AUTO COVERAGE FORM

Additional Insured(s): Any person or organization whom you have agreed to include as an additional insured under a written contract, provided such contract was executed prior to the date of loss.

- A. For a covered "auto," Who Is Insured is amended to include as an "insured," the persons or organizations named in this endorsement. However, these persons or organizations are an "insured" only for "bodily injury" or "property damage" resulting from acts or omissions of:
 - 1. You.
 - 2. Any of your "employees" or agents.
 - 3. Any person operating a covered "auto" with permission from you, any of your "employees" or agents.
- B. The persons or organizations named in this endorsement are not liable for payment of your premium.

Authorized Representative

DA-9U74c (03/16) Page 1 of 1

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS

Named Insured	BrightView Landscap	Endorsement Number TBD			
Policy Symbol			Effective Date of Endorsement 10/01/2024		
Issued By (Name of Insurance Company) ACE American Insurance Company					

Insert the policy number. The remainder of the information is to be completed only when this endorsement is issued subsequent to the preparation of the policy.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This Endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM MOTOR CARRIERS COVERAGE FORM AUTO DEALERS COVERAGE FORM

We waive any right of recovery we may have against the person or organization shown in the Schedule below because of payments we make for injury or damage arising out of the use of a covered auto. The waiver applies only to the person or organization shown in the SCHEDULE.

SCHEDULE

Any person or organization against whom you have agreed to waive your right of recovery in a written contract, provided such contract was executed prior to the date of loss.

Authorized Representative

DA-13115a (06/14) Page 1 of 1

Workers' Compensation and Employers' Liability Policy

Named Insured	Endorsement Number			
BRIGHTVIEW LANDSCAPES, LLC				
980 JOLLY RD.	Policy Number			
BLUE BELL PA 19422	Symbol: WLR Number: C72633660			
Policy Period	Effective Date of			
	Ellective Date of			
10-01-2024 TO 10-01-2025	Endorsement 10-01-2024			
Issued By (Name of Insurance Company)				
ACE AMÈRICAN INSURANCE COMPANY				
Insert the policy number. The remainder of the information is to be completed only when this endorsement is issued subsequent to the preparation of the policy.				

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.

This agreement shall not operate directly or indirectly to benefit any one not named in the Schedule.

Schedule

ANY PERSON OR ORGANIZATION AGAINST WHOM YOU HAVE AGREED TO WAIVE YOUR RIGHT OF RECOVERY IN A WRITTEN CONTRACT, PROVIDED SUCH CONTRACT WAS EXECUTED PRIOR TO THE DATE OF LOSS.

For the states of CA, UT, TX, refer to state specific endorsements.

This endorsement is not applicable in KY, NH, and NJ.

The endorsement does not apply to policies in Missouri where the employer is in the construction group of code classifications. According to Section 287.150(6) of the Missouri statutes, a contractual provision purporting to waive subrogation rights against public policy and void where one party to the contract is an employer in the construction group of code classifications.

For Kansas, use of this endorsement is limited by the Kansas Fairness in Private Construction Contract Act(K.S.A. 16-1801 through 16-1807 and any amendments thereto) and the Kansas Fairness in Public Construction Contract Act(K.S.A 16-1901 through 16-1908 and any amendments thereto). According to the Acts a provision in a contract for private or public construction purporting to waive subrogation rights for losses or claims covered or paid by liability or workers compensation insurance shall be against public policy and shall be void and unenforceable except that, subject to the Acts, a contract may require waiver of subrogation for losses or claims paid by a consolidated or wrap-up insurance program.

Authorized Agent







The International Society of Arboriculture

Hereby Announces That

Cal Leggett

Has Earned the Credential

ISA Certified Arborist ®

By successfully meeting ISA Certified Arborist certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Caitlyn Pollihan

CEO & Executive Director

24 September 2021

31 December 2027

FL-9799A

Issue Date

Expiration Date

Certification Number



#0847 ISA Certified Arborist



Florida Department of Agriculture and Consumer Services Pesticide Certification Office Commercial Applicator License License # CM27622

LEGGETT IV, CHARLES ALEX 5846 CHESHIRE COVE TER ORLANDO, FL 32829 Categories 6, 21, 5A

Issued: September 8, 2022

Expires: September 30, 2026

9

nicole fried

Signature of Licensee

NICOLE "NIKKI" FRIED, COMMISSIONER

The above individual is licensed under the provisions of Chapter 487, F.S. to purchase and apply restricted use pesticides.



The Florida Nursery, Growers & Landscape Association Confers on

> Cal Leggett H114164

The Title of FNGLA Certified Horticulture Professional (FCHP)

Expiration Date: 06/30/2026 Certified Since: 6/8/2023

Eric Smith, FNGLA President

Merry Mott, FNGLA Certification Director



GV16261
Trainee ID #



Certificate of Training Best Management Practices Florida Green Industries

The undersigned hereby acknowledges that

Charles A. Leggett, IV

has successfully met all requirements necessary to be fully trained through the Green Industries Best Management Practices Program developed by the Florida Department of Environmental Protection with the University of Florida Institute of Food and Agricultural Sciences.

Issuer

K. Dubel

11/11/2011

Date of Class

Koustme Plones

DEP Program Administrator

Not valid without seal



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE PLUMBING CONTRACTOR HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

VICTORIA, CARLOS MIGUEL

BRIGHTVIEW LANDSCAPE SERVICES, INC. 4155 EAST MOWRY DRIVE HOMESTEAD FL 33033

LICENSE NUMBER: CFC1429383

EXPIRATION DATE: AUGUST 31, 2024

Always verify licenses online at MyFloridaLicense.com



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.

PRESCRIPTION PRUNING QUALIFICATION

Cal Leggett

Having successfully completed the Prescription Pruning Course and passed the examination, the above name is recognized as Prescription Pruning Qualified

Certificate awarded this 14th day of February 2025

Lori Ballard

Lori Ballard, Executive Director Florida Chapter International Society of Arboriculture









The International Society of Arboriculture

Hereby Announces That

Michael Provencher

Has Earned the Credential

ISA Certified Arborist ®

By successfully meeting ISA Certified Arborist certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Caitlyn Pollikan
CEO & Executive Director

11 June 2006

30 June 2027

FL-5424A

Issue Date

Expiration Date

Certification Number







ISA QUALIFICATIONS

The International Society of Arboriculture

Hereby Announces That

Cal Leggett

Has Earned the Credential

ISA Tree Risk Assessment Qualification®

By successfully meeting ISA Tree Risk Assessment Qualification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council

Caitlyn Pollihan

CEO & Executive Director

6 February 2025

6 February 2030

Issue Date

Expiration Date



SECTION B

floralawn

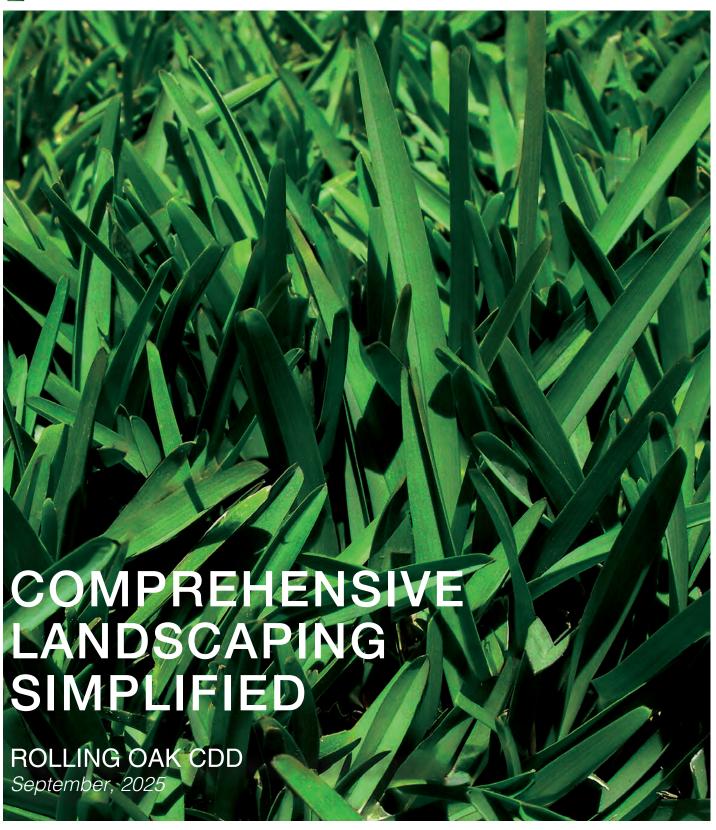






TABLE OF CONTENTS

ABOUT FLORALAWN	1.
OUR DIFFERENCES	2.
FLORALAWN UNIVERSITY	3.
MAINTENANCE DEPARTMENT	5.
CORE SERVICES	6.
FERTILIZATION DEPARTMENT	7.
OUR EXPERTISE	8.
IRRIGATION DEPARTMENT	9.
PROFESSIONAL SOLUTIONS	10.
GENERAL HOUSEHOLD PEST	
TREE MAINTENANCE	12.
CERTIFICATIONS	13.
INSURANCE	14.
COMMUNICATION	15.
WORK ORDER SYSTEM	16.
MY PROMISE	19.

ABOUT US



DESIGN. MAINTAIN. ENHANCE.

At Floralawn, we bring together the expertise of irrigation specialists, horticultural maintenance professionals, and landscape designers to provide an integrated approach to outdoor care. By offering all these services under one roof, we streamline the process for our clients, ensuring seamless communication, efficient project management, and consistent quality across every aspect of your landscape.



MAINTENANCE

Our lawn maintenance division specializes in providing comprehensive maintenance solutions designed for residential communities, homeowners' associations, and shared outdoor spaces. We understand the importance of creating a welcoming, well-maintained environment that reflects the pride and values of the community.



FERTILIZATION

Using the latest techniques and high-quality products, we tailor our approach to the unique needs of each property, considering factors such as soil composition and seasonal requirements. Our team's expertise ensures balanced nutrition for healthy, sustainable landscapes that thrive year-round.

OUR DIFFERENCES



IRRIGATION

Our certified Irrigation professionals specialize in troubleshooting, retrofitting outdated systems, and ensuring compliance with water conservation regulations. Whether maintaining existing systems or implementing new designs, we prioritize efficiency, reliability, and long-term savings for our clients. With a high level of expertise and a commitment to innovation, our irrigation team helps property owners and managers achieve healthier landscapes while conserving valuable resources.



COMMUNICATION

Whether it's through regular updates, meetings, or responsive feedback, we ensure that board members and community members have the information they need to make well-informed choices. Our team is always available to address concerns, offer solutions, and collaborate on initiatives, ensuring that every voice is heard.



MORE THAN A VENDOR—WE'RE A TRUSTED COMMUNITY PARTNER.

We take pride in being more than just a service provider—we actively engage with communities to support local events and fundraising efforts. Whether it's sponsoring neighborhood gatherings, providing landscaping for community events, or partnering on initiatives that benefit local causes, we're committed to contributing to the vibrancy of the communities we serve.

FLORALAWN UNIVERSITY

FloraLawn University is designed to provide consistent, recurring training that ensures our team remains highly skilled and adaptable. This program isn't a one-time event; it's an ongoing process that allows our employees to stay updated on the latest techniques, tools, and industry advancements.

Through regular hands-on sessions, team members continually refine their skills in landscaping, irrigation, fertilization, and customer care. To ensure the training is effectively implemented in the field, we conduct internal follow-ups and evaluations, holding our team accountable for maintaining the highest standards.

aspects of our work, creating a foundation of excellence that clients can rely on. By fostering a culture of continuous learning and improvement, we empower our team to not only meet but consistently exceed client expectations. Our commitment to growth and accountability drives us to deliver exceptional results, reinforcing our dedication to excellence in every service we provide





"HOLDING OUR TEAM ACCOUNTABLE. MAINTAINING THE HIGHEST STANDARDS."

MAINTENANCE DEPARTMENT

Our in-house maintenance crew is equipped with the latest, state-of-the-art tools and machinery to deliver top-tier service. From precision mowing to detailed trimming and expert pruning, our team brings unmatched skill and attention to detail to every project.

With years of experience and a vast knowledge of industry best practices, our crew understands the intricacies of maintaining a healthy, beautiful landscape. Whether it's ensuring the perfect cut, shaping plants to enhance their beauty, or preserving the health of your greenery, our team consistently exceeds expectations with

their expertise and commitment to excellence.

By combining the latest equipment with unparalleled knowledge, we ensure your landscape is always in the best hands, providing results that set us apart as industry leaders.



CORE SERVICES

MOWING & TURF CARE

- Precision lawn mowing
- Edging along sidewalks and driveways
- String trimming for hard-to-reach areas
- Blowing off debris for a clean finish
- Sod installation and repair

SEASONAL & STORM CLEANUPS

- Leaf and debris removal.
- Post-storm cleanup and fallen branch removal
- Seasonal flower bed cleanouts
- Mulching and ground cover refresh

TREE & SHRUB CARE

- Tree trimming and pruning
- Shrub and hedge maintenance
- Removal of dead or hazardous branches
- Shaping for aesthetics and healthy growth
- Seasonal trimming for optimal plant health

LANDSCAPE ENHANCEMENTS

- Mulch and rock installation
- Seasonal flower planting
- Lawn renovation and regrading

FERTILIZATION DEPARTMENT



Our fertilization department is the best in the business, delivering unmatched service with an in-house team of experts. We provide precise, high-quality care for every landscape.

By keeping our services in-house, we maintain complete control over quality, consistency, and responsiveness. Our team takes a scientific approach, utilizing water and soil samples to develop tailored solutions that meet the specific needs of your community. This ensures

optimal plant health, effective pest management, and superior landscape care.

This combination of in-house expertise, certified specialists, and customized strategies allows us to provide industry-leading results, setting us apart as the trusted partner for exceptional landscape management.

OUR EXPERTISE

TAILORED FERTILIZATION PROGRAMS

- Nutrient plans for each property
- Seasonal fertilization schedules
- Organic and synthetic fertilizer options
- Soil enrichment and health optimization
- Slow-release and liquid application methods

SOIL & TURF HEALTH MANAGEMENT

- Soil testing and analysis
- pH balancing and soil amendments
- Core aeration to improve nutrient absorption
- Overseeding for thicker, healthier turf
- Compost topdressing for natural enrichment

TREE & SHRUB FERTILIZATION

- Deep root fertilization for trees and shrubs
- Micronutrient applications for plant health
- Seasonal feeding for optimal growth
- Protection against disease and environmental stress

WEED CONTROL & PREVENTION

- Pre-emergent herbicide applications
- Post-emergent weed treatments
- Targeted solutions for broadleaf and grassy weeds
- Organic and eco-friendly weed management options
- Integrated weed control with fertilization plans

PEST & DISEASE MANAGEMENT

- Lawn pest identification and treatment
- Fungicide applications for disease prevention
- Grub and insect control treatments
- Nematode suppression for root protection
- Preventative and curative treatment plans



IRRIGATION DEPARTMENT



Our in-house irrigation team is a recognized leader in the industry, known for its expertise, precision, and commitment to excellence. As a preferred vendor and installer for Baseline systems and Weathermatic Smart Link. We offer advanced, water-efficient irrigation solutions that are tailored to the specific needs of each property.

By managing all irrigation services internally, we maintain complete control over every step—design, installation, and maintenance—ensuring the highest quality results. Our deep knowledge of the irrigation industry enables us to provide efficient, sustainable solutions that maximize water conservation and promote healthy, thriving landscapes.

With our combination of advanced technology, skilled professionals, and attention to detail, we're the trusted choice for reliable irrigation solutions that provide long-term benefits.

PROFESSIONAL SOLUTIONS

HAVE AN OUTDATED IRRGATION SYSTEM?

We modernize outdated irrigation systems with advanced solutions, improving water efficiency, performance, and reliability. Our updates reduce waste, lower costs, and support healthier landscapes. Trust FloraLawn for smarter, sustainable irrigation.

PUMP, WATER SYSTEMS, & ACCESSORIES

Jet pumps, centrifugal pumps, submersible pumps, motors, control boxes, VFD instillation and programming

FILTERS, VALVES, & BACK FLOW PREVENTION

Check valves, foot valves, dual check valves, brass gate valves, brass ball valves, filtration systems, pressure vacuum breakers, filters, chemical feed pumps

IRRIGATION SYSTEM, PARTS, & ACCESSORIES

All irrigation products from every major manufacturer

PIPE, FITTINGS, LANDSCAPE ACCESSORIES

Pipe & fittings, poly tubing, water features, fountains

CULVERT, YARD DRAINAGE SYSTEMS

All sizes of culverts, drainage pipe & accessories

TANKS, POLYETHYLENE, BULK, STORAGE

Vertical, cone bottom, free standing

WELLS

Residential, commercial, agricultural, & industrial

GENERAL HOUSEHOLD PEST



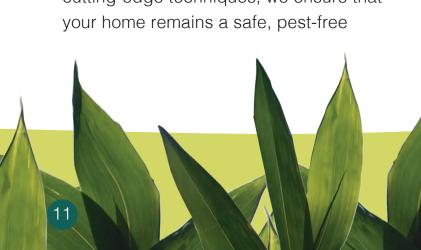


At FloraLawn, we offer comprehensive household pest control services designed to protect your home from a variety of common pests, including ants, spiders, rodents, and termites. Our team is trained to identify potential problem areas and apply safe, effective treatments to eliminate pests while preventing future infestations.

Using eco-friendly products and cutting-edge techniques, we ensure that your home remains a safe, pest-free

environment for you and your family. Whether it's a one-time treatment or ongoing maintenance, our tailored pest control plans are designed to meet the specific needs of your home and provide long-lasting results.

Trust FloraLawn to handle your pest problems with professionalism, care, and an unwavering commitment to your home's well-being.



TREE MAINTENANCE



At FloraLawn, our in-house tree maintenance division is dedicated to maintaining the health, safety, and beauty of your trees. Our experienced arborists use the latest tools and techniques to provide precise trimming and pruning that promotes healthy growth and enhances the overall aesthetics of your landscape.

We handle everything from shaping trees for aesthetic appeal to removing dead or dangerous branches that could pose a hazard to your property. Our team understands the unique needs of various tree species and customizes each service to ensure long-term tree health and safety.

By keeping tree trimming in-house, we ensure consistency, high-quality results, and attention to detail, making FloraLawn the trusted choice for all your tree care needs.



Rolling Oaks Community Development District

Addendum #1
Rolling Oaks CDD RFP 2025
Landscape Maintenance Services

September 10, 2025

To: All Prospective Proposers:

The following changes, additions, clarifications, and deletions amend the Request for Proposals of the above captioned Project, and shall become an integral part of the Submittal. Please note the contents herein and affix the same to the documents you have on hand. Indicate on the Acknowledgement of Receipt of Documents and Proposal Signature Form that this Addendum has been received.

QUESTIONS:

Q1: What is an onsite address that can be used to get to site?

A1: The recommended address to get to the site is 8000 Fins Up Cir, Kissimmee, FL 34747. This information was provided in the email that included the bid packets and pre-bid meeting info for all bidders. Please refer to that email.

Q2: Are there gate codes needed to access the property?

A2: As was explained in the pre-bid conference meeting there are no required gatecodes. At most times the gates are open during daytime hours, otherwise you can pull up to the kiosk and request to be let in as part of a CDD landscape bid.

Q3: The map provided does not clearly identify the areas on the Margaritaville side of the roadway. Can you please clarify what the CDD is responsible for on that side of the roadway. Is it only curb to sidewalk? Or is the boundary further in?

A3: The CDD is typically responsible for maintaining the rights-of-way, which generally extend from the back of the sidewalk on one side of the road to the back of the sidewalk on the other. Therefore, when referring to the interior of Fins Up Circle, the general guideline is that maintenance responsibility spans from sidewalk to sidewalk. There are some areas highlighted on the map that are an exception to this. Therefore the map should be reviewed carefully.

Rolling Oaks Community Development District

Q4: Are the boundaries of the CDD sidewalk to road unless the larger area has been highlighted on the map?

A4: That is the general rule for most areas especially when regarding the interior of Finns Up Circle. The CDD maintenance stops at the sidewalk. There are some areas that are an exception to this which are highlighted on the map. Additionally, there are areas on the exterior of Fins up circle where we maintain past the sidewalk and those areas are highlighted on the map.

Q5: Are the planters along the wall on Funie Steed Road and Formosa Gardens Blvd part of scope?

A5: Yes. The areas located on the exterior side of the sidewalk—opposite the road—extending all the way to the fence/wall on the southern boundaries of the property, specifically those areas bordering Formosa Gardens Boulevard, Funie Steed Road, and Highway 429, fall under CDD maintenance. This includes all landscaped bed spaces along those sections, up to the fence or wall.

Please sign and return with your bid packet. Attach this form to your bids.

NAME OF FIRM:

Floralawn

SIGNATURE:

Jake Salvador

DATE: 9/11/2025

AFFIDAVIT OF NON-COLLUSION

STATE OF Florida	
COUNTY OF Polk	
I Jake Salvador	, do hereby certify that I have not, either directly or
indirectly, participated in collusion	or proposal rigging. Affiant is a Estimating Manager in the firm of
Floralawn	, 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 11th day of September	,2025.
	Jake Salvador
	Signature by authorized representative of Proposer
State of County of	
day of	vas acknowledged before me by means of physical presence this
	Signature of Notary taking acknowledgment

ACKNOWLEDGMENT OF RECEIPT OF DOCUMENTS AND PROPOSAL SIGNATURE FORM

This Proposal for landscape r	naintenance services has been submitted on this 11th day of	
September , 2025 by Flo	alawn [company] whose business address	
1S /34 S Combee Road, Lakeland,	lorida 33801	
electronic mail address is hell	telephone number is 863-668-0494 , and o@floralawn.com ,	
information provided herein laccurate. Proposer agrees thr sixty (60) days from the date	owledges, by the below execution of this proposal, that all as been provided in full and that such information is truthful and ough submission of this Proposal to honor all pricing information of the Proposal opening, and if awarded the contract on the basis and execute the services contract in substantially the form ments.	
proposal constitutes fraud; an	that inclusion of false, deceptive or fraudulent statements on this d, that the Owners consider such action on the part of the suse for denial, suspension or revocation of a proposal for work	
	rsigned acknowledges receipt of the following addenda, the included in this Request for Proposal.	
Addendum No. #1	dated _09/11/2025	
Addendum No	dated	
Addendum No	dated	
	Signature by authorized representative of Proposer	
County of		
	nent was acknowledged before me by means of physical presence the, 2025, by, of the who is personally known to me or who has produce as identification and who did (did not) take an oath.	he
	Signature of Notary taking acknowledgment	

Exhibit 2 Fee Summary Schedule

Rolling Oaks Community Development District Landscape Fee Summary

Contractor: Floralawn Property: Rolling Oaks CDD

Address: 734 S Combee Road Lakeland, Florida 33801

Phone: 863-668-0494 Fax: 863-668-0495 Contact: Jake Salvador

Email: Jake.Salvador@floralawn.com

Address: 219 E Livingston ST Orlando, FL 32801

Contact: Clayton Smith, Ashley Hilyard

Email: Csmith@gmscfl.com, ahilyard@gmscfl.com

YEAR 1 Pricing Break Down	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	ост	NOV	DEC	TOTAL
Turf Maintenance and Detailing													
(Component A) -	\$7,714.00	\$7,714.00	\$7,714.00	\$7,714.00	\$7,714.00	\$7,714.00	\$7,714.00	\$7,714.00	\$7,714.00	\$7,714.00	\$7,714.00	\$7,714.00	\$92,568.00
Turf Maintenance/Detailing/Communication/Staffing													
TURF CARE													
(Component B)	\$206.20	\$206.20	\$206.20	\$206.20	\$206.20	\$206.20	\$206.20	\$206.20	\$206.20	\$206.20	\$206.20	\$206.20	\$2,474.40
Bahia/St Augustine/Zoysia													
TREE/SHRUB CARE Includes OTC if Applicable													
(Component C)	\$609.79	\$609.79	\$609.79	\$609.79	\$609.79	\$609.79	\$609.79	\$609.79	\$609.79	\$609.79	\$609.79	\$609.79	\$7,317.48
Tree/Shrub Fert/OTC/Drenching													
IRRIGATION MAINT.													
(Component D)	\$1,334.50	\$1,334.50	\$1,334.50	\$1,334.50	\$1,334.50	\$1,334.50	\$1,334.50	\$1,334.50	\$1,334.50	\$1,334.50	\$1,334.50	\$1,334.50	\$16,014.00
Irrigation Inspections													
ANNUAL CHANGES - None at this time - Provide per annual price													
(Component E.1)													\$0.00
Per Annual Pricing: \$3.00	None at this time												
BED DRESSING - Estimate mulch yds - Cocoa Brown Mulch					\$52,000.00						\$13,000.00		
(Component E.2)													\$65,000.00
[Mulch Type] Per Yard Pricing: \$65.00					800						200		
PALM TRIMMING 1x Per Year					\$35,035.00								
(Component E.3) Per Palm Price: \$35.00					,,								\$35,035.00
Palm counts:					1,001								
TOTAL FEE PER MONTH:	\$9,864.49	\$9,864.49	\$9,864.49	\$9,864.49	\$96,899.49	\$9,864.49	\$9,864.49	\$9,864.49	\$9,864.49	\$9,864.49	\$22,864.49	\$9,864.49	\$218,409
Fee Schedule with Extra Services	\$18,200.74	\$18,200.74	\$18,200.74	\$18,200.74	\$18,200.74	\$18,200.74	\$18,200.74	\$18,200.74	\$18,200.74	\$18,200.74	\$18,200.74	\$18,200.74]
Fee Schedule Essential Services Only	\$9,864	\$9,864	\$9,864	\$9,864	\$9,864	\$9,864	\$9,864	\$9,864	\$9,864	\$9,864	\$9,864	\$9,864	l
-			1										•

Essential Services Mowing/Detailing/Irrigation/Fert and Pest	\$118,373.88
Extra Services Annual Changes, Palm Pruning, Mulch	\$100,035.00
TOTAL	\$218,408.88

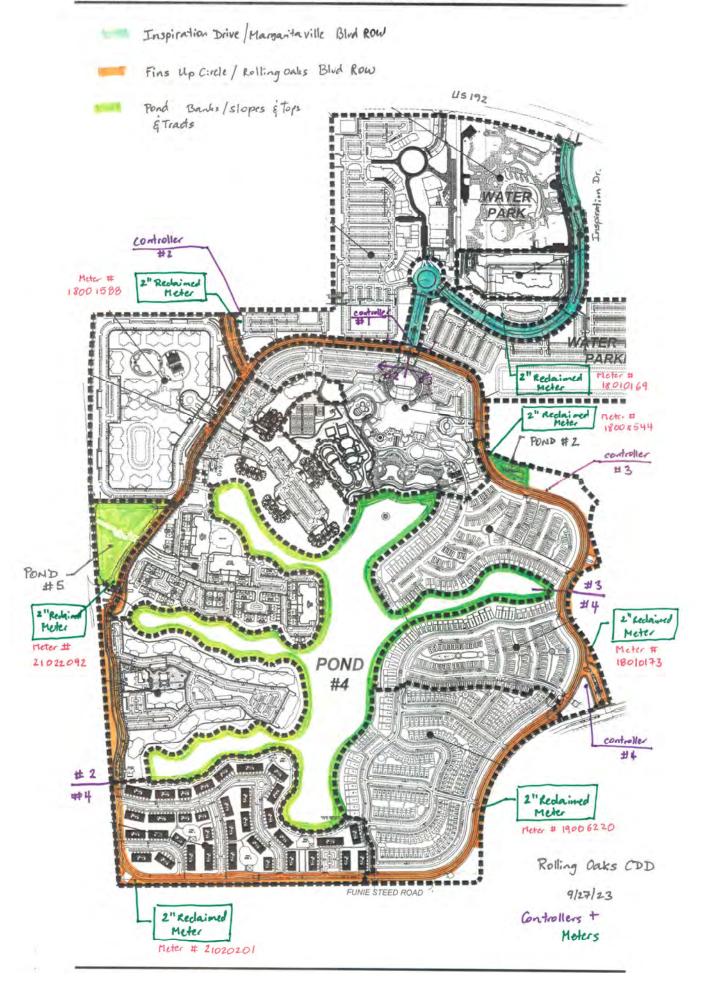
Additional Year Pricing	
YEAR 2 - Essential Services ONLY Annual Pricing -	\$121,925.10
YEAR 3 - Essential Services ONLY Annual Pricing	\$125,582.85
YEAR 4 - Essential Services ONLY Annual Pricing -	\$129,350.33

Exhibit 3 Additional Services Pricing Summary

Additional Services Pricing Summary Rolling Oaks CDD

<u>Material</u>	<u>Description</u>	<u>Price</u>
Mulch	Price/yard installed for quantities over 100 cubic yards Cocoa Brown	<u>\$</u> 65.00
	Price/yard installed for quantities <u>under</u> 100 cubic yards Cocoa Brown	<u>\$</u> 65.00
	Price per 3 cubic foot bag of Mulch Cocoa Brown	<u>\$</u> 11.50
Hard Materials	Price per bag for Seminole Chips	<u>\$</u> N/A
	Price per Cubic Yard for Seminole Chips	<u>\$</u> 715.15
	Price per Cubic Yard for 3"-5" River Jack Installed 100 sqft Coverage	<u>\$</u> 1,047.19
	Price per cubic yard for Crushed and washed Shell	<u>\$</u> 180.00
Seasonal Color	Annual flower installed prices include bed preparation by removing and of old flowers, hand or mechanically turning the beds and amendinecessary.	
	Bed preparation and installation per 4.5" pot	<u>\$</u> 3.00
	Bed preparation and installation per 1 gallon pot	<u>\$</u> 8.00
	Supply and install 8" to 10" hanging basket	<u>\$</u> 25.00
	Assemble 20" to 36" diameter floral pot with centerpiece plant	<u>\$</u> 300.00
Sod (St. Augustine)	Turf reparation includes removal and disposal of old material and re-grading area prior to installation of new sod.	affected
	Square foot price for quantities less than 1,000 square feet	<u>\$</u> 1.90
	Square foot price for quantities between 1,000 and 3,000 square feet	<u>\$</u> 1.90
	Square foot price for quantities between 3,000 and 10,000 square feet	<u>\$</u> 1.90
	Square foot for price quantities greater than 10,000 square feet	<u>\$</u> 1.90
Irrigation	Irrigation services, which fall outside of the contract, will be provided on basis. Parts will be provided at list, less a discount. Contractor may be to provide a copy of purchase invoice.	
	Irrigation Technician per hour	<u>\$</u> 80.00
	Irrigation Laborer per hour	<u>\$</u> 65.00
General Labor	Foreman per hour	<u>\$</u> 45.00
	Labor per hour	<u>\$</u> 35.00
Arbor Care	Production day (8 hour) Truck, Chipper, 3 man crew	<u>\$</u> 2,400.00
Miscellaneous	Bush hogging per acre @:	\$1,131.00

Exhibit 4 Service Area Map



CERTIFICATIONS



- Landscape Design & Planning
- Tree and Shrub Placement for Aesthetic and Health
- Soil & Drainage Solutions
- Native Plant Design & Xeriscaping
- Landscape Renovations &
- Reimagining Existing Spaces Lighting Design



MAINTENANCE

- Lawn Mowing & Edging
- Tree Trimming & Pruning
- Shrub & Plant Care
- Weeding & Mulching
- Leaf Removal & Debris Management
- Sod Installation & Lawn Repair
- Seasonal Color



常 PEST CONTROL

- General Household Pest Control
- Rodent Control & Exclusion
- Termite Control & Prevention
- Mosquito Control
- Flea & Tick Treatment
- Lawn & Garden Pest Control
- Organic & Non-Toxic Pest Treatments
- Emergency Pest Control Services



WATER MANAGEMENT

- Florida Waterstar Certified
- Baseline Preferred Vendor/Installer
- Maxicom Software
- Certified Irrigation Designer
- Certified Irrigation Contractor
- Certified Landscape Irrigation Auditor
- Landscape Irrigation Design
- Stormwater Managment Practices

CERTIFICATIONS

REFERENCE

QUALIFIER

Stormwater Management Inspector	#16795	FL Dept of Environmental Protection
Maxicom Software		Rain Bird
Best Management Practices	#13188, 9797, 8588	FL Dept of Environmental Protection
Irrigation Contractor License	#CSIR0123	Polk County Building Division
Certified Specialty Contractor	#SCC 131153009	FL Dept of Business & Pro Reg
Landscape Irrigation Design		College of Irrigation Knowledge
Certified Irrigation Designer - Residential	#004041	The Irrigation Association
Certified Irrigation Designer - Commercial	#004041	The Irrigation Association
Certified Irrigation Contractor	#004041	The Irrigation Association
Certified Landscape Irrigation Auditor	#40183	The Irrigation Association
Certified Landscape Water Manager	#004041	The Irrigation Association

INSURANCE



AGCS Marine Insurance Co

Policy: #MZ193091427

■ Limit: \$100,000



■ Twin City Fire Insurance

■ Policy: #21UENSR2G35

■ Each Occurrence \$1,000,000

■ Damage to Rented Premises \$300,000

Med Exp \$5,000

■ Personal & Adv Injury \$1,000,000

■ General Aggregate \$2,000,000

■ Product-Comp/Op AGG \$2,000,000

GENERAL LICENSURE

Commercial General Liability

Automobile Liability

Umbrella Liability

Best Management Practices

Business Tax Receipt

■ Polk County

■ License: #118675

Agriculture Product Dealer #699156

State of Florida Dept of Agriculture

■ License: #699156

Pest Control Operator

State of Florida Dept of Agriculture

■ License: #JB192451



■ Hartford Casualty Ins Co

■ Policy: #21HHUSR2G4R

■ Each Occurrence \$2,000,000

Aggregate \$2,000,000

AUTOMOBILE LIABILITY

■ Hartford Insurance Company #916

■ Policy: #21UENOL4791

■ Combined Single Limit: \$1,000,000

■ PIP: \$10,000

WORKERS COMPENSATION

Bridgefield Casualty Insurance Company

■ Policy: #0196-62488

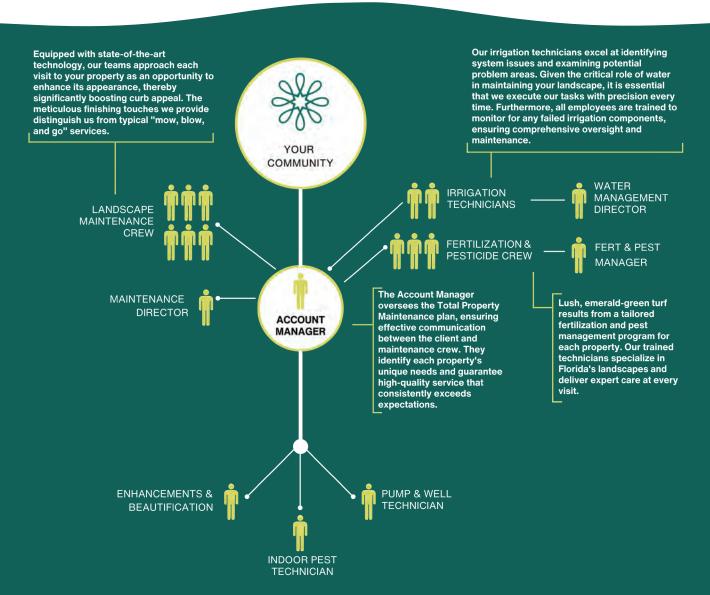
Each Accident \$1,000,000

■ Disease - EA Empoyee \$1,000,000

■ Disease - Policy Limit \$1,000,000



COMMUNICATION

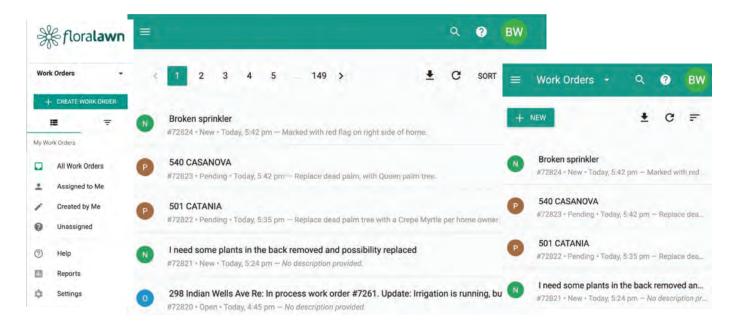


Clear internal communication is essential for promptly addressing concerns, sharing important updates, and ensuring that all members are aligned with community goals and initiatives. It fosters trust, promotes collaboration, and cultivates a sense of unity among all participants.

Total Property Maintenance encompasses numerous components,

with your Account Manager acting as the pivotal element in this system, dedicated to ensuring your complete satisfaction. The Account Manager conducts thorough quality assurance checks, guaranteeing that your property is consistently monitored with care. Should you have any questions or concerns, a single phone call is all that is needed to receive assistance.

WORK ORDER SYSTEM



We emphasize the importance of open and responsive communication among our team, community residents, and board members. Our customized work order system is designed to facilitate effective service delivery while ensuring that feedback and requests from residents and board members are clearly communicated and promptly addressed.

RESIDENT ACCOUNTS

Residents have the ability to create an account and manage their work orders from initiation to completion, depending on various factors.

TRACKABLE RESULTS

Our portal-based work-order system offers residents a streamlined method to report issues requiring attention from Floralawn. This system ensures trackable progress and delivers comprehensive reporting.

COMMUNICATION

Our team members maintain continuous communication through work order status updates and direct messaging.

RESIDENT TRAINING

We conduct regular training sessions for residents on the effective use of the work order system.



"YOUR COMMUNITY'S WELL-BEING AND SUCCESS ARE MY TOP PRIORITIES"

MY PROMISE



ROB AVERITT PRESIDENT

I promise to care for your community with the same dedication and attention I would give to my own home. Every detail, from maintenance to enhancements, will be handled with pride and respect, ensuring your property remains a place of beauty and comfort. Your community's well-being and success are my top priorities, and I am committed to delivering the highest level of service and care every step of the way.



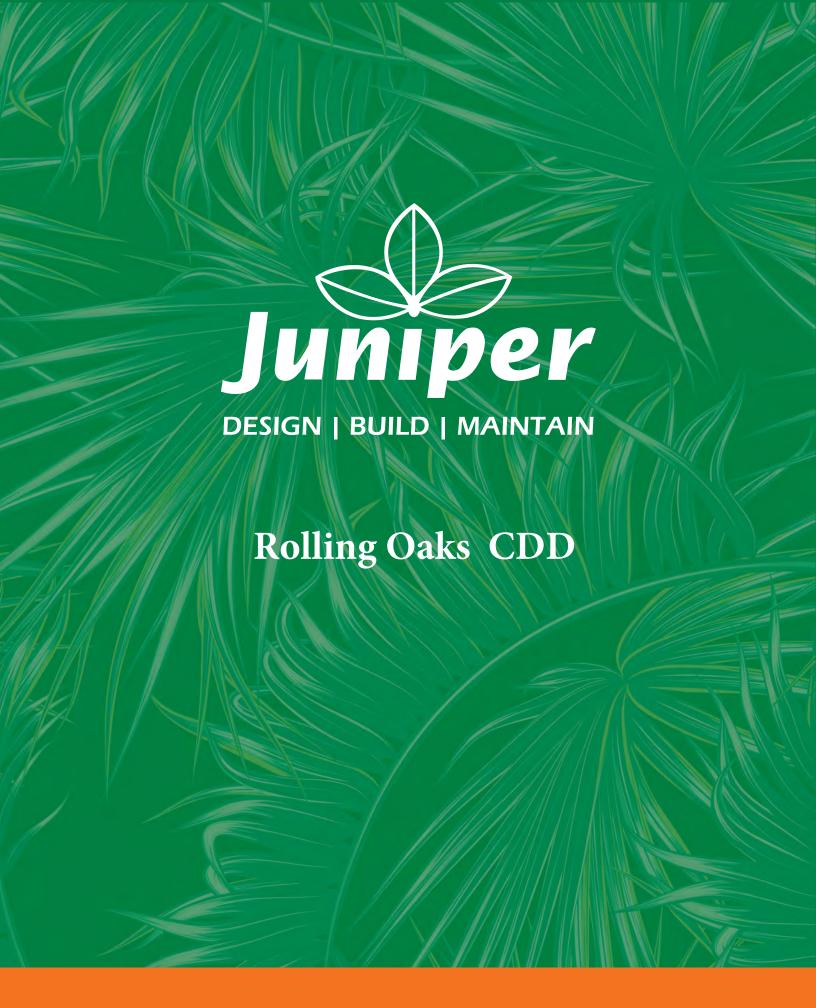


P.O. BOX 91597 LAKELAND, FL 33804

863-668-0494 WWW.FLORALAWN.COM

DESIGNED BY: LUXE ART CREATIVE

SECTION C





PERSONNEL

Staffing Chart Resumes & Certifications Location Page

EXPERIENCE

Landscape Services
Experience

UNDERSTANDING THE SCOPE OF WORK

Letter of Assurance

FINANCIAL CAPABILITY

PRICE



SUBMITTED BY:

Susan Chapman King Client Relations Manager (407) 717-6557



JUNIPER LANDSCAPING

✓ Juniper Landscaping of Florida LLC
 Corporation since 2009 (2250 employees)
 16 years in Landscape Maintenance & Landscape Construction

✓ Corporate Office Location:

4415 Metro Parkway

Ft. Myers, Florida 33916

239 561-5980

✓ Local Orlando Office:

4000 Avalon Road

Winter Garden, Florida 34787

✓ Company Officers:

Brandon Duke, Chief Executive Officer (Brandon@juniperlandscaping.com)

Dan deMont, Chief Revenue Officer (Dan@juniperlandscaping.com) Jake

Rubin, Chief Operating Officer (Jake.rubin@juniperlandscaping.com)



LEADERSHIP

TEAM



Brandon DukeChief Executive Officer

Brandon Duke is Juniper's Chief Executive Officer and has been in the landscape industry for almost 15 years. He purchased the company from his father in 2016 after working with the family business since 2008. Under his leadership, Juniper has become the 17th largest landscaping company in the nation.

Brandon has since worked tirelessly to make Juniper not only have an impressive reputation for quality of work, but also for a positive culture. Since Brandon became CEO, Juniper has grown from one location with 20 employees to 19 locations with nearly 2,000 employees, all of which he oversees.

Brandon has been recognized as one of Lawn and Landscape's Top 100 Landscapers consecutively for the past 7 years. Most recently, he was named 2022 Entrepreneur of the Year by Business Observer after growing company revenue by an impressive 38.6% during the COVID-19 pandemic.



Dan DeMontChief Revenue Officer

Dan deMont joined the Juniper team in 2011 at a time when Juniper was just one branch. As the company's first business developer, he focused on diversification in three categories. First, service offering. Second, client base. Third, footprint.

Dan and Brandon were the architects of Juniper's Design, Build and Maintain strategy. This caught like wildfire by 2012 as clients saw overwhelming value in having a sole source provider with full accountability. This value fueled rapid expansion of market share with existing clients and set Juniper up for an influx of new clients.

Under Dan's leadership and in significant organic fashion, Juniper expanded into new geographic markets. Juniper's footprint covers the entire southern half of Florida and services their clients from 9 branches and counting. Juniper is solicited to new markets for the largest and highest profile jobs in the state.



Jake Rubin
Chief Operations Officer

Jake Rubin is Juniper's Chief Operating Officer. He works to establish peak operational performance through the creation and implementation of best practices at all levels of the company.

By engaging with branch teams across the organization, Jake has delivered improvements to operating margins and established processes focused on increased efficiency and quality. He also partners with Juniper's HR team to develop and deliver operational improvement training programs to all branch operations teams.

Jake has a background of over 15 years in leadership roles managing large-scale, privat equity-backed, multi-state operations in the transportation, construction, landscape, and commercial services industries. He is very experienced in areas such as margin improvement, merger and acquisition integration, and asset management at an enterprise level.

LOCAL BRANCHES YOUR LOCAL LANDSCAPE EXPERTS

Orlando West

4000 Avalon Road, Winter Garden, FL 34787

Rolling Oaks CDD

8000 Fins Up Circle, Kissimmee, FL 34747

We provide you with complete landscape services:

- ✓ Maintenance
- ✓ Irrigation
- ✓ Fertilization
- ✓ Pest Control
- ✓ Arbor Care
- ✓ Seasonal Color
- ✓ Storm Prep/Recovery
- ✓ Landscape Design
- ✓ Installation



Our Juniper team members live in your area and are experienced professionals familiar with the local landscape palette.



ROLLING OAKS CDD

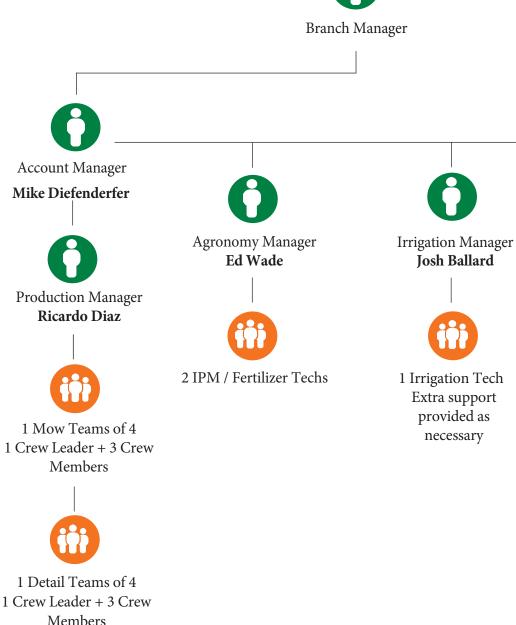
ORGANIZATIONAL CHART





Regional Director - Central Maintenance Region **Josh Burton**







Enhancement Team Will support property as necessary

PEAK SEASON

START UP EQUIPMENT LIST

Mowing Operations

- 1 Trucks
- 1 20' Enclosed Trailers
- 2 60' ZTR's
- 2 48-52" Stand-On or Walk Behind
- 3 Weedeaters
- 3 Backpack Blowers
- 3 Stick Edgers

Prune Detail Operations

- 1 Isuzu NPR Dump Bed
- 1 F-350 Pickup
- 1 ATV/UTV
- 2 Hand-Held Double-sided Shears
- 3 Extended Shears
- 2 Backpack Blowers
- 3 Backpack Sprayers
- 3 Miscellaneous hand shears, loopers, pol saws, etc.

Irrigation Maintenance Operations

- 1 Enclosed Utility Truck
- 1 Zone Wire Tracker
- 1 Siphon King Submersible Water Pump

Fert/Pest Control Operations

- 2 Z-Spray Rigs
- 1 Gator UTV
- 1 100 Gallon Multipurpose Skid Sprayer

MEET THE TEAM JOSH BURTON

Regional Director

Josh Burton is the Regional Director for Juniper, with years of experience and has a deep passion for the Green Industry. Before joining Juniper, he ran a successful landscape firm for 23 years. Josh is originally from Lakeland and holds a degree from Florida Southern College. He is a licensed State Certified Irrigation Contractor and a Certified Pest Control Operators License with the Florida Department of Agriculture and Consumer Services.

Josh's main strength lies in Operations, where he excels in building great teams, developing effective plans, setting achievable goals, and holding team members accountable. By breaking down a property into smaller segments, he ensures high customer satisfaction. Josh firmly believes that teamwork is essential and that it can achieve great things.

HIGHLIGHTS

- ✓ Over 20 Years Green Industry Experience
- ✓ Licensed State Certified Irrigation Contractor and a Certified Pest Control Operator
- ✓ Florida Southern College Graduate
- ✓ Construction Industry Licensing Board



MEETTHETEAM

BEN GRACE

Branch Manager

With over 30 years of experience in the green industry, Ben Grace began his career with WG Landscape Architecture in Atlanta as an estimator and quickly moved into management at just 17 years old as an Area Manager for Chemlawn. Throughout his career, Ben has been mentored by some of the industry's most respected leaders, which fueled his growth into leadership roles.

Ben's expertise spans P&L management, operational excellence, and industry best practices, with a proven track record on landmark projects like the Coca-Cola World Headquarters (Atlanta, GA), Apple World Headquarters (San Diego, CA), and Nike Corporate Headquarters (Portland, OR). He is a Board-Certified Safety Professional, Certified OSHA Trainer, Lean Six Sigma Black Belt, and GCLP Certified. He also holds a PMP certification and is OSHA-certified in training. His lifelong passion for the green industry has instilled in him a deep respect for horticulture and the people who make the industry thrive.

Ben earned his bachelor's degree in psychology from Purdue University and an MBA from Liberty University. Beyond his professional accomplishments, he enjoys spending time with his family, fishing with his three sons, and traveling internationally.



MEETTHETEAM

WILLIAM FISHER

Account Manager

With over 18 years of experience in landscaping and irrigation, William is a dedicated Account Manager specializing in landscape installation and maintenance. Throughout his career, he has successfully managed high-profile projects throughout Florida.

William is FNGLA Certified as a Landscape Irrigation Service Technician and holds operator certifications for skid steers and articulating frontend loaders. His expertise spans more than a decade in landscape management, where he is known for his hands-on approach and passion for creating functional and visually appealing outdoor environments. Landscape design is one of his favorite aspects of the job, blending creativity with his extensive industry knowledge.

Outside of work, William is an avid fishing angler and outdoorsman. He actively volunteers with his kids' schools and enjoys incorporating his love for nature into his work.

MELBOURNE

5101 W. Eau Gallie Blvd. Melbourne, FL 32934



MEETTHETEAM

CHRIS WADE

Irrigation Manager

With over 20 years of experience in the landscaping industry, Chris brings expertise in irrigation system design, scheduling, automation, and water conservation. His career has been centered around building efficient, sustainable systems that optimize soil-plant relationships and maximize water as our most precious resource.

Chris has led and contributed to numerous largescale projects, including maintaining the irrigation functionality, developing a proposal to rewire, completing major renovations, and correcting faulty 2-wire installations.

Holding certifications as a Certified Irrigation Technician, Certified Irrigation Designer, and Hunter Mastery Program graduate, Chris pairs hands-on expertise with academic foundations in Environmental Science and Business. He specializes in project management, troubleshooting, client and team communications, and ensuring regulatory compliance and safety. His passion for water management drives his commitment to innovation, efficiency, and sustainability in every project.

Outside of work, Chris is family-oriented and enjoys spending time at home with his loved ones, working on home repairs, and continually expanding his knowledge of irrigation technology.



MEET THE TEAM ZANESTONEMAN

Director of Irrigation Services

Zane is a highly experienced professional with 28 years in landscape and currently serves as the Director of Irrigation Services. Zane holds a B.S. in Political Science from Heidelberg University, graduating in 1995. He specializes in water management, water conservation, and irrigation consulting. Zane has several relevant licenses and certifications including the Florida State Irrigation License, Certified Irrigation Contractor, Certified Landscape Irrigation Auditor, and Certified Irrigation Technician.

Outside work, he is a devoted husband and proud father of two. Zane is also a passionate Ohio fan and enjoys cheering on the Buckeyes and supporting his family and accomplishments. He is committed to creating a work environment where individuals thrive and excel professionally, yielding empowerment for personal growth and success.

HIGHLIGHTS

- √ 28 years of Landscape Experience
- ✓ Florida State Irrigation License Holder
- ✓ Certified Irrigation Contractor (CIC)
- ✓ Certified Landscape Irrigation Auditor (CLIA)
- ✓ Certified Irrigation Technician (CIT)
- ✓ Florida Water Star Accredited Professional (FWSAP)



MEET THE TEAM

Mateo Hamm



Regional Field Operations Manager

Mateo Hamm, is our Regional Field Operations Manager for Juniper Landscaping in Northwest Central Florida. He brings over 25 years of passion and expertise to the landscaping industry. Starting his career with an edger in a medium-sized company, Mateo's journey saw him successfully managing his own business before stepping into his current leadership role. He holds a bachelor's degree in business leadership and is a dedicated leader, team builder, and influential communicator. Additionally, Mateo is a trainer for Green Industries Best Management Practices with UF/IFAS Extension in Florida. Born to missionary parents in the jungles of Colombia, South America, Spanish is his first language. He enjoys a beautiful family life, having been married for 23 years to his wife Elizabeth and raising three boys aged 17 to 24. In his free time, Mateo loves to travel, explore diverse cultures and cuisines, and indulge in his passion for dancing to Latin music. His unique background and enthusiastic approach to life and work enrich his role at Juniper Landscaping, making him a valuable asset to the team and the broader community he serves..

HIGHLIGHTS

- 25 years in landscaping industry
 - Bachelor's degree in business leadership
- Trainer for Green Industries Best Management Practices



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

CERTIFIED PEST CONTROL OPERATOR

Certificate Number: JF323322

JOSHUA BURTON

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.





Issue Date: 05/01/2025

Expiration Date: 06/01/2026

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

BURTON, JOSHUA DANIEL

5113 TERRY LANE
LAKELAND FL 33813

LICENSE NUMBER: SCC131152346

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com



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.

Florida Southern College Lakeland, Florida Lakeland, Florida

Upon the recommendation of the Faculty and the fulfillment of requirements, the President and the Board of Trustees are pleased to confer upon

Joshua Daniel Burton

the degree of

Bachelor of Science

With all the rights, honors, and privileges thereunto appertaining. In testimony thereof, this diploma is given at Hakeland, Florida. This the sixteenth day of December, 2006.







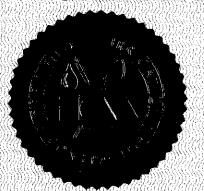
Certifies That On January 20, 2006

Zane Stoneman

Candidate ID 004122

Successfully Completed All The Necessary Requirements And Should Henceforth Be Recognized As A

CERTIFIED IRRIGATION CONTRACTOR



Michael Clark

Michael Clark CID, CIC, CLIA, CGIA Certification Board Chair



IRRIGATION ASSOCIATION

Certifies that on

February 20, 2015

Zane Stoneman

Has earned the designation of

Certified Irrigation Technician

Certification ID # 50057

Denis Gourdeau, CGIA, CIC, CID, CLIA, CLWM

Chair, Certification Board

After December 31, 2015 this certificate is valid only when accompanied by a current renewal card.





IRRIGATION ASSOCIATION

Certifies that on

April 4, 2018

Zane Stoneman

Has earned the designation of

Certified Landscape Irrigation Auditor

Certification ID # 50057

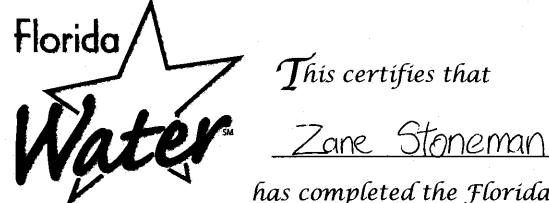
Art Elmers, CIC, CID, CLIA

aut and.

Chair, Certification Board

After December 31, 2018 this certificate is valid only when accompanied by a current renewal card.





has completed the Florida Water Starsm Landscape Workshop and is committed to designing efficient landscapes for Florida Water Starsm projects.

Signature:









This is to Certify that

Zane Stoneman

has completed the requirements of the Rain Bird Factory Trained Program and has received the designation of:

SiteControl Operator

16 CEU Hours

Fort Myers, FL - September 22 - 24, 2015

 $\frac{9/23/2018}{\text{Robert Pfeil}}, \quad \text{Marketing Group Manager - Services}, \quad \text{Rain Bird International, Inc. - Services Division}$



TUCOR

FACTORY TRAINING PROGRAM

This certifies that

Zane Stoneman

of

Mainscape Landscaping

successfully completed Tucor's factory training program on

November 15, 2011

and fulfilled the requirements necessary to have a working knowledge of the operation and installation of the Tucor system.

Zane Stoneman



Mark W. Grenert, National Sales Manager

Navysen 15 2011

Date

CERTIFICATE OF TRAINING

In recognition of attendance and achievement

ZANE STONEMAN

Trench & Excavation Training — Competent Person

Rick Rios

Instructor

7/23/2019

Date



Certificate # GV21999

Trainee ID#



Certificate of Training Best Management Practices Florida Green Industries

The undersigned hereby acknowledges that

Zane R. Stoneman

has successfully met all requirements necessary to be fully trained through the Green Industries Best Management Practices Program developed by the Florida Department of Environmental Protection with the University of Florida Institute of Food and Agricultural Sciences.

B. Mertens

4/23/2013 Date of Class

DEP Program Administrator

Not valid without seal

Instructor



ROOTED IN FLORIDA

HOW IT ALL STARTED

Juniper was established in 2001 on a small farmhouse in Fort Myers, Florida. This location now serves as our corporate headquarters, although we have expanded by constructing additional buildings throughout the state of Florida. From the very beginning, we started with the commitment to deliver the best value and on-time projects. This commitment has helped Juniper grow from a small custom landscape operation with just a few employees to multiple locations throughout Florida. Over the last 20 years, a lot has changed, and we take pride in the technology, service, and quality we continue to provide.

Juniper was founded in Florida and all our leadership team lives in-state.



2001 Jupiter Office

			4
Fa	CT.	aci	7
			Э,

FORT LAUDERDALE

JUPITER

MELBOURNE

PORT ST LUCIE

VERO BEACH

VIERA

WEST PALM BEACH

Central

BELLEVIEW

LAKELAND

LITHIA

OCALA

ORLANDO - CENTRAL

ORLANDO - SOUTH

ORLANDO - WEST

WESLEY CHAPEL

MELBOURNE

West Coast

BONITA SPRINGS

BRADENTON

ESTERO

FORT MYERS - CORPORATE

FORT MYERS

NAPLES

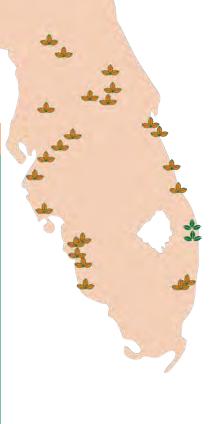
PANAMA CITY

SARASOTA

TAMPA

VENICE

WIMAUMA



COMPANY OVERVIEW

SERVICES & QUALIFICATIONS



Resources & Qualifications

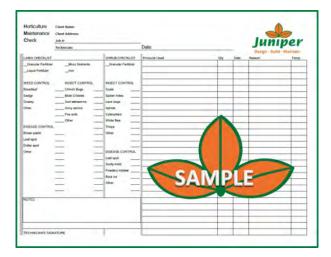
- ✓ 2,500+ Team Members
- ✓ Licensed Landscape Architects
- ✓ Certified Landscape Designers
- ✓ Certified Irrigation Designers
- ✓ Certified Pest Control Operators
- ✓ Certified Horticultural Professionals
- ✓ Certified Landscape Contractors
- ✓ ISA Certified Arborists
- ✓ In-house Agronomist
- ✓ State Irrigation License
- ✓ Certified Hunter Central Control
- ✓ Certified Rain Bird Central Control



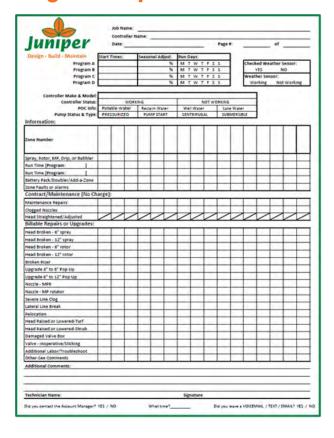
SERVICE REPORTS & MAPS

SAMPLES

Fertilization & Pest Reports

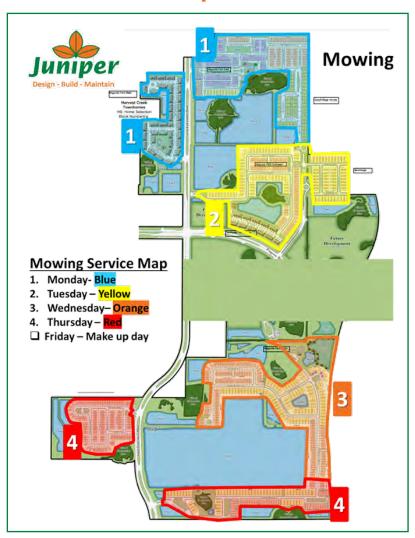


Irrigation Reports



Regular service schedule maps are created and customized for each community.

Service Rotation Map



START UP COMMUNICATION

At Juniper, we understand that a well-planned communication strategy is essential for a successful start-up and to delivering superior customer service.

Communication Plan

Juniper schedules and hosts recurring 30-minute ZOOM meetings (prior to actual startup and ongoing afterward).



SCHEDULE

- 30 days prior to start date Every other week ZOOM (20-30 Minutes)
- First 90 days after start date Every Other Week ZOOM (20-30 minutes)
- 4th- month thru 6th month Monthly ZOOM (20-30 minutes)

ATTENDEES

Who is typically included in these meetings?

- Juniper
- Account Manager
- Branch Manager
- Other Juniper staff depending on current issues
- Your Association (You Choose)
- Property Management
- Interested Key Landscape Committee Members
- Interested Board Members

PURPOSE

- The intent of the ZOOM meeting is to create and maintain a convenient way for Juniper to provide quick updates, get quality feedback, identify issues, generate ideas, create strong communication and set us all up for success.
- These meetings are in addition to any regularly scheduled walk-thrus or onsite meetings between Manager/BOD and Juniper.

AGENDA

- Juniper Account Manager & Branch Manager Operations update
- Manager/BOD Feedback, requests, suggestions, immediate issues/concerns
- Identify clear next steps

FOR LARGER COMMUNITY GENERALLY OVER 250K

Landscape Maintenance

SERVICE REQUEST MEETING

Meet with association management to review and prioritize all open service requests and any outstanding work orders.

JUNIPER ADVANCE PROPERTY MAPPING

Complete drone flight of community and upload mapping.

DETAILED PROPERTY REPORT

A detailed report with photos will be submitted to the BOD/Manager to provide insight into the areas that can be improved quickly, as well as those that may take additional work. This thorough report will give a point of reference of where the property was at take over and act as a benchmark for future performance.

SCHEDULE OF SERVICES MAP

Production team is working on the schedules that will be provided to the HOA. Irrigation Wet Check Schedule
Mowing Schedule
Shrub Pruning Schedule

PROPERTY MOWING TECHNIQUES

Uniformed crews begin proper and corrective mowing techniques using daily sharpened and clean blades, mowing at a proper height for the St. Augustine turf areas.

PROPER PRUNING TECHNIQUES

Uniformed crews begin proper and corrective pruning techniques, using clean, sharp shears and loppers.

WEED CONTROL

Uniformed crews begin weeding and cleaning of beds, applying herbicides, and correcting bed lines.

IRRIGATION

Set meeting with management and landscape/irrigation committee to discuss open items along with any concerns, and to set the starting point for the irrigation maintenance check.

START UP FIRST 60 DAYS

FOR LARGER COMMUNITY GENERALLY OVER 250K

Fertilization & Pest Control

ADDRESS IMMEDIATE ISSUES

Areas with active pest issues will be addressed immediately.

L&O EVALUATION REPORT

A detailed report which evaluates the property based on the health and vigor of the lawn and landscape will be submitted to the BOD/Manager.

SOIL TESTING

Collect soil samples from various locations of the property to send to A&L Labs or to the University of Florida for analysis. This data is the basis of how we will tailor the fertilization program going forward.

CORRECTIVE PLAN

Areas with pest, fungus, or weeds will be documented with pictures and a corrective plan will be put in place. Weed varieties or pest issues that cannot be eliminated due to environmental conditions and/or restrictions will also be documented and brought to the BOD/Property Manager's attention.

- ✓ Begin treatment of turf/shrub damaging insects
- ✓ Begin treatment of turf/shrub disease
- ✓ Begin fertilization of turf areas.
- ✓ Begin fertilization of shrub bed areas, trees and palms

Annual Flower Display

PLAN TO IMPROVE ANNUAL FLOWER DISPLAYS

- ✓ Review soil conditions (soil amendments may be needed).
- ✓ Provide options based on season.
- ✓ Work with landscape committee to develop plan for the entire year so we can look at contract growing flowers.

FOR LARGER COMMUNITY GENERALLY OVER 250K

Initial Irrigation Inspection

Evaluation of all key elements of the irrigation system with an Initial Irrigation Evaluation Report to be submitted to the BOD/Manager.

Our irrigation team will inspect all irrigation controllers & review functionality. We will be looking for faulted communication errors & abnormal milliamp usage which could also cause intermittent communication issues between controllers & valves. Controllers will also be inspected for proper grounding & grounding rods.

FIELD INSPECTIONS

- ✓ Inspect for faulty zones.
- ✓ Inspect all wire connections.
- ✓ Once functioning, inspect zone for functionality & coverage.
- ✓ Check if components are still under manufacture warranty.
- ✓ All sprinkler heads will have been cleaned or nozzles replaced and adjusted per contract.
- ✓ Any immediate changes made during the evaluation per our contract will be noted and reported.
- ✓ Increase runtimes for zones that have been showing signs of drought stress.
- ✓ Any major repairs that may be needed will be submitted in the form of a proposal.

PROGRAMMING & OPTIMIZATION

- ✓ Review all run time programming.
- ✓ Review system pressure and typical zone GPM.
- ✓ Make suggestions for optimization to improve communication & efficiencies.
- ✓ Optimize program run times.
- ✓ Begin to identify/label the irrigation zones.

CUSTOMER

SERVICE

On-Site Management

People make the difference. We understand that for many residents, speaking in person with a manager is preferable. For this reason, a manager always accompanies Juniper crews & is available on-site for communication & problem-solving.

In-House Customer Care Team

We believe that providing great customer service is key to providing the best landscape services. To that end, we have created a department dedicated to supporting residents, account managers & field teams.

To assist owners with maintenance and irrigation concerns, Juniper offers homeowners multiple options:

OPTION 1:

Visit junipercares.com and click on "Community Service Request." Create a ticket by following the simple prompts.

OPTION 2:

Email customerservice@juniperlandscaping.com, noting the concern.

OPTION 3:

Call Customer Service at (239) 561-5980 to speak with a representative.





Juniper Sync Work Order System

Utilize our online work order system to create & track work orders for your property. Managers & residents can easily create an account to use immediately.

HIGHLIGHTS

- ✓ Live Dashboard/ Ticket Summary
- ✓ Ticket Aging
- ✓ Custom Filters
- ✓ Detailed Reporting
- ✓ Community Maps
- ✓ Knowledge Base
- ✓ Give a Gold Star

JUNIPER MAPPING

Technology That Makes a Difference

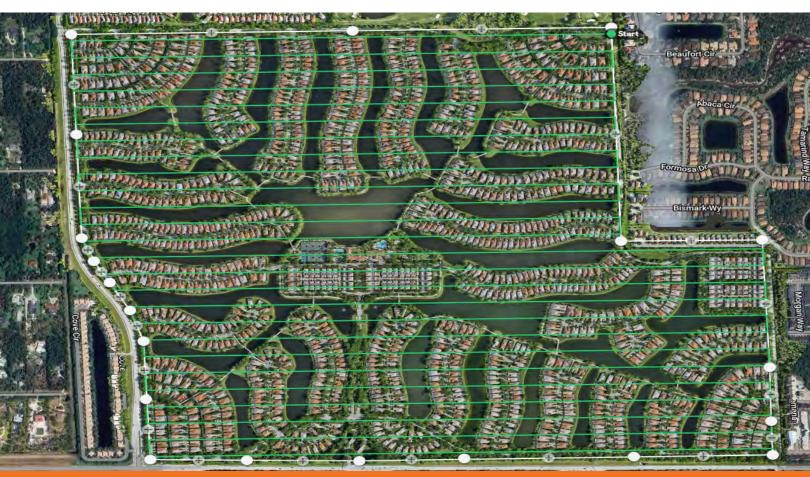
Juniper Mapping utilizes drone imaging software to create an Orthomosaic image from hundreds and sometimes thousands of high-resolution images. This process enables us to evaluate the property at a deeper level, which allows us to provide our clients the following:



- ✓ Proactively identify potential issues
- ✓ Property specific reporting
 - Plant Health
 - Elevation
 - Annotation
 - Issues
- ✓ Documentation of improvement
- ✓ Scan the QR code with your cellphone for full through





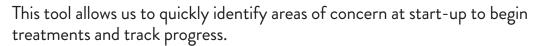


JUNIPER MAPPING

TOOLS

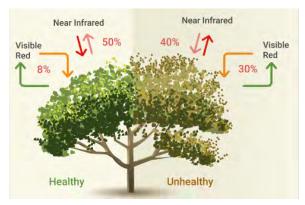
Plant Health Assessment

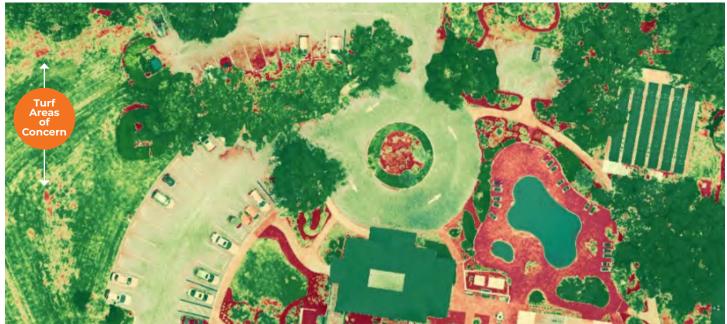
Healthy vegetation reflects more of certain types of light than unhealthy vegetation. Juniper Mapping creates a map that highlights differences within your area of interest.











LANDSCAPE MAINTENANCE

Juniper has been exceeding industry standards in the area of quality and dependability in Florida since 2001.

Our landscape maintenance teams work closely with the irrigation and horticultural teams. This combined with regular inspections from our dedicated account managers, helps ensure the quality of work our clients expect.







LANDSCAPE

Our design andinstallation teams make an award-winning combination.

Our teams work hard to deliver a quality project on time and on budget.

- ✓ Landscape Design Firm of the Year
- ✓ Best Landscape Design Custom Home
- ✓ Merit Award Design Residential
- ✓ Award Best Landscape Design









LANDSCAPE

IRRIGATION

State Licensed Irrigation Contractor

What is a certified irrigation specialty contractor's license?

An irrigation specialty contractor's license is a certified (state-wide) specialty license developed by the Construction Industry Licensing Board to permit contractors to install, maintain, repair, alter, extend, manage, monitor, audit, or, if not prohibited by law, design irrigation systems.

Water Management

- ✓ Central control management
- ✓ Converting beds to drip irrigation
- ✓ E/T weather-based controllers
- ✓ Soil moisture sensors
- ✓ Pressure regulated components
- ✓ High efficiency sprinklers





LANDSCAPE

IRRIGATION

Juniper's certified technicians perform monthly inspections of irrigation systems to ensure optimum operation and coverage for plant material and turf areas. Concerns are promptly documented on a service form and turned in to the property manager for authorization.











Maintenance

- ✓ Water Management
- ✓ Repairs
- ✓ Water Monitoring
- ✓ Reporting
- ✓ Wet Checks

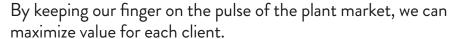
Installation

- ✓ Infrastructure
- ✓ Pump Stations
- ✓ Central Control
- ✓ Residential
- √ Commercial

NURSERY & TREE FARM

We know it because we grow it!

With our over 200 acres of nursery & tree farms, we can deliver custom, quality plant material to fit the individual needs of our clients. Additionally, our dedicated plant buyer travels throughout the state in search of the best plant material.











SEASONAL

COLOR

We create custom schedules for our communities on the annual color program. Our annual flower beds are designed and installed to emphasize color, profusion, and display in high-profile areas.





Seasonal Flower Program

- ✓ Contract grown flowers
- ✓ Custom designed displays
- ✓ Scheduled installation
- ✓ Fresh look all year
- ✓ Best in quality annuals
- ✓ Enhanced landscape areas
- ✓ Additional fertilization keeps flowers looking great



ARBORICULTURE

WITH JUNIPER

Juniper has multiple ISA certified Arborists that are available for everything you may need for your tree health care. Preventive maintenance helps keep trees in good health while reducing any insect, disease, or site problems.

Why We Hire an Arborist?

Arborists specialize in the care of individual trees. They are knowledgeable about the needs of trees and are trained and equipped to provide proper care. Hiring an arborist is a decision that should not be taken lightly. Proper tree care is an investment that can lead to substantial returns. Well cared-for trees are attractive and can add considerable value to your property.







STORM RESPONSE

Resources When You Need Them Most!

In preparation for and after a storm, Juniper has additional team members who are critical resources during storm events. They provide not only added manpower but also bring with them the trucks and heavy equipment needed to handle storm cleanup.







Company Resources

- ✓ 3,200+ team members statewide
- ✓ 26 locations throughout Florida
- ✓ 20,000 gallons of onsite fuel
- ✓ 1,100 trucks in our fleet
- ✓ Landscape Designers & Architects
- √ Teams throughout Florida
- ✓ Extensive supply of heavy equipment

SAFETY & TRAINING

We prioritize the safety of our clients & our team members in the highest regard. We have implemented a company-wide safety program that is administered through our safety coordinator & local branch managers.



Initial Hire Program

- ✓ Safety rules
- ✓ New hire safety orientation
- ✓ Required & use of PPE

Initial Hire Program

- ✓ Equipment certifications
- ✓ Weekly safety meetings
- ✓ Daily jobsite reviews
- ✓ Traffic control systems
- ✓ Best practices training
- ✓ Safety rewards/swag based on safety performance
- ✓ Online training tools









SCAN QR CODE TO WATCH VIDEO HIGHLIGHTS OF OUR IN-HOUSE TRAINING PROGRAM

PORTFOLIO



SOLIVITA



PORTFOLIO

ORLANDO



VILLAGE WALK



PORTFOLIO ST. CLOUD



TWIN LAKES



CLIENT REFERENCES

The Starkey Ranch Community Development District Management Wrathall, Hunt & Associates	Telephone (813) 399-0865 Contract Start Date I January 1, 2023 Contact Barry Mazzoni Email Imazzonib@whhassociates.com Contract Value I \$1,850,000.00
Triple Creek Community Development District V.P. Management Rizzetta & Company, Inc.	Telephone (813) 699-9065 Contract Start Date December 1, 2020 Contact Alex Garces Email boardmember5@triplecreek.com Contract Value \$836,750.00
Estancia at Wiregrass Community Development District V.P. Management GMS	Telephone (813) 344-3844 Contract Start Date I July 1, 2021 Contact Pete Williams Email I pete@pwillassoc.com Contract Value I \$422,800.00
Cory Lakes Community Development District Management Wrathell, Hunt & Associates	Telephone (813) 924-4673 Contract Start Date December 1, 2010 Contact John Hall Email clcddfm@corylakescdd.net Contract Value I \$356,200.00
Harrison Ranch Community Development District Management Rizzetta & Company, Inc.	Telephone (813) 658-6048 Contract Start Date I November 18, 2019 Contact I Taylor Nielsen Email tnielsen@rizzetta.com Contract Value I \$356,622.00
Venetian Community Development District	Telephone (941) 485-8500

Contract Start Datel September 26, 2019

Email | fieldmanager@vcdd.org Contract Value | \$356,200.00

Contact | Keith Livermore, District Field Manager

Venetian Community Development District Management | Rizzetta & Company, Inc.



Heritage Isles	Golf &Country Club Community
Development	District

Management | Inframark

Telephone | (813) 907-7388

Contract Start Date I October 1, 2009

Contact | Rich Unger, Director of CDD Operations

Email | HIManager@hicdd.or Contract Value I \$166,600.00

Panther Trace Community Development District

Management | Vesta Property Services

Telephone | (813) 671-8023

Contract Start Date | November 1, 2015 Contact | Monica Vitale, Facilities Director Email | ptrecentermanager@verizon.net

Contract Value I \$259,974.00

Watergrass | Community Development District

Management | Inframark

Telephone | (813) 873-7300

Contract Start Date | September ,1 2017

Contact | Mark Vega

Email Imark.vega@inframark.com Contract Value I \$162,650.00

Heritage Isle CDD

Brian Mendes, District Manager-Rizzetta bmendes@rizzetta.com (407) 472-2471 6800 Legacy Blvd. Viera, Florida 32940 Value \$350,000+ (2 years of service)

Full maintenance service of over 1289 homes and

CDD common areas

Beaumont CDD

Tammy Collins, Property Manager-Real Management Tammy.Collins@evergreen-lm.com (860) 997-9030

7802 Penrose Place Wildwood, Florida 34785

Value \$500,000+ (3ears of service)

Full service maintenance of all CDD common areas,

homes and townhomes.





September 5, 2025

Rolling Oaks CDD Kissimmee, Florida

RE: Landscape Maintenance Contract

Dear Board of Directors,

Juniper Landscaping of Florida, LLC is pleased to present our proposal for landscape maintenance services for Rolling Oaks CDD.

Juniper Landscaping currently partners with multiple communities similar to Rolling Oaks and has extensive experience with the procedures and protocols required to maintain them successfully. Through our efforts, we have consistently improved property appearance and built long-standing relationships with our clients. We are confident we can deliver the same level of improvement and care at Rolling Oaks if given the opportunity.

Both Josh Burton and Mike Diefenderfer bring significant expertise from their prior leadership roles at national and regional landscape firms, where they personally managed large-scale communities comparable to Rolling Oaks. Collectively, our team brings more than 40 years of professional experience in landscape maintenance and construction management. Beyond our experience, we are driven by a passion for quality workmanship and a commitment to exceeding our clients' expectations.

Our approach to maintaining Rolling Oaks is guided by the project manual requirements and tailored to ensure consistency, efficiency, and superior results. The property will be supported by a dedicated team of 17 professionals, led jointly by a Branch Manager and an Account Manager. The Account Manager and crew will be on-site weekly for regularly scheduled maintenance operations. Friday will be reserved for weather-related makeups or other tasks deemed necessary. The team will be structured as follows:

Account Manager

- Assist the Branch Manager in managing crews and ensuring schedules are met.
- Provide weekly porter services for amenity areas, entrances, and sidewalks.
- Address special maintenance requests and Juniper Sync tickets.
- Deliver follow-up treatments for turf and ornamental weeds, insects, and disease concerns.
- Provide detailed weekly reports.
- Meet with Rolling Oaks Representatives as necessary.



Landscape Maintenance Team (17 professionals)

- Divided into specialized teams:
 - o One Branch Manager will oversee client relationship.
 - o One **Account Manager** will oversee daily operations and communicate with client.
 - One Production Manager will oversee all on-site operations and direct crews daily.
 - Detail Team (4) Responsible for pruning and bed maintenance, with the property divided into zones to ensure consistent coverage and year-round upkeep.
 - o **Mow Team (4)** Responsible for uniform turf maintenance. Work will be completed in phases for a consistent, polished appearance.
 - Agronomy Team (2) Handle fertilization and pest control support.
 - o **Irrigation Team (2)** Conduct inspections, repairs, and troubleshooting.
 - Enhancement Team (2) Will complete work orders in a timely and courteous manner. Will
 perform extra services as required.
- Each crew will be led by an experienced Team Supervisor.

Specialized Services

- Fertilization and pest control will be provided by two licensed Pest Control Operators under the supervision of Certified Pest Control Operator.
- Irrigation services will be managed by one trained irrigation technician, with an additional Irrigation Specialist available as needed. Zone maps and reporting will be developed to ensure efficiency and accountability.

Thank you for considering Juniper Landscaping of Florida for your landscape and irrigation maintenance needs at Rolling Oaks CDD. We encourage you to contact our references to hear firsthand about the positive results we have achieved. We look forward to the opportunity to serve your community and are confident that our team's expertise, structure, and dedication will make you proud of your decision to partner with Juniper Landscaping.

Sincerely,

Joshua Burton - Regional Director Juniper Landscaping of Florida, LLC

. Joshua Burton



JUNIPER LANDSCAPING

FINANCIAL STABILITY

Dun & Bradstreet (D&B) is a global provider of business decisioning data, analytics, and insights, offering services for risk management, marketing, and sales intelligence. They maintain a vast data base of world wide businesses, assigning unique D-U-N-S numbers and providing credit scores, business information reports, and other data-driven solutions that help companies make informed decisions about credit, vendors, customers, and compliance.

Our D&B Number is 080889232



Juniper Group Acquisition LLC and Subsidiaries

(A Limited Liability Company)

Consolidated Financial Report December 31, 2024

Contents

Independent auditor's report	1-2
Financial statements	
Consolidated balance sheets	3
Consolidated statements of operations	4
Consolidated statements of changes in member's equity	5
Consolidated statements of cash flows	6-7
Notes to consolidated financial statements	8-31



Independent Auditor's Report

RSM US LLP

Board of Managers
Juniper Group Acquisition LLC
(A Limited Liability Company)

Opinion

We have audited the consolidated financial statements of Juniper Group Acquisition LLC and Subsidiaries (the Company), which comprise the consolidated balance sheets as of December 31, 2024 and 2023, the related consolidated statements of operations, changes in member's equity, and cash flows for the years then ended, and the related notes to the consolidated financial statements (collectively, the financial statements).

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Company as of December 31, 2024 and 2023, and the results of their operations and their cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Company and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Company's ability to continue as a going concern within one year after the date that the financial statements are issued or available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

THE POWER OF BEING UNDERSTOOD

ASSURANCE | TAX | CONSULTING

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to
 fraud or error, and design and perform audit procedures responsive to those risks. Such procedures
 include examining, on a test basis, evidence regarding the amounts and disclosures in the financial
 statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures
 that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the
 effectiveness of the Company's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant
 accounting estimates made by management, as well as evaluate the overall presentation of the
 financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that
 raise substantial doubt about the Company's ability to continue as a going concern for a reasonable
 period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

RSM US LLP

Tampa, Florida June 13, 2025

Consolidated Balance Sheets December 31, 2024 and 2023

		2024		2023
Assets				
Current assets:				
Cash	\$	8,702,693	\$	7,839,884
Accounts and other receivables, net		35,262,550		25,834,919
Contract assets		3,148,845		3,744,353
Costs and estimated earnings in excess of billings on contracts		6,399,784		8,777,764
Inventories		2,978,030		1,583,315
Prepaid expenses and other current assets		3,975,166		3,038,439
Total current assets		60,467,068		50,818,674
Property and equipment, net		31,441,881		27,532,290
Operating lease right-of-use assets, net		14,246,253		9,067,299
Finance lease right-of-use assets, net		10,407,814		5,164,350
Goodwill, net		164,969,870		156,706,858
Trade names, net		19,884,129		13,677,324
Note receivable		515,468		584,534
Deposits	4	628,856		535,440
Total assets	\$	302,561,339	\$	264,086,769
Liabilities and Member's Equity				
Current liabilities:				0.4.0=0.000
Accounts payable and accrued liabilities	\$	27,276,693	\$	24,678,033
Deferred revenues		2,243,505		1,131,005
Billings in excess of costs and estimated earnings on contracts		4,452,967		1,751,061
Current portion of contingent consideration		5,318,788		489,050
Current portion of operating lease liabilities		2,112,010		1,915,515
Current portion of finance lease liabilities		3,346,457		1,240,527
Income taxes payable		564,611		3,245
Current portion of installment notes payable		3,923,909		4,227,243
Current portion of long-term debt		1,576,000		1,323,500
Total current liabilities		50,814,940		36,759,179
Line of credit		6,500,000		2,500,000
Deferred income taxes		1,965,157		3.53
Contingent consideration, net of current portion		6,638,520		2,850,000
Operating lease liabilities, net of current portion		12,419,526		7,346,592
Finance lease liabilities, net of current portion		7,785,516		4,031,365
Installment notes payable, net of current portion		3,675,484		7,285,214
Long-term debt, net of current portion and unamortized deferred loan costs	84 <u></u>	155,251,546		126,109,460
Total liabilities		245,050,689		186,881,810
Commitments and contingencies (Notes 9, 15 and 16)				
Member's equity		57,510,650		77,204,959
Total liabilities and member's equity	\$	302,561,339	S	264,086,769

Consolidated Statements of Operations Years Ended December 31, 2024 and 2023

	2024	2023
Landagana maintanana aasteesta	A 004 005 400	* 405 405 000
Landscape maintenance contracts revenue	\$ 201,065,182	\$ 135,105,820
Contract revenues—installation and construction	94,634,979	78,662,838
Total revenues	295,700,161	213,768,658
Cost of revenues—landscape maintenance contracts	112,649,480	79,153,571
Cost of contract revenues	73,489,673	56,371,755
Total cost of revenues	186,139,153	135,525,326
Total cost of levelides	100,139,133	133,323,320
Gross profit	109,561,008	78,243,332
Operating expenses:		
Salaries and wages	25,968,206	17,552,921
Depreciation and amortization	40,340,476	30,611,491
General, administrative and other shop expenses	75,682,562	45,394,082
Total operating expenses	141,991,244	93,558,494
Operating loss	(32,430,236)	(15,315,162)
Financial expense:		
Interest expense	21,079,283	15,527,692
Total financial expense	21,079,283	15,527,692
Loss before income tax expense	(53,509,519)	(30,842,854)
Income tax expense	46,962	<u> </u>
Net loss	\$ (53,556,481)	\$ (30,842,854)

Consolidated Statements of Changes in Member's Equity Years Ended December 31, 2024 and 2023

Balance, December 31, 2022	\$ 103,708,757
Rollover equity	1,500,000
Distributions	(19,811)
Equity-based compensation	2,858,867
Net loss	(30,842,854)
Balance, December 31, 2023	77,204,959
Capital contributions	20,552,731
Rollover equity	5,250,000
Equity-based compensation	8,059,441
Net loss	(53,556,481)
Balance, December 31, 2024	\$ 57,510,650

Consolidated Statements of Cash Flows Years Ended December 31, 2024 and 2023

		2024	2023
Cash flows from operating activities:			
Net loss	\$	(53,556,481) \$	(30,842,854)
Adjustments to reconcile net loss to net cash (used in) provided by			
operating activities:			
Depreciation and amortization		40,340,476	30,611,491
Amortization of operating lease right-of-use assets		2,511,095	1,572,037
Loss on sale/disposal of property and equipment		8,285	158,743
Equity-based compensation		8,059,441	2,858,867
Amortization of deferred loan costs		1,087,336	807,828
Changes in the estimated fair value of contingent consideration		(621,034)	(2)
Measurement period adjustment		(399,557)	(105,996)
Allowance for credit losses		691,221	306,087
Deferred income taxes		(424,139)	720
Changes in working capital components:		(,,	
Accounts and other receivables		(4,283,967)	(453,769)
Contract assets		595,508	(2,559,269)
Costs and estimated earnings in excess of billings on contracts		2,377,980	(4,901,981)
Inventories		(1,056,625)	78,051
Prepaid expenses and other current assets		535,509	(782,511)
Deposits		(93,416)	(189,078)
Accounts payable and accrued liabilities		(2,961,825)	6,189,512
Deferred revenues		1,112,500	63,031
Billings in excess of costs and estimated earnings on contracts		2,701,906	611,055
Operating lease liabilities		(2,420,620)	(1,473,586)
Income taxes payable		561,366	(1,473,300)
Net cash (used in) provided by operating activities	-	(5,235,041)	1,947,658
not each (2002 iii) provided by operating activities	:	(3,233,041)	1,947,030
Cash flows from investing activities:			
Purchases of property and equipment		(4,174,551)	(2,372,501)
Business acquisitions, net of cash acquired		(35,750,000)	(10,572,643)
Collection of note receivable		69,066	61,561
Proceeds from sale of property and equipment		220,652	223,748
Net cash used in investing activities	•	(39,634,833)	(12,659,835)
	!		
Cash flows from financing activities:			
Distribution to member		, #	(19,811)
Borrowing from line of credit		8,500,000	5,500,000
Payments on line of credit		(4,500,000)	(5,500,000)
Payments on installment notes payable		(4,278,581)	(4,138,675)
Payments of deferred loan costs			(1,627,630)
Capital contributions		20,552,731	9
Proceeds from long-term debt		29,750,000	20,476,750
Payments on long-term debt		(1,442,750)	(989,500)
Payment of contingent consideration		(625,000)	(625,000)
Payments on principal of finance lease liabilities		(2,223,717)	(486,636)
Net cash provided by financing activities		45,732,683	12,589,498
•	-	· · ·	
Net increase in cash		862,809	1,877,321

(Continued)

Consolidated Statements of Cash Flows (Continued) Years Ended December 31, 2024 and 2023

		2024		2023
Cash:				
Beginning	_\$	7,839,884	\$	5,962,563
Ending	\$	8,702,693	\$	7,839,884
Supplemental disclosure of cash flow information: Cash paid for interest	\$	20,737,480	\$	14,913,372
Supplemental schedule of noncash investing and financing activities: Contingent consideration related to business acquisition	\$	9,864,292	\$	2,850,000
Due to sellers (holdback) issued in business acquisition as consideration	\$		S	1,607,911
Rollover equity issued in connection with business acquisitions	\$	5,250,000	S	1,500,000
Operating lease assets obtained in exchange for new operating lease liabilities in connection with business acquisitions	<u> </u>	5,311,429	s	1,134,677
Operating lease assets obtained in exchange for new operating lease liabilities	_\$	2,378,620	\$	1,943,592
Finance lease assets obtained in exchange for new finance lease liabilities	\$	8,083,798	S	5,407,243
Equipment acquired under installment notes payable	\$	365,517	s	4,138.675



AFFIDAVIT OF NON-COLLUSION

STATE OF Florida	
COUNTY OF Orange	
I Susan Chapman	, do hereby certify that I have not, either directly or
indirectly, participated in collusion or pro-	oposal rigging. Affiant is a in the firm of
Juniper Landscaping of Florida LLC	, and authorized to make this affidavit on behalf of
the same. I understand that I am swear	ing or affirming under oath to the truthfulness of the claims
made in this affidavit and that the punish	nment for knowingly making a false statement includes fines
and/or imprisonment. Dated this the day of Sign	2025. Susan Mapman nature by authorized representative of Proposer
day of <u>Splenber</u> , who	cknowledged before me by means of physical presence this 2025, by Swan Chapman, of the is personally known to me or who has produced as identification and who did (did not) take an oath. Anature of Notary taking acknowledgment
SARY 40 ELIZABETH RYAN	

Notary Public State of Florida Comm# HH531348 Expires 5/27/2028

ACKNOWLEDGMENT OF RECEIPT OF DOCUMENTS AND PROPOSAL SIGNATURE FORM

This Proposal for landscape maintenance services has been submitted on this day of September, 2025 by Juniper Landscaping of Florida LLC [company] whose business address
is 4000 Avalon Road Winter Garden, Florida 34787
, telephone number is 407 717-6557 , and
electronic mail address is Susan. Chapman@juniperlandscaping.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 sixty (60) days from the 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 this proposal constitutes fraud; and, that the Owners consider such action on the part of the Proposer to constitute good cause for denial, suspension or revocation of a proposal for work for the Owners.
Furthermore, the undersigned acknowledges receipt of the following addenda, the provisions of which have been included in this Request for Proposal.
Addendum No1 dated9/11/2025
Addendum No dated
Addendum No dated
Signature by authorized representative of Proposer
County of Orange
The foregoing instrument was acknowledged before me by means of physical presence this day of Suplembu, 2025, by Super Chapman, of the who is personally known to me or who has produced as identification and who did (did not) take an oath.
Notary Public State of Florida Comm# HH531348 Expires 5/27/2028

Rolling Oaks Community Development District

Addendum #1
Rolling Oaks CDD RFP 2025
Landscape Maintenance Services

September 10, 2025

To: All Prospective Proposers:

The following changes, additions, clarifications, and deletions amend the Request for Proposals of the above captioned Project, and shall become an integral part of the Submittal. Please note the contents herein and affix the same to the documents you have on hand. Indicate on the Acknowledgement of Receipt of Documents and Proposal Signature Form that this Addendum has been received.

QUESTIONS:

Q1: What is an onsite address that can be used to get to site?

A1: The recommended address to get to the site is 8000 Fins Up Cir, Kissimmee, FL 34747. This information was provided in the email that included the bid packets and pre-bid meeting info for all bidders. Please refer to that email.

Q2: Are there gate codes needed to access the property?

A2: As was explained in the pre-bid conference meeting there are no required gatecodes. At most times the gates are open during daytime hours, otherwise you can pull up to the kiosk and request to be let in as part of a CDD landscape bid.

Q3: The map provided does not clearly identify the areas on the Margaritaville side of the roadway. Can you please clarify what the CDD is responsible for on that side of the roadway. Is it only curb to sidewalk? Or is the boundary further in?

A3: The CDD is typically responsible for maintaining the rights-of-way, which generally extend from the back of the sidewalk on one side of the road to the back of the sidewalk on the other. Therefore, when referring to the interior of Fins Up Circle, the general guideline is that maintenance responsibility spans from sidewalk to sidewalk. There are some areas highlighted on the map that are an exception to this. Therefore the map should be reviewed carefully.

Rolling Oaks Community Development District

Q4: Are the boundaries of the CDD sidewalk to road unless the larger area has been highlighted on the map?

A4: That is the general rule for most areas especially when regarding the interior of Finns Up Circle. The CDD maintenance stops at the sidewalk. There are some areas that are an exception to this which are highlighted on the map. Additionally, there are areas on the exterior of Fins up circle where we maintain past the sidewalk and those areas are highlighted on the map.

Q5: Are the planters along the wall on Funie Steed Road and Formosa Gardens Blvd part of scope?

A5: Yes. The areas located on the exterior side of the sidewalk—opposite the road—extending all the way to the fence/wall on the southern boundaries of the property, specifically those areas bordering Formosa Gardens Boulevard, Funie Steed Road, and Highway 429, fall under CDD maintenance. This includes all landscaped bed spaces along those sections, up to the fence or wall.

Please sign and return with your bid packet. Attach this form to your bids.

NAME OF FIRM:

Juniper Landscaping of Florida LLC

SIGNATURE:

DATE: 9/12025

Rolling Oaks Community Development District Landscape Fee Summary

Contractor: Juniper Landscaping of Florida, LLC

Property: Rolling Oaks CDD

Address: 219 E Livingston ST

Address: 4000 Avalon Rd, Winter Garden 34787

Orlando, FL 32801

Phone: 407-717-6557

Phone:

Fax: na Contact: Susan Chapman

Contact: Clayton Smith, Ashley Hilyard

Email: susan.chapman@juniperlandscaping.com Email: Csmith@gmscfl.com, ahilyand@gmscfl.com

	1												
YEAR 1 Pricing Break Down	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Turf Maintenance and Detailing													
(Component A) -	\$14,725.00	\$14,725.00	\$14,725.00	\$14,725.00	\$14,725.00	\$14,725.00	\$14,725.00	\$14,725.00	\$14,725.00	\$14,725.00	\$14,725.00	\$14,725.00	\$176,700.00
Turf Maintenance/Detailing/Communication/Staffing													
TURF CARE													
(Component B)	\$525.00	\$525.00	\$525.00	\$525.00	\$525.00	\$525.00	\$525.00	\$525.00	\$525.00	\$525.00	\$525.00	\$525.00	\$6,300.00
Bahia/St Augustine/Zoysia													
TREE/SHRUB CARE Includes OTC if Applicable													
(Component C)	\$2,155.00	\$2,155.00	\$2,155.00	\$2,155.00	\$2,155.00	\$2,155.00	\$2,155.00	\$2,155.00	\$2,155.00	\$2,155.00	\$2,155.00	\$2,155.00	\$25,860.00
Tree/Shrub Fert/OTC/Drenching													
IRRIGATION MAINT.													
(Component D)	\$1,160.00	\$1,160.00	\$1,160.00	\$1,160.00	\$1,160.00	\$1,160.00	\$1,160.00	\$1,160.00	\$1,160.00	\$1,160.00	\$1,160.00	\$1,160.00	\$13,920.00
Irrigation Inspections													
ANNUAL CHANGES - None at this time - Provide per annual price													
(Component E.1)													\$0.00
Per Annual Pricing: \$3 each	None at this time	е		None at this time	е		None at this time	е	I	None at this time	е		
BED DRESSING - Estimate mulch yds - Cocoa Brown Mulch					\$48,000.00						\$12,000.00		
(Component E.2)													\$60,000.00
[Mulch Type] Per Yard Pricing: \$60 each					800						200		
PALM TRIMMING 1x Per Year					\$45,050.00								
(Component E.3) Per Palm Price: \$													\$45,050.00
Palm counts:					1,001								
TOTAL FEE PER MONTH:	\$18.565.00	\$18,565.00	\$18,565.00	\$18.565.00	\$111,615.00	\$18.565.00	\$18,565.00	\$18,565.00	\$18,565.00	\$18.565.00	\$30,565.00	\$18,565.00	\$327,830
													,,
Fee Schedule with Extra Services	\$27,319.17	\$27,319.17	\$27,319.17	\$27,319.17	\$27,319.17	\$27,319.17	\$27,319.17	\$27,319.17	\$27,319.17	\$27,319.17	\$27,319.17	\$27,319.17	

Fee Schedule with Extra Services	\$27,319.17	\$27,319.17	\$27,319.17	\$27,319.17	\$27,319.17	\$27,319.17	\$27,319.17	\$27,319.17	\$27,319.17	\$27,319.17	\$27,319.17	\$27,319.17
Fee Schedule Essential Services Only	\$18,565	\$18,565	\$18,565	\$18.565	\$18,565	\$18,565	\$18,565	\$18,565	\$18.565	\$18,565	\$18.565	\$18.565

Essential Services	\$222.780.00
Mowing/Detailing/Irrigation/Fert and Pest	\$222,760.00

Extra Services	
	\$105,050.00
	\$100,000.00

Annual Changes, Palm Pruning, Mulch

Additional Year Pricing	
YEAR 2 - Essential Services ONLY Annual Pricing -	\$229,670.00
YEAR 3 - Essential Services ONLY Annual Pricing	\$236,775.00
YEAR 4 - Essential Services ONLY Annual Pricing -	\$244,100.00

Additional Services Pricing Summary Rolling Oaks CDD

Material	Description	<u>Price</u>
Mulch	Price/yard installed for quantities over 100 cubic yards Cocoa Brown	\$62.50
	Price/yard installed for quantities <u>under</u> 100 cubic yards Cocoa Brown	\$62.50
	Price per 3 cubic foot bag of Mulch Cocoa Brown	<u>\$</u> 9.00
Hard Materials	Price per bag for Seminole Chips	<u>\$</u> NA
	Price per Cubic Yard for Seminole Chips	<u>\$</u> 525.00
	Price per Cubic Yard for 3"-5" River Jack	<u>\$</u> 725.00
	Price per cubic yard for Crushed and washed Shell	<u>\$</u> 325.00
Seasonal Color	Annual flower installed prices include bed preparation by removing and of old flowers, hand or mechanically turning the beds and amendinecessary.	, •
	Bed preparation and installation per 4.5" pot	<u>\$</u> 3.00
	Bed preparation and installation per 1 gallon pot	<u>\$</u> 9.00
	Supply and install 8" to 10" hanging basket	\$ 45.00
	Assemble 20" to 36" diameter floral pot with centerpiece plant	<u>\$</u> 65.00
Sod (St. Augustine)	Turf reparation includes removal and disposal of old material and re-grading area prior to installation of new sod.	affected
	Square foot price for quantities less than 1,000 square feet	<u>\$</u> 1.75
	Square foot price for quantities between 1,000 and 3,000 square feet	<u>\$</u> 1.75
	Square foot price for quantities between 3,000 and 10,000 square feet	<u>\$</u> 1.75
	Square foot for price quantities greater than 10,000 square feet	<u>\$</u> 1.75
Irrigation	Irrigation services, which fall outside of the contract, will be provided on basis. Parts will be provided at list, less a discount. Contractor may be to provide a copy of purchase invoice.	
	Irrigation Technician per hour	<u>\$</u> 75.00
	Irrigation Laborer per hour	<u>\$</u> 75.00
General Labor	Foreman per hour	<u>\$</u> 65.00
	Labor per hour	<u>\$</u> 65.00
Arbor Care	Production day (8 hour) Truck, Chipper, 3 man crew	<u>\$</u> 1,750.00
Miscellaneous	Bush hogging per acre @:	\$ 300.00



SECTION D



ROLLING OAKS CDD PROPOSAL

QUALITY IS OUR CORNERSTONE





OVERVIEW

OUR STORY

With a family business backed by three generations, the Princes are no stranger to the construction industry. Since a young age, current Owner/President, lan Prince, was surrounded by the trade, working alongside his father as the Prince family built their name in landscape and construction in Central Florida. Formerly known as Prince Land Services, Ian later renamed the company to Prince and Sons, Inc., to better capture the future family generations, namely Ian's sons, Stetson and Jagger.

As a family-oriented business, Prince and Sons is run on true southern hospitality and manners. We realize that creating loyal customers not only requires quality service but also thoughtful and intentional relationships. It's what sets us apart from being average, and we are grateful for our unwavering clients.



OUR TEAM



IAN PRINCE Owner / President

Ian was Born in Winter Haven and has lived in Central Florida his whole life. He grew up working under his parents in the green industry and hopes to pass that down to his two boys one day. Starting out at such a young age, he has a lot of hands-on knowledge and that has helped him to grow his company to what it is today!



LUCAS DEAN MARTIN
Vice President of Landscape
Maintenance

For 20 years Lucas has been in the green industry. After graduating with a Horticulture/ Plant Sciences degree from the University of Missouri he began in golf course maintenance before transitioning into commercial and community maintenance. Lucas' experience with contractors and developers makes him an asset in every aspect of the job.



JAMES SMITH Landscape Maintenance Operations Manager

After retiring from a 22-year career in the Marine Corp, James has been in the green industry as an Account and Operations Manager for the last 15

James and his 3 kids have called Central Florida home ever since relocating from Texas.



ANTHONY SANDRETTO Fertilization & Pest Control Manager

Anthony has been in the landscape industry since moving to Central Florida in 2001 from Wisconsin. Anthony has many certifications like being

a Florida Certified Horticultural Professional, Florida Water Star Certified, and Certified Pest Control Operator, among others.



JERRY ROBERSON Irrigation Manager

Since relocating from Georgia in 2001, Jerry and his wife of over 40 years have called Central Florida home. He has extensive irrigation education, certifications, and knowledge.

Some of his expertise and certifications are in 2-wire system maintenance and design, Water Star irrigation, pump installation, and much more.



BRIAN HUSEMAN Irrigation Maintenance Manager

Brian moved to Florida from Indiana with his wife and 2 sons in 1983. He has 10 years' experience in irrigation maintenance for commercial and residential properties with expert knowledge in various operating systems, especially 2-wire systems. Dedication and pride in accurate and timely work define Brian's character.

OUR CORE VALUES

Respect is not something we take lightly, and we make it a core value in how we treat both our clients and our employees. As a staff member, we never miss a chance to incentivize performance and show appreciation for hard work.

We are proud to have several employees who have been with the company for more than 20 years, as a result.

SAFETY

Managing safety in a fast-paced workplace environment should not be a one- person-job. But it can feel that way, especially if you're being asked to do more with less because of recent global events.

OUR SAFETY MANAGEMENT SOLUTION BRINGS TOGETHER:

- Incident, Near Miss and Hazard Reporting & Management
- Action Management & Analytics
- Inspections
- Meetings
- A full training program at "Prince and Sons University"



AREAS OF EXPERTISE



COMMERCIAL LAWN MAINTENANCE

We have been a leading commercial lawn maintenance company for 26 years and boast the ability to tackle every aspect of lawn care for a wide range of clients. Whether it's leading property management and homeowner associations, college campuses or golf courses, we understand the importance and value of a well-maintained, beautiful landscape.



BRICK PAVERS

We are one of Polk County's premier brick paver contractors. Over our 15 years of installing brick pavers, we've secured hundreds of satisfied customers. We understand outdoor living is fundamental aspect to living in Florida, which is why we offer a wide selection of tools to enhance your time outside, including pool decks, patios, fire pits, outdoor kitchens and more!



LIGHT CONSTRUCTION

Prince and Sons can provide and assist in your residential home building with clearing, backfilling, final grades and driveway cut-outs. We currently work with many of Central Florida's leading residential contractors and also provide hauling and clearing for residential customers.



IRRIGATION & WATER MANAGEMENT

Commercial irrigation systems are sophisticated technology that requires special certifications to install and operate. The key is to choose irrigation installation and maintenance experts who have comprehensive knowledge and expertise. From older systems that are frequently in need of repairs and updates to the installation of the latest technology, you want a company that can handle it all.



COMMERCIAL TREE CARE

Proper care of your trees is an investment that will lead to substantial returns, such as reducing air conditioning costs, controlling erosion, and shielding your property from damaging winds. Our experts help protect your trees throughout their lifespan including damage due to storms and lightning.

PROPERTY NEEDS

Maintaining a property is not just "mowing and blowing" at Prince and Sons. Our team integrates a full **BMP (Best Management Practices) Program** to make the property look its best. This program addresses the most important aspects of plant health.

THESE PLANT HEALTH PRACTICES INCLUDE:



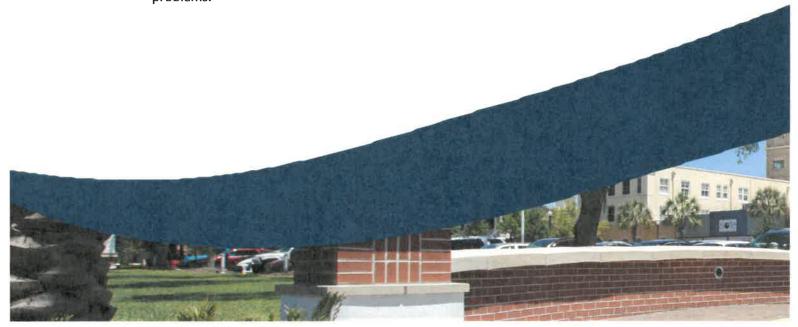
The Plant Enhancement Team makes sure that all aspects of the environment are included to make recommendations to the client to get the right plant in the right place while still providing the aesthetics that the client prefers. The long- term value of a landscape depends on how well it performs for its objectives.

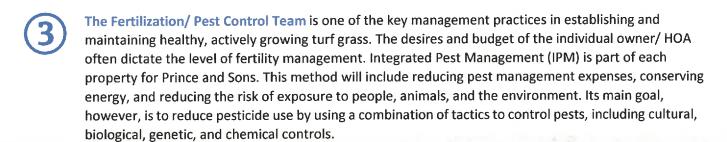
Performance is often directly related to matching a site's characteristics and a client's desires with plant requirements. Therefore, the first step in selecting plants for a landscape is to conduct a site evaluation, which may consist of

studying planting site characteristics such as the amount of sun or shade, soil type, pH, soil compaction, slope, and water drainage. These characteristics will most likely differ between areas on the same property.



The Irrigation/ Water Management Team knows that the most important thing to keeping plants healthy is providing proper irrigation practices. Using proper irrigation system design, installation, management, and maintenance practices provides a multitude of benefits. These benefits include saving money, using irrigation efficiently, a healthy and more drought and pest-resistant landscape, and protecting the state's water resources. By understanding the irrigation system, Prince and Sons can save the client money and help protect ground water supplies and water quality. Proper maintenance extends the life of an irrigation system and helps it to perform optimally. Maintenance begins with a visual observation of the system and the plants. Brown spots, unnaturally green grass, certain types of weeds, and soggy spots are indicators of problems.





The Maintenance Team will continuously serve your property with the same crew leaders and team to provide a clean, professional, and healthy appearance to the property that will improve the enjoyment of the residences and property values.

Mowing is an important maintenance operation. Mowing at the correct height increases turf density and root health and suppresses weeds. A dense turf impedes storm water runoff. A healthy root system ensures that water and nutrients are absorbed and not wasted. Fewer weeds mean less need for herbicides. Clean, well- kept, weed-free mulch beds and properly manicured landscape plants/ trees will be part of any maintenance plan. Seasonal color is always a nice touch.



REFERENCES

Winter Garden Village

Prince and Sons is a professional, consistent, and reliable landscape maintenance company. They always leave the jobs clean and complete. The health of our plants has consistently improved as P&S has properly maintained, fertilized and irrigated. What may separate them more than anything is their customer service. They are accommodating, respectful, and responsive to our needs.

We highly recommend Prince and Sons for all of your landscaping, irrigation, and maintenance needs.

Kerri A. Ryan, LEED GA *Director of Property Management SITE Centers Corp.*



















ADDITIONAL REFERENCES

ENCLAVE AT FESTIVAL POINT VANESSA STEIN (561) 846-0004

<u>WINDSOR HILLS</u> ERIKA BALDWIN (718) 966-1966

RIVERSTONE CLAYTON SMITH (407) 201-1514

LAKES OF LAUREL HIGHLANDS SHERLEY AUBREY (863) 646-2662

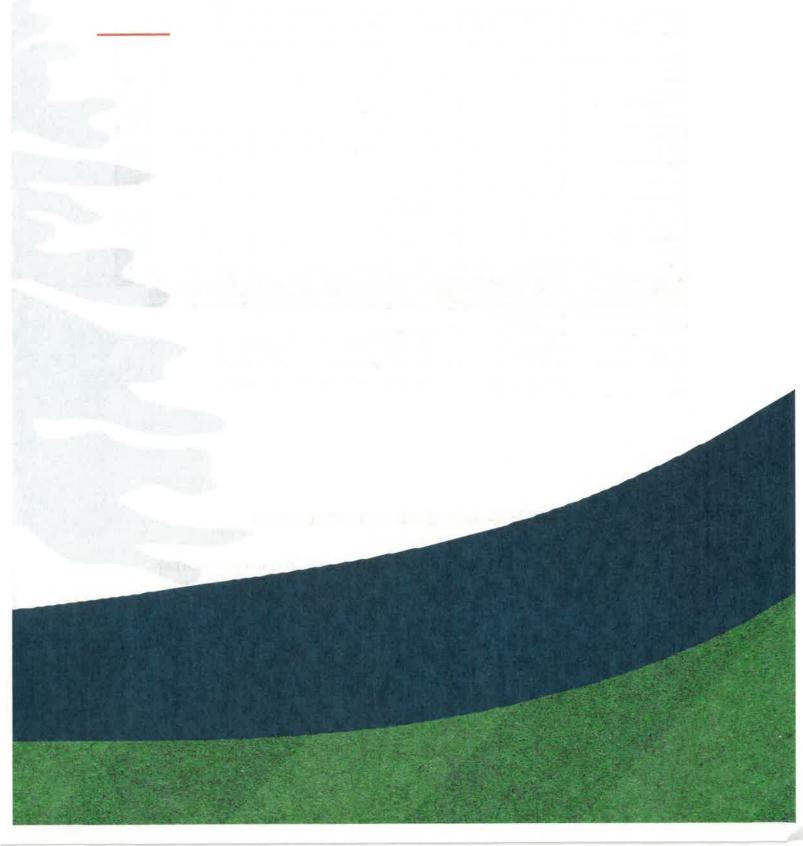
BONNET SPRINGS PARK (NATIONAL PARK OF THE YEAR) JOSH HENDERSON (352) 362-7712

<u>CROSSWINDS CDD</u> JOEL BLANCO (786) 238-9473

MORE REFERENCES CAN BE PROVIDED UPON REQUEST



MAINTENANCE PROPOSAL



Contractor: Prince and Sons, Inc.

Address: 14645 Boggy Creek Rd.
Orlando, FL 32824

Phone: (863) 422-6207

Fax:
Contact: Luces Martin

Property. Issuing General Good

Address: 219 E Livingston ST Oriendo, Ft. 32801

> Contact: Clayton Smith, Ashley Hilyard Email: Carath-Bornet com, shiveridamed.

YEAR 1 Pricing Break Down	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	569	ост	NOV	DEC	TOTAL
Turf Maintenance and Detailing (Component A) - Turf Maintenance/Detailing Communication/Stuffing	\$11,400.00	\$7,800.00	\$7,600.00	\$19,000.00	\$15,200.00	\$15,200.00	\$19,860.00	\$15,200.00	\$19,000.00	\$15,286.00	\$7,600.00	\$7,600.00	\$159,666.00
TURF CARE (Component B) Bahta-St Augustine/Zoysia		\$384.60		\$384.00		\$384.00		\$384.00		\$384.00		\$3,030.00	\$4,959.90
TREE/SHRUB CARE Includes OTC If Applicable (Component C) Tree/Shrub Fest/OTC/Drenching			\$3,030.00			\$3,030.00			\$3,030.00			\$3,030.00	\$12,129.00
RRIGATION MAINT. (Component D)	\$2,200.00	\$2,200.00	\$2,200.00	\$2,200.00	\$2,200.00	\$2,200.00	\$2,200.00	\$2,200.00	\$2,200.00	\$2,200.00	\$2,200.00	\$2,200.00	\$20,440.00
arigation imposessors ANNUAL CHARGES - None of the time Power per ennuel price (Component E-1)													\$0.00
BED GRESSWG - Estimate match yok - Locar (rown Mulch (Component E.2)	at this			None at this time	\$46,400.00		None at this time			None at this	\$11,600.00		\$58,000.00
PALSE TRIBINING 1x Per Year (Component E.3) Per Pain Price: \$50					\$50,040.00 1,001								\$50,840.00
TOTAL FEE PER MONTH:	\$13,600.00	\$19,184.00	\$12,830.00	\$21,584.90	\$113,840.00	\$20,814.00	\$21,200.00	\$17,784.00	\$24,230.00	\$17,784.00	\$21,400.00	\$15,880.00	\$311,110
Fee Schedule with Extra Services	\$26,926.83	\$25,926,83	\$25,925,83	\$26,926,83	\$25,925,83	\$25,925,83	\$28,928,83	\$25,925,83	\$26,925.83	\$26,926,83	\$25,925,83	\$25,825,83	3
Fee Schedule Essential Services Only	\$16,923	\$16,923	\$16,923	\$16,923	\$16,923	\$16,923	\$16,923	\$16,923	\$16,923	\$16,923	\$16,923	\$16,923	3
Essential Services Mowing/Detalling/irrigation/Fart and Pest	\$203,	170,00		Addit	ional Year F	Pricing					ě		
Extra Services Annual Changes, Palm Pruning, Mulch	\$108,0	040.00			AR 2 - Essentis LAR 3 - Essenti				\$203,]		
TOTAL	\$311,	110.06		YE	AR 4 - Essentis	l Services ONI	Y Annual Price	ng -	\$209,	160.00]		

LABOR TO BE PROVIDED TO YOUR PROPERTY

-2 DAYS SERVICE DURING WEEKLY SCHEDULE WITH 5 LABORERES AND A MANAGER EACH DAY

-1 DAY, WEEKLY SERVICE WITH 5 LABORERS AND A MANAGER DURING WINTER SCHEDULE TO PROVIDE 52 WEEK SERVICE





Contact Us

863-422-5207 info@princeandsonsinc.com

Corporate (Orlando/Polk County) 200 South F Street Haines City, FL 33844

Tampa Division 9513 US 92 East Tampa, FL 33610

Orlando Division 14645 Boggy Creek Rd. Orlando, FL 32824

ROLLING OAKS COMMUNITY DEVELOPMENT DISTRICT

Request for Proposals No. 2025-100

LANDSCAPE/GROUNDS MAINTENANCE AND IRRIGATION SERVICES

PROJECT MANUAL

Issue Date: July 24, 2025

Rolling Oaks Community Development District Representative: Tricia L. Adams, District Manager Governmental Management Services – Central Florida, LLC 219 East Livingston Street Orlando Florida, 32801

REQUEST FOR PROPOSAL NUMBER 2025-100 LANDSCAPE/GROUNDS MAINTENANCE AND IRRIGATION SERVICES

TABLE OF CONTENTS

- 1. COPY OF NOTICE
- 2. INSTRUCTIONS TO PROPOSERS
- 3. EVALUATION CRITERIA
- 5. NON-COLLUSION AFFIDAVIT
- 6. ACKNOWLEDGMENT OF RECEIPT AND PROPOSAL SIGNATURE FORM
- 7. SAMPLE CDD CONTRACT DOCUMENT AND EXHIBITS (FOR INFORMATION ONLY)
- 8. EXHIBIT 1 SCOPE OF WORK
- 9. EXHIBIT 2 FEE SUMMARY
- 10. EXHIBIT 3 ADDITIONAL SERVICES PRICING
- 11. EXHIBIT 4 SERVICE AREA MAPS

ROLLING OAKS COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF SOLICITATION FOR REQUEST FOR PROPOSALS

Landscape/Grounds Maintenance and Irrigation Services

Osceola County, Florida

Notice is hereby given that the Rolling Oaks Community Development District requests proposals from qualified firms to provide landscape maintenance and irrigation services (Request for Proposals No. 2025-100) including but not limited to, maintenance of turf, trees, shrubs, ground cover, irrigation, and hardscape, as well as trash removal, as more specifically set forth in the project manual.

The project manual comprised of proposal and contract documents will be available for public inspection and may be obtained beginning August 7, 2025 at 9:00 a.m., from the District Manager's Office. To obtain a packet please email the Field Operations Managers, Clayton Smith and Ashley Hilyard, directly at csmith@gmscfl.com and ahilyard@gmscfl.com respectively.

A mandatory pre-proposal meeting will be held virtually on August 18, 2025 at 10:30 a.m. via Google Meets. Information for the pre-proposal meeting will be supplied to prospective bidders with the packet. In order to submit a proposal, each Proposer must (1) be authorized to do business in Florida, (2) hold all required state and federal licenses in good standing; (3) have at least five (5) years of experience as a landscape and irrigation maintenance contractor; and (4) attend the mandatory pre-proposal meeting. The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those Proposers who have attended the pre-proposal meeting and registered.

Firms desiring to provide services for this project must submit one (1) original hardcopy and one electronic copy via thumb drive (PDF format) of the required proposal no later than Monday, September 15, 2025 at 11:30 a.m. at the office of the District Manager, 219 East Livingston Street, Orlando, Florida 32801, ATTN: Tricia L. Adams, at which time the proposals will be publicly opened. Proposals must be submitted in a sealed envelope pursuant to the Instructions to Proposers. Proposals received after the time and date stipulated above will be returned unopened to the Proposer.

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours after the 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 aforesaid plans, specifications or contract documents. Additional information and requirements regarding protests are set forth in the Project Manual and the District's Rules of Procedure, which are available from the District Manager, Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801.

Ranking of Proposers will be made in accordance with the criteria set forth in the ranking worksheet contained within the project manual. The information provided in response to RFP 2025-100 will be used in the evaluation. The District reserves the right to reject any and all proposals, with or without cause, to waive minor technical errors and informalities, or to accept the proposal that, in its judgment, is in the best interest of the District. Any and all questions relative to this project shall be directed in writing by e-mail only to both Clayton Smith and Ashley Hilyard at csmith@gmscfl.com and ahilyard@gmscfl.com respectively.

Rolling Oaks Community Development District Tricia Adams, District Manager

REQUEST FOR PROPOSAL NUMBER <u>2025-100</u> LANDSCAPE/GROUNDS MAINTENANCE SERVICES

INSTRUCTIONS TO PROPOSERS

1. **Due Date:** Sealed proposals must be received no later than Monday, September 15, 2025, at 11:30 a.m. at the District Manager's Office, 219 East Livingston Street, Orlando, Florida 32801 ATTN: Tricia L. Adams. Proposals will be opened publicly at that time. Proposals received after the time and date stipulated above will not be considered.

2. Summary of Schedule:

DATE	EVENT
August 7, 2025	Notice of RFP Published & Posted
August 12, 2025, at 9:00 a.m.	RFP Available for Pick-Up
August 18, 2025, at 10:30 a.m.	Mandatory Pre-Proposal Meeting – Virtual via Google
-	Meets
August 13, 2025	Site Available for Inspection
September 5, 2025, at 2:00 p.m.	Deadline for Questions
September 15, 2025, at 11:30 a.m.	Proposals Due / Public Opening – Livingston Office
September 25, 2025	Board Meeting to Evaluate Proposals & Award Contract

- 3. **Mandatory Pre-Proposal Meeting:** There will be a mandatory pre-proposal meeting beginning at 10:30 a.m. August 18, 2025, held virtually via Google Meets. Information for the pre-proposal meeting will be supplied to prospective bidders with the packet. Proposers who do not attend the pre-proposal meeting will not be eligible to submit a proposal.
- 4. Signature on Proposal: Each Proposer must correctly execute all forms for which signature and notary blocks are provided. 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. Anyone signing the proposal as agent shall file with the proposal legal evidence of his authority to do so.
- 4. **Familiarity with Laws:** The Proposer is assumed to be 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.
- 5. Familiarity with the Project: The Proposer, by and through the submission of the Proposal, agrees that it shall be held responsible for having heretofore examined the project site, the location of all proposed work and for having satisfied himself from its own personal knowledge and experience or professional advice as to the character, conditions, and location of the site, the nature of the turf, shrubs, trees, palms, vegetation, weeds, sprinklers and irrigation systems, roads, sidewalks and paved paths, ground, surface and subsurface, and any other conditions

surrounding and affecting the work, any obstruction, the nature of any existing construction, and all other physical characteristics of the job, in order that the Proposer may include in the prices which the Proposer proposes all costs pertaining to the work and thereby provide for the satisfactory landscape and irrigation maintenance thereof. The Proposer agrees to accept the site in an "as is" condition, and hold its prices for the period set forth in this proposal package, regardless of any changes to the site that may occur from the time of Proposal submission and through the time of contract award and the start of any work under the contract. The Proposer, in preparing the Proposal, shall take into consideration that work by other contractors may be in progress at or near the site and that the Proposer shall not interfere with work done by such other contractors.

- 6. Submission of Only One Proposal: No Proposer shall submit more than one proposal. Proposers shall be disqualified and their proposals rejected if Owners have reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any existing contract, or for failure to demonstrate proper licensure and business organization.
- 7. Interpretations and Addenda: All questions about the meaning or intent of the proposal documents are to be directed in writing to both the Field Operations Managers Clayton Smith and Ashley Hilyard at csmith@gmscfl.com and ahilyard@gmscfl.com respectively. Interpretations or clarifications considered necessary by the Field Operations Managers in response to such questions will be issued by Addenda mailed or delivered to all parties recorded as having received the proposal documents. Questions received after September 5, 2025, at 2:00 p.m. 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.
- 8. Submission of Proposal: Submit one (1) hardcopy original and one (1) electronic copy via thumb drive (in pdf format) of the proposal documents including the Affidavit of Non-Collusion, Acknowledgement of Receipt of Documents and Proposal Signature Form, Fee Summary, and Additional Services Pricing Summary, 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 PROPOSAL NO. 2025-100 ENCLOSED on the face of it.
- 9. **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 sixty (60) days.
- 10. **Proposal Documents:** The Request for Proposal will be available beginning on Thursday, August 12, 2025 at 9:00 a.m. from the District Office, 219 East Livingston Street, Orlando, Florida 32801. To obtain a packet please email the Field Operations Managers, Clayton Smith and Ashley Hilyard, directly at csmith@gmscfl.com and ahilyard@gmscfl.com respectively.

- 11. **Proposal Form:** All blanks on 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 contents of proposal package against the Table of Contents.
- 12. Basis of Award/Right to Reject or Award: The Owner 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 interest of the District.
- 13. **Contract Award:** Within fourteen (14) days of receipt of the Notice of Award, the Proposer shall enter into and execute the Contract in substantially the form included in the proposal documents. This timeframe can be extended at the discretion of the Owners.
- 14. **Indemnification:** The successful Proposer shall fully indemnify and hold harmless Owners, their staff and agents, 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.
- 15. **Limitation of Liability:** Nothing herein shall be construed as or constitute a waiver of Owner's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute or law.
- 16. **Evaluation of Proposals:** The proposals shall be ranked based on criteria presented in the Evaluation Criteria sheets contained within the Project Manual. The Board shall review and evaluate the Proposals in their individual discretion, and make any final determination with respect to the award of a final contract that is in the best interests of the District. Chapter 112 of the *Florida Statutes* will govern any voting conflicts of interest, and as such a voting conflict of interest may arise solely where there is a personal financial interest relating to the contract award.

Proposals may be held by the District for a period not to exceed 90 days from the date of proposal opening for the purposes of reviewing the proposals and investigating the qualifications of the Proposers, prior to executing a contract agreement. During this time, all provisions of the submitted proposal must be in effect, including pricing. The District may visit the Proposer's facilities as part of the evaluation process. The District also reserves the right to seek clarification from prospective firms on any issue in a response, invite specific firms for site visits or oral presentations, or take any action it feels necessary to properly evaluate the submissions and construct a solution in the District's best interest. Failure to submit the requested information or required documentation may result in the lessening of the proposal score or the disqualification of the proposal response.

17. Black Out Period/Cone of Silence: The black out period is defined as between the time the Request For Proposals is issued by the District and the time the Board awards the contract. During this black out period, and except as otherwise expressly authorized herein, any attempt to communicate either directly or indirectly with District staff or officials related to this solicitation for goods or services, in person, by mail, by facsimile, by telephone, by electronic

4926-3972-3095, v. 3

mail, or by any other means of communication, will result in disqualification of their award and/or contract. This does not apply to pre-solicitation conferences, contract negotiations, or communications with staff not concerning this solicitation.

Protests: Any protest relating to the Project Manual, including but not limited to protests 18. relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours (excluding Saturdays, Sundays, and official holidays of the State of Florida) after the receipt of the Project Manual, and any protest relating to a decision regarding a contract award or rejection of proposal(s) must be filed within seventy-two (72) hours (excluding Saturdays, Sundays, and official holidays of the State of Florida) after issuance of a notice of such a decision. Such protests must be filed at: Rolling Oaks Community Development District, c/o: Governmental Management Services - Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801, ATTN: Tricia L. Adams, District Manager. A 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 relating to the aforesaid Project Manual.

REQUEST FOR PROPOSAL NUMBER <u>2025-100</u> LANDSCAPE/GROUNDS MAINTENANCE SERVICES

EVALUATION CRITERIA

1. Personnel (25 points)

(E.g., geographic locations of the firm's headquarters or office in relation to the project; adequacy and capabilities of key personnel, including the project manager and field supervisor; present ability to manage this project; Evaluation of uncompleted work load; proposed staffing levels, etc.)

2. Experience (25 points)

This category addresses past and current work record and experience of the Proposer in similar projects; volume of work previously awarded to the firm; past performance for the Districts in other contracts; character, integrity, reputation, of respondent, etc.)

3. Understanding of Scope of Work

(25 points)

Does the proposal demonstrate an understanding of the Districts' needs for the services? Requested? Does it provide all information as requested by the District including pricing, scheduling, staffing, etc.? Does it demonstrate clearly the ability to perform these services? Were any suggestions for "best practices" included? Does the proposal as a whole appear to be feasible, in light of the scope of work? Did the contractor use the forms provided from the Project Manual in responding to the proposal?

4. Financial Capability

(10 points)

Demonstration of financial resources and stability as a business entity, necessary to Complete the services required.

5. Price (15 points)

Points available for price will be allocated as follows:

10 points will be awarded to the Proposer submitting the lowest total bid for completing the work for the initial term of the contract. AN AVERAGE OF ALL FIVE YEARS PRICING IS TO BE CONSIDERED WHEN AWARDING POINTS FOR PRICING - THE INITIAL TERM AND THE FIRST, SECOND, THIRD, AND FOURTH ANNUAL RENEWALS. All other proposers will receive a percentage of this amount based upon a formula which divides the low bid by the proposer's bid and is then multiplied by the number of points possible (10) in this part of the Price evaluation.

5 points are allocated for the reasonableness of unit prices.

Proposer's Total Score

(100 Points Possible)

ACKNOWLEDGMENT OF RECEIPT OF DOCUMENTS AND PROPOSAL SIGNATURE FORM

			has been submitted on this 15t	
September	_, 2025 by	Prince & Sons	[company] whose b	usiness address
is	200 Soi	uth F St./ Haines City, telephone number	FL 33844	_
				, and
electronic mail	address is LI	Martin@Princeandsons	inc.com	
information pro accurate. Propo sixty (60) days	ovided herein oser agrees th from the date I to enter into	has been provided in a rough submission of the of the Proposal openiand execute the service	ow execution of this proposal, full and that such information his Proposal to honor all pricing, and if awarded the contractes contract in substantially the	is truthful and ng information ct on the basis
proposal consti Proposer to con for the Owners. Furthern	tutes fraud; and stitute good of the control of the	nd, that the Owners co cause for denial, suspe	e, deceptive or fraudulent state insider such action on the part insion or revocation of a proposes receipt of the following additional for Proposal.	of the osal for work
		dateddated		
Addendum No.		dated	2	
٥		Signature by	authorized representative of F	Proposer
County of [Un]	IK			
11th day	regoing instru of SUP or SINS	who is personal as iden	ged before me by means of by LVCOS MOVING onally known to me or ntification and who did (did no Notary taking acknowledgment	who has produced ot) take an oath.

LISA FOWLER MY COMMISSION # HH 697165

EXPIRES: July 11, 2029

AFFIDAVIT OF NON-COLLUSION

STATE OF FOUND COUNTY OF POLK
I, do hereby certify that I have not, either directly or
indirectly, participated in collusion or proposal rigging. Affiant is a <u>Vice President</u> in the firm of
Prince & Sons , 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 11th day of September ,2025. Signature by authorized representative of Proposer
State of Florida County of Polk
The foregoing instrument was acknowledged before me by means of physical presence this day of the who is personally known to me or who has produced as identification and who did (did not) take an oath. Signature of Notary taking acknowledgment
LISA FOWLER MY COMMISSION # HH 697165 EXPIRES: July 11, 2029

Rolling Oaks Community Development District

Addendum #1
Rolling Oaks CDD RFP 2025
Landscape Maintenance Services

September 10, 2025

To: All Prospective Proposers:

The following changes, additions, clarifications, and deletions amend the Request for Proposals of the above captioned Project, and shall become an integral part of the Submittal. Please note the contents herein and affix the same to the documents you have on hand. Indicate on the Acknowledgement of Receipt of Documents and Proposal Signature Form that this Addendum has been received.

QUESTIONS:

Q1: What is an onsite address that can be used to get to site?

A1: The recommended address to get to the site is 8000 Fins Up Cir, Kissimmee, FL 34747. This information was provided in the email that included the bid packets and pre-bid meeting info for all bidders. Please refer to that email.

Q2: Are there gate codes needed to access the property?

A2: As was explained in the pre-bid conference meeting there are no required gatecodes. At most times the gates are open during daytime hours, otherwise you can pull up to the kiosk and request to be let in as part of a CDD landscape bid.

Q3: The map provided does not clearly identify the areas on the Margaritaville side of the roadway. Can you please clarify what the CDD is responsible for on that side of the roadway. Is it only curb to sidewalk? Or is the boundary further in?

A3: The CDD is typically responsible for maintaining the rights-of-way, which generally extend from the back of the sidewalk on one side of the road to the back of the sidewalk on the other. Therefore, when referring to the interior of Fins Up Circle, the general guideline is that maintenance responsibility spans from sidewalk to sidewalk. There are some areas highlighted on the map that are an exception to this. Therefore the map should be reviewed carefully.

Rolling Oaks Community Development District

Q4: Are the boundaries of the CDD sidewalk to road unless the larger area has been highlighted on the map?

A4: That is the general rule for most areas especially when regarding the interior of Finns Up Circle. The CDD maintenance stops at the sidewalk. There are some areas that are an exception to this which are highlighted on the map. Additionally, there are areas on the exterior of Fins up circle where we maintain past the sidewalk and those areas are highlighted on the map.

Q5: Are the planters along the wall on Funie Steed Road and Formosa Gardens Blvd part of scope?

A5: Yes. The areas located on the exterior side of the sidewalk—opposite the road—extending all the way to the fence/wall on the southern boundaries of the property, specifically those areas bordering Formosa Gardens Boulevard, Funie Steed Road, and Highway 429, fall under CDD maintenance. This includes all landscaped bed spaces along those sections, up to the fence or wall.

Please sign and return with your bid packet. Attach this form to your bids.

NAME OF	FIRM:	
	Prince & Sons	
SIGNATUR	RE: Martin	
DATE:	9/15/2025	

ROLLING OAKS COMMUNITY DEVELOPMENT DISTRICT

SAMPLE CONTRACT DOCUMENT FORM

Landscape Maintenance Services and Irrigation Agreement

THIS	LANDSCAPI	E MAINT	TENANCE	AND	IRRIGAT	ION SERV	/ICES
AGREEMENT	("Agreement"	') is made	and enter	into effec	tive as of	the	day of
, 202	5, between	the ROLL	ING OAK	KS COM	IMUNITY	DEVELOP	MENT
DISTRICT (the	"District" or	"Owner") v	whose mailir	ng address	is, 219 Eas	st Livingston	Street,
Orlando, Florida	a, 32801, and		(hereinal	fter referr	ed to as "C	Contractor"),	whose
address is							

Background Information:

The District owns, operates, and maintains certain landscaping within and around the District. The District desires to retain an independent contractor to provide landscape maintenance and irrigation services for certain lands within and around the District. Contractor submitted a proposal and represents that it is qualified to serve as a landscape and irrigation services contractor and provide services to the District. The Contractor is familiar with the District property. In consideration of the Contractor's agreement to perform the services described below and the District's agreement to compensate the Contractor, the parties desire to enter into this Agreement. This Agreement is intended to supersede and replace any and all previous landscape maintenance agreements entered into by the parties.

Operative Provisions:

- 1. <u>Incorporation of Background Information</u>. The background information stated above is true and correct and along with any exhibits, is incorporated by reference as a material part of this Agreement.
- 2. <u>Contractor's Representations</u>. In order to induce the District to enter into this Agreement, Contractor makes the following representations, upon which the District has actually and justifiably relied:
 - a. That Contractor has examined and carefully studied the project site, and that Contractor has the experience, expertise and resources to perform all required work.
 - b. That Contractor has visited the site and at least a fair representative sample of the project area and become familiar with and is satisfied as to the general, local, and site conditions that may affect cost, progress, performance or furnishing of the work to be performed pursuant to this Agreement.
 - c. The Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping, in its current condition, and on an "as is" basis.

- d. The Contractor shall be strictly liable for the decline or death of any plant material due to the negligence of the Contractor, and in no event shall Contractor be responsible for fire, cold, storm or wind damage, incurable or uncontrollable diseases, or damage due to vandalism, upon written notice to the District.
- e. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping was not in good condition or that the site was unsuitable for such landscaping.
- f. That Contractor is familiar with and can and shall comply with all federal, state, and local laws and regulations that may affect cost, progress, performance, and furnishing of the work to be performed pursuant to this Agreement.

3. Description of Work.

- a. The work to be performed shall include all labor, material, equipment, supervision, and transportation necessary to perform the services as described in the Scope of Work attached hereto as **Exhibit 1** (the "Work"). Components A, B, C, & D of the Work are included in this Agreement. The Additional Services Pricing Summary attached hereto as **Exhibit 3** may be awarded to the Contractor in the District's discretion as with Components E1, E2 and E3.
- b. The Contractor agrees that the map is the District's best estimate of the District's landscape needs, but that other areas may also include landscaping that requires maintenance. The Contractor agrees that the District may, in its discretion, add up to 0.5 acre(s) of landscaping area to the Work, with no adjustment to price. Contractor's Fee Summary is attached hereto as **Exhibit 2** ("**Proposal**").
- c. A map of the areas to be maintained is attached hereto as Exhibit 4.
- d. Notwithstanding any other provision of this Agreement, the District reserves the right in its discretion to remove from this Agreement any portion of the Work and to separately contract for such services. In the event that the District contracts with a third party to install certain landscaping or to otherwise perform services that might otherwise constitute a portion of the Work, Contractor agrees that it will continue to perform all other services comprising the Work, including any future services that apply to the landscaping installed by the third party or to the areas where services were performed by the third party. Contractor shall in no way be responsible for the landscape installation performed by any such third party hired by the District.
- e. The Contractor agrees that the District shall not be liable for the payment of any work or services unless the District, through an authorized representative of the District, authorized the Contractor, in writing, to perform such work.
- f. The District retains the right to reduce any portion of the Work as set forth in this Agreement or any additional work authorization. Should this occur, a revised Scope of Services and compensation will be agreed upon in writing by both the District and Contractor.
- **4.** <u>Emergency Services</u>. In the event of an emergency or disaster, Contractor shall provide the District the following services:

- a. Debris removal services shall be available on a timely basis and at a reasonable price. Prior to mobilization for debris removal activities, Contractor shall provide District, in writing, hourly rates for personnel, and equipment. Unreasonable rates will be rejected. All overhead costs are inclusive in the hourly rates.
- b. Hourly rates for equipment applies only when equipment is operating and includes all associated costs such as operator, fuel, maintenance, and repair.
- c. Personnel and equipment hourly rates include only those hours that Contractor's personnel are performing the debris removal activities. Stand-by time is not an eligible expense.
- d. Disaster Recovery Assistance Services shall not exceed a total of 70 hours worked for each emergency/disaster.
- e. Contractor shall maintain and supply District all the necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state, or federal agencies.
- f. District reserves the right to immediately terminate all Disaster Recovery Assistance activities under this Agreement for any reason. District will not be held responsible for any loss incurred by Contractor as a result of District's election to terminate these activities pursuant to this paragraph.

5. Manner of Performance.

- a. While performing the Work, the Contractor shall assign such experienced staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Work in accordance with the specifications.
- b. All Work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be of the very highest quality at least in accordance with industry standards and best management practices, such as IFAS.
- c. 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.
- d. The Contractor shall assign the same work personnel and supervisors to the District to maintain the property in a consistent manner by workers that are familiar with the property and procedures expected.
- e. 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 provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement at no additional cost to the District.
- f. Contractor shall use due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair, at its sole cost, any damage resulting from the Work within 24 hours of the damage occurring or receiving written notice, whichever is earlier to the satisfaction of the District.

- g. Contractor is responsible for vehicular safety within the community and shall use the proper warning safety equipment. Any motorized equipment used on the road ways of the community must be legally equipped.
- h. Contractor shall replace, at Contractor's expense, all plant material that, in the opinion of the District fails to maintain a healthy, vigorous condition as a result of the Contractor's failure to perform the Work specified herein.
- i. It is the responsibility of the Contractor to notify the District in writing of any conditions beyond the control of the Contractor or scope of Work that may result in the damage and/or loss of plant material. This responsibility includes but is not limited to the following: vandalism and/or other abuse of property, areas of the site that continually hold water, areas of the site that are consistently too dry. Contractor shall provide such items via written notice together with recommended solutions and related costs. Failure of the Contractor to report such items shall result in the Contractor incurring full responsibility and cost for repairs necessary.
- j. In the event that time is lost due to heavy rains ("Rain Days"), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days with prior notification to and approval by, the District's representative.
- k. The District shall be contacted at least 48 hours ahead of time when services cannot be performed by Contractor on schedule and an alternate time shall be scheduled in accordance with the District's rules and regulations for operations of contractors on site. The District may at any time request alterations to the general maintenance service timing provided that the Contractor may accomplish the request without incurring additional expense for equipment, materials, or labor.
- 6. <u>Time of Commencement</u>. The work to be performed under this Agreement shall commence on November 1, 2025 after Contractor provides District the requisite insurance referenced herein.
- 7. <u>Term and Renewal</u>. The initial term of this Agreement shall be for 1 year from the date of this Agreement. At the end of the initial term, the Agreement shall automatically renew for subsequent 1 year terms pursuant to the compensation as stated herein and with the same contract provisions as the initial term, until terminated by either party pursuant to the termination provision below.

8. Termination.

- a. Contractor's Termination. Contractor may terminate this Agreement with 90 days' written notice with or without cause.
- b. District's Termination. The District may, in its sole and absolute discretion, whether or not reasonable, on 30 days' written notice to Contractor, terminate this Agreement at its convenience, with or without cause, and without prejudice to any other remedy it may have.

- c. If the Contractor should become insolvent, file any bankruptcy proceedings, make a general assignment for the benefit of creditors, suffer or allow appointment of a receiver, refuse, fail or be unable to make prompt payment to Subcontractors, disregard applicable laws, ordinances, governmental orders or regulations or the instructions of the District, or if the Contractor should otherwise be guilty of a violation of, or in default under, any provisions of the Agreement, then the District may, without prejudice to any other right or remedy available to the District and after giving the Contractor and its surety, if any, seven (7) days written notice, terminate this Agreement.
- d. On a default by Contractor, the District may elect not to terminate this Agreement, and in such event it may make good the deficiency in which the default consists, and deduct the costs from the payment then or to become due to Contractor under this Agreement. The District specifically reserves all rights available under the law or equity should there be a default by Contractor which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

9. District Representatives and Inspections.

- a. The District hereby designates the District Manager and other representatives of the District Manager's office to act as the District's representatives. The District's representatives 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 Work. The District may, without liability to the Contractor, unilaterally amend this Section from time to time by designating a different person or organization to act as its representative and so advising the Contractor in writing, at which time the person or organization so designated shall be the District's representative for the purpose of this Agreement.
- b. The Contractor agrees to meet with a District representative no less than one (1) time per month to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement. At that time, the District will compile a list of landscape related items that should be performed before the next walk through.
- c. The District will be responsible for scheduling the monthly inspections. The District must have no less than 14 days' notice if there is a need to reschedule.
- d. All scheduled inspections will proceed with or without the attendance of the Contractor. Notwithstanding, Contractor is responsible for a weekly inspection of the entire property subject to the Work.
- e. If the District representatives identify any deficient areas, the District representatives shall notify the Contractor through a written report or otherwise. The Contractor shall then within the time period specified by the District representatives, or if no time is specified within 48 hours, explain in writing what actions shall be taken to remedy the deficiencies. Upon approval by the District, the Contractor shall take such actions as are necessary to address the deficiencies within the time period specified by the District, or if no time is specified by the

District, then within 5 business days and prior to submitting any invoices to the District.

10. Additional Work. If the District should desire additional work or services (including the services listed in Exhibit 3), or to add additional lands to be maintained, the Contractor will perform such work or services pursuant to the pricing included in the Proposal. If such work or services are not included in the Proposal, then Contractor agrees to negotiate in good faith to undertake such additional work or services. The parties shall agree in writing to a work order authorization, addendum, addenda, or change order to this Agreement. Any additional work shall be subject to the terms of this Agreement.

11. Compensation

	115 compensation 151 compensation 17, 2, 5, 1111 2 1111 (-1111111111111111111111111
	Services) the District agrees to pay Contractor a total annual amount of
	\$ to be billed 12 times per year as monthly recurring base
	maintenance in the amount of \$ per month.
b.	The pricing for the first four annual renewals for Components A, B, C and D
	(Essential Services) are as follows:
	i. During the first year of the Agreement, an annual total of \$
	ii. During the first annual renewal of the Agreement, an annual total of
	\$
	iii. During the second annual renewal of the Agreement, an annual total of
	\$
	iv. During the third annual renewal of the Agreement, an annual total of

a. As compensation for Components A. B. C. and D of the Work (Essential

- c. As compensation for any additional work authorized in writing by the District, the District agrees to pay Contractor the agreed upon sum after such services are rendered.
- d. The Contractor shall on the 15th day of each calendar month deliver to the District an invoice for services provided during the previous month. The format of the invoice and backup documentation shall strictly adhere to the requirements established by the District and at a minimum shall include the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each service, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted.
- e. The District shall provide payment within 30 days of receipt of invoices, unless such invoice is disputed as described below, in accordance with Florida's Prompt Payment Act, Section 218.70, Florida Statutes.
- f. If the District disputes or questions any part or all of an invoice, the District shall advise Contractor in writing of such questions or disputes within 10 days of the District's receipt of such invoice.
- g. In the event of any dispute regarding the Work performed to date and so long as the District is pursuing resolution of such dispute in an expeditious manner,

- Contractor, including any of Contractor's subcontractor(s) or agent(s) responsible for the Work, shall continue to carry on performance of the Work and maintain their progress during any such dispute, lawsuit or other proceeding to resolve the dispute, and District shall continue to make payments of undisputed amounts to Contractor in accordance with this Agreement.
- h. 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 Unemployment Compensation. Compensation payments, Workmen's contributions, and similar payroll deductions from the wages of employees.

12. Duties and Rights of Contractor. Contractor's duties and rights are as follows:

- a. Responsibility for and Supervision of the Work: Contractor shall be solely responsible for all work specified in this Agreement, including the techniques, sequences, procedures, means, and coordination for all work. Contractor shall supervise and direct the work to the best of its ability, giving all attention necessary for such proper supervision and direction.
- b. Discipline, Employment, Uniforms: Contractor shall maintain at all times strict discipline among its employees and shall not employ for work on the project any person unfit or without sufficient skills to perform the job for which such person is employed. All laborers and foremen of the Contractor shall perform all Work on the premises in a uniform to be designed by the Contractor. The shirt and pants shall be matching and consistent. At the start of each day, the uniform shall be reasonably clean and neat. No shirtless attire, no torn or tattered attire or slang graphic T-shirts are permitted. No smoking in or around the buildings will be permitted. Rudeness or discourteous acts by Contractor employees will not be tolerated. No Contractor solicitation of any kind is permitted on property.
- c. Furnishing of Labor, Materials/Liens and Claims: Contractor shall provide and pay for all labor, materials, and equipment, including tools, equipment and machinery, utilities, including water, transportation, and all other facilities and services necessary for the proper completion of work in accordance with this Agreement. Contractor waives the right to file mechanic's and construction liens. 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 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 of notice of termination.
- d. Payment of Taxes, Procurement of Licenses and Permits, Compliance with Governmental Regulations: Contractor shall pay all taxes required by law in connection with the Work, including sales, use, and similar taxes, and shall secure all licenses and permits necessary for proper completion of the Work, paying the fees therefore and ascertaining that the permits meet all requirements of applicable federal, state and county laws or requirements. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances, including conservation easements applicable to the District. If the Contractor fails to notify the District in writing within 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 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 immediately upon the giving of notice of termination.
- e. Responsibility for Negligence of Employees and Subcontractors: Contractor shall be fully responsible for all acts or omissions of its employees on the project, its subcontractors and their employees, and other persons doing work under any request of Contractor.
- f. Safety Precautions and Programs: Contractor shall provide for and oversee all safety orders, precautions, and programs necessary for reasonable safety of the Work. Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this Agreement. Contractor shall comply with all OSHA standards. Contractor shall take precautions at all times to protect any persons and property affected by Contractor's work, utilizing safety equipment such as bright vests and traffic cones.
- g. The Contractor has a duty to provide the District a monthly maintenance report, in a form acceptable to the District, that highlights any significant work done in the previous month, issues they encountered (including all prior work and history if a problem keeps occurring at the same location), and an update on any work on outstanding issues. This report must also include information and pictures of any issues with the irrigation system.
- h. Environmental Activities. The Contractor agrees to use best management practices, consistent with industry standards, with respect to the storage, handling and use of chemicals (e.g., fertilizers, pesticides, etc.) and fuels. The Contractor

shall keep all equipment clean (e.g., chemical sprayers) and properly dispose of waste. Further, the Contractor shall immediately notify the District of any chemical or fuel spills. The Contractor shall be responsible for any environmental cleanup, replacement of any turf or plants harmed from chemical burns, and correcting any other harm resulting from the Work to be performed by Contractor.

13. Indemnification.

- a. The Contractor does hereby indemnify and hold the District, its officers, agents and employees, harmless from liabilities, damages, losses and costs (including but not limited to reasonable attorney's fees) arising in any manner whatsoever from or out of Contractor's presence at the District for any purpose, including but not limited to performing the Work. The foregoing indemnification includes agreement by the Contractor to indemnify the District for conduct to the extent caused by the negligence, recklessness or intentional wrongful misconduct of the Contractor and persons or entities employed or utilized by the Contractor in the performance of this Agreement.
- b. It is understood and agreed that this Agreement is not a construction contract as that term is referenced in Section 725.06, Florida Statutes, (as amended) and that said statutory provision does not govern, restrict or control this Agreement.
- c. In any and all claims against the District or any of its agents or employees by any employee of the Contractor, any subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, the indemnification obligation under this Agreement shall not be limited in any way as to the amount of damages, compensation or benefits payable by or for the Contractor or any subcontractor under Workmen's compensation acts, disability benefit acts, or other employee benefit acts.
- d. The Contractor shall and does hereby indemnify and hold the District and anyone directly or indirectly employed by it harmless from and against all claims, suits, demands, damages, losses, and expenses (including attorney's fees) arising out of any infringement of patent or copyrights held by others and shall defend all such claims in connection with any alleged infringement of such rights.
- 14. <u>Limitations on Governmental Liability</u>. Contractor agrees that nothing herein will constitute or be construed as a waiver of the Districts limitations on liability contained in section 768.28, Florida Statutes, or other statute or law. Any subcontractor retained by the Contractor will acknowledge the same in writing.

15. Insurance.

a. Before performing any Work, Contractor shall procure and maintain, during the life of the Agreement, unless otherwise specified, insurance listed below. The policies of insurance shall be primary and written on forms acceptable to the District and placed with insurance carriers approved and licensed by the Insurance Department in the State of Florida and meet a minimum financial AM Best Company rating of no less than "A- Excellent: FSC VII." No changes are to be

made to these specifications without prior written specific approval by the District.

- i. Workers' Compensation: Contractor will provide Workers' Compensation insurance on behalf of all employees who are to provide a service under this Agreement, as required under applicable Florida Statutes and Employer's Liability with limits of not less than \$100,000.00 per employee per accident, \$500,000.00 disease aggregate, and \$100,000.00 per employee per disease. In the event the Contractor has "leased" employees, the Contractor or the employee leasing company must provide evidence of a Minimum Premium Workers' Compensation policy, along with a Waiver of Subrogation in favor of the District. All documentation must be provided to the District at the address listed below. No contractor or subcontractor operating under a worker's compensation exemption shall access or work on the site.
- ii. Commercial General Liability: Commercial General Liability including but not limited to bodily injury, property damage, contractual, products and completed operations, and personal injury with limits of not less than \$2,000,000.00 per occurrence, \$2,000,000.00 aggregate covering all work performed under this Agreement.
- iii. Automobile Liability: Including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than \$1,000,000.00 combined single limit covering all work performed under this Agreement.
- iv. Umbrella Liability: With limits of not less than \$1,000,000.00 per occurrence covering all work performed under this Agreement.
- b. Each insurance policy required by this Agreement shall:
 - i. Apply separately to each insured against whom claim is made and suit is brought, except with respect to limits of the insurer's liability.
 - ii. Be endorsed to state that coverage shall not be suspended, voided, or canceled by either party except after 30 calendar days prior written notice, has been given to the District.
 - iii. Be written to reflect that the aggregate limit will apply on a per claim basis.
- c. The District shall retain the right to review, at any time, coverage, form, and amount of insurance.
- d. The procuring of required policies of insurance shall not be construed to limit Contractor's liability or to fulfill the indemnification provisions and requirements of this Agreement.
- e. The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Agreement and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.
- f. Certificates of insurance evidencing coverage and compliance with the conditions to this Agreement, and copies of all endorsements are to be furnished to the

- District prior to commencement of Work, and a minimum of 10 calendar days after the expiration of the insurance contract when applicable. All insurance certificates shall be received by the District before the Contractor shall commence or continue work.
- g. Notices of accidents (occurrences) and notices of claims associated with work being performed under this Agreement shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.
- h. Insurance requirements itemized in this Agreement and required of the Contractor shall be provided on behalf of all subcontractors to cover their operations performed under this Agreement. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to subcontractors.
- i. All policies required by this Agreement, with the exception of Workers' Compensation, or unless specific approval is given by the District, are to be written on an occurrence basis, shall name the District, its supervisors, officers, agents, employees and volunteers as additional insured as their interest may appear under this Agreement. Insurer(s), with the exception of Workers' Compensation on non-leased employees, shall agree to waive all rights of subrogation against the district, its supervisors, officers, agents, employees or volunteers.
- 16. <u>Subcontractors</u>. The Contractor shall not award any of the Work to any subcontractor without prior written approval of the District. The Contractor shall be as fully responsible to the District for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as the Contractor is for the acts and omissions of persons directly employed by the Contractor. Nothing contained herein shall create contractual relations between any subcontractor and the District.
- 17. Relationship Between the Parties. It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.
- 18. No 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.

19. E-Verification. Pursuant to Section 448.095(2), Florida Statutes,

- a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
- b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes.
- c. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.

20. <u>Public Entity Crimes</u>. Pursuant to Section 287.133(3)(a), Florida Statutes:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list within the last 36 months and, in the event that the Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

21. <u>Scrutinized Companies</u>. Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as

- a "scrutinized company" under the statute and, in the event that the Contractor is designated as a "scrutinized company", the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.
- 22. Public Records. As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records required by the District in order to perform the service, (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement term and following completion of this Agreement if the Contractor does not transfer the records to District, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of this Agreement and 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 the information technology systems of the District.

 IF THE CONTRACTOR HAS QUESTIONS REGARDING THE
 - 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 AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, OR BY EMAIL AT ECORDREQUEST@GMSCFL.COM, OR BY REGULAR MAIL AT 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801.
- 23. Anti-Human Trafficking. Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.
- 24. Waivers. The failure of any party hereto to enforce any provision of this Agreement shall not be construed to be a waiver of such or any other provision, nor in any way to affect the validity of all or any part of this Agreement or the right of such party thereafter to enforce each and every such provision. No waiver of any breach of this Agreement shall be held to constitute a waiver of any other or subsequent breach.
- 25. <u>Controlling Law and Venue</u>. This Agreement shall be governed under the laws of the State of Florida with venue in Osceola County, Florida.

- 26. <u>Enforcement of Agreement</u>. In the event it shall become necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.
- 27. <u>Severability</u>. If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.
- 28. <u>Amendment</u>. This Agreement may not be altered, changed or amended, except by an instrument in writing, signed by both parties hereto.
- 29. Assignment. This Agreement is not transferrable or assignable by either party without the written approval of both parties. In the event that the Contractor is purchased by, acquired by, or merges with another company, the new company must request the District's written consent to the company's assumption of this Agreement.
- 30. <u>Arm's Length Transaction</u>. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. 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.
- 31. <u>Counterparts</u>. 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.
- 32. <u>Authorization</u>. The execution of this Agreement has been duly authorized by 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 Agreement.
- 33. <u>Notices</u>. Whenever any party desires to give notice to the other parties, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other parties shall be made.

To the District:

To the Contractor:

c/o GMS 219 East Livingston Street Orlando, Florida 32801 Attn: Tricia Adams tadams@gmscfl.com 34. Entire Agreement. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. This Agreement shall supersede and subsume any prior agreements. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

IN WITNESS WHEREOF, the parties hereto have signed and sealed this Agreement on the day and year first written above.

Contractor	Rolling Oaks Community Development District
Name:	Name: Chair of the Board of Supervisors

Exhibit 1 - Scope of Work

Exhibit 2 - Fee Summary

Exhibit 3 - Additional Services Pricing Summary

Exhibit 4 - Service Area Map

Exhibit 1 Scope of Work

Rolling Oaks CDD

LANDSCAPE SCOPE OF WORK

The work for the landscape maintenance is to include the furnishing of all labor, materials, equipment, accessories, and services necessary or incidental to meet the requirements outlined in this scope below. The intention is to sustain all turf and plant materials in a healthy, vigorous growing condition, free from weeds, diseases, insects, and nutritional deficiencies as well as a completely operational irrigation system. All associated planted areas are to be kept in a continuous healthy, neat, clean and debris free condition for the entire life of the contract. The below scope is divided into "elements" to define the elements involved and required in the maintenance of the property.

General Services- Component "A"

Turf Maintenance

Turf maintenance is defined as all mowing, edging, trimming and cleanup of lawn areas. High traffic and high-profile areas such as the entrances and Amenity/clubhouse areas will be completely mowed, edged, trimmed and cleaned up prior to normal business hours of operation. In the event it becomes necessary to make a change in the mowing schedule for any reason, the CDD Management must be notified prior to adjustment of schedule. Mowing during inclement weather will not alleviate the contractor of responsibility for damage caused by the mowing of wet areas.

Mowing

Prior to mowing, remove and dispose of normal litter and debris from all landscape areas. Contractor will not run over litter with mowers.

Irrigated common area turf of all turf types (St Augustine, Zoysia, Bermuda, Irrigated Bahia) shall be mowed weekly during the growing season from April 1st through September 30th and bi-weekly during the winter season. It is understood that the contractor may be required to periodically add or delete mowing cycles based on weather or other factors with the consent of the CDD Management. Contractor should anticipate 42 mows annually for all common areas. Unirrigated bahia and pond areas and banks will be mowed 32 times annually as needed.

St. Augustine, zoysia and Bahia turf shall be cut with rotary mowers to maintain a uniform height. Bahia will be cut between 3.5" and 4.5". St Augustine will be cut between 4.5" and 5.5". Mowing heights will be set at 2"-3" for Zoysia turf. Bermuda turf shall be cut at a height of no more than 2.5". Mowing blades shall be kept sufficiently sharp and properly adjusted to provide a cleanly cut grass blade. Variation in the mowing pattern shall be carried out when possible so as to not rut or cause paths.

Mowing of all ponds or wetland buffer areas shall be done with a 50" mower or larger **discharging clippings away from the water**. Any pond edges that cannot be reached with the full size mower will be string trimmed every other mow cycle at minimum. Additional pond edge string trimming can be requested as needed to maintain an intended look as per the discretion of CDD management.

Visible clippings that may be left following mowing operations shall be removed from the site each visit. Discharging grass clippings into beds, tree rings or maintenance strips is prohibited and if it occurs they shall be removed prior to the end of each service day.

Contractor will take special care to prevent damage to plant material as a result of the mowing. Contractor is responsible for damages they cause while mowing.

Edging

Sidewalks, curbs, and concrete slabs, and other paved surfaces will be edged in conjunction with mowing operations each time. Beds, tree rings, and other landscape edges will be edged once during each detail rotation, every three weeks. Edging is defined as removal of unwanted turf and vegetation along the above borders by use of a mechanical edger. String trimmers are not to be used for edging and a proper edger will be used. Care will be taken to maintain bed edges as designed in either straight or curvilinear lines.

String Trimming

String Trimming shall be performed around road signs, guard posts, trees, shrubs, utility poles,and other obstacles where mowers cannot reach. Grass shall be trimmed to the same desired height as determined by the turf height specifications. String trimming shall be completed with each mowing cycle.

Maintaining grass-free areas by use of chemicals may be the preferred method in certain applications. Such use will only be done with prior approval of the CDD management.

Turf around the edge of all waterways shall be moved or string trimmed to the natural water's edge during every other moving cycle at minimum.

Blowing

When using mechanical blowers to clean curbs, sidewalks and other paved surfaces, care must be taken to prevent blowing grass clippings into beds, onto vehicles or onto other hardscape surfaces. In addition, care also must be taken to not disrupt mulch from beds and any mulch blown out of beds must be placed back and raked smooth.

Damage Prevention/Repair

Special care shall be taken to protect building foundations, fencing, light poles, sign posts, monuments and other hardscape elements from mowing, edging or string trimming equipment damage. Contractor will agree to have repairs made by specialized contractors or reimburse the CDD or homeowners within 30 days for any damage to property caused by their crew members or equipment.

Detailing

Detailing of planted areas will be performed weekly in a sectional method, each section representing one-third of the entire property. Based on three sections, the contractor will completely detail the entire property once every three weeks at least. The exception will be the entrances, clubhouse areas and any other high profile or focal areas which should be tended to each week the crew is onsite. The detailing process will include trimming, pruning and shaping of all shrubbery, ornamental trees and groundcover, removal of tree suckers, structural pruning or cutbacks of select varieties of plant material and ornamental grasses as directed, as well as the defining of bed lines, tree saucers and the removal of all unwanted vegetation. A detail crew will be onsite at least one day per week 52 times per year

to accomplish the full amount of detail rotations. The size and duration the detail crew is onsite should depend on the extent needed to accomplish the rotation.

Pruning

Prune trees, shrubs and groundcovers to encourage healthy growth and create a natural appearance. Prune to control the new plant growth, maintain the desired plant shape and remove dead, damaged, or diseased portions of the plant.

Use only hand pruners or loppers on trees and shrubs, particularly groundcover Juniper varieties. Hand shears or Topiary shears will be the preferred method of trimming most formal shrubs. Only use power shears on formal hedges where previous practice was to shear, or as directed by the CDD management.

Pruning of trees up to a height of 12 feet and palms up to 15' is included in the scope of the work. If pruning is required above the height of 12 feet for non palms, contractor shall propose an extra service to the CDD representative and acquire approval prior to performing the work. Palm pruning of palms over 15' is defined in **Component E.3**.

The branching height of trees shall be raised only for the following reasons:

- 1. Provide clearance for pedestrians, vehicles, mowers and buildings. Minimum 8ft of clearance is required along all walkways and parking areas.
- 2. Maintain clearance from shrubs in bed areas.
- 3. Improve visibility in parking lots and around entries. Extra care should be taken when considering sight lines on the road and the vendor should report any identified visibility concerns to CDD management.
- 4. Prune trees to remove weak branching patterns and provide corrective pruning for proper development. Cut back to the branch collar without leaving stubs. Provide clean and flush cut with no tearing of the tree bark.
- 5. Prune to contain perimeter growth within intended bed areas. Established groundcover shall be maintained 4" to 6" away from adjacent hardscape and turf. Bevel or roll leading edges to avoid creating a harsh boxed look. Mature groundcover shall be maintained at a consistent, level height to provide a smooth and even appearance and separation from adjacent plant material.

Structural pruning will be required for several varieties of plants bi-annually, annually or semi- annually to maintain their scale and performance within the landscape. The methodology employed is to structurally prune one plant group throughout the entire property during the sectional detail rotation. All needed structural pruning will be done once per year at minimum. All Ornamental Grasses are to be havetack cut one time per year.

Crepe Myrtles are to be trimmed once per year in the winter months. Trimming should include removal of old blooms, sucker growth and any cross branching. Trimming should be done in such a way that cuts are no less than 12" away from previous year's cuts.

Pruning of all palms less than 15' in height will be included in the sectional rotation. Pruning consists of removal of all dead fronds, seedpods, and any loose boots.

Weed Control

Bed areas are to be left in a weed free condition after each detail service. While pre and post- emergent chemicals are acceptable means of control, weeds in bed areas larger than 3" shall be pulled by hand or string trimmed.

Hardscape cracks and expansion joints are to be sprayed in conjunction with the detail cycle to control weeds. Chemical practices shall not be a substitute for hand weeding where the latter is required.

Trash Removal

Removing trash from all landscape areas will be the responsibility of the contractor. The contractor will remove trash from all focal areas, including medians, around amenity areas, and monuments every visit. Other trash will be removed during normal detail rotations.

Policing

Contractor will police the grounds during each service visit to remove trash, debris and fallen tree litter as needed prior to mowing and edging. Contractor is not responsible for removal of excessive storm debris which would be performed with prior approval with a supplemental proposal.

As needed, the contractor will dedicate supplemental personnel and specialized equipment to the removal of seasonal leaf drop from all landscape and hardscape areas during the months of November through April.

All litter shall be removed from the property and disposed of off-site.

Communication

Daily, the contractor will communicate with the CDD representative for any landscape issues requiring immediate attention.

Communication is of the utmost importance. The contractor will provide a weekly written report in a form approved by the CDD representative which highlights the main aspects of the previous week's maintenance activities. This can just be a checklist sent via email on Fridays or Mondays.

When requested by CDD management, the contractor will provide a Monthly Service Calendar for the upcoming period. A copy of the preceding month's Irrigation Maintenance report and Lawn and Ornamental Fertilization report will be provided monthly. A copy of these documents should be submitted to the CDD representative by the 5th of each month electronically, or in person. This is only necessary should management request, likely due to performance concerns, however the vendor should always have them should management request.

Contractor agrees to take part in regular weekly, bi-weekly or monthly inspections, as decided by CDD management, of the property to ensure their performance is satisfactory. Contractor also agrees to complete any work that appears on punch lists resulting from inspections or reviews within three weeks of receiving them. Contractor will have their Account Manager participate on its behalf and have their Lawn and Ornamental and Irrigation Managers or Technicians available for inspection meetings as needed or requested by CDD management.

Staffing

The Contractor shall have a well-experienced Foreman/Supervisor supervising all work onsite. This person should have knowledge of horticultural practices and be capable of properly supervising others. The Foreman/Supervisor should communicate regularly, daily when needed, with CDD management. Further, In order to maintain continuity, the same Foreman/Supervisor shall direct the scheduled maintenance operations throughout the year. Any anticipated changes in supervisory personnel shall be brought to the attention of the CDD representative prior to any such change. The intent is for maintenance personnel to familiarize themselves with the site.

The crew members should be properly trained to carry out their assigned task and should work in a safe professional manner. Each crew member should be in full uniform at all times.

Contractor is expected to staff the property with trained personnel experienced in commercial landscape maintenance. All personnel applying fertilizers, insecticides, herbicides, and fungicides must be certified by the state of FL. These individuals should be Best Management Practices Certified and hold a Limited Certification for Urban Landscape Commercial Fertilizer or a Certified Pest Control Operator or an employee with an ID card working under the supervision of a CPCO.

Contractor agrees to screen all crew members for criminal background. Also, contractor agrees to follow all INS guidelines for hiring and to maintain an I-9 and other required documents on each employee.

Holidays observed that do not require staffing include New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day, and any other day agreed to by CDD Management. Normal working hours are from 7:00 AM until 7:00 PM. No power equipment will be operated near homes before 9:00 AM. Efforts will be made such that ALL work performed around the Amenity Areas and pool area is to be completed prior to busy attendance hours. Saturdays will be made available for makeup work due to inclement weather from 8:00 AM until 5 PM.

Component "B" - Turf Care Program - Fertilization and Pest Control

Application Maintenance Information

All hardscape surfaces are to be blown off immediately following a fertilizer application to prevent staining.

The irrigation system will be fully operational prior to any fertilizer application.

Soils shall be tested at a reliable testing facility once per year to monitor for pH, Nematodes, and other relevant factors based on turf types. Take All Root Rot and chemical make-up. The results will be provided to management along with the contractor's recommendation as to any changes in the turf care program based on these results.

St. Augustine

Application Schedule - Minimum schedule, if more is needed it is up to the contractor to recommend.

Monthly Application schedule – St. Augustine

- January: Winter fertilization, broadleaf weed control and disease control
- March: Spring granular fertilization, broadleaf weed control, insect, and disease control
- May: Late spring heavy, 100% slow-release Nitrogen fertilization with Arena and weed Control

October: Heavy fall granular fertilization and broadleaf weed/disease control

Application Requirements: ST AUGUSTINE

Contractor will submit a schedule of materials to be used under this program along with application rates. The annual program will include a maximum of 4 lbs. of N/1000 square feet with a minimum of 50% slow release and a high Potassium blend in the fall fertilization to promote root development unless soil samples indicate the presence of sufficient Potassium. The winter liquid fertilization should contain a maximum of .5lbs of N/1000 square feet.

BAHIA - Where Applicable (Irrigated areas only)

Application Schedule - Minimum schedule, if more is needed it is up to the contractor to recommend.

Monthly Application Schedule - Bahia

- March: Complete liquid fertilizer and broadleaf weed control to include blanket pre-emergent herbicide application.
- June: Chelated Iron application and Mole Cricket control.
- October: Complete liquid fertilizer and broadleaf weed control to include blanket pre-emergent.

Application Requirements: BAHIA

Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 2 lbs. of N/1000 square feet with a minimum of 30% slow release and a high Potassium blend in the late summer fertilization to promote root development unless soil samples indicate the presence of sufficient potassium.

Bermuda - Standard

Application Schedule – Minimum schedule, if more is needed it is up to the contractor to recommend.

- January:Liquid or granular Fertilization Disease & Insect Control
- March: Spring Granular fertilization with broadleaf weed control, insect and disease control
- May: Slow release with Weed Control
- July: Slow Release (Nitrogen) with insect and weed control
- October: Liquid or Granular and Disease & Insect Control

Application Requirements: BERMUDA

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

Zovsia

Application Schedule - Minimum schedule, if more is needed it is up to the contractor to recommend.

Monthly Application Schedule - Zoysia

- January: IPM spot treatment for weeds as necessary and inspect/treat fungal activity. February: Pre-emergent herbicide/spot treatment for weeds and fungal activity.
- March: Fertilization. Spot treat weeds and treat fungal and insect activity as necessary.

- April: Liquid Fertilization with .5lb N, with Iron, post emergent weed control, insect/disease control as necessary.
- May: Fertilization
- June: Insect/weed/disease control as necessary.
- July:Insect/weed/disease control as necessary.
- August: spot treat weeds as necessary, inspect/treat fungal activity.
- September: Liquid Fertilization with emergent weed control, insect/disease control as necessary. October: Fertilization Weed/insect/disease control as necessary.
- November: Blanket Pre-emergent herbicide, w/Liquid Iron. Spot treat weeds and inspect/treat fungal activity.
- December: Blanket potash weeds as necessary, inspect/treat fungal activity.

Application Requirements: ZOYSIA

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

General

Insect/Disease Control - ALL TURE

The reduction of irrigation water during the winter season will dramatically reduce the potential for fungus/disease problems. Contractor will be responsible for managing settings of irrigation timers and should always have the irrigation times adjusted and set appropriately based on turf type and season.

Supplemental insecticide applications will be provided by the contractor when the contractor identifies a need for supplemental programs in order to control pests.

Contractor will provide recommendations for TopChoice applications when needed. They will also keep ant bait treatment on mowers or detail vehicles for spot treatment. Ants should be treated near any walking or amenity areas or common use areas such as parks.

Weed Control - ALL TURF

Weed control will be limited to the broadleaf variety and sedge type grasses under this program.

Contractor shall alert management of outbreaks of Crabgrass, wild Bermuda, Alexander and Dove grasses. Failure to do so will make the contractor liable for resulting turf loss. Supplemental insecticide applications will be provided in addition to the normal preventive program as needed to provide control.

Warranty - ALL TURF

If the grass covered under this turf care program dies due to insect infestation, disease or improper fertilizer application, the affected grass will be replaced at no charge. The contractor will not be held responsible for turf loss due to conditions beyond their control. This includes nematodes, diseases such as Take-All Root Rot and weeds such as Crabgrass which are untreatable with currently available chemicals, high traffic areas, drainage problems, or acts of God. In the event these conditions exist, the contractor is responsible to employ whatever cultural practices can be reasonably performed to extend

the life of the affected material.

Component "C" - Tree/Shrub Care Program

Application Schedule - Trees and Shrubs

Monthly Application Schedule -

- March/April: Insect/disease control/fertilization. May/June: Insect/disease control as needed.
- July/August: Minor nutrient blend with insect/disease control.
- October: Disease control as needed December. Insect/disease control/fertilization as needed.

Application Requirements: Fertilization

Contractor will submit a schedule of materials to be used under this program along with application rates. Fertilizers selected must be appropriate for the plant material to be fertilized such as an acid forming fertilizer for Azaleas which require a lower soil pH.

Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 50% slow-release Nitrogen and a high Potassium blend in the fall fertilization to promote root development unless soil sample results indicate the presence of sufficient Potassium.

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of plant material are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

This program covers all fertility requirements on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35'. All native trees or transplanted trees over 35' in overall height will require special consideration and are therefore excluded from this program.

There will be a deep root feeding on an as needed basis to establish newly planted trees. Fertilizer will be distributed evenly under the drip zone of each plant. Special care will be taken not to "clump" fertilizer neither at the base nor in the crown of plants.

The irrigation system will be fully operational prior to any fertilizer application.

Soil testing will be carried out when needed at contractors' recommendation. Any changes to the fertilization schedule, products used, or techniques will be discussed with CDD management and agreed to by CDD management.

Insect/Disease Control

Insect and disease control is intended to mean a thorough inspection of all plantings for the presence of insect or disease activity and the appropriate treatment applied. All insect and disease infestations require follow-up applications for control and are included in this program.

Contractor is responsible for the continuous monitoring for the presence of damaging insects or

disease. Any problems noted between regularly scheduled visits will be treated as a service call and responded to within 48 hours. Service calls due to active infestations are included in this program.

This program covers all disease and insect activity on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35'. All native trees or transplanted trees over 35' in overall height will require special consideration and are therefore excluded from this program.

Contractor will be required to apply all pesticides in accordance with labeled directions including the use of any Personal Protective Equipment.

Specialty Palms

Considering the investment in Specialty Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Senegal Date etc.), contractor will include in their proposed Tree/Shrub program, a comprehensive quarterly fertilization and root/bud Drench and or OTC Injections for potential disease and infestation. Only those treatments relevant to the variety of palm should be included.

When applicable, the contractor will monitor site tubes that have been installed to monitor ground water build up around the root ball of specimen palms to de-water them as necessary.

Warranty

If a plant or tree dies from insect or disease damage while under this Tree/Shrub Care Program, it will be replaced with one that is reasonably available by the contractor if it is reasonably decided to be from negligence by the contractor determined by CDD management. Exclusions to this warranty would be Acts of God, along with pre- existing conditions, i.e. soil contamination or poor drainage, nematodes, borers, locusts and insects such as Asian Cycad Scale. Also excluded are diseases such as Verticillium and Fusarium Wilt, TPDD, Lethal Bronzing, Entomosporium Leaf Spot Fungus and Downey Mildew that are untreatable with currently available chemicals. In the event these conditions exist, the contractor is responsible to promptly report any detection to the CDD representative.

Component "D" - Irrigation Maintenance

Frequency of Service

Contractor will perform the following itemized services under "Specifications" on a monthly basis completing 25% of the inspection each week. The irrigation inspection should be performed during the same week(s) each month. Repairs under \$500 should be carried out each month with just verbal confirmation. Anything over \$500 requires written approval.

Specifications

- Activate each zone of the system.
- Visually check for any damaged heads or heads needing repair.
- Visually check all landscape areas irrigated with Netafim drip lines to ensure proper water flow and pressure.
- Clean filters located at each zone valve monthly if applicable. Clean, straighten or adjust any heads not functioning properly.
- Straighten, re-attach to bracing and touch up paint on riser heads as needed. Report any valve

- or valve box that may be damaged in any way.
- Leave areas in which repairs or adjustments are made free of debris.
- Adjust controllers to the watering needs as dictated by weather conditions, seasonal requirements, and water management district restrictions including adjusting of rain sensors.
- Contractor will provide a written report of the findings by zone.
- Repairs that become necessary and that are over and above the routine monthly inspections
 will be done on a time and material basis. Hourly irrigation repair rates will be defined in the
 overall landscape maintenance contract.
- Request for authorization must be submitted to the CDD representative for approval. A
 description of the problem, its location and estimated cost should be included. All repairs must
 be approved by the CDD representative prior to initiating any work. It is up to CDD
 management's discretion to allow the contractor to proceed with repairs at an agreed threshold
 without prior approval.

Service Calls

Service Calls required between scheduled visits will be billed on a time and material basis at the rates extra pricing rates.

When not an emergency, request for authorization must be submitted in written form to the CDD representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by the CDD representative prior to initiating any work.

Contractor will pay special attention during irrigation (IMC) maintenance inspections to ensure that sprinkler heads are positioned so that water does not spray directly onto buildings, windows, or parking areas.

Contractor will be held responsible for any accident that arises from the over spray of water on hard surfaces if it is determined that the contractor was negligent in performing monthly irrigation maintenance.

Damage resulting from contractor's crews working on the property (i.e., mower and edger cuts) will be repaired at no charge to the CDD within 24 hours of being detected.

Contractor shall not be held responsible for any system failure caused by lightning, construction work, pre-existing conditions, freeze or other acts of God.

Contractor shall not be held responsible for damage to the landscape caused by mandatory water restrictions placed on the property by the governing water management district.

Contractor will visually inspect the irrigation system weekly while performing routine maintenance. Contractor will provide a 24 hour "Emergency" number for irrigation repairs. Contractor shall take all required readings from meters or at pump stations as required and work with the CDD representative to file all quarterly and/or semi-annual reports to the Water Management District.

Component "E" - Extra Services

To be priced separately but as part of the landscape contract. These services are subject to bids at management's discretion at any point.

Note: Additional services work is to be considered as a supplement of the overall Landscape Maintenance contract. All Special Services work is to be performed by supplemental crews. CDD management can bid out these services at their discretion and work is to be completed according to this scope, or as CDD Management agrees. In addition, contractors should and are expected to recommend when they believe these services should be carried out in their bid documents. Additionally, all "Additional Services" will be billed in the month they are performed as a separate line item on that month's invoice. Additional services costs will not be spread out across the full annual contract.

E. 1 - Bedding Plants - Annuals (If Applicable)

The nature and purpose of "Flower Beds" is to draw attention to the display. The highest level of attention should be placed on their on-going care.

Schedule

The most appropriate seasonal annuals will be used. A standard yearly rotation includes but is not limited to: All flower beds on the property will be changed out four (4) times per year during the months of January, April, July, and October. Changes to the amounts of annuals, rotations timing, or date of installation can be made at CDD management discretion.

Contractor recognizes that flower beds are intended to highlight and beautify high profile areas and should be selected for color, profusion, and display.

All newly planted beds will have a minimum of 50% of the plants in bloom at the time of installation and they shall be 4 $\frac{1}{2}$ " individual pots.

Contractor will obtain prior approval of plant selection from the CDD representative 2 weeks before installation.

Installation

Plants are to be installed utilizing a triangular spacing of 9" O.C. between plants.

Annually, prior to the Spring change out, existing soil will be removed to a depth of 6" in all annual beds and replaced with a clean growing medium composed of 60% peat and 40% fine aged Pine Bark.

All beds will be cleaned, and hand or machine cultivated to a depth of 6" prior to the installation of new plants.

Create a 2" trench where the edge of the bed is adjacent to turf or hardscape.

A granular time-release fertilizer and a granular systemic fungicide will be incorporated into the bedding soil at the time of installation.

All beds should be covered with 1" layer of Pine bark Fines after planting.

Follow-up applications of fertilizer, fungicide and insecticide are provided as needed.

Annuals that require replacement due to over-irrigation or under-irrigation will be replaced immediately by contractor without charge to the CDD.

Maintenance

Flower beds unique to the property will be reviewed daily or at each service visit for the following:

Removal of all litter and debris.

Beds are to remain weed – free at all times.

All declining blooms are to be removed immediately.

Inspect for the presence of insect or disease activity and treat immediately.

Seed heads are to be removed from plants as soon as they appear. "Pinching" of certain varieties weekly is to be a part of the on-going maintenance as well. Frequent "pinching" will result in healthier, more compact plants.

Prolific bloomers such as Salvia require that 10% to 20% of healthy blooms are to be removed weekly. Pre-emergent herbicides are not to be used in annual beds.

Contractor guarantees the survivability and performance of all annual plantings for a period of 90 days. Any plant that fails to perform during this period will be immediately replaced at the contractor's expense.

Warranty

Any bedding plant that dies due to insect damage or disease will be replaced under warranty. Exclusions to this warranty would be freeze, theft, or vandalism.

E.2 - Bed Dressing

Application of designated mulching to community bed spaces.

Schedule 1 4 1

Mulching will be carried out at least once per year. However in many cases the mulch application will be divided into one heavy application in Spring and one lighter application in the fall. The most desirable months are May and Early November. Mulch will be priced "per yard". Application will be completed within a two-week time period.

Installation

Prior to application, areas will be prepared by removing all foreign debris and establishing a defined, uniform edge to all bed and tree rings as well as a 1" to 2" deep trench along all hardscape surfaces to include equipment pads, in order to hold the mulch in place. Bed dressing should be installed in weed free beds that have been properly edged and prepared.

Bed Dressing should be installed to maintain a 2" thickness in all bed areas, including tree rings in lawn areas and maintenance strips unless otherwise directed by the CDD representative. Some areas will require more mulch than others. Focal areas are to be prioritized. If at any point the application does not allow enough yards to maintain 2-inch depth across beds, then an additional proposal will be created by the contractor for the additional needed yards.

E.3 - Palm Trimming Schedule

Specimen Date Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Senegal Date,etc.) in excess of 15' will be trimmed at least once per year in May. All vegetation will be removed from their trunk. Any palm nuts and loose or excessive boots will be removed and/or cross cut during this process. Contractor will monitor for disease and recommend treatment if necessary. Full Debooting is a separate billable job.

All palms less than 15' will be trimmed as needed by the detail crew during the regular detail rotation as outlined in General Services.

All palms in excess 15' will be trimmed at least once per year in the month of May. Any additional trimmings can be added at the discretion of the board or management and will be done at the same cost and rate as the proposed may trimming. This is why per palm costs is to be included in the fee summary.

Trimming shall include removal of all dead fronds, loose boots and seed stalks.

Trim palms so that the lowest remaining fronds are left at a ten and two o'clock profile or nine and three o'clock at the discretion of management. "Hurricane" cuts are only to be done at the direction of the CDD representative.

When trimming, cut the frond close to the trunk without leaving "stubs".

It is imperative that the contractor use clean and sanitized tools, sanitizing their tools thoroughly from tree to tree.

Exhibit 2 Fee Summary Schedule

Rolling Oaks Communi	y Development [Histrict Landscap	pe Fee Summan
----------------------	-----------------	-------------------	---------------

Contractor: Prince and Bone, Inc.

Addraen: 14645 Boggy Creek Rd. Orlando, FL 32824 Phone: (963) 422-5297

Contact: Luças Martin Email: junicalioriscandoculoscos Property: Rolling Oaks CDD

Address: 219 E Uvingston 81 Orlando, FL 32861

Phone:

Contact: Clayton Smith, Ashley Hilyard

YEAR 1 Pricing Break Down	JAN	PER	MAR	APTIL.	MAY	JUN	JUL	AUG	MP	OCT	NOV	DEC	TOTAL
Yurf Meintenance and Detailing													
(Component A) -	\$11,400.00	\$7,600.00	\$7,500.00	\$19,000.00	\$15,200.00	\$15,290.00	\$19,000.00	\$15,200.00	\$19,000.00	\$15,290.00	\$7,600.00	\$7,680.00	\$150,500.0
Turl Maintenance/Detailing/Communication/Stelling													1
TURFCARE													
(Component B)		\$384.00		\$384.80		\$384.00		\$384.00		\$384.00		\$3,030.00	\$4,950.00
Bahla/SI Augustine/Zoysia													
TREE BHRUS CARE Includes OTC S Applicable											-		
(Component C)			\$3,839.00			\$3,030.00			\$3,830.00			\$3,830.86	\$12,120,00
TreeShrub Fert/OTC/Drenching													
PERIOATION MAINT.													
(Companied D)	\$2,200.00	\$2,200.00	\$2,208.86	\$2,200.00	\$2,200.60	\$2,200.00	\$2,200.00	\$2,200.00	\$2,296.04	\$2,200.00	\$2,200.00	\$2,200.00	\$25,480.00
Pricedon hapections ANNUAL CHANGES Many last per													
ANNUAL CRANGES New Jee per unnual price													
(Component E.1)													\$0.00
Per Armed Pendag 13 (0)	rive at his me			None at this time			None of the			None at this			
BED DREERING - Extracto mutch yes + Cocos Hown Mulch					\$49,400,00								
(Component E.2)					\$46,466.00						\$11,000.00		\$45,000,00
Deleth Total For Hard Pricing 558					800						200		
PALM TRUMBING 1x Per Year					\$50,040,00								
(Component E.3) Per Pern Prog. \$50					500,040.00								\$50,040.00
Pale study 1961					1.001								
TOTAL FEE PER MONTH;	\$13,000.00	\$10,184.00	\$12,800.00	\$21,584.00	\$117,840.00	520,014,00	\$21,299.60	\$17,794.00	\$34,339,00	\$17,784.80	\$21,400.00	\$15,899.00	\$311,310
Fox Sichedule with Extra Recytices	\$25,025.83	\$25,925.83	\$25,925.83	\$25,825.83	\$25,925.03	\$25,925.83	I 125.825.83	\$25,925,63	\$25,825,83	\$25,521.A3	521.923.83	125.525.25	1
Fac Britanish Essential Services Only	\$14,923	\$7(35)	F18.522	\$11,325	¥ 816,923	\$10,923	¥ 816,323	016,023	114,625	810,933	818,923	T 616,025	1
													•
Essantial Services	\$203,	978.00					1						
Moving/Detailing/hylgellon/Fert and Peet					ional Year F		_		170000		1		
Extra Services			1	YE	AR 2 - Essentia	i Services ON	LY Annual Price	MI -	\$202,0	79.00	1		
Annual Changes, Palm Pruning, Mulch			YEAR 3 - Essential Services ONLY Annual Printing \$255, 166.08							1			
	-				AR J - E88976	az mervices CRI	R.T ANNUB PTI	- 1	2497,	24.00	3.		
				72	ARA - Presentin	Services Chil	LY Annual Print	na -	\$200,	65.00	1		
TOTAL	8311.1	110.00						-	200,00				

LABOR TO BE PROVIDED TO YOUR PROPERTY

-2 DAYS SERVICE DURING WEEKLY SCHEDULE WITH 5 LABORERES AND A MANAGER EACH DAY

-1 DAY, WEEKLY SERVICE WITH 5 LABORERS AND A MANAGER DURING WINTER SCHEDULE TO PROVIDE 52 WEEK SERVICE

Rolling Oaks Community Development District Landscape Fee Summary

Contractor: Prince and Sons, Inc. Property: Rolling Oaks CDD

 Address: 14645 Boggy Creek Rd.
 Address:
 219 E Livingston ST

 Orlando, FL 32824
 Orlando, FL 32801

Phone: (863) 422-5207 Phone:

Fax:

Contact: Lucas Martin

Email: Imartn@princeandsonsinc.com

Contact: Clayton Smith, Ashley Hilyard

Email: Csmith@gmscfl.com, ahilyard@gmscfl.com

YEAR 1 Pricing Break Down	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	ОСТ	NOV	DEC	TOTAL
Turf Maintenance and Detailing													
(Component A) -	\$11,400.00	\$7,600.00	\$7,600.00	\$19,000.00	\$15,200.00	\$15,200.00	\$19,000.00	\$15,200.00	\$19,000.00	\$15,200.00	\$7,600.00	\$7,600.00	\$159,600.00
Turf Maintenance/Detailing/Communication/Staffing													
TURF CARE													
(Component B)		\$384.00		\$384.00		\$384.00		\$384.00		\$384.00		\$3,030.00	\$4,950.00
Bahia/St Augustine/Zoysia													
TREE/SHRUB CARE Includes OTC if Applicable													
(Component C)			\$3,030.00			\$3,030.00			\$3,030.00			\$3,030.00	\$12,120.00
Tree/Shrub Fert/OTC/Drenching													
IRRIGATION MAINT.													
(Component D)	\$2,200.00	\$2,200.00	\$2,200.00	\$2,200.00	\$2,200.00	\$2,200.00	\$2,200.00	\$2,200.00	\$2,200.00	\$2,200.00	\$2,200.00	\$2,200.00	\$26,400.00
Irrigation Inspections ANNUAL CHANGES - None at this time - Provide per													
annual price													
(Component E.1)				ļ									\$0.00
Per Annual Pricing: \$2.50 BED DRESSING - Estimate mulch yds - Cocoa Brown	None at this time			None at this time			None at this time			None at this time			
Mulch					\$46,400.00						\$11,600.00		
(Component E.2)													\$58,000.00
[Mulch Type] Per Yard Pricing: \$58					800						200		
PALM TRIMMING 1x Per Year					\$50,040.00								
(Component E.3) Per Palm Price: \$50													\$50,040.00
Palm counts: 1001					1,001								
TOTAL FEE PER MONTH:	\$13,600.00	\$10,184.00	\$12,830.00	\$21,584.00	\$113,840.00	\$20,814.00	\$21,200.00	\$17,784.00	\$24,230.00	\$17,784.00	\$21,400.00	\$15,860.00	\$311,110
Fee Schedule with Extra Services	\$25,925.83	\$25,925.83	\$25,925.83	\$25,925.83	\$25,925.83	\$25,925.83	\$25,925.83	\$25,925.83	\$25,925.83	\$25,925.83	\$25,925.83	\$25,925.83]
Fee Schedule Essential Services Only	\$16,923	\$16,923	\$16,923	\$16,923	\$16,923	\$16,923	\$16,923	\$16,923	\$16,923	\$16,923	\$16,923	\$16,923	1
			1										•
Essential Services	\$203,0	70.00		A -1-111		No. 1 . 1	1						
Mowing/Detailing/Irrigation/Fert and Pest			ļ		ional Year F								
Extra Services		1	YE.	AR 2 - Essentia	ıı services ONI	- Y Annual Prici	ng -	\$203,0	70.00				
Annual Changes, Palm Pruning, Mulch	\$108,040.00			YEAR 3 - Essential Services ONLY Annual Pricing					\$209,1	60.00			
			_	, , , , , , , , , , , , , , , , , , ,									
	\$311,1	110.00		YE	AR 4 - Essentia	I Services ONI	Y Annual Prici	ng -	\$209,1	60.00			
TOTAL	\$311,110.00												

Rolling Oaks Community Development District Landscape Fee Summary

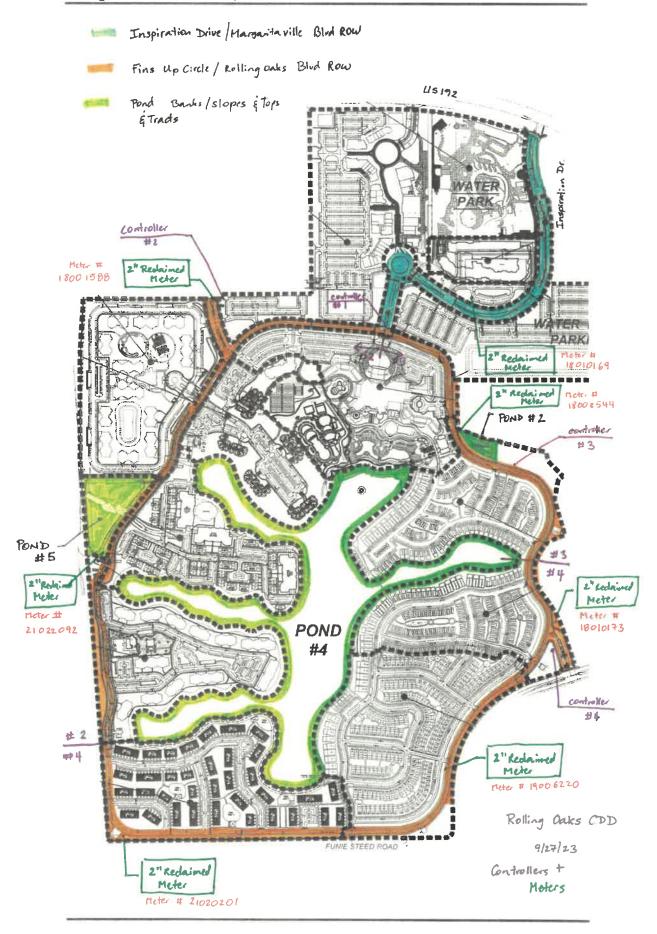
Contractor	:									Property:	Rolling Daks	200	
Address Phone										Address:	219 E Livingst Orlando, FL 32		
Fax Contact Email	:											n, Ashley Hilyard om. shilyard@gmscf	
YEAR 1 Pricing Break Down Turf Maintenance and Detailing	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	ост	NOV	DEC	TOTAL
(Component A) -													\$0.00
Turl Maintenance/Detailing Communication/Staffing		-		-						1			
TURF CARE													60.00
(Component B)													\$0.00
Bahia/St Augustine/Zoysia			-	-		-	-			1			
TREE/SHRUB CARE Includes OTC if Applicable							1 2						\$0.00
(Component C)				1									V u.uu
Tree/Shrub Fert/OTC/Drenching				-		_	-		-	-		-	
IRRIGATION MAINT.													
(Component D)													\$0.00
Impation Inspections													
ANNUAL CHANGES - None at this time - Provide per annual price													
(Component E.1)	1 1						1						\$0.00
Per Annual Pricing	None at this time			None at this time			None at this time			None at this time			
BED DRESSING - Estimate mulch yds - Cocoa Brown Mulch													
(Component E.2)			1		1			Page 1					\$0.00
Mulch Type Per Yard Pricin					800						200		
PALM TRIMMING 1x Per Year													
(Component E.3) Per Palm Price												k 9	\$0.00
Paim counts					1,001							de -	
TOTAL FEE PER MONTH:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	50
Fee Schedule with Extra Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	1
Fee Schedule Essential Services Only	\$0	\$0	\$0	50	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1
Essential Services			1										
Mowing/Detailing/irrigation/Fert and Pest	\$0.	00		Addit	ional Year F	Pricing	7						
			-				ILY Annual Pricir	90 -					
Extra Services			1	TE		an Gervices Of	ici Alliuai Pilicii	-			-		
Annual Changes, Palm Pruning, Mulch	\$0.	00		Y	EAR 3 - Essent	ial Services O	NLY Annual Prici	ng					
				-							1		
	\$0.	00		YE	AR 4 - Essenti	al Services Of	ILY Annual Prici	ng -					

Exhibit 3 Additional Services Pricing Summary

Additional Services Pricing Summary Rolling Oaks CDD

Material	Description	Price							
Mulch	Price/yard installed for quantities over 100 cubic yards Cocoa Brown								
	Price/yard installed for quantities <u>under</u> 100 cubic yards Cocoa Brown	<u>\$</u> 58							
	Price per 3 cubic foot bag of Mulch Cocoa Brown	<u>\$</u> 7							
Hard Materials	Price per bag for Seminole Chips	<u>\$</u> 4							
	Price per Cubic Yard for Seminole Chips	<u>\$</u> 400							
	Price per Cubic Yard for 3"-5" River Jack	\$ 400							
	Price per cubic yard for Crushed and washed Shell	\$ 400							
Seasonal Color	Annual flower installed prices include bed preparation by removing and of old flowers, hand or mechanically turning the beds and amendianecessary.								
	Bed preparation and installation per 4.5" pot	<u>\$</u> 2.50							
	Bed preparation and installation per 1 gallon pot	<u>\$</u> 10							
	Supply and install 8" to 10" hanging basket	<u>\$</u> 40							
	Assemble 20" to 36" diameter floral pot with centerpiece plant	<u>\$</u> 240							
Sod (St. Augustine)	Turf reparation includes removal and disposal of old material and re-grading affected area prior to installation of new sod.								
	Square foot price for quantities less than 1,000 square feet	<u>\$</u> 2							
	Square foot price for quantities between 1,000 and 3,000 square feet	<u>\$</u> 2							
	Square foot price for quantities between 3,000 and 10,000 square feet	<u>\$</u> 1.90							
	Square foot for price quantities greater than 10,000 square feet	<u>\$</u> 1.80							
Irrigation	Irrigation services, which fall outside of the contract, will be provided on basis. Parts will be provided at list, less a discount. Contractor may be to provide a copy of purchase invoice.	a per hour e required							
	Irrigation Technician per hour	<u>\$</u> 65							
	Irrigation Laborer per hour	<u>\$</u> 40							
General Labor	Foreman per hour	<u>\$</u> 40							
	Labor per hour	<u>\$</u> 40							
Arbor Care	Production day (8 hour) Truck, Chipper, 3 man crew	<u>\$</u> 2,000							
Miscellaneous	Bush hogging per acre @:	\$ 90							

Exhibit 4 Service Area Map



SECTION E







Landscape Maintenance Services Proposal prepared for

ROLLING OAKS CDD



TRICIA ADAMS

ASSISTANT DISTRICT MANAGER, GMS

219 East Livingston Street Orlando, FL 32801

Re: Landscape Maintenance Services Proposal for Governmental Management Services

Thank you for considering a partnership with **Yellowstone Landscape** as your landscape maintenance service provider. Our proposal has been created to address the specific needs and expectations you have expressed for **Rolling Oaks CDD**. We call this your Plan for Success because our integrated service plan has been designed to give you a landscape that you can be proud of.

Within your Plan for Success please make special note of the following sections:

- Personnel: Our personnel and capabilities are highlighted in this section. We've included information about our company, an organizational chart of your local Yellowstone Landscape team, resumes for the individuals who will oversee your property, and a letter that breaks down our staffing levels and our plan to service the property.
- **Experience:** This section includes project pages of some of our local projects and a list of references. Please feel free to reach out to any of our references.
- Scope of Work/ Maintenance Plan: This section includes our service plan for the property, and a 12-month task calendar that outlines what services you'll receive each month.
- Financial Capability: Information on our company's financial standings, as well as our various licenses and certifications.
- **Pricing Forms:** Pricing forms for all CDD areas. We've also included all required signature forms and addendum acknowledgements.

If you have any questions after reviewing our proposal, please contact me at any time. We welcome the opportunity to provide you any further details about our firm's commitment to delivering a landscape that you will be proud of.

Sincerely, Nicole Ailes, Business Development Manager Yellowstone Landscape

nailes@yellowstonelandscape.com 559.977.4719





407.396.0529 tel 407.396.2023 fax

1773 Business Center Lane Kissimmee, FL 34758

www.yellowstonelandscape.com

September 11, 2025

Tricia Adams, District Manager 219 E. Livingston Street Orlando, FL 32801

Re: Response to Landscape Maintenance Services for Rolling Oaks Community Development District

Dear Board of Directors and Management Staff,

On behalf of your local Yellowstone Landscape Professionals, I would like to begin by saying "Thank you" for the almost two years you have partnered with us on Margaritaville's landscape needs. While it has been a short period of time since we were awarded this contract, we couldn't be prouder today to be your landscape contractor on such a prestigious property and development plan. We remain committed to the partnership we have with you and are grateful for the opportunity to continue delivering the beautiful landscape at Margaritaville and surrounding properties.

During this RFP process, you will be tasked to find the contractor that not only can fulfill the scope, but you are also looking for a landscape provider that truly cares about your overall vision for the community. Here at Yellowstone, we take pride in knowing we are the best in the industry when it comes to our staff's care for our customers, care for our team members, and expertise in all horticultural practices. This has translated into some very special relationships for us over the years servicing the highest end customers throughout the Central Florida market.

I understand that the intention is to consolidate vendors across all entities at Margaritaville, but I strongly believe having multiple vendors is more beneficial for all because it creates a friendly environment where a contractor can be challenged and push themselves to have the best showing landscape. It is also important to have multiple providers, so one vendor does not overextend themselves. A contractor could easily be set up for failure trying to staff multiple areas at once in a market where labor is our biggest asset but also the most difficult to come by for most smaller landscape vendors.

Our team knows this property's needs inside and out after servicing for almost two years, and we are confident in our ability to continue improving the property for all visitors and residents of Margaritaville. I would love to say 5-10 years down the road that we are still your partner and tell countless stories about the transformation and growth of the community. We have multiple CDD's with GMS that we are proud to say we have serviced for over a decade, which is a difficult feat in a



competitive landscape market. I'm even more proud of the relationships that have come from that with the management staff of GMS.

Your Account Manager Jose and I are available to answer any specific questions you may have regarding our submittals and proposal documents. Again, on behalf of Yellowstone Landscape, thank you for the opportunity to serve your landscape service needs. We hope to continue our partnership with you for many years to come!

Sincerely,

Pete Wittman

Pete Wittman

Branch Manager

pwittman@yellowstonelandscape.com

407-319-8298



PERSONNEL







Yellowstone Landscape began in 2008 with the unification of established, independently successful regional landscape companies.

We've been linked by a common goal to better serve our clients, sharing decades of experience in landscape maintenance, landscape design and installation, and tree care services.

As one of the landscape industry's fastest growing and most awarded commercial landscaping

companies, we are proud to serve more than three thousand client properties from our local branch facilities, across the South, Southwest, and Midwest.

We offer a uniquely comprehensive suite of services and expertise, allowing us to partner with our clients at any stage in their landscape's life cycle. From a landscape design idea on a computer screen, to a mature and thriving landscape in the ground, Yellowstone Landscape is the only commercial landscaping partner you'll ever need.



Trusted by Clients Across the Country







Yellowstone Landscape serves our clients from local branch locations across the South, Southwest, and Midwest United States.

Our talented Landscape Professionals are experts in their local areas, delivering excellence in commercial landscape maintenance, installations and enhancements, tree care, and snow & ice services.

These local operating teams are supported by the collective strength of a national leader in commercial landscaping services. And we empower our local leadership to make decisions in the best interest of our clients and their properties. No excuses, no calling headquarters for approval, no corporate red tape. Just do what's right.

Working safely. Providing great service to our clients. Taking pride in our work. Building lasting partnerships with our clients.

That's how we've become the trusted commercial landscaping partner of choice to our valued clients across the country.



Industry Recognition





Our clients' properties have earned dozens of National Landscape Awards of Excellence, the highest honor given in the professional landscape industry. They've been recognized as some of the most outstanding commercial landscaping projects in the country. Below is a partial listing of our award-winning projects:

Rockstar BMX Park; Houston, Texas; 2020
Old Palm; Palm Beach Gardens, Florida; 2019
The Peninsula; Charlotte, North Carolina; 2019
Emory Johns Creek Hospital; Atlanta, GA; 2019
Del Webb Lake Oconee; Greensboro, Georgia; 2018
Mesa Del Sol; Albuquerque, New Mexico; 2018
Hermann Park; Houston, Texas; 2017
Walton Riverwood; Atlanta, Georgia; 2017
Swan and Dolphin Resort; Orlando, Florida; 2016
Cane Island Amenity Village; Houston, Texas; 2016

Tradition; Port St Lucie, Florida; 2015
Rob Fleming Park; The Woodlands, Texas; 2014
AAA Headquarters; Orlando, Florida; 2013
Technology Park Atlanta; Atlanta, Georgia; 2013
Boeing 787 Facility; Charleston, South Carolina; 2012
Waldorf Astoria Resort; Orlando, Florida; 2012
Grand Haven; Palm Coast, Florida; 2011
Fleming Island Plantation; Jacksonville, Florida; 2010
Hammock Beach Resort; Palm Coast, Florida; 2008
Reunion Resort & Club; Orlando, Florida; 2007



Proud to Serve Orlando





Excellence in Commercial Landscaping for Your Orlando Area Properties

Yellowstone Landscape is proud to serve Central Florida's commercial landscaping needs from four branch locations across greater Orlando. With more than 300 local employees, we're one of the largest and most awarded commercial landscaping service firms in Orlando.

We offer landscape design, landscape enhancement, and landscape maintenance services

to some of the area's most beautiful homeowner associations, resorts and hotels, city and county governments, master planned developments, corporate campuses, commercial offices, schools, universities, hospitals, apartment communities and retail shopping centers.

Our service teams are ready to provide you with Orlando's most professional and responsive commercial landscaping services, always tailored to your needs and expectations.

Orlando-North 2729 West Main Street Leesburg, FL 34748 352.973.0420 Orlando-South 1773 Business Center Lane Kissimmee, FL 34758 407.396.0529 Orlando-East 2809 Forsyth Road Winter Park, FL 32792 407.814.2400 Orlando-West 3676 Hogshead Road Apopka, FL 32702 407.396.0529



Services for Public Sector Clients





We are proud to serve Public Sector clients across the South, and to be a part of some tremendously successful projects beautifying our local communities. We understand the challenges that local governments and agencies face in managing their public green spaces.

Public parks, trails, and streetscapes create unique opportunities to enrich the lives of your community's residents. Investing in professional landscape services delivers a consistently high-quality appearance, and does so at a lower cost than in-house grounds maintenance services.

Our professional landscaping services offered to Public Sector clients include award-winning

Landscape Design and Installation teams, ready to deliver beautiful landscape enhancements and installations. When we continue to maintain the project for you, we can even extend our normal warranty on installed plant materials.

We'll also work with you to identify any possible liabilities or hazards in your community's public spaces. With services like raising tree canopies and making sure drains are kept clear of debris, our Landscape Professionals partner with you to keep your residents safe from hazards. And, in case of a natural disaster or extreme weather event, our crews will be there to assist with clean up after the storms have passed.



Services for Resort Communities





Your resort community's landscape should enhance the experience of your residents and their guests. Yellowstone Landscape offers specialized levels of service to our resort community clients aimed to achieve this goal.

Our resort community landscape service plans are designed to keep your property manicured to your expectations without inconveniencing or disturbing your residents and guests.

Resort community service teams are trained to take great care to get the details right, while being ever mindful of your residents' expectations. Coordinated, consistent service scheduling ensures that our service teams have your resort community looking its best when

your residents are ready to take advantage of the property's amenity feature areas and explore the community grounds.

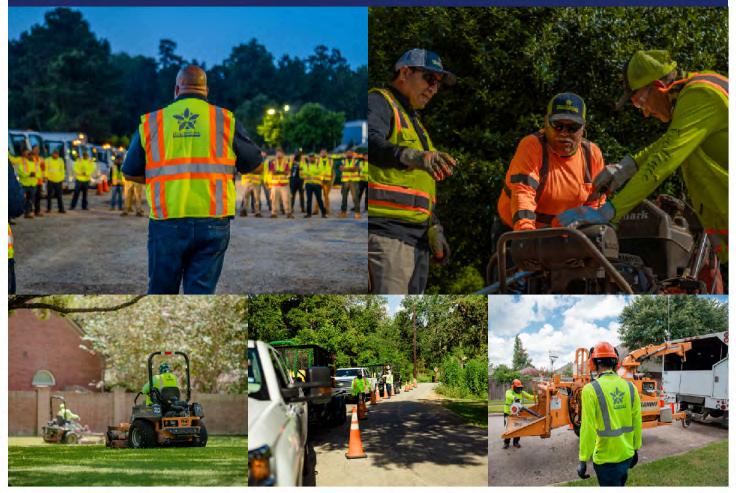
We take great pride in the appearance of your landscape and focus on creating welcoming and relaxing spaces. Our professional design and installation services will help you create beautiful arrival areas to welcome guests and relaxing spaces throughout your property's landscape for everyone to enjoy.

We understand your challenges, needs and expectations and we have the experience to deliver the landscape appearance your resort community deserves.



Committed to Safety





Yellowstone Landscape has made safety our number one priority. We know that we are equally responsible for the safety of our employees, and our clients' residents, employees, guests and their property.

Our commitment to safety includes providing a safe, healthy work environment, kept free from hazards. Whether starting or ending the day at one of our branch locations, traveling over the area's roadways, or at a client's work site, all Yellowstone Landscape employees are trained to behave professionally and remain alert to all potential safety hazards they may encounter.

Our Commitment to Safety includes:

- New Employee Training on Safe Operating Procedures
- Strict Compliance to All OSHA Regulations
- Weekly Tailgate Talks Conducted with All Field Service Teams
- Annual Safety Rodeos with Industry Safety Experts
- Dedicated Safety Officers in Each Branch Location
- Mandatory Use of Appropriate Personal Protective Equipment (PPE) at All Times



Environmental Stewardship





As a leader in the landscaping industry we have an added responsibility to be good stewards of our natural resources. We also understand that many clients have become keenly aware of the need to reduce their environmental impact.

Our initiatives toward responsible environmental stewardship include:

Integrated Pest Management: IPM Programs use a combination of targeted management tools rather than broad blanket applications to create an environment free from pests and disease.

Innovation Irrigation: This includes smart controllers, rain sensors, micro irrigation

and drip irrigation to eliminate water waste, integrating recycled water intakes where natural sources are available.

Reducing Carbon Emissions: EFI equipment used by our service personnel reduces our fuel consumption by 25% compared with traditional outdoor power equipment. Our firm's EFI equipment purchases over the past 6 years have dramatically reduced greenhouse gas emissions over previously used carbuerated models.

Drought-Tolerant Plants & Trees: Installing the right plant material for your property's environment reduces the water consumption necessary for your plants and trees to thrive.



Our People. Your Partner.





At Yellowstone Landscape, we know that our people are what have made us the company we are today.

Our 2500 Full Time Landscape Professionals include industry veterans, many with more than 20 years of experience providing professional landscape services. We also recruit and hire some of the brightest young talent in the industry, recruited from the nation's finest colleges and university Horticulture and Agronomic programs.

We're proud that over 75% of our management staff hold advanced degrees and certifications related to their current position's responsibilities.

Our training programs reach far beyond our industry's Best Practices. We conduct ongoing Safety Training for our crews, to guarantee that they're working safely for you. Members of our management staff receive formal Customer Service Training, teaching them how to understand your expectations and communicate with you effectively and professionally.

We're proud of our people. We want you to be proud of your landscape service partner.



Principal Officers



Our Leadership Team is committed to making Yellowstone Landscape the premier commercial landscape service company in the United States. We bring that excellence to bear on behalf of our clients through industry-leading investments in safety, training, and information systems.



Harry Lamberton was named President and CEO of Yellowstone Landscape in May of 2023, after joining Yellowstone in January of 2022 as President. As CEO, Harry leads and drives Yellowstone's strategy, continued growth, quality service, focus on safety, and maintaining a great place to work for all employees, applying expertise gained from over 20 years of leading environmental and sustainability businesses at Waste Management. Harry continues to be active in broadly supporting sustainability and the environment by serving on the Conference Board's Global Sustainability Centre's Advisory Board, the Board of Directors of the Sustainability Institute at the University of New Hampshire and the Board of Directors of Friends of the Chicago River. Harry holds a BA from the University of New Hampshire and an MBA from the Goizueta School of Business at Emory University.



Timothy (Timo) Sherman serves as Chief Financial Officer of Yellowstone Landscape with oversight over all Finance, Accounting, IT, and Procurement functions. He has led the financial analysis team since 2018, focusing on excellence in planning, forecasting, budgeting, analysis, acquisition planning, due diligence, closing and initial integration management, and any other areas requiring financial evaluation and insight. He first worked in landscaping as a construction project manager, then account manager and branch manager for Cornerstone Landscape, which was acquired by Yellowstone in 2012. Timo holds a BS from the Fisher School of Accounting at the University of Florida and an MBA from Jacksonville University and has experience in Staff and Cost Accounting.



Tim Portland has served as the Executive Chairman of Yellowstone Landscape since May of 2023. As Executive Chairman he is highly active and engaged within the company, supporting the company's executive leadership. Prior to his current role, he led the company as CEO for more than a decade. In addition to chairing Yellowstone's Board of Directors, Tim serves on the Board of Directors of the National Association of Landscape Professionals and chairs the association's H-2B steering committee. He also serves on the Board of the Seasonal Employment Alliance, an advocacy organization focused on congressional reform of the guest worker visa programs that sustain seasonal businesses across the United States.

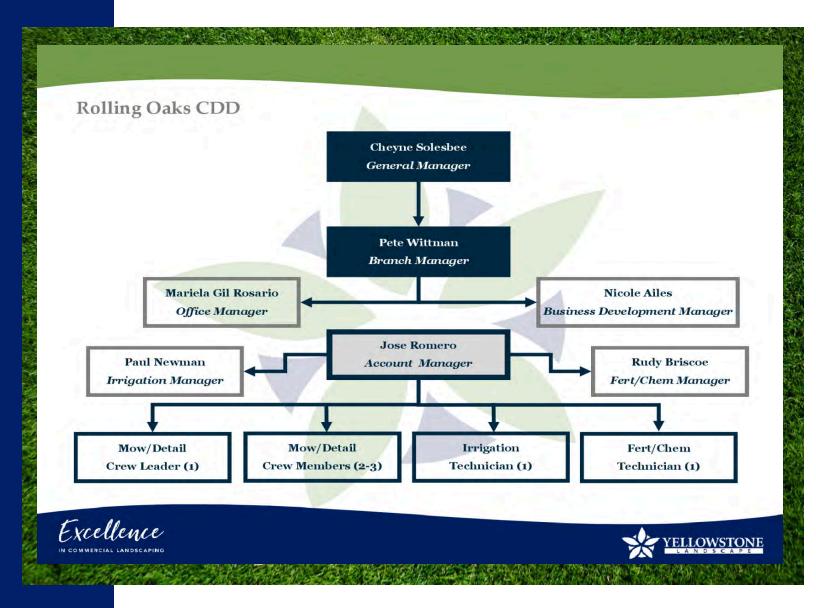


Blaine Peterson serves as Yellowstone Landscape's Vice President of Business Development, where he is responsible for the company's industry-leading sales team, a critical component of Yellowstone's superior growth and track record with customers. Blaine has been a part of the company since 2005, in ascending roles and responsibilities including Branch Manager and Business Development Manager, while founding the company's Jacksonville, Florida location. Blaine has a background in commercial real estate and holds a degree from Florida State College.

YOUR SERVICE TEAM

Our Leadership Team is committed to making Yellowstone Landscape the country's premier commercial landscape service company and to bringing that excellence to bear on behalf of our clients through industry-leading investments in safety, training, and information systems.

Your Local Yellowstone Landscape Professionals are led by:





Pete Wittman, Branch Manager



As the branch manager of our Orlando-South branch, Pete is responsible for overseeing the location's current and upcoming projects. He coordinates operations, which includes personnel, equipment, safety regulations, plant material and other resources. He works with each project to maintain the highest quality landscape and ensures team delivers a high level of customer service and engagement.

Pete brings his extensive horticultural education and years of green industry experience to the Orlando-South location of Yellowstone Landscape.

Education

Pennsylvania State University, State College, PA
Bachelor of Sciences – Landscape Contracting, School of Agriculture

Relevant Experience

Branch Manager, Yellowstone Landscape – Kissimmee, FL June 2022 - present

Responsible for landscape maintenance and installation operations, works with all plans and specifications for each project and has extensive knowledge of the budget and service expectations, hires and coordinates landscape management crews, balances the workload and materials needed for each project, maintains up-to-date roster of all personnel and job activities, identifies equipment and resources needed for each project, assures that preventive maintenance is performed on all equipment, and conducts regular inspections of in-progress projects.

Regional Sales Manager, Yellowstone Landscape – Austin, TX 2020 – May 2022

Responsible for managing Yellowstone Landscape's sales team across Arizona, Nevada, New Mexico, and Texas. Provided sales leadership for 30+ Business Development Managers within their assigned territories to ensure they were growing their local branches and meeting or exceeding their budgeted growth. Other duties include client relations, marketing, staff evaluation and development, estimating, and contract administration.

Business Development Manager, Yellowstone Landscape – Orlando, FL 2016 – November of 2020

Responsible for developing and maintaining new and existing relationships in the Central Florida Market. Responsible for meeting or exceeding annual



Pete Wittman, Branch Manager

growth goals for local branches. Other duties include networking, estimating, proposal development, CRM management, training/development of Yellowstone employees, and landscape site assessments with customers.

Senior Account Manager, Valleycrest/Brightview Landscape- Orlando, FL 2010-2016

Arranges, schedules, and directs daily landscape services, ensures peak efficiency of each project, ensures delivery of high-quality projects and services to clients, establishes long-term relationships with clients, identifies opportunities to enhance client properties, conducts field-safety training and encourages safety procedures, conducts ongoing operation training, and maintains regular communications with clients.



Jose Romero, Account Manager



As an Account Manager, Jose is responsible for coordinating, implementing, and maintaining landscaping operations. Jose plans and manages installation projects, ensuring that clients are always kept informed about the project's status. Due to his extensive background in landscape maintenance, Jose is knowledgeable in irrigation maintenance, turf and shrub fertilization, and turf and shrub pest control.

Skills & Abilities

Landscape Maintenance Plans, Nutrient Application, Pest Management, Irrigation Systems, Troubleshooting, Communication, Client Relations, Project Management, and Leadership

Relevant Experience

Account Manager, Yellowstone Landscape- Kissimmee, FL 2021-current

Planning and scheduling field operations, managing mow and detail crews, communicating with clients, selling enhancement services, assisting with employee training, ensuring a safe work environment. Property experience in homeowner associations, commercial, and governmental.

Landscaping Manager, Merlin Enterprises- Orlando, FL 2014-2019

Managing mow and detail crews, communicating with clients, selling enhancement services, assisting in training and employee development, ensuring a safe work environment for employees.

Landscape Crew Lead, Valleycrest. - Orlando, FL 2013-2014

Supervised landscaping crews to ensure all duties are performed safely and efficiently, assigned tasks to crew members, and oversaw quality control.

Irrigation Technician, TruGreen Landcare. - Orlando, FL

2001-2013

Irrigation installation, inspecting irrigation systems at various properties, generating monthly reports, troubleshooting irrigation issues, and making irrigation repairs.





Paul Newman Irrigation & Installation Manager



As an Irrigation Manager and Landscape Installation Manager, Paul is responsible for overseeing the branch's irrigation division and landscape installation division. Paul plans and manages all irrigation and installation projects, ensuring that clients are always kept informed about the project's status. Due to his extensive background, Paul is knowledgeable in landscape maintenance, irrigation maintenance, landscape installation, and hardscape installation.

Skills & Abilities

A.S. Banks Agriculture College- May 1985 CXC. JAS. Excelsior Community College- May 1984

Relevant Experience *Irrigation & Landscape Installation Manager*- Yellowstone Landscape-Kissimmee, FL 2025-Current

Scheduling irrigation technician routes, training irrigation employees on proper design and troubleshooting, and providing clients proposals for repairs and upgrades to irrigation systems. Scheduling landscape installation crews and providing clients with estimates for additional services.

Operations Manager, Terrasouth Environmental LLC- Central Florida 2022-25

Planning and scheduling landscape and hardscape installation operations, managing crews, communicating with clients, selling enhancement services, assisting in training and employee development, and ensuring a safe work environment for employees.

Account Manager, Yellowstone Landscape- Kissimmee, FL 2018-2022

Planning and scheduling field operations, managing mow and detail crews, communicating with clients, selling enhancement services, assisting in training and employee development, ensuring a safe work environment for employees. Property experience in homeowner associations, resorts, apartments, commercial, and governmental.





Paul Newman Irrigation & Installation Manager

Landscape Enhancement Manager, BrightView Landscape- Kissimmee, FL 2017-2018

Planning and scheduling landscape installation operations, managing installation crews, communicating with clients, selling enhancement services, assisting in training and employee development, and ensuring a safe work environment for employees.

Landscape Enhancement Manager, Girard Environ. Services- Orlando, FL 2013-2017

Planning and scheduling landscape installation operations, managing installation crews, communicating with clients, selling enhancement services, assisting in training and employee development, and ensuring a safe work environment for employees.

Construction Supervisor, Tootle Construction- Longwood, FL 2012-2013

Planning and scheduling maintenance team operations, managing mow and detail crews, assisting in training and employee development, ensuring a safe work environment for employees.

Owner, Newman Landscaping Services LLC- Kissimmee, FL 2009-2015

Built the company from sole operator to 5 full time employees. Services provided included: commercial and residential landscape design, installation, maintenance, pest control/fertilization programs, and irrigation system design and maintenance. Performed all aspects of accounting, payroll, and personnel management, including governmental filings and compliance.

Project Manager, Ginn Golf- Orlando, FL

2003-2009

Designing layout of golf course landscaping, planning and scheduling maintenance team operations, managing mow and detail crews, overseeing irrigation team, managing fert/pest control operations, assisting in training and employee development, ensuring a safe work environment for employees.





Rudy Briscoe, Fert/Chem Manager

As a Fert/Chem Manager for Yellowstone Landscape, Rudy is responsible for scheduling applications according to contract specifications, using the latest technologies and materials to ensure insects, diseases, and the health of the plant or turf material is at its highest quality.							
Licensed Spray Technician							
Fert/Chem Manager, Yellowstone Landscape – Kissimmee, FL 2018-present Coordinating with the branch manager to schedule and execute all fertilization and pest control applications. Organize reports for all applications. Assist other technicians with services.							
Spray Technician , ChampionsGate Golf Club- Davenport, FL 2015-2018							
Responsible for planning and executing the turf applications.							
Spray Technician , Reunion Resort Golf Courses- Kissimmee, FL 2003-2015							
Member of the onsite crew while golf courses were being constructed. Became the spray technician once the courses opened. Responsible for planning and executing the turf applications.							



EXPERIENCE



Reunion Community Development Districts





LOCATION Orlando, Florida

CLIENT

Governmental Management Services

PROPERTY TYPE

Resort Community

SERVICES PROVIDED

Landscape Design & Enhancement

Landscape Installation

Landscape Maintenance

Reunion East and West Community Development Districts were

established in 2001 and cover a combined area of over 2,300-acres, serving the master-planned Reunion community located in Orlando, FL.

Reunion is proud to be the only resort community in the world that offers three signature golf courses, designed by golf legends: Jack Nicklaus, Arnold Palmer and Tom Watson.

The Community Development Districts are split to serve the infrastructure and beautification goals for the community residents, spanning across Interstate 4, the main thoroughfare across Central Florida.

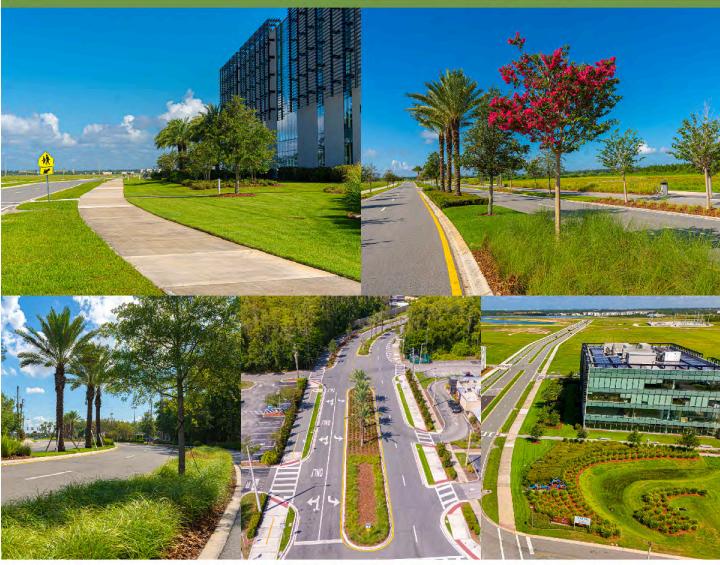
Since design and installation began, Yellowstone Landscape has been a part of Reunion's success, serving the CDDs for more than twenty years.

Services provided to the Districts include landscape maintenance, including mowing and detailing, irrigation and water management, and design and installation of landscape enhancements at key visibility points across both East and West Districts.



NeoCity





Orlando, FL

CLIENT
Osceola County, FL

PROPERTY TYPE
Mixed Use Development

SERVICES PROVIDED

Landscape Design Landscape Enhancement Landscape Maintenance **NeoCity** is a 500-acre development project spearheaded by the economic development leadership of Osceola County, Florida. This new technology district was inspired by a goal to create a community of collaboration between public and private interests, transforming the way residents and businesses "ideate, create, and innovate".

The centerpiece of the first phase of development is NeoCity Academy. The STEM high school is the state's first zero-energy school.

Upon opening in 2020, Yellowstone Landscape began providing comprehensive landscape management services to the district. The company's services have expanded as the development matures, adding areas that turn over from construction to occupancy and public use.

NeoCity will eventually include 36 acres of structural landscape, 10 miles of roadways, over 2.5 miles of linear parks, and over 4 miles of bike lanes and walking trails.



Creative Village for The City of Orlando





Orlando, FL

CLIENT

The City of Orlando

PROPERTY TYPE

Mixed Use Development

SERVICES PROVIDED

Landscape Design
Landscape Enhancement
Landscape Maintenance

Creative Village is an Innovation
District comprised of 68-acres of
land owned by the City of Orlando.
The City's goal for the project is to
capitalize on the region's recent growth
as a technology center, and is currently
anchored by new construction for
Electronic Arts, Valencia College, and
the University of Central Florida.

Creative Village's Phase I development was completed in 2022, representing an approximately \$700 milion investment in the area as the future hub of creativity and learning in downtown Orlando.

The project's landscape master plan is centered around Luminary Green Park, a 2.3-acre park that includes a 1-acre great lawn, feature trellis, and and tree-lined promenade. Future plans for the development include community festivals and events hosted by the park.

Yellowstone Landscape was awarded the initial landscape maintenance and grounds services agreement for Creative Village, largely due to the developer's desire to see the area's landscape maintained at a resort-level quality with high attention to detail.

The City of New Smyrna Beach





LOCATION

New Smyrna Beach, Florida

CLIENT

The City of New Smyrna Beach

PROPERTY TYPE

Local Government

SERVICES PROVIDED

Landscape Design Landscape Enhancement Landscape Maintenance

When The City of New Smyrna

Beach launched an initiative to promote more tourism to the city, it also requested solicitations from the area's professional landscape firms to improve and maintain the appearance of city rights of way, including major state and county highways.

Yellowstone Landscape was selected to supply these services to the city in 2015 with an initial contract for a 3 year term.

Included in the contract, The City of New Smyrna Beach identified a total of 8 separate areas, including a 2.2 mile, paved multi-use trail, and specified unique maintenance standards for each area, placing special emphasis on the City's gateway areas located just off of the I-95 exit ramps and a major intersection leading to the city's business district.

Since the initial award, Yellowstone Landscape's quality of work has led the city to award additional areas, including the city's highly visible downtown corridor and retail districts.

Palms at Serenoa





LOCATION Orlando, FL

CLIENT Leland Management

PROPERTY TYPE
Master Planned Community

SERVICES PROVIDED

Landscape Design Landscape Enhancement Landscape Maintenance Palms at Serenoa is an 500+ home gated community located in the scenic hills of Clermont, Florida, just outside of Orlando. The area of central Florida is known for its rolling, green landscape and its clear natural lakes. Palms at Serenoa is an active adult lifestyle community that offers its residents a carefree, low maintenance resort lifestyle, which includes comprehensive lawn care and landscape maintenance services to their common areas and homes.

The center of the community is the

Serenoa Club, an expansive clubhouse with fitness center, event space, and meeting rooms for residents to gather. Outside, the Club features a resort style pool, outdoor kitchen, racquet sport courts and walking trails throughout more than 16 acres of natural areas.

Yellowstone Landscape's experience with other large-scale master planned communities led to the board's decision to partner with the company to provide full landscape maintenance services to the community and





References

At Yellowstone Landscape, we pride ourselves on building lasting relationships with our clients. These clients have entrusted us as their landscape maintenance partner and would be happy to speak with you about our firm and the services that we provide for them.

Project Name: Reunion East and Reunion West CDDs

Client Since: 2008

Services Provided: Landscape Design & Installation, Landscape Maintenance

Client Contact Information: Alan Scheerer, Field Operations Manager

407.398.2890

ascheerer@gmscfl.com

Project Name: Hills of Minneola CDD

Client Since: 2022

Services Provided: Common Area Mowing, Detailing, Fertilization, and Irrigation

Client Contact Information: Mark Hills, Property Manager

811 Mabbette Street, Kissimmee, FL 34741

407.847.2280

info@myhoasolution.com

Project Name: Stevens Plantation CDD

Client Since: 2015

Services Provided: Landscape Design & Installation, Landscape Maintenance

Client Contact Information: Michael Perez, Area Field Manager

313 Campus Street, Celebration, FL 34747

656.209.7919

michael.perez@inframark.com



References

Project Name: Dowden West CDD

Client Since: 2019

Services Provided: Landscape Design & Installation, Landscape Maintenance

Client Contact Information: Alan Scheerer, Field Operations Manager

407.398.2890

ascheerer@gmscfl.com

Project Name: Narcoossee CDD

Client Since: 2023

Services Provided: Landscape Design & Installation, Landscape Maintenance

Client Contact Information: Alan Scheerer, Field Operations Manager

407.398.2890

ascheerer@gmscfl.com

Project Name: Solterra CDD

Client Since: 2016

Services Provided: Landscape Design & Installation, Landscape Maintenance

Client Contact Information: Larry Krause, District Manager

DPFM Management & Consulting, LLC

250 International Parkway, Suite 208, Lake Mary, FL 32746

321.263.0132 ext. 742

lkrause@dpfmc.com



SCOPE OF WORK/ MAINTENANCE PLAN





407.396.0529 tel 407.396.2023 fax

1773 Business Center Lane Kissimmee, FL 34758

www.yellowstonelandscape.com

September 11, 2025

Trisha Adams Government Management Services 219 East Livingston Orlando, Florida 32801

Re: Approach to Landscape Maintenance Services for Rolling Oaks Community Development District

Dear Ms. Adams and Board,

In the following document we will break down our landscape approach to services for Rolling Oaks Community Development District. We want you to understand how our crews work, who is responsible for what within our company, and how we will service the areas identified within the RFP. Yellowstone Landscape's extensive experience in production planning allows our teams to develop a program that will ensure that all tasks outlined in the RFP will be performed timely and consistently. All the tasks and teams will be managed by our account manager who will be your main point of contact within Yellowstone Landscape. This account manager will make sure outstanding quality and customer service are delivered.

1. Project Approach Breakdown

- a. Mow/Detail Team During the growing season, a team of 4 crew members, including a crew leader, will service Roling Oaks CDD two days per week. Crew size could vary to balance workload depending on the season and status of installation for future areas. At the end of the day, we are a quality-based company and will always do what is right to create a successful partnership with your team.
 - i. Mowing (St. Augustine, Zoysia, Bermuda, and Bahia-40-42x/year)
 - 1. Mowing, edging, string trimming, and blowing off all turf and hardscape areas.
 - a. 40" and 52" standing mowers and 60" riding mowers will be utilized to perform mowing functions.
 - b. String trimming of all signs, obstacles, and extreme banks where mowers cannot access will be done on each visit when needed.
 - c. Litter removal
 - ii. Detail/Pruning/Weed Control (18x/year)
 - 1. Hand-pruning and shearing
 - 2. Hand-pulling of weeds
 - 3. Non-selective weed control with round-up
 - a. All our account managers, crew leaders, and crew leads have spray licenses
 - 4. Blowing off property after trimming
 - Litter removal
- b. Palm Tree Trimming (1x/year)
 - All palms on property will be trimmed in accordance with the scope of work.
 - ii. A separate arbor crew will be utilized to trim all palms.
- c. Pest Control Services (12x/year)



- All applications will be applied by a certified technician and monthly reports will be supplied after completion.
- All turf, shrubs, trees, and palms will be treated monthly following the detailed applications outlined in RFP scope of work.
- iii. OTC injections will be applied quarterly to all specialty palms.
- iv. An Integrated Pest Management program will be always followed.
- d. Irrigation System Maintenance (12x/year)
 - i. Locations will be inspected monthly by a trained irrigation professional.
 - ii. ¼ of the property will be inspected each week.
 - iii. Inspections will include locating/flagging broken and damaged parts and valves, testing clocks, adjusting programs, adjusting pop-up and rotors for water coverage, and cutting around pop-ups that are restricted due to grass covering them.
- e. Mulching (2x/year)
 - Bed dressing will be maintained at a 2" thickness in all bed areas, tree rings, and maintenance strips.
 - ii. One heavier application will be applied in the Spring, and a secondary, lighter application will be applied in the Fall.
 - iii. There will be a 1"-2" deep trench along all hardscape surfaces.
 - iv. Mulch will be installed in weed free beds.
- f. Account Manager
 - Full-time managers who will supervise and oversee all aspects of maintenance by our crew members.
 - ii. Main point of contact
 - iii. Will communicate any issues with the property and any scheduling conflicts.
 - We are utilizing a tool called Site Audit which we can take pictures, make notes, and assign tasks to specific people within our company. It has been a highly effective tool and our customers are raving how much this improves communication and takes a pro-active approach.
 - Account managers meet weekly with our branch manager to go over scheduling and adjustments that may be needed. We work together as a team to make sure our customers receive the best service and our crews stay on task.
 - iv. Will provide weekly checklist of maintenance activities completed.

Please let us know if you have any questions about our scope of services or landscape approach. We are very excited about the potential opportunity!

Sincerely,

Pete Wittman

Branch Manager Yellowstone Landscape

Pete Wittman

pwittman@yellowstonelandscape.com

407-319-8298

The Yellowstone Difference





When it comes to commercial landscape service providers, you have choices. Clients across the country continue to choose Yellowstone Landscape as their landscape service partner year over year for many different reasons.

Are we the right solution for your property?

Our clients have told us time and time again that what sets Yellowstone apart from other landscape firms is not just the award-winning results that we produce for them. They generally identify three reasons they continue to trust us as their landscape service partner.

Communicate: Our clients are never left wondering. Not knowing leads to frustration, so we confront this issue head on with our systems that put communication first. Clients have a single, dedicated point of contact. We provide regular updates about the services we're providing and we always welcome

lots of feedback. It's our policy to be honest, tranparent, and responsive at all times and our objective is complete customer satisfaction.

Customized Plans for Success: Detailed service plans before any work begins. Every property we serve has its own unique needs and challenges. Our experienced staff and integrated approach allow us to find tailored solutions that meet both environmental and budgetary constraints. It's our focus to be as flexible as possible and find the exact right solution for every client.

Proactivity: Bring solutions, don't just respond to problems. Clients should never have to point out something we've overlooked. Our landscape service professionals strive to notice every detail of your property. Procedures, checklists and training all focus on one result — making sure our customers don't have to manage our work.

OUR STARTUP PLAN

This checklist is provided as an outline of the initial tasks that our Landscape Maintenance teams will perform as we begin serving your property. **Together, we will check off the tasks as they are completed over the first 30, 60, and 90 days** of service, as a way for you to measure our team's performance.

FIRST 30 DAYS
☐ Meet with Property Manager to review 30 – 60 – 90 Day Plan
☐ Discuss with Property Manager our "Approach to Services" and "Service Map"
Complete an irrigation audit of the entire system
Present irrigation deficiencies with plan for corrections
Begin maintenance – mowing, trimming, cutbacks, blowing and edging
 Spend significant amount of time cleaning up the areas that have been neglected (weeding beds and entrance features and detail work)
Spot treat weeds in turf areas to be reclaimed
Discuss options for turf areas beyond reclamation
Continue weed control in planting beds
Begin bed separation trimming in all planting beds
Apply fertilizer to struggling shrubs and trees throughout the property
Begin insect and disease diagnosis on all plant material if applicable
Discuss removing severely declining plant material
Prepare proposals for replacing missing and dead shrub material throughout property
Perform first turf fertilizer application
Walk Property with Property Manager to identify other areas of concern



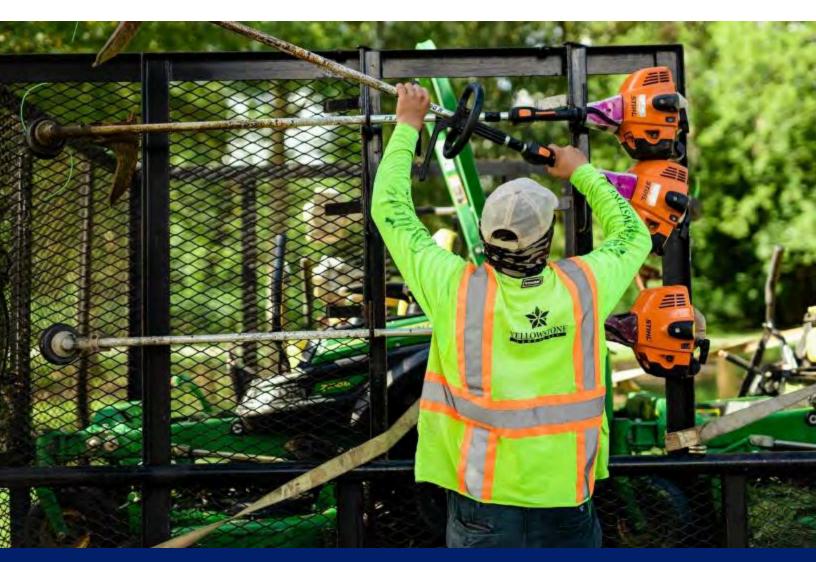
DAYS 30-60

Walk property with Property Manager to evaluate improvements
Evaluate our "Approach to Services" and make any necessary adjustments
Continue irrigation maintenance and inspections
Continue routine maintenance – mowing, trimming, blowing and edging
Continue bed separation in all planting beds
☐ Retreat turf weeds
Continue weed control applications throughout property
 Monitor and diagnose insect and disease problems in plant material throughout property and come up with a treatment plan
Discuss options to improve "curb appeal" in high profile areas



DAYS 60-90

- Walk property with Property Manager to evaluate improvements
 □ Assess results from actions taken in 30 day and 60 day plans
 □ Continue irrigation maintenance/inspections
 □ Continue turf weed applications as needed
- Continue weed control applications throughout property
- $\hfill \square$ Treat any insect or disease issues diagnosed in plants or trees, upon approval
- Continue routine maintenance mowing, trimming, blowing and edging





Rolling Oaks CDD- 12 Month Task Calendar

Task	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total Visits
Total Visits	4	4	5	4	5	4	- 5	4	5	4	4	4	52
Turf										361			
Mowing (St. Augustine, Zoysia, and Bermuda)	2	2	4	4	4	4	5	4	5	4	2	2	42
Mowing (Un-Irrigated Bahia)	1	2	2	3	3	4	4	4	3	3	2	1.	32
Hard Edging	2	2	4	4	4	4	- 5	4	5	4	2	2	42
Soft Edging	1	2	2	2	2	2	2	2	2	2	1	1	21
String Trimming	2	2	4	4	.4	4	5	4	5	4	2	2	42
Backpack Blowing	2	2	4	4	4	4	5	4	5	4	2	2	42
Turf Fertilization & Pest Control				1								-	
St. Augustine/Zoysia Insecticide	1		1		1	7			-	1			4
St. Augustine/Zoysia Post-Emergent Weeds	1		1	V	1				1 1	1			4
St. Augustine/Zoysia Pre-Emergent Weeds	-1		1		1				144	1	· E		4
St. Augustine/Zoysia Fungicide	1	-	1	-	1		l las	5 44	10.4	1		5 3	4
St. Augustine Fertilization	10		1		1177				1 5	1			4
Bahia Insecticide (spot treatment ants)	2.12	1	1 1	1	1	1	1	1	1	1	1	1	12
Bahia Fertilization/Pest Application (Irrigated Turf)			1		Lat	1				1			3
Bermuda Fertilization/Pest/Herbicide Application	10.10		10		1		1			1		-	5
Zoysia Fertilization/Pest/Herbicide Application	1	1	1	1	141	=i>.	1	1	1	1	1	1	12
Soil Analysis Testing		1000	1	-		-		-					1
Shrubs and Beds													Name of the last
Pruning or Trimming Monthly	2	1	2	1	2	1	2	1	2	1	2	1	18
Ornamental Grasses (Focal Areas)		1		1	100	-		5.6%	100			-	1
Manual Weed Control	2	1	2	1	2	1	2	1	2	1	2	1	18
Post-Emergent Weed Control	2	1	2	1	2	1	2	1	2	1	2	1	18
Pre-Emergent Weed Control			1	17.00	100		1	7.5		1			3
Fungicide Application			1				1	10-0-0		1			3
Insecticide Application			1		-		1		-	1		-	3
Shrub Fertilization		1990-1	1	J.			1	-	y Wangel	1	-		3
Trees					TEN		THE SE		1177				
Tree Pruning up to 12			1								1		2
Crepe Myrtles- Tip Pruned		1		V									1
Tree Fertilization		to the	1			-	1	-		1			3
Seasonal Leaf Removal	i	1	1	1							1	1	6
Palms				1		-	-		-				
Specimen Date Palm Pruning (Above 15')				a P - 1	1								1
Washingtonia Palm Pruning (Above 15)				-	1		-			-	1		i
All Other Palm Pruning (Above 15')					- 1				-1				- i
Palm Pruning (below 15')	2	1	2	1	2	1	2	1	2	1	2	1	18
Palm Fertilization	7 7 7 7		1	1	11 - 7		1		-		1		3
OTC Injections (Specialty Palms Only)		a despose of	1	Name of		1	-	-	1	0-0-4	1 (1	4
Irrigation					1								
Irrigation Inspection Monthly	1	1	1	1	1	1	1	1	1	1	1	1	12
Other Items													
Mulch Application				-	1						1		2
Trash/Debris Clean-Up	4	4	5	4	5	4	5	4	5	4	4	4	52

For any turf, shrub, tree, or palm application an Integrated Pest Management Program will be implemented. If certain applications are not needed when scheduled on this calendar, we will focus our attention in other areas. Our approach will always be preventative by monitoring site conditions. Additional spot treatments may be made throughout the year to address certain issues.



CDD DETAIL MAP

The image below depicts the boundaries of the serviceable areas of your landscape as understood for the purposes of developing this proposal.





FINANCIAL CAPABILITY





386.437.6211 tel 386.437.5143 fax

3235 North State Street PO Box 849 Bunnell, FL 32110

www.yellowstonelandscape.com

August 18, 2025

Trisha Adams Governmental Management Services 219 East Livingston Street Orlando, FL 32801

RE: Landscape Grounds Maintenance Services Request for Proposals No. 2025-100

Dear Sir/Madam:

I, Chris Adornetti, a Director in the Yellowstone Landscape corporation, authorize Nicole Ailes to negotiate on our firm's behalf on all services and agreements related to the bid listed as "Rolling Oaks Community Development District".

Please see a copy of our annual report, filed with the Florida Department of Corporations on the following page.

IdaM

Sincerely,

Chris Adornetti

Controller

Yellowstone Landscape

2025 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L05000035212

Entity Name: YELLOWSTONE LANDSCAPE-SOUTHEAST, LLC

FILED Jan 28, 2025 Secretary of State 3698258471CC

Current Principal Place of Business:

3235 NORTH STATE STREET P O BOX 849 BUNNELL, FL 32110

Current Mailing Address:

3235 NORTH STATE STREET P O BOX 849 BUNNELL, FL 32110 US

FEI Number: 20-2993503 Certificate of Status Desired: No

Name and Address of Current Registered Agent:

CORPORATION SERVICE COMPANY 1201 HAYS STREET TALLAHASSEE, FL 32301-2525 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail:

Title MANAGER, TREASURER,

SECRETARY, SVP

Name ADORNETTI, CHRISTOPHER

Address P O BOX 849

City-State-Zip: BUNNELL FL 32110

Title MANAGER, CFO

Name SHERMAN, TIMO

Address 3235 NORTH STATE STREET

P O BOX 849

City-State-Zip: BUNNELL FL 32110

Title SVP

Name WESTER, BRIAN

Address 3235 NORTH STATE STREET

P O BOX 849

City-State-Zip: BUNNELL FL 32110

Title MANAGER, CEO, PRESIDENT
Name LAMBERTON, HARRY

Address 3235 NORTH STATE STREET

P O BOX 849

City-State-Zip: BUNNELL FL 32110

Title MANAGER, EXECUTIVE CHAIRMAN

Name PORTLAND, TIMOTHY

Address P O BOX 849

City-State-Zip: BUNNELL FL 32110

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: CHRISTOPHER ADORNETTI

MANAGER

01/28/2025

Electronic Signature of Signing Authorized Person(s) Detail

Date



Statement of Corporate Stability



Yellowstone Landscape understands your need to ensure that any potential landscape partner operates in a manner that supports long-term stability, and to verify our ability to provide services to your property in the future.

Our firm was established over a decade ago, by combining already successful, regional landscape companies that had existed for more than twenty years, before they joined together to form Yellowstone Landscape. Since 2008, we've been linked by a common goal to better serve our clients, sharing decades of experience in landscape design and installation, tree care services, snow removal services and landscape maintenance. As one of the landscape industry's fastest growing and most respected commercial landscaping companies, we proudly serve more than 8000 clients from 69 local branch operations facilities in 18 states across the United States. In 2019 Yellowstone's growth reached a level that made us the largest, privately-owned landscape service company in North America.

We are incorporated in the state of Delaware, chartered in January of 2008. As a privately held company, it is not our practice to disclose operating budgets or financial statements, however, we can confirm that our firm's annual revenue exceeded \$680,000,000 in 2024. We also attest that we operate our company in accordance with all generally accepted best accounting practices, as have been confirmed by independently conducted audits each year since our founding. We maintain an open line of credit of \$75 million, with bonding capacity up to \$75 million.

As a part of the investment portfolio of Harvest Partners, a private equity firm based in New York, New York, Yellowstone is fully prepared to fund any capital expenses necessary to ensure our ability to perform services at full capacity in advance of the stated contract start date, should we be selected as your landscape contractor.

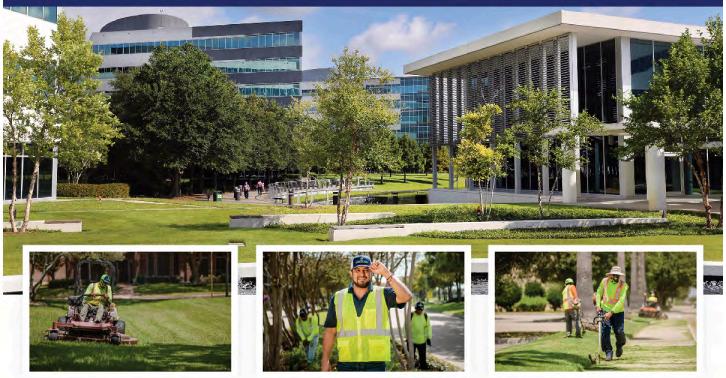
Bank Reference Information: Kyle Blumer Antares Capital, LP Chicago, IL 60661 P: 312-638-4042





Capabilities Statement

Commercial Landscaping Services



CORPORATE OVERVIEW

Yellowstone Landscape began in 2008 with the unification of established, independently successful regional landscape companies. Since then, we've been linked by a common goal to better serve our clients, sharing decades of experience in landscape maintenance, landscape design and installation, tree care, irrigation, and snow & ice management services.

As the landscape industry's largest privately held company, we are proud to serve more than three thousand client properties from over 50 local branch facilities, across the South, Southwest, and Midwest.

We offer a uniquely comprehensive suite of services and expertise, allowing us to partner with our clients at any stage in their landscape's life cycle. From a landscape design idea on a computer screen, to a mature and thriving landscape in the ground, Yellowstone Landscape is the only commercial landscaping partner you'll ever need.

COMPANY DATA

Business Entity Name: Yellowstone Landscape, Inc.

Headquarters Address: 3235 N State St, Bunnell, FL 32110

FEI/EIN Number: 80-0144209 DUNS Number: 021165757

Incorporation Date: 01.28.2008 (Delaware)

SERVICES OFFERED



Landscape Maintenance



Landscape Enhancements



Landscape Installation



Commercial Tree Care



Irrigation & Water Management



Snow & Ice Management

BRUCE VICKERS, TAX COLLECTOR

EXPIRATION
SEPTEMBER 30, 2025

OSCEOLA COUNTY, STATE OF FLORIDA LOCAL BUSINESS TAX RECEIPT ACCOUNT NO.

112799

2025

BUSINESS TYPE: 4190 LAWN CARE/LANDSCAPE 07/26/2024 Oper DG Till 759 Paid 30.00 Rcpt.#75900292 4190-81855
TRANSFER 0.00
ORIGINAL TAX 30.00
AMOUNT 0.00

BUSINESS:

Yellowstone Landscape-Southeast, LLC Contact: Dolores Mew 1773 Business Center Ln. Kissimmee, FL 34758

Location: OSCEOLA COUNTY PENALTY 0.00
COLLECTION COST 0.00
TOTAL 30.00

GV35255-1

BRUCE VICKERS CFC, TAX COLLECTOR P.O. BOX 422105, KISSIMMEE FL 34742-2105 407-742-4000

THIS RECEIPT IS IN ADDITION AND NOT IN LIEU OF ANY OTHER LICENSE REQUIRED BY LAW OR MUNICIPAL ORDINANCE AND IS SUBJECT TO REGULATIONS OF ZONING, HEALTH, AND ANY OTHER LAWFUL AUTHORITY.

THIS LOCAL BUSINESS TAX RECEIPT IS FURNISHED PURSUANT TO CHAPTER 205 LAWS OF FLORIDA AND OSCEOLA COUNTY ORDINANCE 95-10, AS AMENDED

The law requires this Local Business Tax Receipt to be displayed conspicuously at the place of business in such manner that it can be open to the view of the public and subject to inspection by all duly authorized officers of the County.

Pursuant to State Law, all Local Business Tax Receipts shall expire on September 30th of the succeeding year. Those Local Business Tax Receipts renewed beginning October 1st shall be delinquent and subject to a delinquency penalty of 10% for the month of October, plus an additional 5% penalty for each month of delinquency thereafter until paid; provided that the total delinquency penalty shall not exceed 25% of the Local Business Tax Receipt for the delinquent establishment. A 25% penalty shall be imposed on any person engaged in any new business, occupation or profession without first obtaining an Osceola County Local Business Tax Receipt. PLUS: if delinquent more than 150 days, subject to civil actions and penalties, and a penalty of up to \$250.

This receipt is a Local Business Tax only. It does not permit the Local Business Taxpayer to violate any existing regulatory or zoning laws of the state, county, or cities, nor does it exempt the licensee from any other license or permits that may be required by law.

This form becomes a receipt when validated by the Tax Collector. Note: Display in accordance with the county ordinance. Local Business Tax Receipts are subject to change according to law.

Yellowstone Landscape-Southeast, LLC 1773 Business Center Ln. Kissimmee, FL 34758



BRUCE VICKERS, TAX COLLECTOR

EXPIRATION SEPTEMBER 30, 2025 OSCEOLA COUNTY, STATE OF FLORIDA LOCAL BUSINESS TAX RECEIPT

ACCOUNT NO.

112799

0.00

0.00

0.00

2025

BUSINESS TYPE: 6190 HANDYMAN/CARPENTER"SUB CONTRACTOR

ONLY"(BLDG DEPT)

07/26/2024 Oper DG Till 759 0.00 Paid Rcpt.#75900292

117589 TRANSFER 0.00 **ORIGINAL TAX** 0.00 **AMOUNT** 0.00

BUSINESS:

Yellowstone Landscape-Southeast, LLC **Contact: Dolores Mew** 1773 Business Center Ln. Kissimmee, FL 34758

Location: OSCEOLA COUNTY

BRUCE VICKERS CFC, TAX COLLECTOR P.O. BOX 422105, KISSIMMEE FL 34742-2105 407-742-4000

PENALTY

TOTAL

COLLECTION COST

THIS RECEIPT IS IN ADDITION AND NOT IN LIEU OF ANY OTHER LICENSE REQUIRED BY LAW OR MUNICIPAL ORDINANCE AND IS SUBJECT TO REGULATIONS OF ZONING, HEALTH, AND ANY OTHER LAWFUL AUTHORITY.

THIS LOCAL BUSINESS TAX RECEIPT IS FURNISHED PURSUANT TO CHAPTER 205 LAWS OF FLORIDA AND OSCEOLA COUNTY ORDINANCE 95-10, AS AMENDED

The law requires this Local Business Tax Receipt to be displayed conspicuously at the place of business in such manner that it can be open to the view of the public and subject to inspection by all duly authorized officers of the County.

Pursuant to State Law, all Local Business Tax Receipts shall expire on September 30th of the succeeding year. Those Local Business Tax Receipts renewed beginning October 1st shall be delinquent and subject to a delinquency penalty of 10% for the month of October, plus an additional 5% penalty for each month of delinquency thereafter until paid; provided that the total delinquency penalty shall not exceed 25% of the Local Business Tax Receipt for the delinquent establishment. A 25% penalty shall be imposed on any person engaged in any new business, occupation or profession without first obtaining an Osceola County Local Business Tax Receipt. PLUS: if delinquent more than 150 days, subject to civil actions and penalties, and a penalty of up to \$250.

This receipt is a Local Business Tax only. It does not permit the Local Business Taxpayer to violate any existing regulatory or zoning laws of the state, county, or cities, nor does it exempt the licensee from any other license or permits that may be required by law.

This form becomes a receipt when validated by the Tax Collector. Note: Display in accordance with the county ordinance. Local Business Tax Receipts are subject to change according to law.

Yellowstone Landscape-Southeast, LLC 1773 Business Center Ln. Kissimmee, FL 34758



BRUCE VICKERS, TAX COLLECTOR

SEPTEMBER 30, 2025

OSCEOLA COUNTY, STATE OF FLORIDA LOCAL BUSINESS TAX RECEIPT ACCOUNT NO.

112799

2025

BUSINESS TYPE: 6340 IRRIGATION CONTR (BLDG DEPT)

BUSINESS:

Yellowstone Landscape-Southeast, LLC Contact: Dolores Mew 1773 Business Center Ln. Kissimmee, FL 34758

SCC131151484 (Jared Allan Berryman)

07/26	/2024
Oper	DG
Till	759
Paid	
Rcpt.	#75900292
The state of the s	

Location: OSCEOLA COUNTY

119295	
TRANSFER	0.00
ORIGINAL TAX	0.00
AMOUNT	0.00

PENALTY 0.00
COLLECTION COST 0.00
TOTAL 0.00

BRUCE VICKERS CFC, TAX COLLECTOR P.O. BOX 422105, KISSIMMEE FL 34742-2105 407-742-4000

THIS RECEIPT IS IN ADDITION AND NOT IN LIEU OF ANY OTHER LICENSE REQUIRED BY LAW OR MUNICIPAL ORDINANCE AND IS SUBJECT TO REGULATIONS OF ZONING, HEALTH, AND ANY OTHER LAWFUL AUTHORITY.

THIS LOCAL BUSINESS TAX RECEIPT IS FURNISHED PURSUANT TO CHAPTER 205 LAWS OF FLORIDA AND OSCEOLA COUNTY ORDINANCE 95-10, AS AMENDED

The law requires this Local Business Tax Receipt to be displayed conspicuously at the place of business in such manner that it can be open to the view of the public and subject to inspection by all duly authorized officers of the County.

Pursuant to State Law, all Local Business Tax Receipts shall expire on September 30th of the succeeding year. Those Local Business Tax Receipts renewed beginning October 1st shall be delinquent and subject to a delinquency penalty of 10% for the month of October, plus an additional 5% penalty for each month of delinquency thereafter until paid; provided that the total delinquency penalty shall not exceed 25% of the Local Business Tax Receipt for the delinquent establishment. A 25% penalty shall be imposed on any person engaged in any new business, occupation or profession without first obtaining an Osceola County Local Business Tax Receipt. PLUS: if delinquent more than 150 days, subject to civil actions and penalties, and a penalty of up to \$250.

This receipt is a Local Business Tax only. It does not permit the Local Business Taxpayer to violate any existing regulatory or zoning laws of the state, county, or cities, nor does it exempt the licensee from any other license or permits that may be required by law.

This form becomes a receipt when validated by the Tax Collector. Note: Display in accordance with the county ordinance. Local Business Tax Receipts are subject to change according to law.

Yellowstone Landscape-Southeast, LLC 1773 Business Center Ln. Kissimmee, FL 34758





Certificate of Insurance

AC	CORD® CI	ER	TIF	ICATE OF LIA	BILI	TY INS	URANC	E 4/1/2026		(MM/DD/YYYY) 5/2025
BEL	S CERTIFICATE IS ISSUED AS A RIFICATE DOES NOT AFFIRMATI OW. THIS CERTIFICATE OF INS PRESENTATIVE OR PRODUCER, A	URA	Y OR	NEGATIVELY AMEND, DOES NOT CONSTITUT	EXTE	ND OR ALT	ER THE CO	VERAGE AFFORDED	BY THI	E POLICIES
If S	ORTANT: If the certificate holder in UBROGATION IS WAIVED, subject certificate does not confer rights to	to th	e ter	ms and conditions of th	ne polic	cy, certain p	olicies may			
	CER Lockton Companies, LLC DBA Lockton Insurance Broker CA license #0F15767		3.75		PHONE	o, Ext):		FAX (A/C, No)		
	3280 Peachtree Rd. NE, Ste. 100 Atlanta GA 30305 (404) 460-3600	00			ADDRE	INS		RDING COVERAGE sualty Corporation		NAIC# 15105
INSURE 14728	D Vellowstone I andscane Inc. and	d all s	Subsi	diaries	INSURE	RC:	operty and Co	asualty Insurance Compa	ny	20699
	P.O. Box 849 Bunnell FL 32110				INSURE	RE:				
				NUMBER: 1870157				REVISION NUMBER:		XXXXX
CER	S IS TO CERTIFY THAT THE POLICIES CATED. NOTWITHSTANDING ANY RE ITIFICATE MAY BE ISSUED OR MAY ILUSIONS AND CONDITIONS OF SUCH	PERT POLIC	AIN,	NT, TERM OR CONDITION THE INSURANCE AFFORD LIMITS SHOWN MAY HAVE	OF AN	Y CONTRACT THE POLICIE REDUCED BY	OR OTHER S DESCRIBE PAID CLAIMS	DOCUMENT WITH RESPE D HEREIN IS SUBJECT T	CT TO	WHICH THIS
NSR	TYPE OF INSURANCE	ADDL	SUBR	POLICY NUMBER		POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMI	TS	
A 2	CLAIMS-MADE X OCCUR	И	Z	GL6676218		4/1/2025	4/1/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person)	\$ 2,000,000 \$ 300,000 \$ 10,000 \$ 2,000,000 \$ 4,000,000	
2								PERSONAL & ADV INJURY GENERAL AGGREGATE		
	POLICY X PRO- OTHER:							PRODUCTS - COMP/OP AGG	s 4,0	00,000
A A	OWNED AUTOS ONLY HIRED SCHEDULED AUTOS ONLY ON-OWNED	Z	Z	CA6676217		4/1/2025	4/1/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident PROPERTY DAMAGE	\$ XX	00,000 XXXXX XXXXX
B >	AUTOS ONLY AUTOS ONLY	N	N	XEUG72569647 004	<u> </u>	4/1/2025	4/1/2026	(Per accident) EACH OCCURRENCE	\$ XX	000,000
ľ	EXCESS LIAB CLAIMS-MADE		ľ	XEOG72303047 004		4/1/2023	4/1/2020	AGGREGATE SIR	A STATE OF THE PARTY OF	000,000
A A	ORKERS COMPENSATION ND EMPLOYERS' LIABILITY NY PROPRIETOR/PARTNER/EXECUTIVE FFICER/MEMBER EXCLUDED?	N/A	N	LDS4066360	7-1	4/1/2025	4/1/2026	X PER OTH- ELL EACH ACCIDENT	\$ 1,0	00,000
(N	fandatory in NH) yes, describe under ESCRIPTION OF OPERATIONS below							E.L. DISEASE - EA EMPLOYER E.L. DISEASE - POLICY LIMIT	-	00,000
DESCR	PTION OF OPERATIONS / LOCATIONS / VEHICL	LES (A	CORD	101, Additional Remarks Schedu	ie, may b	e attached if mor	re space is requir	red)		
CERT	IFICATE HOLDER				CANO	CELLATION	See Atta	chments		
					SHO	OULD ANY OF EXPIRATION CORDANCE WI	THE ABOVE D N DATE TH	DESCRIBED POLICIES BE OF PROVISIONS.	ANCEL BE DE	LED BEFORE LIVERED IN
(SAMPLE				1.00	RIZED REPRESE				

ACORD 25 (2016/03)

© 1988-2015 ACORD CORPORATION. All rights reserved.
The ACORD name and logo are registered marks of ACORD





Certificate of Insurance

Attachment Code: D605923 Master ID: 1472881, Certificate ID: 18701577

Policy Forms

General Liability

CG 20 10 12 19 Additional Insured - Owners, Lessees or Contractors - Ongoing Operations
 CG 20 37 12 19 Additional Insured - Owners, Lessees or Contractors - Completed Operations
 CG 20 28 12 19 Additional Insured - Lessors of Leased Equipment
 CG 20 07 12 19 Additional Insured - Engineers, Architects or Surveyors
 CG 24 04 12 19 Waiver of Subrogation
 CG 20 01 12 19 Primary and Non-Contributory Coverage
 SNGL 047 0514 Earlier Notice of Cancellation Provided to Third Parties



L&O Commercial Applicator



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

CERTIFIED PEST CONTROL OPERATOR

Certificate Number: JF235888

David Boldman

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.





Issue Date: 07/09/2025 Expiration Date: 06/01/2026





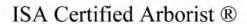


The International Society of Arboriculture

Hereby Announces That



Has Earned the Credential



By successfully meeting ISA Certified Arborist certification requirements through demonstrated attainment of relevant competencies as supported by the ISA Credentialing Council



5 May 2018

30 June 2027

FL-9365A

Issue Date

Expiration Date

Certification Number











This is to Certify that

Peter Skwyra

Has completed the requirements of the Rain Bird Factory Trained Program and has received the designation of:

Maxicom Operator

Maxicom Riverside, CA

20 CEU Hours

 $Designation \, \text{Expiration} \, \frac{5/19/2026}{\text{Nobert Pfeil}} \quad \text{Robert Pfeil}, \quad \text{Marketing Group Manager} \, - \, \text{Services}, \quad \text{Rain Bird International, Inc.} \, - \, \text{Services Division}$

Student ID 1880948







This is to Certify that

Peter Skwyra

Has completed the requirements of the Rain Bird Factory Trained Program and has received the designation of:

Maxicom Technician

Maxicom Riverside, CA

20 CEU Hours

Designation Expiration 5/19/2026 Robert Pfeil, Marketing Group Manager – Services, Rain Bird International, Inc. - Services Division

Student ID 1880948





CERTIFICATE OF COMPLETION



NJCOLE AJLES

Has Completed a FDOT Approved Temporary Traffic Control (TTC): Advanced Course

Training Provider:

myTTConline

ny Conline 83 Geneva I

83 Geneva Dr. Ste. 621394 Oviedo FL 32762 Phone: 407-901-0206

Verify this Certificate by visiting www.motadmin.com

07/18/2024

Issue Date

07/12/2028

Intin Data

J 0 Instructor 626570





Irrigation Contractor Certification

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

STOUDENMIRE, KYLE

YELLOWSTONE LANDSCAPE 3235 NORTH STATE STREET BUNNELL FL 32110

LICENSE NUMBER: SCC131152501

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 06/14/2024

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.





Best Management Practices Certification





PRICING FORMS



Rolling Oaks Community Development District Landscape Fee Summary

Contractor: Yellowstone Landscape- Southeast, LLC

Property: Rolling Oaks CDD

Address: 1773 Business Center Lane

Address: 219 E Livingston ST Orlando, FL 32801

Kissimmee, FL 34758

Phone:

Phone: 407-396-0529 Fax: 407-396-2023

Contact: Clayton Smith, Ashley Hilyard

Contact: Nicole Ailes

Email: Csmith@gmscfl.com, ahilyard@gmscfl.com

Email: nailes@yellowstonelandscape.com

YEAR 1 Pricing Break Down	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	ост	NOV	DEC	TOTAL
Turf Maintenance and Detailing													
(Component A) -	6,281	6,281	6,281	6,281	6,281	6,281	6,281	6,281	6,281	6,281	6,281	6,281	\$75,372.00
Turf Maintenance/Detailing/Communication/Staffing													
TURF CARE													
(Component B)	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$6,000.00
Bahia/St Augustine/Zoysia													
TREE/SHRUB CARE Includes OTC if Applicable													
(Component C)	\$1,750.00	\$1,750.00	\$1,750.00	\$1,750.00	\$1,750.00	\$1,750.00	\$1,750.00	\$1,750.00	\$1,750.00	\$1,750.00	\$1,750.00	\$1,750.00	\$21,000.00
Tree/Shrub Fert/OTC/Drenching													
IRRIGATION MAINT.													
(Component D)	\$975.00	\$975.00	\$975.00	\$975.00	\$975.00	\$975.00	\$975.00	\$975.00	\$975.00	\$975.00	\$975.00	\$975.00	\$11,700.00
Irrigation Inspections ANNUAL CHANGES - None at this time - Provide per													
annual price													
(Component E.1)													\$0.00
Per Annual Pricing: BED DRESSING - Estimate mulch yas - Cocoa	None at this time	•		None at this time	•		None at this time	•		None at this time	е		
Brown Mulch											\$11,779.20		
(Component E.2)					\$ 47,116.80								\$58,896.00
Brown Mulch Per Yard Pricing: \$58.90					800						200		
PALM TRIMMING 1x Per Year					\$58,524.00								
(Component E.3) Per Palm Price: \$58.47					, ,								\$58,524.00
Palm counts: 1,001					1,001								
TOTAL FEE DED MONTH.	\$9.506.00	60 506 60	60 E06 C0	60 E06 60	6445 446 00	60 E06 C0	#0 F06 60	60 E06 C0	£0 506 C0	60 506 60	604 00E 00	£0 506 60	\$231.492
TOTAL FEE PER MONTH:	a9,506.00	\$9,506.00	\$9,506.00	\$9,506.00	\$115,146.80	\$9,506.00	\$9,506.00	\$9,506.00	\$9,506.00	\$9,506.00	\$21,285.20	\$9,506.00	\$231,492

Fee Schedule with Extra Services	\$19,291.00	\$19,291.00	\$19,291.00	\$19,291.00	\$19,291.00	\$19,291.00	\$19,291.00	\$19,291.00	\$19,291.00	\$19,291.00	\$19,291.00	\$19,291.00
	•											
Fee Schedule Essential Services Only	\$9.506	\$9.506	\$9.506	\$9.506	\$9.506	\$9.506	\$9.506	\$9.506	\$9.506	\$9.506	\$9.506	\$9.506

Essential Services Mowing/Detailing/Irrigation/Fert and Pest	\$114,072.00
Extra Services Annual Changes, Palm Pruning, Mulch	\$117,420.00

TOTAL

\$231,492.00

Additional Year Pricing	
YEAR 2 - Essential Services ONLY Annual Pricing -	\$117,504.00
YEAR 3 - Essential Services ONLY Annual Pricing	\$121,032.00
YEAR 4 - Essential Services ONLY Annual Pricing -	\$124,656.00



Initials_____

Additional Services Pricing Summary Rolling Oaks CDD

Rolling Oaks CL	טע	
Material	Description	Price
Mulch	Price/yard installed for quantities over 100 cubic yards Cocoa Brown	<u>\$</u> 65.10
	Price/yard installed for quantities under 100 cubic yards Cocoa Brown	<u>\$</u> 65.10
	Price per 3 cubic foot bag of Mulch Cocoa Brown	<u>\$</u> 9.00
Hard Materials	Price per bag for Seminole Chips	§ \$26.00/2.5sqft
	Price per Cubic Yard for Seminole Chips	<u>\$</u> 700.00
	Price per Cubic Yard for 3"-5" River Jack	<u>\$</u> 700.00
	Price per cubic yard for Crushed and washed Shell	<u>\$</u> 300.00
Seasonal Color	Annual flower installed prices include bed preparation by removing and of old flowers, hand or mechanically turning the beds and amend necessary.	
	Bed preparation and installation per 4.5" pot	<u>\$</u> 2.60
	Bed preparation and installation per 1 gallon pot	<u>\$</u> 9.66
	Supply and install 8" to 10" hanging basket	§ 75.00 w/plant
	Assemble 20" to 36" diameter floral pot with centerpiece plant	<u>\$</u> 135.00
Sod (St. Augustine)	Turf reparation includes removal and disposal of old material and re-grading area prior to installation of new sod.	g affected
	Square foot price for quantities less than 1,000 square feet	\$1.50
	Square foot price for quantities between 1,000 and 3,000 square feet	<u>\$</u> 1.40
	Square foot price for quantities between 3,000 and 10,000 square feet	<u>\$</u> 1.30
	Square foot for price quantities greater than 10,000 square feet	<u>\$</u> 1.20
Irrigation	Irrigation services, which fall outside of the contract, will be provided on basis. Parts will be provided at list, less a discount. Contractor may to provide a copy of purchase invoice.	
	Irrigation Technician per hour	<u>\$</u> 75.00
	Irrigation Laborer per hour	<u>\$</u> 70.00
General Labor	Foreman per hour	<u>\$</u> 65.00
	Labor per hour	<u>\$</u> 65.00
Arbor Care	Production day (8 hour) Truck, Chipper, 3 man crew	<u>\$</u> 3,500.00
Miscellaneous	Bush hogging per acre @:	\$ 250.00

AFFIDAVIT OF NON-COLLUSION

STATE OF Flo	rida		
COUNTY OF _	Orange		
1	Nicole Ailes	, do hereby certify that I have n	ot, either directly or
indirectly, parti	cipated in collusion or p	Business Developroposal rigging. Affiant is a Manager	opment in the firm of
Yellowstone Land:	scape- Southeast LLC	, and authorized to make this af	fidavit on behalf of
the same. I un	nderstand that I am swea	aring or affirming under oath to the truthfi	ulness of the claims
made in this af	fidavit and that the puni	shment for knowingly making a false state	ement includes fines
and/or imprisor	nment.		
Dated this 20th	day of August	,2025.	
		Mirol ailes	
	Sig	gnature by authorized representative of Prop	poser
State of Flori	do onge		
20th day	of August,	acknowledged before me by means of ph 2025, by Nicole Ailes is personally known to me or w as identification and who did (did not)	, of the
	Sig	where Lynn tolda gnature of Notary taking acknowledgment	===
MY COM	RRY LYNN FOLDA MISSION # HH 508623		
EXPIR	RES: June 17, 2028		

4926-3972-3095, v. 3

ACKNOWLEDGMENT OF RECEIPT OF DOCUMENTS AND PROPOSAL SIGNATURE FORM

	e maintenance services has been submitted on this 15 day of Yellowstone Landscape- Southeast LLC [company] whose business address
is 1773 Business Center Lane, k	Gissimmee, FL 34758
	, telephone number is 407-396-0529 , and
electronic mail address is r	nailes@yellowstonelandscape.com
information provided herein accurate. Proposer agrees to sixty (60) days from the da	knowledges, by the below execution of this proposal, that all in has been provided in full and that such information is truthful and through submission of this Proposal to honor all pricing information to of the Proposal opening, and if awarded the contract on the basis of and execute the services contract in substantially the form cuments.
proposal constitutes fraud;	ds that inclusion of false, deceptive or fraudulent statements on this and, that the Owners consider such action on the part of the cause for denial, suspension or revocation of a proposal for work
	dersigned acknowledges receipt of the following addenda, the een included in this Request for Proposal. dated 9/11/25
Addendum No.	
Addendum No.	
	Micol ales
	Signature by authorized representative of Proposer
County of Orange	
The foregoing instr 20th day of Aur yellowstone Landso	rument was acknowledged before me by means of physical presence this gust, 2025, by Nicole Ales, of the who is personally known to me or who has produced as identification and who did (did not) take an oath.
	sheryphynn Jolda
SHERRY LYNN FOLDA MY COMMISSION # HH 50862	Signature of Notary taking acknowledgment

4926-3972-3095, v. 3

EXPIRES: June 17, 2028

Rolling Oaks Community Development District

Addendum #1
Rolling Oaks CDD RFP 2025
Landscape Maintenance Services

September 10, 2025

To: All Prospective Proposers:

The following changes, additions, clarifications, and deletions amend the Request for Proposals of the above captioned Project, and shall become an integral part of the Submittal. Please note the contents herein and affix the same to the documents you have on hand. Indicate on the Acknowledgement of Receipt of Documents and Proposal Signature Form that this Addendum has been received.

QUESTIONS:

Q1: What is an onsite address that can be used to get to site?

A1: The recommended address to get to the site is 8000 Fins Up Cir, Kissimmee, FL 34747. This information was provided in the email that included the bid packets and pre-bid meeting info for all bidders. Please refer to that email.

Q2: Are there gate codes needed to access the property?

A2: As was explained in the pre-bid conference meeting there are no required gatecodes. At most times the gates are open during daytime hours, otherwise you can pull up to the kiosk and request to be let in as part of a CDD landscape bid.

Q3: The map provided does not clearly identify the areas on the Margaritaville side of the roadway. Can you please clarify what the CDD is responsible for on that side of the roadway. Is it only curb to sidewalk? Or is the boundary further in?

A3: The CDD is typically responsible for maintaining the rights-of-way, which generally extend from the back of the sidewalk on one side of the road to the back of the sidewalk on the other. Therefore, when referring to the interior of Fins Up Circle, the general guideline is that maintenance responsibility spans from sidewalk to sidewalk. There are some areas highlighted on the map that are an exception to this. Therefore the map should be reviewed carefully.

ADDENDUM #1 – RFP 2025 LANDSCAPE MAINTENANCE SERVICES



Rolling Oaks Community Development District

Q4: Are the boundaries of the CDD sidewalk to road unless the larger area has been highlighted on the map?

A4: That is the general rule for most areas especially when regarding the interior of Finns Up Circle. The CDD maintenance stops at the sidewalk. There are some areas that are an exception to this which are highlighted on the map. Additionally, there are areas on the exterior of Fins up circle where we maintain past the sidewalk and those areas are highlighted on the map.

Q5: Are the planters along the wall on Funie Steed Road and Formosa Gardens Blvd part of scope?

A5: Yes. The areas located on the exterior side of the sidewalk—opposite the road—extending all the way to the fence/wall on the southern boundaries of the property, specifically those areas bordering Formosa Gardens Boulevard, Funie Steed Road, and Highway 429, fall under CDD maintenance. This includes all landscaped bed spaces along those sections, up to the fence or wall.

Please sign and return with your bid packet. Attach this form to your bids.

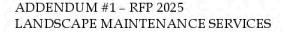
NAME OF FIRM:

Yellowstone Landscape- Southeast LLC

SIGNATURE:

Nicole Ailes

DATE: 9/11/25









THANK YOU FOR YOUR TRUST

We look forward to working with you!

YELLOWSTONELANDSCAPE.COM

SECTION V

NOTICE OF MEETING DATES ROLLING OAKS COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the *Rolling Oaks Community Development District* will hold their regularly scheduled public meetings for **Fiscal Year 2026** at **1:00** *pm at the Margaritaville Resort Orlando, 8000 Fins Up Circle, Kissimmee, Florida* 34747 on the **fourth Thursday** of each month as follows:

October 23, 2025 March 26, 2026 April 23, 2026 May 28, 2026 June 25, 2026 August 27, 2026 September 24, 2026

In addition to the dates above, the Board of Supervisors will hold another portion of regularly scheduled public meetings for **Fiscal Year 2026** at 1:00 pm at the Embassy Suites by Hilton Orlando Sunset Walk, 3151 Sunset Walk Drive, Kissimmee, Florida 34747 on the fourth Thursday of the below listed months:

January 22, 2026 February 26, 2026 July 23, 2026

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the meeting agenda may be obtained from the District Manager at 219 East Livingston Street, Orlando, Florida 32801 or by calling (407) 841-5524 during normal business hours. Additionally, parties may refer the District's website for the latest interested to information: https://rollingoakscdd.com/.

The meeting may be continued to a date, time, and place as evidenced by motion of the majority of Board Members participating. There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Tricia Adams Governmental Management Services - Central Florida, LLC District Manager

SECTION VI

SECTION B

SECTION i





SECTION C

SECTION i

Rolling Oaks Community Development District

Summary of Check Register

July 9, 2025 to September 15, 2025

Fund	Date	Check No.'s		Amount
C 15 1				
General Fund				
	7/9/25	701-703	\$	148,420.76
	7/24/25	704-707	\$	73,457.96
	8/6/25	708-713	\$	168,982.40
	8/13/25	714-718	\$	8,018.61
	9/3/25	720	\$	2,762.50
	9/9/25	721-722	\$	26,948.37
		Total:	\$	428,590.60
Supervisor Fees				
Supervisor rees	July 2025 Meeting			
	Cora Difiore	50346	¢	184.70
			\$ ¢	
	Jared E Bouskilla	50347	\$	184.70
	John F Chiste	50348	\$	184.70
	Penny A Lozano	50349	\$	184.70
	Peter C Brown	50350	\$	184.70
		Total:	\$	923.50
		Total Amount	\$	429,514.10

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 9/17/25 PAGE 1

*** CHECK DATES 07/09/2025 - 09/15/2025 *** ROLLING OAKS GENERAL FUND BANK A GENERAL FUND	1102	
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS AMOUNTCHECK. AMOUNT	
7/09/25 00013 7/09/25 07092025 202507 300-20700-10300 TSFR OF TAX RECEIPTS-S16	* 67,174.99	
7/09/25 07092025 202507 300-20700-10300 TSFR OF TAX RECEIPTS-S18	* 53,817.72	
ROLLING OAKS CDD C/O REG	GIONS BANK 120,992.71 00	0701
7/09/25 00019 7/01/25 PSI18086 202507 320-53800-47000	* 1,311.23	
WATER QUALITY TEST-JUL25 7/01/25 PSI18097 202507 320-53800-47000	* 2,152.32	
MID LAKE MAINT-JUL25 7/01/25 PSI18100 202507 320-53800-47000 LAKE 4 LAKE MAINT-JUL25	* 1,200.36	
SOLITUDE LAKE MANAGEMENT 7/09/25 00038 6/25/25 938819 202506 320-53800-46201	LLC DBA 4,663.91 00	0702
7/09/25 00038 6/25/25 938819 202506 320-53800-46201	* 772.47	
IRRIGATION REPAIR-JUN25 7/01/25 939251 202507 320-53800-46200 LANDSCAPE MAINT-JUL25	* 21,991.67	
LANDSCAPE MAINI-JUL25 YELLOWSTONE LANDSCAPE-SO	OUTHEAST LLC 22,764.14 00	0703
7/24/25 00032 7/01/25 13186 202506 310-51300-31100 GENERAL ENGINEERING-JUN25	* 568.75	
GENERAL ENGINEERING-JUN25 DAVE SCHMITT ENGINEERING	G, INC. 568.75 00	0704
7/24/25 00041 7/09/25 9011167 202507 310-51300-32200 AUDIT SERVICES FYE 2024	* 3,450.00	
AUDII SERVICES FIE 2024 DIBARTOLOMEO, MCBEE, HARTLI	EY & BARNES 3,450.00 00	0705
7/24/25 00001 7/01/25 162 202507 320-53800-34000 FIELD MANAGEMENT-JUL25	* 1,950.00	
7/01/25 162 202507 310-51300-48000 ORLANDO SENTINEL-5/2/25	* 196.92	
7/01/25 163 202507 310-51300-34000 MANAGEMENT FEES-JUL25	* 3,541.67	
7/01/25 163 202507 310-51300-35200 WEBSITE ADMIN-JUL25	* 65.08	
7/01/25 163 202507 310-51300-35100 INFORMATION TECH-JUL25	* 109.42	
7/01/25 163 202507 310-51300-31300 DISSEMINATION SVCS-JUL25	* 700.00	
7/01/25 163 202507 310-51300-51000 OFFICE SUPPLIES-JUL25	* .03	
7/01/25 163 202507 310-51300-42000	* 80.83	
GOVERNMENTAL MANAGEMENT:	SERVICES-CF 6,643.95 00	0706

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 9/17/25 PAGE 2

*** CHECK DATES 07/09/2025 - 09/15/2025 ***

ROLLING OAKS GENERAL FUND
BANK A GENERAL FUND

	В	ANK A GENERAL FUND			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
7/24/25 00046	6/06/25 INV/2025 202506 320-53800- INSPIRATION WAY CLEAN UP	46202	*	62,795.26	
	INDITION WIT CHIEF OF	MCMASTER LANDSCAPE, LLC			62,795.26 000707
8/06/25 00032	6/01/25 13105 202505 310-51300- ENGINEERING SVCS-MAY25	31100	*	100.00	
		DAVE SCHMITT ENGINEERING, INC.			100.00 000708
8/06/25 00046	6/09/25 INV/2025 202506 320-53800- GUARD SHACK SHELL GLUE	46202	*	1,500.00	
		MCMASTER LANDSCAPE, LLC			1,500.00 000709
8/06/25 00013	8/06/25 08062025 202508 300-20700- DIRECT PAYMENT-05/01/25	10300	*	144,040.28	
		ROLLING OAKS CDD C/O REGIONS BANK			144,040.28 000710
8/06/25 00013	8/06/25 08062025 202508 300-20700- TSFR OF TAX RECEIPTS S16	10300	*	109.90	
	8/06/25 08062025 202508 300-20700- TSER OF TAX RECEIPTS S18		*	88.05	
		ROLLING OAKS CDD C/O REGIONS BANK	K		197.95 000711
	7/29/25 26890 202506 310-51300- ATTORNEY SVCS-JUN25	31500	*	1,152.50	
		STRALEY ROBIN VERICKER			1,152.50 000712
8/06/25 00038	8/01/25 959100 202508 320-53800- LANDSCAPE MAINT-AUG25	46200	*	21,991.67	
		YELLOWSTONE LANDSCAPE-SOUTHEAST I	LLC		21,991.67 000713
8/13/25 00032	8/01/25 13268 202507 310-51300-	31100	*	100.00	
		DAVE SCHMITT ENGINEERING, INC.			100.00 000714
8/13/25 00001	8/01/25 164 202508 320-53800- FIELD MANAGEMENT-AUG25	34000	*	1,950.00	
	8/01/25 165 202508 310-51300-	34000	*	3,541.67	
	MANAGEMENT FEES-AUG25 8/01/25 165 202508 310-51300- WEBSITE ADMIN-AUG25		*	65.08	
	8/01/25 165 202508 310-51300- INFORMATION TECH-AUG25	35100	*	109.42	
	8/01/25 165 202508 310-51300- DISSEMINATION SVCS-AUG25	31300	*	700.00	
	8/01/25 165 202508 310-51300- OFFICE SUPPLIES-AUG25	51000	*	.21	

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 9/17/25 PAGE 3
*** CHECK DATES 07/09/2025 - 09/15/2025 *** ROLLING OAKS GENERAL FUND

	ANK A GENERAL FUND			
CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# S	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
8/01/25 165 202508 310-51300-4 POSTAGE-AUG25	12000	*	99.87	
8/01/25 165 202508 310-51300-4 MEETING ROOM-AUG25	19300	*	252.00	
MEETING ROOM-AUGZS	GOVERNMENTAL MANAGEMENT SERVICES-	CF		6,718.25 000715
8/13/25 00047 8/11/25 03292022 202508 310-51300-1	11000	*	184.70	
CK#50252 REISSUED PAYMENT 8/11/25 03292022 202508 310-51300-1 CK#50252 REISSUED PAYMENT		V	184.70-	
CK#50252 KHISSOLD IMIMIMI	JARED E BOUSKILLA			.00 000716
8/13/25 00016 8/12/25 03042025 202508 310-51300-1 CK#50335 REISSUED PAYMENT	11000	*	184.70	
8/12/25 03042025 202508 310-51300-1	11000	V	184.70-	
CK#50335 REISSUED PAYMENT	JOHN F CHISTE			.00 000717
8/13/25 00019 8/01/25 PSI18943 202508 320-53800-4	 47000	*	1,200.36	
LAKE 4 MAINTENANCE-AUG25	SOLITUDE LAKE MANAGEMENT LLC DBA			1,200.36 000718
8/22/25 00048 8/21/25 08212025 202508 310-51300-1		*	184.70	
CK#50338 REISSUED PAYMENT 8/21/25 08212025 202508 310-51300-1 CK#50338 REISSUED PAYMENT	11000	V	184.70-	
	STEVEN J DOUGHERTY			.00 000719
9/03/25 00003 8/27/25 27047 202507 310-51300-3		*		
ATTORNEY SVCS-JUL25	STRALEY ROBIN VERICKER			2,762.50 000720
9/09/25 00019 9/01/25 PSI19759 202509 320-53800-4	17000	*	2,152.32	
MID LAKE MAINT-SEP25 9/01/25 PSI19762 202509 320-53800-4	17000	*	1,200.36	
LAKE 4 MAINTENANCE-SEP25	SOLITUDE LAKE MANAGEMENT LLC DBA			3,352.68 000721
9/09/25 00038 8/29/25 981457 202508 320-53800-4		*	1,604.02	
IRRIGATION REPAIRS-AUG25 9/01/25 982109 202509 320-53800-4	16200	*	21,991.67	
LANDSCAPE MAINT-SEP25	YELLOWSTONE LANDSCAPE-SOUTHEAST L	LC		23,595.69 000722
	TOTAL FOR BANK		428,590.60	
			,	

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 9/17/25 PAGE 4
*** CHECK DATES 07/09/2025 - 09/15/2025 *** ROLLING OAKS GENERAL FUND
BANK A GENERAL FUND

CHECK VEND#INVOICE.... ..EXPENSED TO... VENDOR NAME STATUS AMOUNTCHECK.....

DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS AMOUNT #

TOTAL FOR REGISTER 428,590.60

SECTION ii

Community Development District

Unaudited Financial Reporting

August 31, 2025



Table of Contents

1	Balance Sheet
2-3	General Fund
4	Series 2016 Debt Service
5	Series 2018 Debt Service
6	Series 2022 Debt Service
7	Series 2016 Capital Projects
8	Series 2018 Capital Projects
9	Series 2022 Capital Projects
10-11	Month to Month
12	Accomment Despiret Schodule
12	Assessment Receipt Schedule
13	Long Term Debt Schedule
14	Series 2016 Construction Schedule
15	Series 2018 Construction Schedule
4.5	
16	Series 2022 Construction Schedule

Rolling Oaks Community Development District

Combined Balance Sheet

August 31, 2025

		General Fund		Debt Service Fund	Сар	ital Projects Fund	Gove	Totals ernmental Funds
Assets:								
Operating Account - Suntrust	\$	170,026	\$	-	\$	-	\$	170,026
Investments								
<u>Series 2016</u>								
Reserve	\$	-	\$	567,791	\$	-	\$	567,791
Revenue	\$	-	\$	1,168,006	\$	-	\$	1,168,006
Principal	\$	-	\$	261	\$	-	\$	261
Interest	\$	-	\$	98	\$	-	\$	98
Sinking Fund	\$	-	\$	300	\$	-	\$	300
Prepayment	\$	-	\$	30,880	\$	-	\$	30,880
Construction	\$	-	\$	-	\$	872	\$	872
<u>Series 2018</u>								
Reserve	\$	-	\$	915,854	\$	-	\$	915,854
Revenue	\$	-	\$	842,557	\$	-	\$	842,557
Interest	\$	-	\$. 79	\$	-	\$	79
Principal	\$	-	\$	561	\$	-	\$	561
Prepayment	\$	-	\$	549	\$	-	\$	549
Sinking Fund	\$	-	\$	215	\$	-	\$	215
Construction	\$	-	\$	_	\$	2,678	\$	2,678
<u>Series 2022</u>	·		•		•	,	•	,
Reserve	\$	-	\$	586,422	\$	-	\$	586,422
Revenue	\$	-	\$	338,876	\$	-	\$	338,876
Interest	\$	-	\$	58	\$	_	\$	58
Sinking Fund	\$	-	\$	24	\$	-	\$	24
Construction	\$	-	\$	-	\$	1,264	\$	1,264
Total Assets	\$	170,026	\$	4,452,530	\$	4,814	\$	4,627,370
	Ψ	170,020	Ψ	1,102,000	Ψ	1,011	Ψ	1,027,070
Liabilities:								
Accounts Payable	\$	4,367	\$	-	\$	-	\$	4,367
Total Liabilities	\$	4.366	\$	_	\$	-	\$	4,366
Total Liabilities	Ψ	7,300	Ψ		Ψ	-	Ф	4,500
Fund Balances:								
Unassigned	\$	165,659	\$	_	\$	-	\$	165,659
Assigned for Debt Service 2016	\$	-	\$	1,767,335	\$	-	\$	1,767,335
Assigned for Debt Service 2018	\$	-	\$	1,759,815	\$	-	\$	1,759,815
Assigned for Debt Service 2022	\$	-	\$	925,380	\$	_	\$	925,380
Assigned for Capital Projects 2016	\$	-	\$	-	\$	872	\$	872
Assigned for Capital Projects 2018	\$	_	\$	-	\$	2,678	\$	2,678
Assigned for Capital Projects 2022	\$	-	\$	-	\$	1,264	\$	1,264
		465 650	.	4 450 500			ф.	
Total Fund Balances	\$	165,659	\$	4,452,530	\$	4,814	\$	4,623,003
Total Liabilities & Fund Balance	\$	170,026	\$	4,452,530	\$	4,814	\$	4,627,370

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pro	orated Budget		Actual	
	Budget	Th	ru 08/31/25	Thi	ru 08/31/25	Variance
<u>Revenues</u>						
Assessments	\$ 647,505	\$	647,505	\$	656,671	\$ 9,166
Assessments - Direct	\$ 165,627	\$	165,627	\$	165,627	\$ -
Developer Contributions	\$ 201,431	\$	-	\$	-	\$ -
Total Revenues	\$ 1,014,562	\$	813,131	\$	822,298	\$ 9,166
Expenditures:						
General & Administrative:						
Supervisor Fees	\$ 12,000	\$	11,000	\$	5,800	\$ 5,200
FICA Expense	\$ 918	\$	842	\$	444	\$ 398
Engineering	\$ 10,000	\$	9,167	\$	925	\$ 8,242
Attorney	\$ 15,000	\$	13,750	\$	13,493	\$ 258
Arbitrage	\$ 1,350	\$	1,350	\$	1,350	\$ -
Dissemination	\$ 8,400	\$	7,700	\$	7,700	\$ -
Assessment Administration	\$ 10,500	\$	10,500	\$	10,500	\$ -
Annual Audit	\$ 3,450	\$	3,450	\$	3,450	\$ -
Trustee Fees	\$ 11,041	\$	7,000	\$	7,000	\$ -
Management Fees	\$ 42,500	\$	38,958	\$	38,958	\$ -
Information Technology	\$ 1,313	\$	1,204	\$	1,204	\$ -
Website Maintenance	\$ 781	\$	716	\$	716	\$ -
Telephone	\$ 100	\$	92	\$	-	\$ 92
Postage	\$ 800	\$	800	\$	1,832	\$ (1,032)
Insurance	\$ 7,839	\$	7,839	\$	7,624	\$ 215
Printing & Binding	\$ 800	\$	733	\$	6	\$ 727
Legal Advertising	\$ 2,000	\$	1,833	\$	1,290	\$ 544
Other Current Charges	\$ 2,000	\$	1,833	\$	483	\$ 1,350
Office Supplies	\$ 130	\$	119	\$	2	\$ 118
Property Appraiser Fee	\$ 350	\$	316	\$	316	\$ -
Property Taxes	\$ 80	\$	73	\$	7	\$ 66
Meeting Room	\$ 1,701	\$	1,560	\$	730	\$ 830
Dues, Licenses & Subscriptions	\$ 175	\$	175	\$	175	\$ -
Total General & Administrative:	\$ 133,228	\$	121,010	\$	104,003	\$ 17,007

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	F	Prorated Budget		Actual	
	Budget	-	Γhru 08/31/25	T	hru 08/31/25	Variance
Operations and Maintenance Expenses						
<u>Field Operations</u>						
Field Management	\$ -	\$	-	\$	21,450	\$ (21,450)
Property Insurance	\$ 13,603	\$	13,603	\$	7,282	\$ 6,321
Electric	\$ 16,614	\$	15,230	\$	9,666	\$ 5,563
Streetlights	\$ 229,217	\$	210,116	\$	149,882	\$ 60,234
Utility-Water and Sewer	\$ 172,192	\$	157,843	\$	139,236	\$ 18,607
Landscape Maintenance	\$ 263,900	\$	241,908	\$	241,908	\$ (0)
Landscape Enhancements	\$ 50,000	\$	50,000	\$	126,029	\$ (76,029)
Landscape Irrigation	\$ 10,000	\$	9,167	\$	3,472	\$ 5,694
Mulch	\$ 59,000	\$	59,000	\$	48,800	\$ 10,200
Lake Maintenance	\$ 46,807	\$	42,907	\$	41,302	\$ 1,604
Pressure Washing	\$ 10,000	\$	9,167	\$	2,486	\$ 6,681
Contingency	\$ 10,000	\$	9,167	\$	7,710	\$ 1,457
Total Operations and Maintenance:	\$ 881,334	\$	818,106	\$	799,225	\$ 18,882
Total Expenditures	\$ 1,014,562	\$	939,117	\$	903,228	\$ 35,889
Excess Revenues (Expenditures)	\$ (0)			\$	(80,930)	
Fund Balance - Beginning	\$ -			\$	246,589	
Fund Balance - Ending	\$ (0)			\$	165,659	

Community Development District

Debt Service Fund - Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	P	rorated Budget		Actual	
	Budget	Т	hru 08/31/25	Tł	nru 08/31/25	Variance
Revenues						
Assessments - Tax Roll	\$ 1,120,501	\$	1,120,501	\$	1,136,366	\$ 15,865
Interest	\$ 50,000	\$	50,000	\$	78,720	\$ 28,720
Total Revenues	\$ 1,170,501	\$	1,170,501	\$	1,215,086	\$ 44,584
Expenditures:						
Interest - 11/01	\$ 415,934	\$	415,934	\$	415,206	\$ 728
Principal - 11/01	\$ 290,000	\$	290,000	\$	290,000	\$ -
Interest - 05/01	\$ 408,322	\$	408,322	\$	406,700	\$ 1,622
Total Expenditures	\$ 1,114,256	\$	1,114,256	\$	1,111,906	\$ 2,350
Other Financing Sources/(Uses)						
Transfer In/Out	\$ -	\$	-	\$	(571,954)	\$ (571,954)
Total Other Financing Sources (Uses)	\$ -	\$	-	\$	(571,954)	\$ (571,954)
Excess Revenues (Expenditures)	\$ 56,245			\$	(468,774)	
Fund Balance - Beginning	\$ 1,081,453			\$	2,236,109	
Fund Balance - Ending	\$ 1,137,698			\$	1,767,335	

Community Development District

Debt Service Fund - Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted		P	rorated Budget	Actual			
		Budget		Thru 08/31/25		Thru 08/31/25		Variance
Revenues								
Assessments	\$	897,697	\$	897,697	\$	910,408	\$	12,710
Interest	\$	20,000	\$	20,000	\$	63,944	\$	43,944
Total Revenues	\$	917,697	\$	917,697	\$	974,352	\$	56,655
Expenditures:								
Interest - 11/01	\$	329,056	\$	329,056	\$	331,619	\$	(2,563)
Principal - 11/01	\$	230,000	\$	230,000	\$	230,000	\$	-
Interest - 05/01	\$	323,450	\$	323,450	\$	326,013	\$	(2,563)
Total Expenditures	\$	882,506	\$	882,506	\$	887,631	\$	(5,126)
Excess Revenues (Expenditures)	\$	35,191			\$	86,721		
Fund Balance - Beginning	\$	750,615			\$	1,673,094		
Fund Balance - Ending	\$	785,806			\$	1,759,815		

Community Development District

Debt Service Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted		F	rorated Budget		Actual		
		Budget	T	hru 08/31/25	T	hru 08/31/25		Variance
Revenues								
Assessments - Direct	\$	576,163	\$	576,163	\$	576,161	\$	(2)
Interest	\$	10,000	\$	10,000	\$	30,608	\$	20,608
Total Revenues	\$	586,163	\$	586,163	\$	606,769	\$	20,606
Expenditures:								
Interest - 11/01	\$	239,716	\$	239,716	\$	239,716	\$	-
Principal - 05/01	\$	95,000	\$	95,000	\$	95,000	\$	-
Interest - 05/01	\$	239,716	\$	239,716	\$	239,716	\$	-
Total Expenditures	\$	574,431	\$	574,431	\$	574,431	\$	-
Excess Revenues (Expenditures)	\$	11,732			\$	32,337		
Fund Balance - Beginning	\$	309,245			\$	893,043		
Fund Balance - Ending	\$	320,977			\$	925,380		

Community Development District

Capital Projects Fund - Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	d Pror	ated Budget	Actual	
	Budget	Thru	ı 08/31/25 Th	ıru 08/31/25	Variance
Revenues					
Interest	\$	- \$	- \$	4,143 \$	4,143
Total Revenues	\$	- \$	- \$	4,143 \$	4,143
Expenditures:					
Capital Outlay	\$	- \$	- \$	581,957 \$	(581,957)
Total Expenditures	\$	- \$	- \$	581,957 \$	(581,957)
Other Financing Sources/(Uses)					
Transfer In/Out	\$	- \$	- \$	571,954 \$	571,954
Total Other Financing Sources (Uses)	\$	- \$	- \$	571,954 \$	571,954
Excess Revenues (Expenditures)	\$	-	\$	(5,860)	
Fund Balance - Beginning	\$	-	\$	6,732	
Fund Balance - Ending	\$		\$	872	

Community Development District

Capital Projects Fund - Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

Adopted		Prorated Budget		Actual	
Budget		Thru 08/31/25	Т	hru 08/31/25	Variance
\$	-	\$ -	\$	105 \$	105
\$	-	\$ -	\$	105 \$	105
\$	-	\$ -	\$	- \$	-
\$	-	\$ -	\$	- \$	-
\$	-	\$ -	\$	- \$	-
\$	-	\$ -	\$	- \$	-
5	-		\$	105	
\$	-		\$	2,573	
5	-		\$	2,678	
	Budget	Budget	Budget Thru 08/31/25 - \$ - \$ - \$ - \$ - \$	Budget Thru 08/31/25 T - \$ - \$	Budget Thru 08/31/25 Thru 08/31/25 - \$ - \$ 105 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$

Community Development District

Capital Projects Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted		Prorated Budget		Actual	
	Budget		Thru 08/31/25		Thru 08/31/25	Variance
Revenues						
Interest	\$	-	\$	- \$	50	\$ 50
Total Revenues	\$	-	\$	- \$	50	\$ 50
Expenditures:						
Capital Outlay - Construction	\$	-	\$	- \$	-	\$ -
Total Expenditures	\$	-	\$	- \$	-	\$ -
Excess Revenues (Expenditures)	\$	-		\$	50	
Fund Balance - Beginning	\$	-		\$	1,214	
Fund Balance - Ending	\$	-		\$	1,264	

Community Development District

Month to Month

	0ct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
Assessments - On Roll	\$ - \$	56,369 \$	393,291 \$	14,040 \$	16,568 \$	109,993 \$	12,991 \$	14,538 \$	38,818 \$	64 \$	- \$	- \$	656,671
Assessments - Direct	\$ - \$	- \$	- \$	82,813 \$	- \$	- \$	41,407 \$	- \$	- \$	41,407 \$	- \$	- \$	165,627
Developer Contributions	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Total Revenues	\$ - \$	56,369 \$	393,291 \$	96,853 \$	16,568 \$	109,993 \$	54,398 \$	14,538 \$	38,818 \$	41,470 \$	- \$	- \$	822,298
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 2,000 \$	- \$	- \$	- \$	- \$	1,000 \$	1,000 \$	800 \$	- \$	- \$	1,000 \$	- \$	5,800
FICA Expense	\$ 153 \$	- \$	- \$	- \$	- \$	77 \$	77 \$	61 \$	- \$	- \$	77 \$	- \$	444
Engineering	\$ - \$	100 \$	56 \$	- \$	- \$	- \$	- \$	100 \$	569 \$	100 \$	- \$	- \$	925
Attorney	\$ 1,373 \$	1,098 \$	61 \$	668 \$	641 \$	2,553 \$	1,180 \$	2,005 \$	1,153 \$	2,763 \$	- \$	- \$	13,493
Arbitrage	\$ - \$	1,350 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	1,350
Dissemination	\$ 700 \$	700 \$	700 \$	700 \$	700 \$	700 \$	700 \$	700 \$	700 \$	700 \$	700 \$	- \$	7,700
Assessment Administration	\$ 10,500 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-	\$	- \$	- \$	10,500
Annual Audit	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	3,450 \$	- \$	- \$	3,450
Trustee Fees	\$ 7,000 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	7,000
Management Fees	\$ 3,542 \$	3,542 \$	3,542 \$	3,542 \$	3,542 \$	3,542 \$	3,542 \$	3,542 \$	3,542 \$	3,542 \$	3,542 \$	- \$	38,958
Information Technology	\$ 109 \$	109 \$	109 \$	109 \$	109 \$	109 \$	109 \$	109 \$	109 \$	109 \$	109 \$	- \$	1,204
Website Maintenance	\$ 65 \$	65 \$	65 \$	65 \$	65 \$	65 \$	65 \$	65 \$	65 \$	65 \$	65 \$	- \$	716
Telephone	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Postage	\$ 50 \$	2 \$	49 \$	27 \$	82 \$	114 \$	72 \$	46 \$	51 \$	1,238 \$	100 \$	- \$	1,832
Insurance	\$ 7,624 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	7,624
Printing & Binding	\$ - \$	- \$	0 \$	- \$	- \$	6 \$	- \$	- \$	- \$	- \$	- \$	- \$	6
Legal Advertising	\$ 304 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	788 \$	197 \$	- \$	- \$	1,290
Other Current Charges	\$ 41 \$	41 \$	41 \$	41 \$	59 \$	44 \$	44 \$	59 \$	44 \$	- \$	70 \$	- \$	483
Office Supplies	\$ 0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	0 \$	- \$	2
Property Appraiser Fee	\$ - \$	- \$	- \$	316 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	316
Property Taxes	\$ - \$	7 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	7
Meeting Room	\$ - \$		135 \$	- \$	- \$	- \$	200 \$	- \$	- \$	- \$	252 \$	- \$	730
Dues, Licenses & Subscriptions	\$ 175 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	175
Total General & Administrative:	\$ 33,637 \$	7,156 \$	4,759 \$	5,468 \$	5,198 \$	8,209 \$	6,990 \$	7,487 \$	7,021 \$	12,163 \$	5,915 \$	- \$	104,003

Community Development District

Month to Month

	Oct	Nov	Dec	Ja	n	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep		Total
Operations and Maintenance Expenses															
Field Operations															
Field Management	\$ 1,950	\$ 1,950	\$ 1,950	\$	1,950	\$ 1,950	\$ 1,950	\$ 1,950	\$ 1,950	\$ 1,950	\$ 1,950	\$ 1,950	\$	- \$	21,450
Property Insurance	\$ 7,282	\$ -	\$ -	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$	- \$	7,282
Utility - Electric	\$ 639	\$ 684	\$ 974	\$	909	\$ 921	\$ 749	\$ 899	\$ 914	\$ 1,063	\$ 1,110	\$ 804	\$	- \$	9,666
Streetlights	\$ 13,616	\$ 13,616	\$ 13,616	\$	9,838	\$ 15,652	\$ 14,211	\$ 14,240	\$ 13,623	\$ 13,623	\$ 14,224	\$ 13,623	\$	- \$	149,882
Utility - Water & Sewer	\$ 15,636	\$ 12,353	\$ 8,386	\$ 1	18,113	\$ 11,420	\$ 12,168	\$ 12,917	\$ 11,785	\$ 12,812	\$ 12,365	\$ 11,281	\$	- \$	139,236
Landscape Maintenance	\$ 21,992	\$ 21,992	\$ 21,992	\$ 2	21,992	\$ 21,992	\$ 21,992	\$ 21,992	\$ 21,992	\$ 21,992	\$ 21,992	\$ 21,992	\$	- \$	241,908
Landscape Enhancements	\$ -	\$ 2,055	\$ -	\$	-	\$ -	\$ -	\$ 59,679	\$ -	\$ 64,295	\$ -	\$ -	\$	- \$	126,029
Landscape Irrigation	\$ -	\$ -	\$ -	\$	-	\$ -	\$ -	\$ 1,096	\$ -	\$ 772	\$ -	\$ 1,604	\$	- \$	3,472
Mulch	\$ -	\$ -	\$ -	\$ 4	48,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$	- \$	48,800
Lake Maintenance	\$ 5,329	\$ 3,353	\$ 3,353	\$	4,664	\$ 3,353	\$ 3,353	\$ 5,329	\$ 3,353	\$ 3,353	\$ 4,664	\$ 1,200	\$	- \$	41,302
Pressure Washing	\$ -	\$ -	\$ -	\$	-	\$ -	\$ 2,486	\$ -	\$ -	\$ -	\$ -	\$ -	\$	- \$	2,486
Contingency	\$ 2,071	\$ -	\$ 3,006	\$	920	\$ 280	\$ 1,039	\$ 394	\$ -	\$ -	\$ -	\$ -	\$	- \$	7,710
Total Operations and Maintenance Expenses	\$ 68,515	\$ 56,003	\$ 53,276	\$ 10	07,185	\$ 55,567	\$ 57,947	\$ 118,496	\$ 53,617	\$ 119,860	\$ 56,305	\$ 52,454	\$	- \$	799,225
Total Expenditures	\$ 102,152	\$ 63,159	\$ 58,035	\$ 11	12,653	\$ 60,765	\$ 66,157	\$ 125,486	\$ 61,104	\$ 126,881	\$ 68,468	\$ 58,368	\$	- \$	903,228
Excess Revenues (Expenditures)	\$ (102,152)	\$ (6,790)	\$ 335,256	\$ (1	15,800)	\$ (44,198)	\$ 43,837	\$ (71,088)	\$ (46,566)	\$ (88,063)	\$ (26,998)	\$ (58,368)	\$	- \$	(80,930

Rolling Oaks CDD

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts Fiscal Year 2025

ON ROLL ASSESSMENTS

 Gross Assessments
 \$
 688,833.60
 \$
 1,192,022.76
 \$
 954,997.44
 \$
 2,835,853.80

 Net Assessments
 \$
 647,503.58
 \$
 1,120,501.39
 \$
 897,697.59
 \$
 2,665,702.57

							24.29%	42.03%	33.68%	100.00%
Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	General Fund	Series 2016 Debt Service	Series 2018 Debt Service	Total
11/15/24	ACH	\$17,047.97	(\$750.43)	(\$325.95)	\$0.00	\$15,971.59	\$3,879.52	\$6,713.50	\$5,378.57	\$15,971.59
11/21/24	ACH	\$229,690.23	(\$9,187.55)	(\$4,410.05)	\$0.00	\$216,092.63	\$52,489.26	\$90,832.37	\$72,771.00	\$216,092.63
12/10/24	ACH	\$1,636,534.67	(\$65,461.00)	(\$31,421.48)	\$0.00	\$1,539,652.19	\$373,984.07	\$647,177.39	\$518,490.73	\$1,539,652.19
12/19/24	ACH	\$84,266.03	(\$3,158.38)	(\$1,622.16)	\$0.00	\$79,485.49	\$19,307.16	\$33,410.93	\$26,767.40	\$79,485.49
01/07/25	ACH	\$10,625.81	(\$275.61)	(\$207.00)	\$0.00	\$10,143.20	\$2,463.80	\$4,263.59	\$3,415.81	\$10,143.20
01/07/25	ACH	\$48,391.69	(\$1,451.73)	(\$938.79)	\$0.00	\$46,001.17	\$11,173.76	\$19,336.13	\$15,491.28	\$46,001.17
01/28/25	ACH	\$0.00	\$0.00	\$0.00	\$1,655.21	\$1,655.21	\$402.05	\$695.75	\$557.41	\$1,655.21
02/10/25	ACH	\$70,246.36	(\$1,459.26)	(\$1,375.75)	\$0.00	\$67,411.35	\$16,374.33	\$28,335.69	\$22,701.33	\$67,411.35
02/10/25	ACH	\$812.29	\$0.00	(\$16.24)	\$0.00	\$796.05	\$193.36	\$334.61	\$268.08	\$796.05
03/11/25	ACH	\$466,768.72	(\$4,697.40)	(\$9,241.43)	\$0.00	\$452,829.89	\$109,993.13	\$190,342.51	\$152,494.25	\$452,829.89
04/08/25	ACH	\$45,359.67	\$0.00	(\$907.20)	\$0.00	\$44,452.47	\$10,797.58	\$18,685.15	\$14,969.74	\$44,452.47
04/08/25	ACH	\$8,406.84	\$0.00	(\$168.13)	\$0.00	\$8,238.71	\$2,001.20	\$3,463.06	\$2,774.45	\$8,238.71
04/30/25	ACH	\$0.00	\$0.00	\$0.00	\$792.91	\$792.91	\$192.60	\$333.29	\$267.02	\$792.91
05/12/25	ACH	\$55,348.98	\$0.00	(\$1,106.98)	\$0.00	\$54,242.00	\$13,175.47	\$22,800.08	\$18,266.45	\$54,242.00
05/12/25	ACH	\$5,722.04	\$0.00	(\$114.44)	\$0.00	\$5,607.60	\$1,362.09	\$2,357.10	\$1,888.41	\$5,607.60
06/09/25	ACH	\$57,264.00	\$0.00	(\$1,145.28)	\$0.00	\$56,118.72	\$13,631.33	\$23,588.94	\$18,898.45	\$56,118.72
06/16/25	ACH	\$105,808.55	\$0.00	(\$2,116.17)	\$0.00	\$103,692.38	\$25,187.06	\$43,586.05	\$34,919.27	\$103,692.38
07/30/25	ACH	\$0.00	\$0.00	\$0.00	\$261.46	\$261.46	\$63.51	\$109.90	\$88.05	\$261.46
	TOTAL	\$ 2.842.293.85	\$ (86.441.36)	\$ (55.117.05) \$	2.709.58	\$ 2.703.445.02	\$ 656.671.28	\$ 1.136.366.04	\$ 910,407,70	\$ 2.703.445.02

101%	Net Percent Collected
0	Bal. Remaining to Collect

DIRECT BILL ASSESSMENTS

Rolling Oaks Splendid, LLC

2025-01			Net Assessments	\$ 741,787.61 \$	165,626.50	\$ 576,161.11		
Date	Due	Check	Net	Amount	General	Debt Service	Amt Received	Amt Received
Received	Date	Number	Assessed	Received	Fund	Series 2022	General Fund	Debt Svc Series 2022
1/24/25	12/1/24	Wire	\$370,893.81	\$370,893.81	\$82,813.25	\$288,080.56	\$82,813.25	\$288,080.56
4/16/25	2/1/25	Wire	\$185,446.90	\$185,446.90	\$41,406.63	\$144,040.28	\$41,406.63	\$144,040.28
7/22/25	5/1/25	Wire	\$185,446.90	\$185,446.90	\$41,406.63	\$144,040.28	\$41,406.63	\$144,040.28
			\$ 741,787.61	\$ 741,787.61 \$	165,626.51	\$ 576,161.12	\$ 165,626.51	\$ 576,161.12

Community Development District

LONG TERM DEBT REPORT

SERIES 2016, SPECIAL ASSESSMENT BONDS

INTEREST RATES: 4.500%, 5.250%, 5.875%, 6.000%

MATURITY DATE: 11/1/2047

RESERVE FUND DEFINITION 50% of MAXIMUM ANNUAL DEBT SERVICE

RESERVE FUND REQUIREMENT \$559,725
RESERVE FUND BALANCE \$567,791

\$15,640,000 **BONDS OUTSTANDING - 12/15/16** LESS: PRINCIPAL PAYMENT 11/1/18 (\$220,000) (\$230,000) LESS: PRINCIPAL PAYMENT 11/1/19 LESS: PRINCIPAL PAYMENT 11/1/20 (\$240,000) LESS: PRINCIPAL PAYMENT 11/1/21 (\$255,000) LESS: PRINCIPAL PAYMENT 11/1/22 (\$265,000) LESS: PRINCIPAL PAYMENT 11/1/23 (\$275,000) LESS: SPECIAL CALL 11/1/23 (\$25,000) (\$290,000) LESS: PRINCIPAL PAYMENT 11/1/24

CURRENT BONDS OUTSTANDING \$13,840,000

SERIES 2018, SPECIAL ASSESSMENT BONDS

INTEREST RATES: 4.375%, 4.875%, 5.375%, 5.500%

MATURITY DATE: 11/1/2049

RESERVE FUND DEFINITION MAXIMUM ANNUAL DEBT SERVICE

RESERVE FUND REQUIREMENT \$899,831
RESERVE FUND BALANCE \$915,854

BONDS OUTSTANDING - 11/8/18 \$13,160,000
LESS: PRINCIPAL PAYMENT 11/1/20 (\$195,000)
LESS: PRINCIPAL PAYMENT 11/1/21 (\$205,000)
LESS: PRINCIPAL PAYMENT 11/1/22 (\$215,000)
LESS: PRINCIPAL PAYMENT 11/1/23 (\$225,000)
LESS: SPECIAL CALL 8/1/24 (\$30,000)
LESS: PRINCIPAL PAYMENT 11/1/24 (\$230,000)

CURRENT BONDS OUTSTANDING \$12,060,000

SERIES 2022, SPECIAL ASSESSMENT BONDS

INTEREST RATES: 5.7%, 6.3%, 6.55%

MATURITY DATE: 5/1/2053

RESERVE FUND DEFINITION MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT \$576,163

RESERVE FUND BALANCE \$586,422

 BONDS OUTSTANDING - 11/22/22
 \$7,635,000

 LESS: PRINCIPAL PAYMENT 5/1/24
 (\$90,000)

 LESS: PRINCIPAL PAYMENT 5/1/25
 (\$95,000)

CURRENT BONDS OUTSTANDING \$7,450,000

Community Development District

Special Assessment Bonds, Series 2016

Date	Requisition #	Contractor	Description	I	Requisitions
Fiscal Year 202	25				
7/31/25	5	Rolling Oaks Splendid LLC	Construction of Facilities	\$	581,956.58
	<u> </u>	TOTAL		\$	581,956.58
Fiscal Year 202	25				
10/1/24		Interest		\$	27.93
11/1/24		Interest		\$	27.30
12/1/24		Interest		\$	25.46
1/1/25		Interest		\$	25.67
2/1/25		Interest		\$	24.80
3/1/25		Interest		\$	22.39
4/1/25		Interest		\$	24.68
5/1/25		Interest		\$	23.98
5/15/25		Transfer In		\$	571,953.71
6/1/25		Interest		\$	1,072.62
7/1/25		Interest		\$	1,995.76
8/1/25		Interest		\$	872.09
		TOTAL		\$	576,096.39
		Acquisition/Co	nstruction Fund at 09/30/2024	\$	6,732.28
		= -	and Transfer In thru 08/31/25	\$	576,096.39
			ions Paid thru 08/31/25	\$	(581,956.58)
		Remaining Ac	quisition/Construction Fund	\$	872.09

Community Development District

Special Assessment Bonds, Series 2018

Date	Requisition #	Contractor	Description	Re	quisitions
Fiscal Year 2025	5				
		TOTAL		\$	-
Fiscal Year 2025	5				
10/1/24		Interest		\$	10.67
11/1/24		Interest		\$	10.43
12/1/24		Interest		\$	9.73
1/1/25		Interest		\$	9.81
2/1/25		Interest		\$	9.48
3/1/25		Interest		\$	8.56
4/1/25		Interest		\$	9.43
5/1/25		Interest		\$	9.16
6/1/25		Interest		\$	9.43
7/1/25		Interest		\$	9.15
8/1/25		Interest		\$	9.53
	<u> </u>	TOTAL		\$	105.38
			Acquisition/Construction Fund at 09/30/24	\$	2,573.01
			Interest Earned and Transfer In thru 08/31/25	\$	105.38
			Requisitions Paid thru 08/31/25	\$	-
			Remaining Acquisition/Construction Fund	\$	2,678.39

Rolling Oaks Community Development District

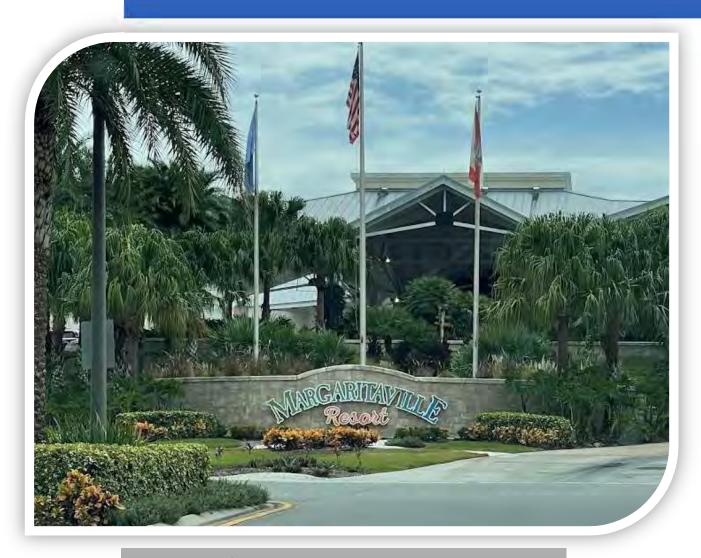
Special Assessment Bonds, Series 2022

Date	Requisition #	Contractor	Description	Re	quisitions
Fiscal Year 2025					
	<u> </u>	TOTAL		\$	-
Fiscal Year 2025					
10/1/24		Interest		\$	5.04
11/1/24		Interest		\$	4.92
12/1/24		Interest		\$	4.59
1/1/25		Interest		\$	4.63
2/1/25		Interest		\$	4.47
3/1/25		Interest		\$	4.04
4/1/25		Interest		\$	4.45
5/1/25		Interest		\$	4.32
6/1/25		Interest		\$	4.45
7/1/25		Interest		\$	4.32
8/1/25		Interest		\$	4.50
	<u> </u>	TOTAL		\$	49.73
		Acquisition/Construction Fund at 09/30)/2024	\$	1,214.05
		Interest Earned and Transfer In thru 08,	/31/25	\$	49.73
		Requisitions Paid thru 08/31/25		\$	-
		Remaining Acquisition/Construction	Fund	\$	1,263.78

SECTION D

Rolling Oaks CDD

Field Management Report



September 25th, 2025
Ashley Hilyard
Field Manager
GMS

Completed

General Maintenance

- Downed pedestrian crossing signs at Castaway Lane and Island Breeze have been reinstalled with new posts.
- Orange barrier fencing surrounding the stormwater structure at pond #3 has been replaced.





Site Items

Landscaping Maintenance

- Landscaping continues with weekly full mowing and maintenance services.
- Heavy rainfall continues to wash the shell and mulch into the streets and sidewalks. The landscape crew is working to reset these areas as this occurs.
- The palm removal/ replacement project has begun.







Site Items

Aquatics

- All ponds have been treated for algae, aquatic weeds, and invasive plant species.
- Pond #4 has been treated for midge flies.
- Aquatics vendor continues to monitor and remove debris along pond banks.







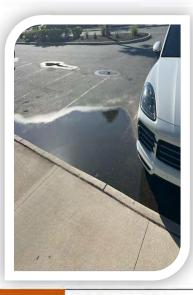
In Progress

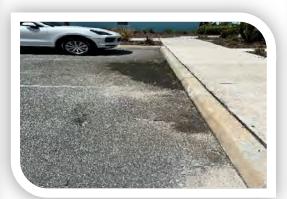
General Maintenance

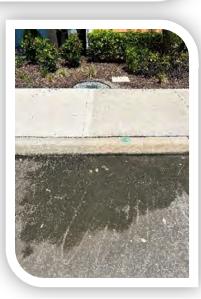
- A speed hump sign at Fins Up and Caribbean Soul has been knocked down during a recent storm and the post is damaged. Field staff are scheduled to reinstall.
- Field staff is scheduled to remove trash and debris from all ponds.
- A resident has reported water is ponding in front of their home following rainfall, which also leaves behind dirt and debris. We are working with Engineering to determine the cause and find a solution.











Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-577-0918, or by email at ahilyard@gmscfl.com. Thank you.

Respectfully,

Ashley Hilyard