

*Rolling Oaks
Community Development District*

Agenda

October 23, 2025

AGENDA

Rolling Oaks

Community Development District

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

UPDATED AGENDA

October 16, 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 **Thursday, October 23, 2025, at 1:00 PM in the Continental Drifter Room at Margaritaville Resort Orlando, 8000 Fins Up Circle, Kissimmee, Florida 34747.** 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 September 25, 2025 Board of Supervisors Meeting
4. Review and Ranking of Proposals for Landscape Maintenance Services and Selection of Vendor
 - A. Floralawn
 - B. Helping Hand Lawn Care
 - C. McMaster Landscape
 - D. Yellowstone Landscape
5. Consideration of Aquatic Service Maintenance Renewals with Solitude for Fiscal Year 2026
 - A. Aerator Maintenance
 - B. Lake Maintenance
 - C. Midge Management
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - 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 – January 22, 2026 at Embassy Suites by Hilton Orlando Sunset Walk
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, **September 25, 2025** at 1:02 p.m. Margaritaville Resort Orlando, 8000 Fins Up Circle, Kissimmee, Florida.

Present and constituting a quorum were:

John Chiste
Jared Bouskila
Cora DiFiore
Peter Brown
Penny Lozano

Chairman
Vice Chairman *via Zoom*
Assistant Secretary *via Zoom*
Assistant Secretary
Assistant Secretary

Also present were:

Tricia Adams
Cari Webster
Ashley Hilyard
Pete Wittman

District Manager
District Counsel *via Zoom*
Field Services
Yellowstone

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Wittman stated I am the branch manager for Yellowstone Landscape. Before you get into discussion on everything if it would make you feel more comfortable for me to step out while you are grading and having discussions, I'm happy to do that.

THIRD ORDER OF BUSINESS**Approval of the Minutes of the July 24, 2025 Meeting**

On MOTION by Mr. Chiste seconded by Mr. Brown with all in favor the minutes of the July 24, 2025 meeting were approved as presented.

FOURTH ORDER OF BUSINESS**Review and Ranking of Proposals for Landscape Maintenance Services and Selection of Vendor**

Ms. Adams stated the next item is the result of a recent solicitation for landscape maintenance service proposals. We received five proposals and provided a ranking sheet to the Board. However, before we get to that I do want to have some discussion regarding the pricing that was presented by various vendors. You will see between the low bid and the high bid there is a delta of around \$110,000. We think there has been some confusion regarding the scope of services. The district invested in over 6,200 square feet of artificial turf and some other landscape improvements that were designed to be low maintenance. However, the artificial turf was not included in the scope. We think there may have been some confusion and that some of the landscape service providers bid on the scope as it was written and did not realize there was artificial turf and some other lower maintenance products that had been installed. As a result of that delta between the bids we are going to ask the board consider rejecting all the bids and authorize us to refine the scope and include the artificial turf and make sure everyone is bidding on the same project.

Mr. Chiste asked do we have time with our existing provider to extend the term?

Mr. Wittman stated we are still under contract.

Ms. Webster stated if the board wants to revise the scope, I recommend that the board vote to reject all bids and start the process over and state for the record they are rejecting all bids for the best interests of the district.

On MOTION by Mr. Chiste seconded by Mr. Brown with all in favor all bids were rejected in the best interests of the district and staff was authorized to revise the scope of services to include the artificial turf component.

FIFTH ORDER OF BUSINESS**Ratification of Revised Fiscal Year 2026 Meeting Schedule**

Ms. Adams stated the next item is ratification of a revised meeting schedule. Your meeting dates and times remain the same, however we are not able to secure Margaritaville Resort for every meeting date. In cases where we cannot secure Margaritaville we have the ability to meet at Embassy Suites, which is nearby. January, February and July meetings will be scheduled at Embassy Suites.

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

SIXTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

There being no comments, the next item followed.

B. Engineer**i. Discussion Regarding Ponding Nearby 8133 Surf Street**

Ms. Adams stated in your agenda packet is a photograph either taken by our field staff or provided by a residential property owner who lives near 8133 Surf Street. We have been evaluating this and there seems to be persistent ponding in this area. The district engineer recommended that they do further evaluation and we want to authorize the district engineer to investigate.

Mr. Chiste asked any idea how long the water stays after rainfall?

Ms. Hilyard stated it varies depending on the weather but it is a few days and it leaves behind a lot of dirt and debris and this is in front of a home and the owner is not thrilled about having to dodge the water and dirt.

Mr. Brown asked what is the engineer going to determine? That the engineer misdrew the plans or the contractor didn't build it according to the plans?

Ms. Adams stated the engineer recommended getting some survey shots to see if it is built too low as a first step. I'm not sure if the engineer can have this done inhouse or if he needs to hire a surveyor.

On MOTION by Mr. Chiste seconded by Mr. Brown with all in favor the district engineer was authorized to have a survey done on the parking area near 8133 Surf Street.

C. Manager

i. Approval of Check Register

On MOTION by Mr. Chiste seconded by Mr. Brown 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.

D. Field Manager's Report

Ms. Hilyard reviewed the field Manager's report, copy of which was provided 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 – October 23, 2025 at
Margaritaville Orlando**

Ms. Adams stated that the next scheduled meeting is October 23, 2025.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Brown seconded by Mr. Chiste with all in favor the meeting adjourned at 1:17 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

	ROLLING OAKS CDD FORMAL LANDSCAPE RFP 2025 PRICING AVERAGES AND TOTALS			
	Yellowstone	McMasters landscaping	Helping Hand Lawn Care	Floralawn
Essential Services Year 1	\$114,072.00	\$155,098.32	\$202,320.00	\$117,431.88
Essential Services Year 2	\$117,504.00	\$159,751.27	\$288,920.00	\$120,954.84
Essential Services Year 3	\$121,032.00	\$164,543.80	\$288,920.00	\$124,583.49
Essential Services Year 4	\$124,656.00	\$169,480.11	\$288,920.00	\$128,320.99
Extra Services	\$125,232.00	\$97,500.00	\$91,000.00	\$94,028.00
4 - Year Averages Essential Services	\$119,316.00	\$162,218.38	\$267,270.00	\$122,822.80
4 - Year Averages Essential and Extra Services	\$244,548.00	\$259,718.38	\$358,270.00	\$216,850.80
OTC Injections	\$35 per tree	\$55 per tree	\$45 per tree	\$40 Per tree
Artificial Turf Silica Sand application	\$7,812.00	\$1,000.00	\$8,000.00	\$1,000.00
Total Estimated Labor Hours	3340 \$34.15 per man hour	4000 \$43.08 Per man hour	3524 \$57.41 per man hour	3900 \$30.11 per man hour
4 - Year Totals	\$610,308.00	\$747,373.50	\$1,168,080.00	\$586,319.20
NOTES:			Does not appear to have filled out form correctly.	

SECTION A

floralawn



COMPREHENSIVE
LANDSCAPING
SIMPLIFIED

ROLLING OAKS CDD

October, 2025



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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.

This ongoing approach ensures consistent service quality across all

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.

**YOUR PROPERTY.
OUR PRIORITY.
EVERYTIME.**



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

GREENER.
HEALTHIER.
HAPPIER.



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



SMART.
WATERING.
SOLUTIONS.

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 IRRIGATION 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 Landscape Fee Summary

Contractor: Floralawn Inc.

Address: 734 S Combee Road
Lakeland, Florida 33801
Phone: 863-668-0494
Fax: 863-668-0495
Contact: Jake Salvador
Email: Jake.Salvador@floralawn.com

Property: Rolling Oaks CDD

Address: 219 E Livingston ST
Orlando, FL 32801
Phone:

Contact: Clayton Smith, Ashley Hilyard
Email: Csmith@gmscdf.com, ahilyard@gmscdf.com

YEAR 1 Pricing Break Down	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Turf Maintenance and Detailing													
(Component A) - <i>Turf Maintenance/Detailing/Communication/Staffing</i>	\$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 CARE (Component B) <i>Bahia/St Augustine/Zoysia</i>	\$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
TREE/SHRUB CARE Includes OTC if Applicable (Component C) <i>Tree/Shrub Fert/OTC/Drenching</i>	\$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
IRRIGATION MAINT. (Component D) <i>Irrigation Inspections</i>	\$1,256.00	\$1,256.00	\$1,256.00	\$1,256.00	\$1,256.00	\$1,256.00	\$1,256.00	\$1,256.00	\$1,256.00	\$1,256.00	\$1,256.00	\$1,256.00	\$15,072.00
ANNUAL CHANGES - <i>None at this time - Provide per annual price</i> (Component E.1) <i>Per Annual Pricing: \$2.50</i>	<i>None at this time</i>			<i>None at this time</i>			<i>None at this time</i>			<i>None at this time</i>			\$0.00
BED DRESSING - Estimate mulch yds - <i>Cocoa Brown Mulch</i> (Component E.2) <i>(Mulch Type) Per Yard Pricing: 65.00</i>					\$52,000.00 <i>800</i>						\$13,000.00 <i>200</i>		\$65,000.00
PALM TRIMMING <i>1x Per Year</i> (Component E.3) <i>Per Palm Price: \$28.00</i> <i>Palm counts: 1,001</i>					\$28,028.00 <i>1,001</i>								\$28,028.00
TOTAL FEE PER MONTH:	\$9,785.99	\$9,785.99	\$9,785.99	\$9,785.99	\$89,813.99	\$9,785.99	\$9,785.99	\$9,785.99	\$9,785.99	\$9,785.99	\$22,785.99	\$9,785.99	\$210,460
Fee Schedule with Extra Services	\$17,538.32	\$17,538.32	\$17,538.32	\$17,538.32	\$17,538.32	\$17,538.32	\$17,538.32	\$17,538.32	\$17,538.32	\$17,538.32	\$17,538.32	\$17,538.32	
Fee Schedule Essential Services Only	\$9,786	\$9,786	\$9,786	\$9,786	\$9,786	\$9,786	\$9,786	\$9,786	\$9,786	\$9,786	\$9,786	\$9,786	
Essential Services Mowing/Detailing/Irrigation/Fert and Pest	\$117,431.88												
Extra Services Annual Changes, Palm Pruning, Mulch	\$94,028.00												
TOTAL	\$211,459.88												

Additional Year Pricing	
YEAR 2 - Essential Services ONLY Annual Pricing -	\$120,954.84
YEAR 3 - Essential Services ONLY Annual Pricing	\$124,583.49
YEAR 4 - Essential Services ONLY Annual Pricing -	\$128,320.99
Artificial Turf Silica Sand application with Power Broom at .5lbs per sqft - 600sqft - Price for Single Event Service	\$1,000.00

OTC INJECTION Per Palm Price	\$40.00
Estimated Quantity of Palms needing OTC	TBD
Estimated Total Man Hours to fulfill Essential Services for Entire Year	3,900.00

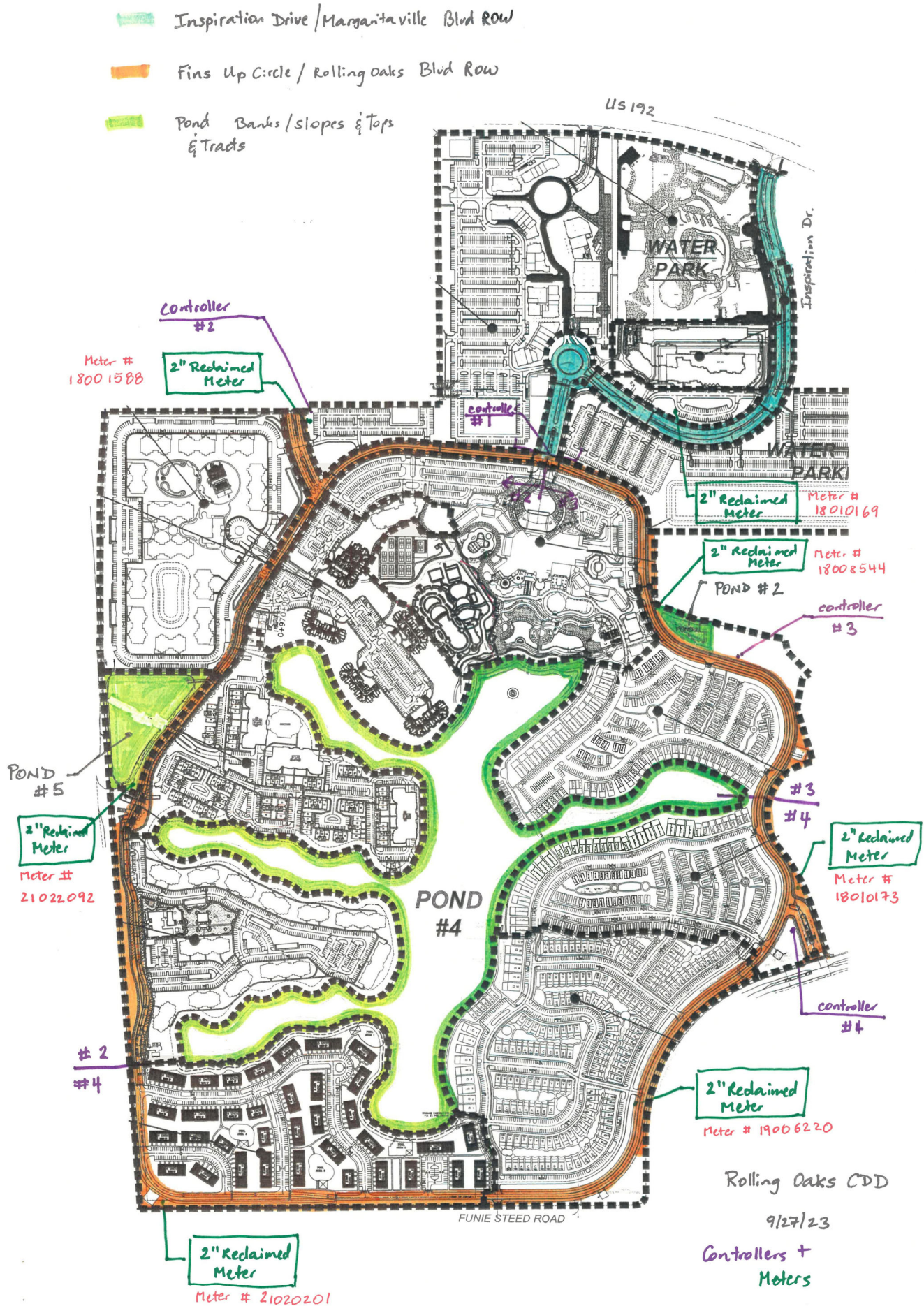
Additional Services Pricing Summary

Rolling Oaks CDD

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



Rolling Oaks CDD Landscape Maintenance Responsibility Map



CERTIFICATIONS



DESIGN

- 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



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



MAINTENANCE

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



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 Management 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



LEASED/RENTED EQUIPMENT

- AGCS Marine Insurance Co
- Policy: #MZ193091427
- Limit: \$100,000



UMBRELLA LIABILITY

- Hartford Casualty Ins Co
- Policy: #21HHUSR2G4R
- Each Occurrence \$2,000,000
- Aggregate \$2,000,000



COMMERICAL GENERAL LIABILITY

- 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



AUTOMOBILE LIABILITY

- Hartford Insurance Company #916
- Policy: #21UENOL4791
- Combined Single Limit: \$1,000,000
- PIP: \$10,000



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



WORKERS COMPENSATION

- Bridgefield Casualty Insurance Company
- Policy: #0196-62488
- Each Accident \$1,000,000
- Disease - EA Employee \$1,000,000
- Disease - Policy Limit \$1,000,000



floralawn

COMMUNICATION

Equipped with state-of-the-art technology, our teams approach each visit to your property as an opportunity to enhance its appearance, thereby significantly boosting curb appeal. The meticulous finishing touches we provide distinguish us from typical "mow, blow, and go" services.

LANDSCAPE
MAINTENANCE
CREW



MAINTENANCE
DIRECTOR



YOUR
COMMUNITY



ACCOUNT
MANAGER



The Account Manager oversees the Total Property Maintenance plan, ensuring effective communication between the client and maintenance crew. They identify each property's unique needs and guarantee high-quality service that consistently exceeds expectations.

Our irrigation technicians excel at identifying system issues and examining potential problem areas. Given the critical role of water in maintaining your landscape, it is essential that we execute our tasks with precision every time. Furthermore, all employees are trained to monitor for any failed irrigation components, ensuring comprehensive oversight and maintenance.

IRRIGATION
TECHNICIANS



FERTILIZATION &
PESTICIDE CREW



WATER
MANAGEMENT
DIRECTOR



FERT & PEST
MANAGER



Lush, emerald-green turf results from a tailored fertilization and pest management program for each property. Our trained technicians specialize in Florida's landscapes and deliver expert care at every visit.

ENHANCEMENTS &
BEAUTIFICATION



PUMP & WELL
TECHNICIAN



INDOOR PEST
TECHNICIAN

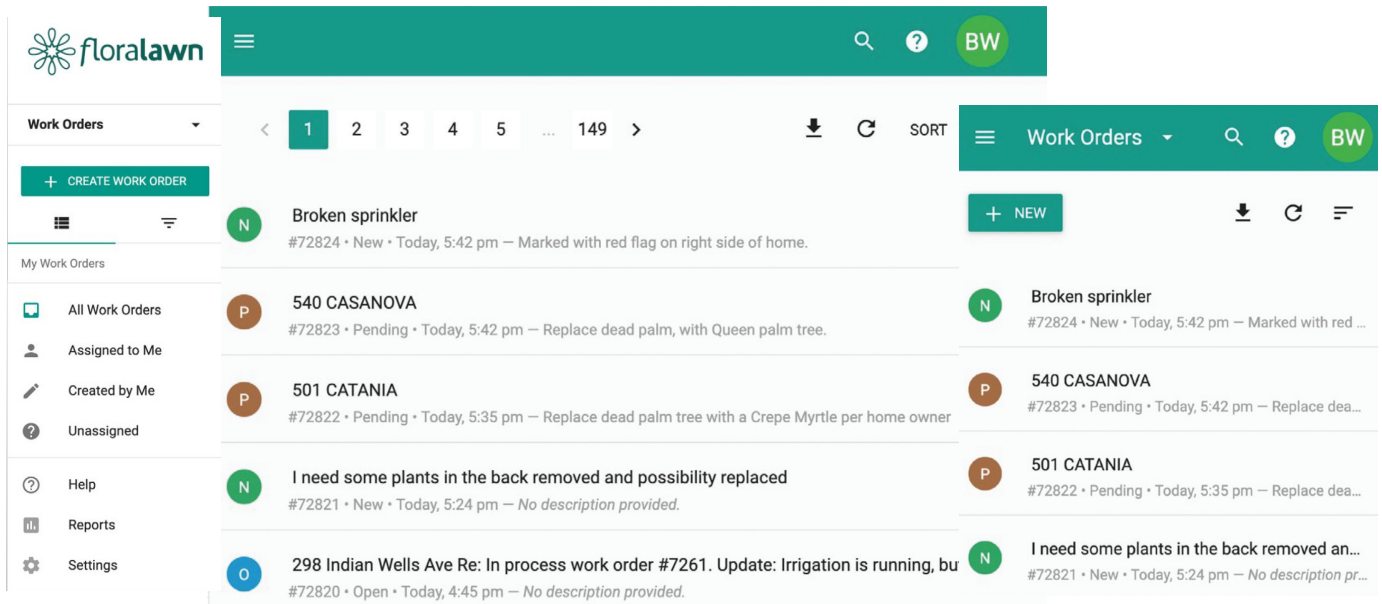


Clear internal communication is essential for promptly addressing concerns, sharing important updates, and ensuring that all members are aligned with community goals and initiatives. It fosters trust, promotes collaboration, and cultivates a sense of unity among all participants.

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.



floralawn

P.O. BOX 91597
LAKELAND, FL 33804

863-668-0494
WWW.FLORALAWN.COM

DESIGNED BY: LUXE ART CREATIVE

SECTION B

2025



Helping Hand Lawn Care, LLC

Zellwood, Florida

[Home](#) | [Helping Hand Lawn Care, LLC](#)

Company Overview



ABOUT Helping Hand Lawn Care

Helping Hand Lawn Care, based in Zellwood, Florida, is among central Florida's rapidly expanding landscaping companies. With two decades of experience, they offer a comprehensive range of services, including lawn maintenance, irrigation, construction and enhancements, pest control, installation, and tree care. Their team of experts is dedicated to delivering exceptional service tailored to each client's unique needs. Committed to quality and customer satisfaction, Helping Hand Lawn Care ensures that every project enhances the beauty and health of outdoor spaces. Their portfolio showcases a variety of successfully completed projects, reflecting their expertise and attention to detail.



PROPERTY TYPES SERVED BY HELPING Hand LAWN CARE

- Commercial Campus
- Homeowner Associations
- Multi Family
- Government



HELPING HAND LAWN CARE CORE VALUES

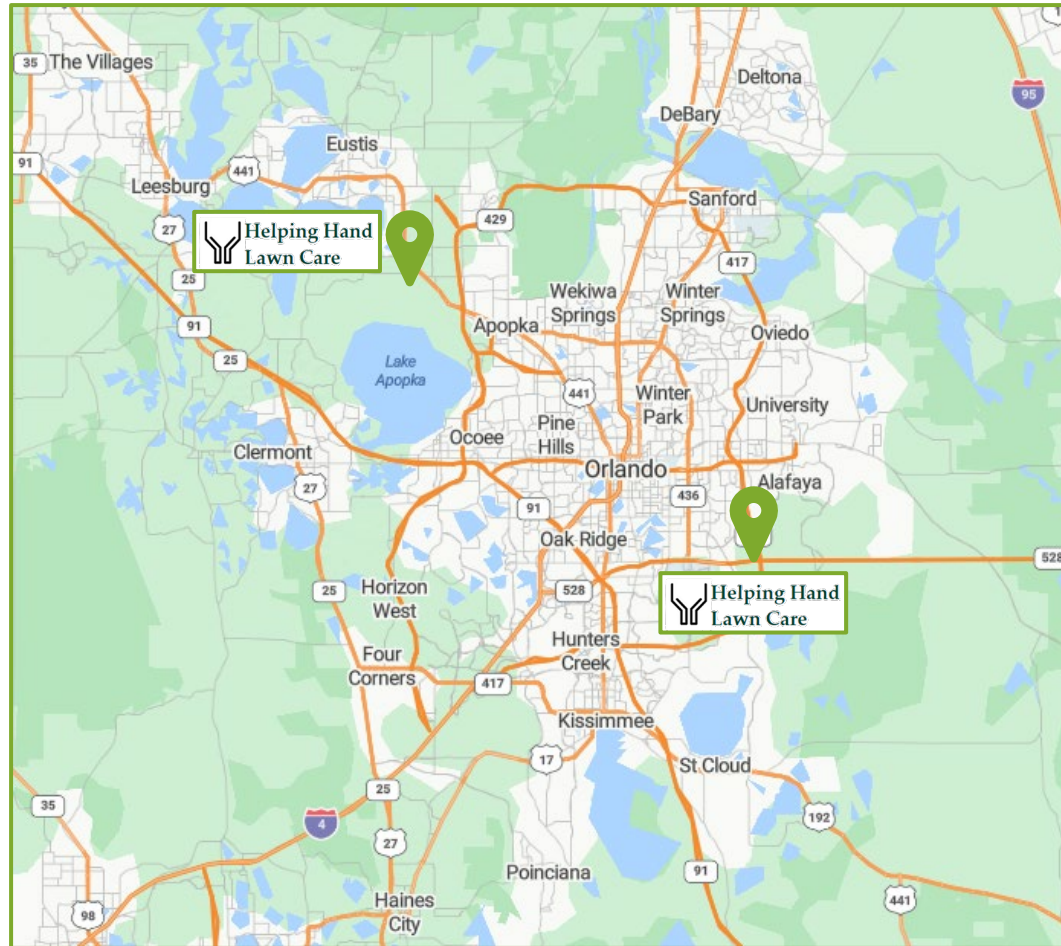
The Philosophy

- **Professional, high-quality service** – Excellence in every project
- **Commitment to excellence** – Always striving to be the best
- **Reliable and consistent work** – Dependable results every time
- **Employee satisfaction & engagement** – A great place to work and grow
- **Strong team culture** – Collaboration and respect at our core
- **Customer-focused approach** – Putting clients' needs first

Facility & Location



Helping Hand Lawn Care operates out of its corporate office in Zellwood, Florida and 1 other branch location south of the HQ. These facilities are centrally located with access to major highways, allowing for easy mobilization to clients within the service area.



Zellwood, FL – Headquarters

5690 W Jones Ave,
Zellwood, FL 32798



Orlando, FL – Satellite Branch

6100 Canal RD
Lot 19
Orlando, FL 32827



Services



Helping Hand services include maintenance, enhancements, plant health care and water management services for properties throughout their service region. With a unique approach to grounds management, Helping Hand Lawn Care monitors the needs and issues of each property. Exceptional client communication sets the company apart from the competition. The Company has a team of trained professionals fully committed to safety, customer satisfaction and retention.

LANDSCAPE MAINTENANCE

From mowing to turf-care treatment timing, landscape maintenance requires attention to detail and a crew of dedicated landscape professionals whose only goal is to improve the beauty and function of your property with every visit.



Services Include:

- Landscape Detailing
- Mowing
- Blowing and Edging
- Pruning

PLANT HEALTH CARE

Companies seasonal color program provides a unique signature that sets its properties apart. Creative use of color and texture in the landscape has allowed the company to win awards for excellence in annual color display.



Services Include:

- Design
- Preparation
- Installation
- Fertilization

ENHANCEMENTS

Revitalization — sometimes that's all a landscape needs to regain its relevance. Enhancements can be made to breathe life back into the property — and increase the property value.



Services Include:

- Hardscapes
- Mulch
- Tree Planting
- Flowers

WATER MANAGEMENT

From smart controllers and remote site management to rain sensors and drip irrigation systems, Company irrigation professionals are well versed in the industry's most advanced irrigation technologies.



Services Include:

- Irrigation Service
- Water Features
- Irrigation Install
- Conservation

Winning Culture

Creating an environment where team members can achieve more than they believed possible.



Dedication, team spirit, and accomplishments are seen every day at Helping Hand Lawn Care. So are the opportunities that accompany those traits. To get top performance, the company creates great training opportunities, then continuously recognizes its people.

// Signature Properties



Orlando International Airport

Commercial Property Orlando, FL

- Client since 2017
- Helping Hand has held all 6 onsite contracts and the Executive Airport contract over this time-period. Monthly meetings are scheduled to ensure both parties goals align
- HHLC handles mowing, trimming, edging, and blowing. HHL also trims the trees and palms onsite at least once a year and mulches annually. Additionally, HHL is responsible for lawn & ornamental fertilization and pest control.



City of Winter Garden

Commercial Property Winter Garden, FL

- Client since 2019
- Helping hands began working in Winter Garden in 2019. Focus is irrigation repair work, enhancement and landscape maintenance and refreshers
- HHLC handles mowing, trimming, edging, and blowing. HHL also trims on site palms and trees at least once a year. Lawn and Ornamental fertilization and pest control.

Customer Base





Fleet & Equipment



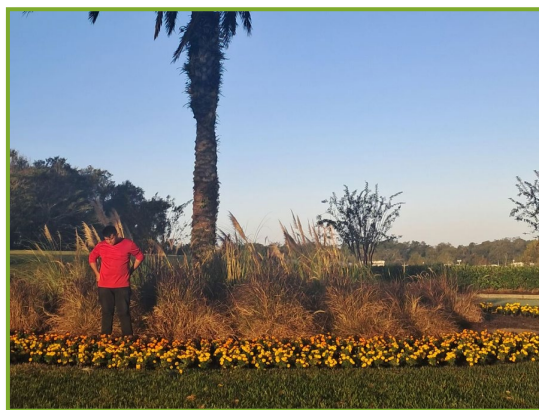
Fleet & Equipment:

Helping Hand Lawn Care operates in mostly Ford and Isuzu vehicles. Company crews use John Deere and RC autonomous mowers on most client properties. Helping Hand uses Stihl for their 2-cycle equipment. Help Hands' 2 cycle equipment is expensed annually due to the short useful life. Helping Hand Lawn Care also utilizes. The company is proactive and diligent regarding capital expenditures in maintaining and replacing trucks and equipment.



In Conclusion

THANK YOU for considering Helping Hand Lawn Care for your partner.





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

03/10/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Closson Insurance Agency, LLC 1201 S. Orlando Avenue Suite 200 Winter Park FL 32789	CONTACT NAME: Christine McCrary PHONE (A/C, No, Ext): (407) 898-2211 FAX (A/C, No): (407) 898-1850 E-MAIL ADDRESS: CMcCrary@ClossonInsurance.com																					
INSURED Helping Hand Lawn Care Llc PO Box 1704 Sorrento FL 32776-1704	<table><tr><th colspan="2">INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A:</td><td>Southern-Owners Insurance Co</td><td>10190</td></tr><tr><td>INSURER B:</td><td>AUTO OWNERS INSURANCE COMPANY</td><td>18988</td></tr><tr><td>INSURER C:</td><td>FFVA Mutual Insurance Co.</td><td>10385</td></tr><tr><td>INSURER D:</td><td>Evanston Insurance Co</td><td>35378</td></tr><tr><td>INSURER E:</td><td></td><td></td></tr><tr><td>INSURER F:</td><td></td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A:	Southern-Owners Insurance Co	10190	INSURER B:	AUTO OWNERS INSURANCE COMPANY	18988	INSURER C:	FFVA Mutual Insurance Co.	10385	INSURER D:	Evanston Insurance Co	35378	INSURER E:			INSURER F:		
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INSURER E:																						
INSURER F:																						

COVERAGES**CERTIFICATE NUMBER:** 7.11.24 Master**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS														
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC OTHER:	Y	Y	72276187	07/11/2024	07/11/2025	<table><tr><td>EACH OCCURRENCE</td><td>\$ 1,000,000</td></tr><tr><td>DAMAGE TO RENTED PREMISES (Ea occurrence)</td><td>\$ 300,000</td></tr><tr><td>MED EXP (Any one person)</td><td>\$ 10,000</td></tr><tr><td>PERSONAL & ADV INJURY</td><td>\$ 1,000,000</td></tr><tr><td>GENERAL AGGREGATE</td><td>\$ 2,000,000</td></tr><tr><td>PRODUCTS - COMP/OP AGG</td><td>\$ 2,000,000</td></tr><tr><td></td><td>\$</td></tr></table>	EACH OCCURRENCE	\$ 1,000,000	DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 300,000	MED EXP (Any one person)	\$ 10,000	PERSONAL & ADV INJURY	\$ 1,000,000	GENERAL AGGREGATE	\$ 2,000,000	PRODUCTS - COMP/OP AGG	\$ 2,000,000		\$
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	\$																				
B	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS ONLY ☒	Y	Y	4927618700	07/11/2024	07/11/2025	<table><tr><td>COMBINED SINGLE LIMIT (Ea accident)</td><td>\$ 1,000,000</td></tr><tr><td>BODILY INJURY (Per person)</td><td>\$</td></tr><tr><td>BODILY INJURY (Per accident)</td><td>\$</td></tr><tr><td>PROPERTY DAMAGE (Per accident)</td><td>\$</td></tr><tr><td>FL PIP Basic</td><td>\$ 10,000</td></tr></table>	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000	BODILY INJURY (Per person)	\$	BODILY INJURY (Per accident)	\$	PROPERTY DAMAGE (Per accident)	\$	FL PIP Basic	\$ 10,000				
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PROPERTY DAMAGE (Per accident)	\$																				
FL PIP Basic	\$ 10,000																				
A	☒ UMBRELLA LIAB ☒ EXCESS LIAB DED ☐ RETENTION \$			4927618701	07/11/2024	07/11/2025	<table><tr><td>EACH OCCURRENCE</td><td>\$ 4,000,000</td></tr><tr><td>AGGREGATE</td><td>\$ 4,000,000</td></tr><tr><td></td><td>\$</td></tr></table>	EACH OCCURRENCE	\$ 4,000,000	AGGREGATE	\$ 4,000,000		\$								
EACH OCCURRENCE	\$ 4,000,000																				
AGGREGATE	\$ 4,000,000																				
	\$																				
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☒ Y	N/A	Y	WC840-081578-2024A	07/11/2024	07/11/2025	<table><tr><td>☒ PER STATUTE</td><td>OTH-ER</td><td></td></tr><tr><td>E.L. EACH ACCIDENT</td><td>\$ 1,000,000</td></tr><tr><td>E.L. DISEASE - EA EMPLOYEE</td><td>\$ 1,000,000</td></tr><tr><td>E.L. DISEASE - POLICY LIMIT</td><td>\$ 1,000,000</td></tr></table>	☒ PER STATUTE	OTH-ER		E.L. EACH ACCIDENT	\$ 1,000,000	E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000	E.L. DISEASE - POLICY LIMIT	\$ 1,000,000				
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E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000																				
E.L. DISEASE - POLICY LIMIT	\$ 1,000,000																				
D	Contrators Pollution Liability			CPLMOL118158	07/11/2023	07/11/2025	<table><tr><td>Per Occurrence</td><td>1,000,000</td></tr><tr><td>Aggregare</td><td>1,000,000</td></tr><tr><td>Transportation</td><td>1,000,000</td></tr></table>	Per Occurrence	1,000,000	Aggregare	1,000,000	Transportation	1,000,000								
Per Occurrence	1,000,000																				
Aggregare	1,000,000																				
Transportation	1,000,000																				

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

Monarch LH Affiliates, LLC dba DynaServ is included as additional insured, regarding the General Liability, including products and completed operations on a primary and non-contributory basis as required by contract per attached policy forms. Blanket Additional Insured and Waiver of Subrogation status applies to the Auto Liability per attached policy forms. A Blanket Waiver of Subrogation applies to the Workers Compensation as required by contract per attached policy form. The Umbrella policy is follow form to the underlying General, Auto, and Employers Liability.

CERTIFICATE HOLDER**CANCELLATION**

Monarch LH Affiliates LLC dba DynaServ
8751 W Broward Blvd
Ste 301
Plantation
FL 33324

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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HELPING HAND LAWN CARE

E. Norman Ripper
President

Experience:

Norman opened Helping Hand Lawn Care, Inc. in 2003. He then converted it to Helping Hand Lawn Care, LLC in 2013. He started the company as a residential maintenance business and then helped transform it into a large regional commercial landscape maintenance firm. He facilitated 20% growth for the past four years in a row. Created systems and training programs to push his team over the top. He has the company on the verge of eight-digit revenue and has put together a team of dedicated young professionals eager to move the company forward utilizing technology and training.

Licenses/Certifications:

Rainbird Certified
Hunter Certified
Baseline Certified
Master Arborist
Horticulturalist
Water star Certified
Best Management Practices
Lawn & Ornamental Card Holder
Fertilizer License

Reginald Pinard
Tavares, Florida



Experience:

November 2010 to Present

V/P Operations

Helping Hand Lawn Care, LLC

Oversees 17 maintenance crews, 3 spray technicians, 6 irrigation technicians, and three install crews.

Managed day to day operations

Had 5 direct reports.

Helped grow Branch over 33%

January 2008 to October 2010

Spray Technician

Trugreen

Licenses/Certifications:

Lawn and Ornamental Fertilization and Pest Control Operator

Aquatic License

Fertilizer License

Best Management Practices

John Deere Tractor Certified

STIHL two cycle certified operator

OSHA Certified

CPR



HELPING HAND LAWN CARE
"Lending a hand for all your lawn care needs"

Helping Hand Lawn Care
PO Box 1704
Sorrento, FL 32776
(407) 221-0593

Project Manager
Mariano Lima

Experience:

Mariano has worked at Helping Hand Lawn Care for over four years. Before he came to work for us, he held several positions at Valley Crest Landscaping and JM Janitorial. He is proficient in Microsoft and Apple products. He has been managing our Orlando International Airport maintenance contracts. He is proficient in conflict resolution, and has two years' experience working in a hotels HR Department.

Orlando International Airport
International Drive Improvement District
Downtown Tavares Streetscape winner of (America in Bloom Champion Community Award)

Licenses/Certifications:

Lawn and Ornamental Fertilization and Pest Control card holder
Best Management Practices
John Deere Tractor Certified
STIHL two cycle certified operator
OSHA Certified
CPR



HELPING HAND LAWN CARE

Onsite
Priscilla Prado

Experience:

Priscila has worked at Helping Hand Lawn Care, LLC for 5 years. Before coming here, she worked at Juniper Landscaping as a crew leader. She has over seen crews working on a variety of properties. She was the long time onsite for our Executive Airport work. She is also certified and trained in using autonomous mowers. She is the first person in the United States to be trained on and actively monitor a fleet of zero turn RC autonomous mowers. She has been awarded crew leader of the year and is fluent in three languages.

Licenses/Certifications:

John Deere certified
STIHL Certified
RC Autonomous mower trainer



HELPING HAND LAWN CARE

Irrigation Manager
Chris Schutte

Experience:

Chris has worked at Helping Hand Lawn Care, LLC for 7 years. Before that he was working for various landscape nurseries working on irrigation and landscaping. He mainly worked on Hunter and Baseline systems. At Helping Hand, he started out running maintenance crews and then started working in the Irrigation and Enhancement Division. He has worked on several high-end HOA sites, Maitland, Mascotte, Winter Garden, Eustis, Orlando and Umatilla.

Licenses/Certifications:

Irrigation Association Certified Irrigation Tech
Rainbird Certified
Hunter Certified
Baseline experience



HELPING HAND LAWN CARE

Irrigation Tech
Jonathan Tambelle

Experience:

Jonathan has worked at Helping Hand Lawn Care for 2 years. Before that he was working in the Caribbean at various resorts working on irrigation and landscaping. At Helping Hand, he has mainly worked in the Irrigation and Enhancement Division. He has worked on properties at Orlando International Airport, several high-end HOA sites, Maitland, Mascotte, Winter Garden, Eustis and Umatilla.

Licenses/Certifications:

Rainbird Certified
Hunter Certified

Licensed Pesticide Applicator Detail

PrintClose**Applicator's Name****City, State**

PINARD, REGINALD LARRY

SORRENTO, FL

License No.**License Status****License Type:**

CM23179

Normal

Commercial RUP Applicator License

License Categories

Aquatic Pest Control

Original Issue Date**Last Issue Date****Expiration Date**

9/24/2014

2/9/2023

9/30/2026

Company Name**Agent Count: 0**

Licensed Pesticide Applicator Detail

PrintClose**Applicator's Name****City, State**

PINARD, REGINALD LARRY

SORRENTO, FL

License No.**License Status****License Type:**

CM23179

Normal

Commercial RUP Applicator License

License Categories

Aquatic Pest Control

Original Issue Date**Last Issue Date****Expiration Date**

9/24/2014

2/9/2023

9/30/2026

Company Name**Agent Count: 0**

Licensed Pesticide Applicator Detail

PrintClose**Applicator's Name****City, State**

RIPPER, NORMAN

CLERMONT, FL

License No.**License Status****License Type:**

LF336415

Normal

Limited Urban Landscape
Commercial Fertilizer**License Categories****Original Issue Date****Last Issue Date****Expiration Date**

3/2/2023

3/2/2023

3/2/2027

Company Name**Agent Count: 0**

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

Date
February 4, 2025

File No.
JB192185

Expires
November 30, 2025

THE **PEST CONTROL COMPANY FIRM** NAMED BELOW HAS
REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE
PERIOD EXPIRING: **November 30, 2025**

AT

5960 W JONES AVE
ZELLWOOD, FL 32798

HELPING HAND LAWN CARE
PO BOX 1704
SORRENTO, FL 32776

Lawn and Ornamental


WILTON SIMPSON, COMMISSIONER

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

HELPING HAND LAWN CARE
5960 W JONES AVE
PEST CONTROL COMPANY FIRM

JB192185

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD
EXPIRING **November 30, 2025**


COMMISSIONER

Signature

Wallet Card
Wallet Card - Fold Here

BUREAU OF LICENSING & ENFORCEMENT
3125 CONNER BLVD, BLDG. 8
TALLAHASSEE, FLORIDA 32399-1650

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

Date
February 4, 2025

File No.
JE361453

Expires
November 30, 2025

THE **ID CARD HOLDER** NAMED BELOW HAS REGISTERED UNDER
THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING:
November 30, 2025

AT

HELPING HAND LAWN CARE
ZELLWOOD, FL 32798

BELKIS DE JESUS
HELPING HAND LAWN CARE
PO BOX 1704
SORRENTO, FL 32776

Regular


WILTON SIMPSON, COMMISSIONER

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

BELKIS DE JESUS
HELPING HAND LAWN CARE
ID CARD HOLDER

JE361453

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD
EXPIRING **November 30, 2025**


COMMISSIONER

Signature
ATTACH PHOTO ON REVERSE

Wallet Card
Wallet Card - Fold Here

BUREAU OF LICENSING & ENFORCEMENT
3125 CONNER BLVD, BLDG. 8
TALLAHASSEE, FLORIDA 32399-1650

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

Date
February 4, 2025

File No.
JE268106

Expires
November 30, 2025

THE **ID CARD HOLDER** NAMED BELOW HAS REGISTERED UNDER
THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING:
November 30, 2025

AT

HELPING HAND LAWN CARE
ZELLWOOD, FL 32798

DANIEL VELASQUEZ
HELPING HAND LAWN CARE
PO BOX 1704
SORRENTO, FL 32776

Regular

WILTON SIMPSON, COMMISSIONER

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

DANIEL VELASQUEZ
HELPING HAND LAWN CARE
ID CARD HOLDER

JE268106

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD
EXPIRING **November 30, 2025**

COMMISSIONER

Signature
ATTACH PHOTO ON REVERSE

Wallet Card
Wallet Card - Fold Here

BUREAU OF LICENSING & ENFORCEMENT
3125 CONNER BLVD, BLDG. 8
TALLAHASSEE, FLORIDA 32399-1650

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

Date
February 4, 2025

File No.
JE164130

Expires
November 30, 2025

THE **ID CARD HOLDER** NAMED BELOW HAS REGISTERED UNDER
THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING:
November 30, 2025

AT

HELPING HAND LAWN CARE
ZELLWOOD, FL 32798

ELDER RIPPER IV
HELPING HAND LAWN CARE
PO BOX 1704
SORRENTO, FL 32776

Regular

WILTON SIMPSON, COMMISSIONER

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

ELDER RIPPER IV
HELPING HAND LAWN CARE
ID CARD HOLDER

JE164130

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD
EXPIRING **November 30, 2025**

COMMISSIONER

Signature
ATTACH PHOTO ON REVERSE

Wallet Card
Wallet Card - Fold Here

BUREAU OF LICENSING & ENFORCEMENT
3125 CONNER BLVD, BLDG. 8
TALLAHASSEE, FLORIDA 32399-1650

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

Date
February 4, 2025

File No.
JE361452

Expires
November 30, 2025

THE **ID CARD HOLDER** NAMED BELOW HAS REGISTERED UNDER
THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING:
November 30, 2025

AT

HELPING HAND LAWN CARE
ZELLWOOD, FL 32798

ESMERALDA MILLIAN
HELPING HAND LAWN CARE
PO BOX 1704
SORRENTO, FL 32776

Regular

WILTON SIMPSON, COMMISSIONER

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

ESMERALDA MILLIAN
HELPING HAND LAWN CARE
ID CARD HOLDER

JE361452

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD
EXPIRING **November 30, 2025**

COMMISSIONER

Signature
ATTACH PHOTO ON REVERSE

Wallet Card
Wallet Card - Fold Here

BUREAU OF LICENSING & ENFORCEMENT
3125 CONNER BLVD, BLDG. 8
TALLAHASSEE, FLORIDA 32399-1650

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

Date
February 4, 2025

File No.
JE361456

Expires
November 30, 2025

THE **ID CARD HOLDER** NAMED BELOW HAS REGISTERED UNDER
THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING:
November 30, 2025

AT

HELPING HAND LAWN CARE
ZELLWOOD, FL 32798

GRETCHEN DE JESUS
HELPING HAND LAWN CARE
PO BOX 1704
SORRENTO, FL 32776

Regular

WILTON SIMPSON, COMMISSIONER

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

GRETCHEN DE JESUS
HELPING HAND LAWN CARE
ID CARD HOLDER

JE361456

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD
EXPIRING **November 30, 2025**

COMMISSIONER

Signature
ATTACH PHOTO ON REVERSE

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BUREAU OF LICENSING & ENFORCEMENT
3125 CONNER BLVD, BLDG. 8
TALLAHASSEE, FLORIDA 32399-1650

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

Date
February 4, 2025

File No.
JE317073

Expires
November 30, 2025

THE **ID CARD HOLDER** NAMED BELOW HAS REGISTERED UNDER
THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING:
November 30, 2025

AT

HELPING HAND LAWN CARE
ZELLWOOD, FL 32798

HEYDI YORLENI FUENTES
HELPING HAND LAWN CARE
PO BOX 1704
SORRENTO, FL 32776

Regular

WILTON SIMPSON, COMMISSIONER

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

HEYDI YORLENI FUENTES
HELPING HAND LAWN CARE
ID CARD HOLDER

JE317073

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD
EXPIRING **November 30, 2025**

COMMISSIONER

Signature
ATTACH PHOTO ON REVERSE

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BUREAU OF LICENSING & ENFORCEMENT
3125 CONNER BLVD, BLDG. 8
TALLAHASSEE, FLORIDA 32399-1650

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

Date
February 4, 2025

File No.
JE291305

Expires
November 30, 2025

THE **ID CARD HOLDER** NAMED BELOW HAS REGISTERED UNDER
THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING:
November 30, 2025

AT

HELPING HAND LAWN CARE
ZELLWOOD, FL 32798

JOSE HILERO
HELPING HAND LAWN CARE
PO BOX 1704
SORRENTO, FL 32776

Regular

WILTON SIMPSON, COMMISSIONER

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

JOSE HILERO
HELPING HAND LAWN CARE
ID CARD HOLDER

JE291305

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD
EXPIRING **November 30, 2025**

COMMISSIONER

Signature
ATTACH PHOTO ON REVERSE

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TALLAHASSEE, FLORIDA 32399-1650

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

Date
February 4, 2025

File No.
JE291299

Expires
November 30, 2025

THE **ID CARD HOLDER** NAMED BELOW HAS REGISTERED UNDER
THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING:
November 30, 2025

AT

HELPING HAND LAWN CARE
ZELLWOOD, FL 32798

JOXUAN D BURGOS
HELPING HAND LAWN CARE
PO BOX 1704
SORRENTO, FL 32776

Regular

WILTON SIMPSON, COMMISSIONER

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

JOXUAN D BURGOS
HELPING HAND LAWN CARE
ID CARD HOLDER

JE291299

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD
EXPIRING **November 30, 2025**

COMMISSIONER

Signature
ATTACH PHOTO ON REVERSE

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BUREAU OF LICENSING & ENFORCEMENT
3125 CONNER BLVD, BLDG. 8
TALLAHASSEE, FLORIDA 32399-1650

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

Date
February 4, 2025

File No.
JE332466

Expires
November 30, 2025

THE **ID CARD HOLDER** NAMED BELOW HAS REGISTERED UNDER
THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING:
November 30, 2025

AT

HELPING HAND LAWN CARE
ZELLWOOD, FL 32798

KIARA RIVERA
HELPING HAND LAWN CARE
PO BOX 1704
SORRENTO, FL 32776

Regular

WILTON SIMPSON, COMMISSIONER

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

KIARA RIVERA
HELPING HAND LAWN CARE
ID CARD HOLDER

JE332466

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD
EXPIRING **November 30, 2025**

COMMISSIONER

Signature
ATTACH PHOTO ON REVERSE

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BUREAU OF LICENSING & ENFORCEMENT
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TALLAHASSEE, FLORIDA 32399-1650

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

Date
February 4, 2025

File No.
JE317072

Expires
November 30, 2025

THE **ID CARD HOLDER** NAMED BELOW HAS REGISTERED UNDER
THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING:
November 30, 2025

AT

HELPING HAND LAWN CARE
ZELLWOOD, FL 32798

MARIA JIMENEZ
HELPING HAND LAWN CARE
PO BOX 1704
SORRENTO, FL 32776

Regular

WILTON SIMPSON, COMMISSIONER

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

MARIA JIMENEZ
HELPING HAND LAWN CARE
ID CARD HOLDER

JE317072

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD
EXPIRING **November 30, 2025**

COMMISSIONER

Signature
ATTACH PHOTO ON REVERSE

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BUREAU OF LICENSING & ENFORCEMENT
3125 CONNER BLVD, BLDG. 8
TALLAHASSEE, FLORIDA 32399-1650

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

Date
February 4, 2025

File No.
JE361455

Expires
November 30, 2025

THE **ID CARD HOLDER** NAMED BELOW HAS REGISTERED UNDER
THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING:
November 30, 2025

AT

HELPING HAND LAWN CARE
ZELLWOOD, FL 32798

MARK RIVERA
HELPING HAND LAWN CARE
PO BOX 1704
SORRENTO, FL 32776

Regular

WILTON SIMPSON, COMMISSIONER

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

MARK RIVERA
HELPING HAND LAWN CARE
ID CARD HOLDER

JE361455

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD
EXPIRING **November 30, 2025**

COMMISSIONER

Signature
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BUREAU OF LICENSING & ENFORCEMENT
3125 CONNER BLVD, BLDG. 8
TALLAHASSEE, FLORIDA 32399-1650

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

Date
February 4, 2025

File No.
JE332464

Expires
November 30, 2025

THE **ID CARD HOLDER** NAMED BELOW HAS REGISTERED UNDER
THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING:
November 30, 2025

AT

HELPING HAND LAWN CARE
ZELLWOOD, FL 32798

MIGUEL BASTIDA
HELPING HAND LAWN CARE
PO BOX 1704
SORRENTO, FL 32776

Regular

WILTON SIMPSON, COMMISSIONER

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

MIGUEL BASTIDA
HELPING HAND LAWN CARE
ID CARD HOLDER

JE332464

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD
EXPIRING **November 30, 2025**

COMMISSIONER

Signature
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BUREAU OF LICENSING & ENFORCEMENT
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STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

Date
February 4, 2025

File No.
JE361451

Expires
November 30, 2025

THE **ID CARD HOLDER** NAMED BELOW HAS REGISTERED UNDER
THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING:
November 30, 2025

AT

HELPING HAND LAWN CARE
ZELLWOOD, FL 32798

NERY AGUILAR
HELPING HAND LAWN CARE
PO BOX 1704
SORRENTO, FL 32776

Regular

WILTON SIMPSON, COMMISSIONER

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

NERY AGUILAR
HELPING HAND LAWN CARE
ID CARD HOLDER

JE361451

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD
EXPIRING **November 30, 2025**

COMMISSIONER

Signature
ATTACH PHOTO ON REVERSE

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BUREAU OF LICENSING & ENFORCEMENT
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TALLAHASSEE, FLORIDA 32399-1650

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

Date
February 4, 2025

File No.
JE346804

Expires
November 30, 2025

THE **ID CARD HOLDER** NAMED BELOW HAS REGISTERED UNDER
THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING:
November 30, 2025

AT

HELPING HAND LAWN CARE
ZELLWOOD, FL 32798

OTILIA AMADOR
HELPING HAND LAWN CARE
PO BOX 1704
SORRENTO, FL 32776

Regular


WILTON SIMPSON, COMMISSIONER

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

OTILIA AMADOR
HELPING HAND LAWN CARE
ID CARD HOLDER

JE346804

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD
EXPIRING **November 30, 2025**


COMMISSIONER

Signature
ATTACH PHOTO ON REVERSE

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TALLAHASSEE, FLORIDA 32399-1650

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STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

Date
February 4, 2025

File No.
JE332467

Expires
November 30, 2025

THE **ID CARD HOLDER** NAMED BELOW HAS REGISTERED UNDER
THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING:
November 30, 2025

AT

HELPING HAND LAWN CARE
ZELLWOOD, FL 32798

PETER VAZQUEZ
HELPING HAND LAWN CARE
PO BOX 1704
SORRENTO, FL 32776

Regular


WILTON SIMPSON, COMMISSIONER

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

PETER VAZQUEZ
HELPING HAND LAWN CARE
ID CARD HOLDER

JE332467

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD
EXPIRING **November 30, 2025**


COMMISSIONER

Signature
ATTACH PHOTO ON REVERSE

Wallet Card
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BUREAU OF LICENSING & ENFORCEMENT
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TALLAHASSEE, FLORIDA 32399-1650

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STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

Date
February 4, 2025

File No.
JE332460

Expires
November 30, 2025

THE **ID CARD HOLDER** NAMED BELOW HAS REGISTERED UNDER
THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING:
November 30, 2025

AT

HELPING HAND LAWN CARE
ZELLWOOD, FL 32798

PRISCILLA PRADO
HELPING HAND LAWN CARE
PO BOX 1704
SORRENTO, FL 32776

Regular

WILTON SIMPSON, COMMISSIONER

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

PRISCILLA PRADO
HELPING HAND LAWN CARE
ID CARD HOLDER

JE332460

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD
EXPIRING **November 30, 2025**

COMMISSIONER

Signature
ATTACH PHOTO ON REVERSE

Wallet Card
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BUREAU OF LICENSING & ENFORCEMENT
3125 CONNER BLVD, BLDG. 8
TALLAHASSEE, FLORIDA 32399-1650

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

Date
February 4, 2025

File No.
JE152113

Expires
November 30, 2025

THE **ID CARD HOLDER** NAMED BELOW HAS REGISTERED UNDER
THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING:
November 30, 2025

AT

HELPING HAND LAWN CARE
ZELLWOOD, FL 32798

REGINALD PINARD
HELPING HAND LAWN CARE
PO BOX 1704
SORRENTO, FL 32776

**Regular
Certified Operator**

WILTON SIMPSON, COMMISSIONER

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

REGINALD PINARD
HELPING HAND LAWN CARE
ID CARD HOLDER

JE152113

Certified Operator

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD
EXPIRING **November 30, 2025**

COMMISSIONER

Signature
ATTACH PHOTO ON REVERSE

Wallet Card
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BUREAU OF LICENSING & ENFORCEMENT
3125 CONNER BLVD, BLDG. 8
TALLAHASSEE, FLORIDA 32399-1650

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

Date
February 4, 2025

File No.
JE361457

Expires
November 30, 2025

THE **ID CARD HOLDER** NAMED BELOW HAS REGISTERED UNDER
THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING:
November 30, 2025

AT

HELPING HAND LAWN CARE
ZELLWOOD, FL 32798

ROXANA POLANCO
HELPING HAND LAWN CARE
PO BOX 1704
SORRENTO, FL 32776

Regular

WILTON SIMPSON, COMMISSIONER

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

ROXANA POLANCO
HELPING HAND LAWN CARE
ID CARD HOLDER

JE361457

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD
EXPIRING **November 30, 2025**

COMMISSIONER

Signature
ATTACH PHOTO ON REVERSE

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BUREAU OF LICENSING & ENFORCEMENT
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TALLAHASSEE, FLORIDA 32399-1650

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

Date
February 4, 2025

File No.
JE332462

Expires
November 30, 2025

THE **ID CARD HOLDER** NAMED BELOW HAS REGISTERED UNDER
THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING:
November 30, 2025

AT

HELPING HAND LAWN CARE
ZELLWOOD, FL 32798

VICTORINO PEREZ
HELPING HAND LAWN CARE
PO BOX 1704
SORRENTO, FL 32776

Regular

WILTON SIMPSON, COMMISSIONER

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

VICTORINO PEREZ
HELPING HAND LAWN CARE
ID CARD HOLDER

JE332462

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD
EXPIRING **November 30, 2025**

COMMISSIONER

Signature
ATTACH PHOTO ON REVERSE

Wallet Card
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BUREAU OF LICENSING & ENFORCEMENT
3125 CONNER BLVD, BLDG. 8
TALLAHASSEE, FLORIDA 32399-1650

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

Date
February 4, 2025

File No.
JE361458

Expires
November 30, 2025

THE **ID CARD HOLDER** NAMED BELOW HAS REGISTERED UNDER
THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING:
November 30, 2025

AT

HELPING HAND LAWN CARE
ZELLWOOD, FL 32798

WILLIAM MURILLO
HELPING HAND LAWN CARE
PO BOX 1704
SORRENTO, FL 32776

Regular

WILTON SIMPSON, COMMISSIONER

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

WILLIAM MURILLO
HELPING HAND LAWN CARE
ID CARD HOLDER

JE361458

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD
EXPIRING **November 30, 2025**

COMMISSIONER

Signature
ATTACH PHOTO ON REVERSE

Wallet Card
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BUREAU OF LICENSING & ENFORCEMENT
3125 CONNER BLVD, BLDG. 8
TALLAHASSEE, FLORIDA 32399-1650

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

Date
February 4, 2025

File No.
JE332463

Expires
November 30, 2025

THE **ID CARD HOLDER** NAMED BELOW HAS REGISTERED UNDER
THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING:
November 30, 2025

AT

HELPING HAND LAWN CARE
ZELLWOOD, FL 32798

ZAQUEO PEREZ
HELPING HAND LAWN CARE
PO BOX 1704
SORRENTO, FL 32776

Regular

WILTON SIMPSON, COMMISSIONER

STATE OF FLORIDA
Department of Agriculture and Consumer Services
BUREAU OF LICENSING AND ENFORCEMENT

ZAQUEO PEREZ
HELPING HAND LAWN CARE
ID CARD HOLDER

JE332463

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD
EXPIRING **November 30, 2025**

COMMISSIONER

Signature
ATTACH PHOTO ON REVERSE

Wallet Card
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BUREAU OF LICENSING & ENFORCEMENT
3125 CONNER BLVD, BLDG. 8
TALLAHASSEE, FLORIDA 32399-1650

The International Society of Arboriculture

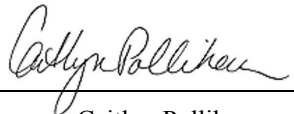
Hereby Announces That

Elder Ripper

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

31 August 2017

Issue Date

31 December 2026

Expiration Date

FL-9302A

Certification Number





IRRIGATION ASSOCIATION

Certifies that on

January 23, 2024

Christopher Schutte

Has earned the designation of

Certified Irrigation Technician

Certification ID # 016798

A handwritten signature in dark ink, appearing to read "Art Elmers".

Art Elmers, CIC, CID, CLIA
Chair, Certification Board

Select  Certified

IRRIGATION ASSOCIATION
Experienced professionals. Efficient solutions.

Certificate of Completion

We herby certify that

Elder Ripper of Helping Hand Lawn Care

***has successfully completed all requirements
necessary to complete***

The Online Baseline Basic Training Pre
Requisite Course for the In Person Class

Date: March 30, 2018



Certificate of Completion

We herby certify that

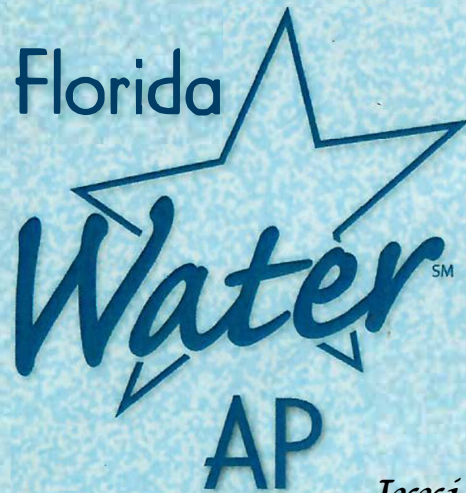
Reggie Pinard of Helping Hand Lawn Care

***has successfully completed all requirements
necessary to complete***

The Online Baseline Basic Training Pre
Requisite Course for the In Person Class

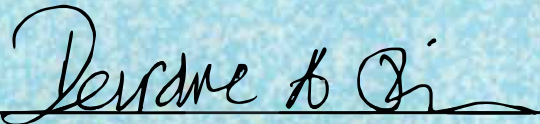
Date: April 5, 2018





This certifies that
E. Norman Ripper

*is a Florida Water StarSM Accredited
Irrigation Professional and is committed to
designing and installing water-efficient irrigation systems
for Florida Water StarSM projects.*

Signature: 
Florida Water StarSM Representative

Date: April 2021 - June 2024



St. Johns River
Water Management District





Certification
of Completion



This certifies that

Norman Ripper

*has completed the Florida Water StarSM
Accredited Professional Workshop
and is committed to designing and
installing water-efficient landscapes
for Florida Water StarSM projects.*

A handwritten signature in blue ink, reading "Dorene B. Qi", written over a horizontal line.

Florida Water StarSM Coordinator

April 8, 2015

Date



The Florida Nursery, Growers & Landscape Association
Confers on

Elder N. Ripper

Certificate No. H36 9239

The Title of
FNGLA Certified Horticulture Professional (FCHP)



March 31, 2028

Expiration Date

February 2013

Certified Since

Wes Parrish, FNGLA President

Harold Jenkins, FNGLA Certification Chair

Ben Bolusky, FNGLA CEO

Merry Mott, FNGLA Certification Dir



HELPING HAND LAWN CARE

References

Greater Orlando International Airport
Train Station Landscape Maintenance
2017 to 2023

We maintained this newly build area for GOAA for the first five years after construction was completed.

290 acres

Mowing, tree trimming, mulching, Fertilization & Pest Control, weeding, annual swap outs, and porter services.

Contact: Daisily Pagan Manager Maintenance Contracts

Address: 1 Jeff Fuqua Blvd Orlando, Fl. 32827

Phone: 407-797-6818

Email: dpagan@goaa.org

Greater Orlando International Airport
Landside Terminals A & B Landscape Maintenance
2020 to Present

We maintained all areas around the Main terminals

350 acres

Mowing, tree trimming, mulching, Fertilization & Pest Control, weeding, annual swap outs, and porter services.

Contact: David Banks Contract Compliance Coordinator

Address: 1 Jeff Fuqua Blvd Orlando, Fl. 32827

Phone: 407-516-5141

Email: david.banks@goaa.org

RedTail HOA (estate homes in Sorrento, Florida)
Communitywide maintenance
2023 to 2025

We maintained all HOA common areas

83 acres

Mowing, tree trimming, mulching, Fertilization & Pest Control, weeding, annual swap outs, and porter services.

Contact: Carol Denaro

Address: 32932 Red Tail Blvd, Sorrento, FL 32776

Phone: 978-360-4278

Email: vic49@comcast.net

I-Drive Improvement District
I-Drive

2019 to Present

We maintained all areas around I-Drive

40 acres

Mowing, tree trimming, mulching, Fertilization & Pest Control, weeding.

Contact: Luann Brooks Executive Director

Address: 7081 Grand National Drive #105 | Orlando, FL 32819

Phone: (407) 248-9590 x306

Email: lbrooks@idrivedistrict.com

Greater Orlando International Airport

Parking Lots

2017 to Current (second contract in a row)

We maintained all 6 GOAA parking lots.

180 acres

Mowing, tree trimming, mulching, Fertilization & Pest Control, weeding, annual swap outs, and porter services.

Contact: Daisily Pagan Manager Maintenance Contracts

Address: 1 Jeff Fuqua Blvd Orlando, Fl. 32827

Phone: 407-797-6818

Email: dpagan@goaa.org

Greater Orlando Aviation Authority

Executive Airport

2023 to Present

We maintained all areas at the Executive Airport

213 acres

Mowing, tree trimming, mulching, Fertilization & Pest Control, weeding.

Contact: Gary Trotta Assistant Vice President ORL

Address: 365 Rickenbacker Drive Orlando, Florida 32803

Phone: 4078251682

Email: gary.trotta@goaa.org

StoneyBrook HOA

HOA Common Areas & Master Association

2023 to Current

We maintained all common Areas

100 acres

Mowing, tree trimming, mulching, Fertilization & Pest Control, weeding, and annual swap outs.

Contact: Toni Sponheimer, Manager, CAM, CMCA, AMS

Address: 2685 SW 32nd Place, Suite 300, Ocala, FL 34471

Phone: 352-364-5374

Email: TSponheimer@lelandmanagement.com

Greater Orlando International Airport

Tradeport Blvd

2017 to Present (second contract)

We maintained this roadway and surrounding areas

360 acres

Mowing, tree trimming, mulching, Fertilization & Pest Control, weeding, annual swap outs, and porter services.

Contact: Daisily Pagan Manager Maintenance Contracts

Address: 1 Jeff Fuqua Blvd Orlando, FL 32827

Phone: 407-797-6818

Email: dpagan@goaa.org

Sanford Airport Authority

Terminal

2025 to Present

We maintained all exterior areas of the Airport

100 acres

Mowing, tree trimming, mulching, Fertilization & Pest Control, weeding, annual swap outs.

Contact: Roberta Stanton Director of Procurement

Address: 1200 Red Cleveland Boulevard Sanford, FL 32773

Phone: 407-585-4013

Email: rstanton@osaa.net

Additional Services Pricing Summary

Rolling Oaks CDD

<u>Material</u>	<u>Description</u>	<u>Price</u>
Mulch	Price/yard installed for quantities <u>over</u> 100 cubic yards Cocoa Brown	\$ 500.00
	Price/yard installed for quantities <u>under</u> 100 cubic yards Cocoa Brown	\$ 500.00
	Price per 3 cubic foot bag of Mulch Cocoa Brown	\$ 11.00
Hard Materials	Price per bag for Seminole Chips	\$ 10.00
	Price per Cubic Yard for Seminole Chips	\$ 700.00
	Price per Cubic Yard for 3"-5" River Jack	\$ 900.00
	Price per cubic yard for Crushed and washed Shell	\$ 1,250.00
Seasonal Color	<i>Annual flower installed prices include bed preparation by removing and disposing of old flowers, hand or mechanically turning the beds and amending soil as necessary.</i>	
	Bed preparation and installation per 4.5" pot	\$ 2.75
	Bed preparation and installation per 1 gallon pot	\$ 9.00
	Supply and install 8" to 10" hanging basket	\$ 35.00
	Assemble 20" to 36" diameter floral pot with centerpiece plant	\$ 300.00
Sod (St. Augustine)	<i>Turf reparation includes removal and disposal of old material and re-grading affected area prior to installation of new sod.</i>	
	Square foot price for quantities less than 1,000 square feet	\$ 2.00
	Square foot price for quantities between 1,000 and 3,000 square feet	\$ 2.00
	Square foot price for quantities between 3,000 and 10,000 square feet	\$ 2.00
	Square foot for price quantities greater than 10,000 square feet	\$ 2.00
Irrigation	<i>Irrigation services, which fall outside of the contract, will be provided on a per hour basis. Parts will be provided at list, less a discount. Contractor may be required to provide a copy of purchase invoice.</i>	
	Irrigation Technician per hour	\$ 85.00
	Irrigation Laborer per hour	\$ 60.00
General Labor	Foreman per hour	\$ 55.00
	Labor per hour	\$ 47.30
Arbor Care	Production day (8 hour) Truck, Chipper, 3 man crew	\$ 2,200.00
Miscellaneous	Bush hogging per acre @:	\$ 200.00

Rolling Oaks Community Development District Landscape Fee Summary

Contractor: Helping Hand Lawn Care, LLC

Address: 5960 W. Joens Ave
Zellwood, FL 32798
Phone: 407-221-0593
Fax:
Contact: Norman Ripper
Email: norm@hhlawncafe.gov

Property: Rolling Oaks CDD

Address: 219 E Livingston ST
Orlando, FL 32801

Phone:

Contact: Clayton Smith, Ashley Hilyard
Email: Csmith@gmscl.com, ahilyard@gmscl.com

YEAR 1 Pricing Break Down	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Turf Maintenance and Detailing (Component A) - <i>Turf Maintenance/Detailing/Communication/Staffing</i>	\$13,100.00	\$13,100.00	\$13,100.00	\$13,100.00	\$13,100.00	\$13,100.00	\$13,100.00	\$13,100.00	\$13,100.00	\$13,100.00	\$13,100.00	\$13,100.00	\$157,200.00
TURF CARE (Component B) <i>Bahia/St Augustine/Zoysia</i>	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$18,000.00
TREE/SHRUB CARE Includes OTC if Applicable (Component C) <i>Tree/Shrub Fert/OTC/Drenching</i>	\$900.00	\$900.00	\$900.00	\$900.00	\$900.00	\$900.00	\$900.00	\$900.00	\$900.00	\$900.00	\$900.00	\$900.00	\$10,800.00
IRRIGATION MAINT. (Component D) <i>Irrigation Inspections</i>	\$1,360.00	\$1,360.00	\$1,360.00	\$1,360.00	\$1,360.00	\$1,360.00	\$1,360.00	\$1,360.00	\$1,360.00	\$1,360.00	\$1,360.00	\$1,360.00	\$16,320.00
ANNUAL CHANGES - <i>None at this time - Provide per annual price</i> (Component E.1)													\$0.00
<i>Per Annual Pricing:</i> BED DRESSING - Estimate mulch yds - <i>Cocoa Brown Mulch</i> (Component E.2)					\$40,000.00						\$10,000.00		\$50,000.00
<i>[Mulch Type] Per Yard Pricing:</i>					800						200		
PALM TRIMMING 1x Per Year (Component E.3) <i>Per Palm Price:</i>					\$33,000.00								\$33,000.00
<i>Palm counts:</i>					1,001								
TOTAL FEE PER MONTH:	\$16,860.00	\$16,860.00	\$16,860.00	\$16,860.00	\$16,860.00	\$16,860.00	\$16,860.00	\$16,860.00	\$16,860.00	\$16,860.00	\$16,860.00	\$16,860.00	\$285,320

Fee Schedule with Extra Services	\$23,776.67	\$23,776.67	\$23,776.67	\$23,776.67	\$23,776.67	\$23,776.67	\$23,776.67	\$23,776.67	\$23,776.67	\$23,776.67	\$23,776.67	\$23,776.67
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Fee Schedule Essential Services Only	\$16,860	\$16,860	\$16,860	\$16,860	\$16,860	\$16,860	\$16,860	\$16,860	\$16,860	\$16,860	\$16,860	\$16,860
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Essential Services	\$202,320.00
Mowing/Detailing/Irrigation/Fert and Pest	

Extra Services	\$91,000.00
Annual Changes, Palm Pruning, Mulch	

TOTAL	\$293,320.00
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Additional Year Pricing	
YEAR 2 - Essential Services ONLY Annual Pricing -	\$288,920.00

YEAR 3 - Essential Services ONLY Annual Pricing	\$288,920.00
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YEAR 4 - Essential Services ONLY Annual Pricing -	\$288,920.00
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Artificial Turf Silica Sand application with Power Broom at .5lbs per sqft - 600sqft - Price for Single Event Service	\$8,000.00
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OTC INJECTION Per Palm Price	\$45.00
Estimated Quantity of Palms needing OTC	73

Estimated Total Man Hours to fulfill Essential Services for Entire Year	3524
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SECTION C

Rolling Oaks Community Development District Landscape Fee Summary

Contractor: McMaster Landscape

Address: 1635 N Garfield Ave Deland FL

Phone: 386-985-4343

Fax:

Contact: David McMaster

Email: david@mcm-landscape.com

Property: Rolling Oaks CDD

Address: 219 E Livingston ST
Orlando, FL 32801

Phone:

Contact: Clayton Smith, Ashley Hilyard

Email: csmith@gsmacl.com, ahilyard@gsmacl.com

YEAR 1 Pricing Break Down	JAN	FEB	MAR	* APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	* DEC	TOTAL
Turf Maintenance and Detailing													
(Component A) - <i>Turf Maintenance/Detailing/Communication/Staffing</i>	\$10,605.26	\$10,605.26	\$10,605.26	\$10,605.26	\$10,605.26	\$10,605.26	\$10,605.26	\$10,605.26	\$10,605.26	\$10,605.26	\$10,605.26	\$10,605.26	\$127,263.12
TURF CARE													
(Component B) <i>Bahia/SI Augustine/Zoysia</i>	\$202.50	\$202.50	\$202.50	\$202.50	\$202.50	\$202.50	\$202.50	\$202.50	\$202.50	\$202.50	\$202.50	\$202.50	\$2,430.00
TREE/SHRUB CARE Includes OTC If Applicable													
(Component C) <i>Tree/Shrub Fert/OTC/Drenching</i>	\$632.10	\$632.10	\$632.10	\$632.10	\$632.10	\$632.10	\$632.10	\$632.10	\$632.10	\$632.10	\$632.10	\$632.10	\$7,585.20
IRRIGATION MAINT.													
(Component D) <i>Irrigation Inspections</i>	\$1,485.00	\$1,485.00	\$1,485.00	\$1,485.00	\$1,485.00	\$1,485.00	\$1,485.00	\$1,485.00	\$1,485.00	\$1,485.00	\$1,485.00	\$1,485.00	\$17,820.00
ANNUAL CHANGES - <i>None at this time - Provide per annual price</i>													
(Component E.1) <i>Per Annual Pricing</i>	None at this time			None at this time			None at this time			None at this time			\$0.00
BED DRESSING - Estimate mulch yds - <i>Cocoa Brown Mulch</i>					\$40,000.00						\$10,000.00		\$50,000.00
(Component E.2) <i>[Mulch Type] Per Yard Pricing</i>					800						200		
PALM TRIMMING 1x Per Year					\$46,500.00								\$46,500.00
(Component E.3) <i>Per Palm Price</i> <i>Palm counts</i>					1,001								
TOTAL FEE PER MONTH:	\$12,924.86	\$12,924.86	\$12,924.86	\$12,924.86	\$12,924.86	\$12,924.86	\$12,924.86	\$12,924.86	\$12,924.86	\$12,924.86	\$12,924.86	\$12,924.86	\$251,598
Fee Schedule with Extra Services	\$20,966.53	\$20,966.53	\$20,966.53	\$20,966.53	\$20,966.53	\$20,966.53	\$20,966.53	\$20,966.53	\$20,966.53	\$20,966.53	\$20,966.53	\$20,966.53	
Fee Schedule Essential Services Only	\$12,925	\$12,925	\$12,925	\$12,925	\$12,925	\$12,925	\$12,925	\$12,925	\$12,925	\$12,925	\$12,925	\$12,925	
Essential Services Mowing/Detailing/Irrigation/Fert and Pest	\$155,098.32												
Extra Services Annual Changes, Palm Pruning, Mulch	\$97,500.00												
TOTAL	\$252,598.32												

Additional Year Pricing	
YEAR 2 - Essential Services ONLY Annual Pricing -	\$159,751.27
YEAR 3 - Essential Services ONLY Annual Pricing	\$164,543.80
YEAR 4 - Essential Services ONLY Annual Pricing -	\$169,496.11
Artificial Turf Silica Sand application with Power Broom at .5lbs per sqft - 6000sqft - Price for Single Event Service	\$1,000.00

OTC INJECTION Per Palm Price	\$55.00
Estimated Quantity of Palms needing OTC	100
Estimated Total Man Hours to fulfill Essential Services for Entire Year	4,000

Initials

Additional Services Pricing Summary

Rolling Oaks CDD

Material	Description	Price
Mulch	Price/yard installed for quantities <u>over</u> 100 cubic yards Cocoa Brown	\$ 52.00
	Price/yard installed for quantities <u>under</u> 100 cubic yards Cocoa Brown	\$ 55.00
	Price per 3 cubic foot bag of Mulch Cocoa Brown	\$ 8.50
Hard Materials	Price per bag for Seminole Chips	\$ 8.00
	Price per Cubic Yard for Seminole Chips	\$ 450.00
	Price per Cubic Yard for 3"-5" River Jack	\$ 650.00
	Price per cubic yard for Crushed and washed Shell	\$ 225.00
Seasonal Color	<i>Annual flower installed prices include bed preparation by removing and disposing of old flowers, hand or mechanically turning the beds and amending soil as necessary.</i>	
	Bed preparation and installation per 4.5" pot	\$ 3.00
	Bed preparation and installation per 1 gallon pot	\$ 6.00
	Supply and install 8" to 10" hanging basket	\$ 25.00
	Assemble 20" to 36" diameter floral pot with centerpiece plant	\$ 125.00
Sod (St. Augustine)	<i>Turf reparation includes removal and disposal of old material and re-grading affected area prior to installation of new sod.</i>	
	Square foot price for quantities less than 1,000 square feet	\$ 2.00
	Square foot price for quantities between 1,000 and 3,000 square feet	\$ 1.50
	Square foot price for quantities between 3,000 and 10,000 square feet	\$ 1.25
	Square foot for price quantities greater than 10,000 square feet	\$ 1.25
Irrigation	<i>Irrigation services, which fall outside of the contract, will be provided on a per hour basis. Parts will be provided at list, less a discount. Contractor may be required to provide a copy of purchase invoice.</i>	
	Irrigation Technician per hour	\$ 65.00
	Irrigation Laborer per hour	\$ 50.00
General Labor	Foreman per hour	\$ 60.00
	Labor per hour	\$ 45.00
Arbor Care	Production day (8 hour) Truck, Chipper, 3 man crew	\$ 4,000.00
Miscellaneous	Bush hogging per acre @:	\$ 250.00



SECTION D



Landscape Maintenance Services Proposal
prepared for

ROLLING OAKS CDD



October 20, 2025

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

October 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

Rolling Oaks CDD



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



YELLOWSTONE
LANDSCAPE



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.



YELLOWSTONE
LANDSCAPE



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



YELLOWSTONE
LANDSCAPE

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.



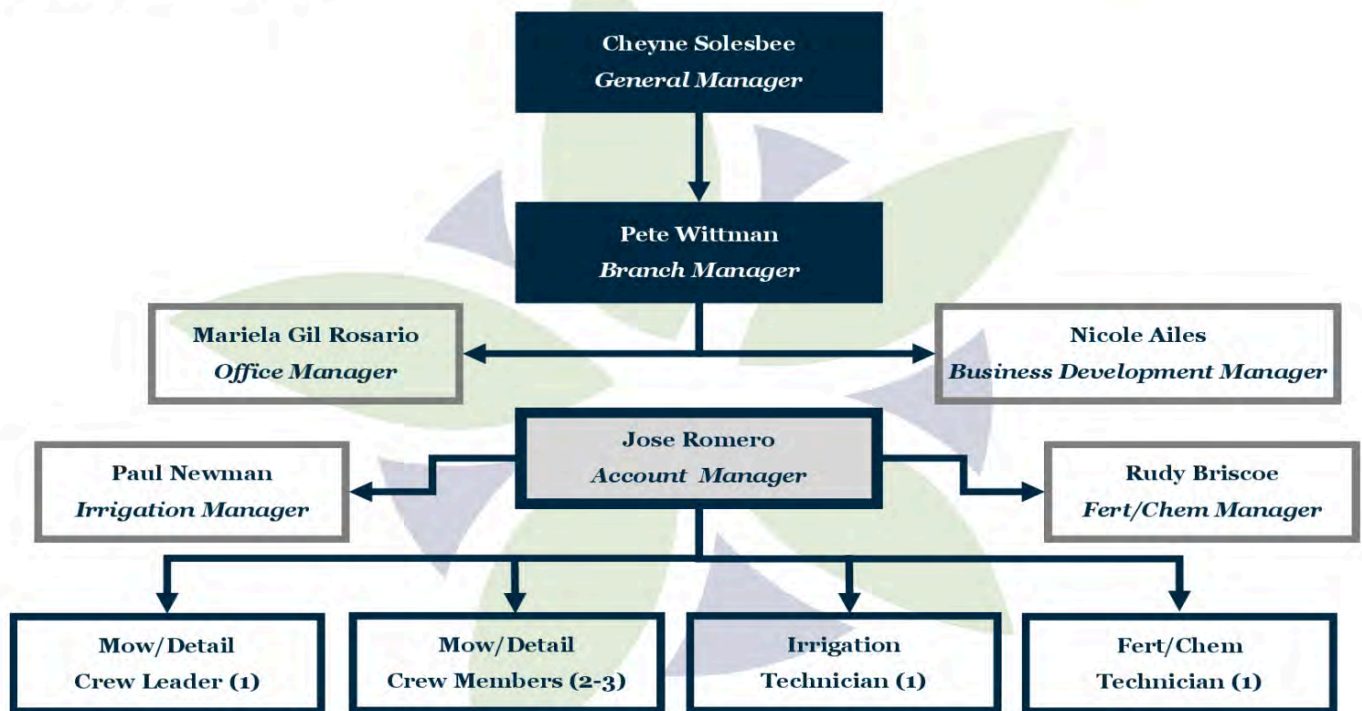
Blaine Peterson serves as Yellowstone Landscape's **Vice President of Business Development**, where he is responsible for the company's industry-leading sales team, a critical component of Yellowstone's superior growth and track record with customers. Blaine has been a part of the company since 2005, 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:

Rolling Oaks CDD



Excellence
IN COMMERCIAL LANDSCAPING



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*

Professional Summary	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.
Education and Certifications	Licensed Spray Technician
Relevant Experience	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.

Rolling Oaks CDD



EXPERIENCE

Reunion Community Development Districts



YELLOWSTONE
LANDSCAPE



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



LOCATION

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



LOCATION

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 million 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 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 residents in 2022.

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

October 9, 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 Rolling Oaks CDD. 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 Irrigated Bahia- 42x/year, Unirrigated Bahia- 32x/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
 5. Litter removal
 - b. Palm Tree Trimming (1x/year)
 - i. 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. Mulching (2x/year)
 - i. A full application of mulch will be applied in the month of May.
 - ii. A lighter application of mulch will be applied in the Fall.
- d. Pest Control Services (St. Augustine 4x/year, Irrigated Bahia- 3x/year, Zoysia- 12x/year, Shrubs- 3x/year)
 - i. All applications will be applied by a certified technician and monthly reports will be supplied after completion.
 - ii. All turf, shrubs, trees, and palms will be treated monthly following the detailed applications outlined in RFP scope of work.
 - iii. An Integrated Pest Management program will be always followed.
 - iv. OTC injections on specialty palms will be applied 4x/year.
- e. 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.
- f. Artificial Turf Areas
 - i. Remove leaves, litter, and debris from artificial turf areas 2 times per week.
 - ii. Keep grass level and visually uniform and inform client of any damage or repairs needed.
 - iii. Install silica-based sand to artificial turf areas when client approves as an additional service.
- g. Account Manager
 - i. 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.
 - 1. 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 proactive approach.
 - 2. 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
 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, transparent, 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
- ☐ 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													
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													
St. Augustine/Zoysia Insecticide	1		1		1					1			4
St. Augustine/Zoysia Post-Emergent Weeds	1		1		1					1			4
St. Augustine/Zoysia Pre-Emergent Weeds	1		1		1					1			4
St. Augustine/Zoysia Fungicide	1		1		1					1			4
St. Augustine Fertilization	1		1		1					1			4
Bahia Insecticide (spot treatment ants)	1	1	1	1	1	1	1	1	1	1	1	1	12
Bahia Fertilization/Pest Application (Irrigated Turf)			1			1				1			3
Bermuda Fertilization/Pest/Herbicide Application	1		1		1		1			1			5
Zoysia Fertilization/Pest/Herbicide Application	1	1	1	1	1	1	1	1	1	1	1	1	12
Soil Analysis Testing			1										1
Shrubs and Beds													
Pruning or Trimming Monthly	2	1	2	1	2	1	2	1	2	1	2	1	18
Ornamental Grasses (Focal Areas)		1											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				1			1			3
Fungicide Application			1				1			1			3
Insecticide Application			1				1			1			3
Shrub Fertilization			1				1			1			3
Trees													
Tree Pruning up to 12'			1								1		2
Crepe Myrtles- Tip Pruned		1											1
Tree Fertilization			1				1			1			3
Seasonal Leaf Removal	1	1	1	1							1	1	6
Palms													
Specimen Date Palm Pruning (Above 15')					1								1
Washingtonia Palm Pruning (Above 15')					1								1
All Other Palm Pruning (Above 15')					1								1
Palm Pruning (below 15')	2	1	2	1	2	1	2	1	2	1	2	1	18
Palm Fertilization			1				1				1		3
OTC Injections (Specialty Palms Only)			1			1			1			1	4
Irrigation													
Irrigation Inspection Monthly	1	1	1	1	1	1	1	1	1	1	1	1	12
Other Items													
Mulch Application					1						1		2
Artificial Turf Maintenance	8	8	10	8	10	8	10	8	10	8	8	8	104
Artificial Turf Sand Replenishment										1			1
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.

Rolling Oaks CDD Orlando, FL.

Detail Map



3 Week Detail Rotation Plan

█ = Week 1

█ = Week 2

█ = Week 3



YELLOWSTONE
LANDSCAPE

Rolling Oaks CDD

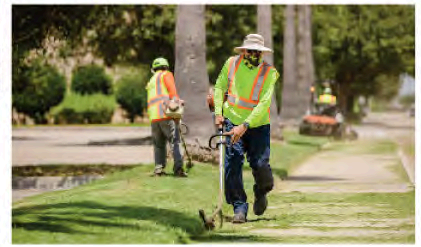
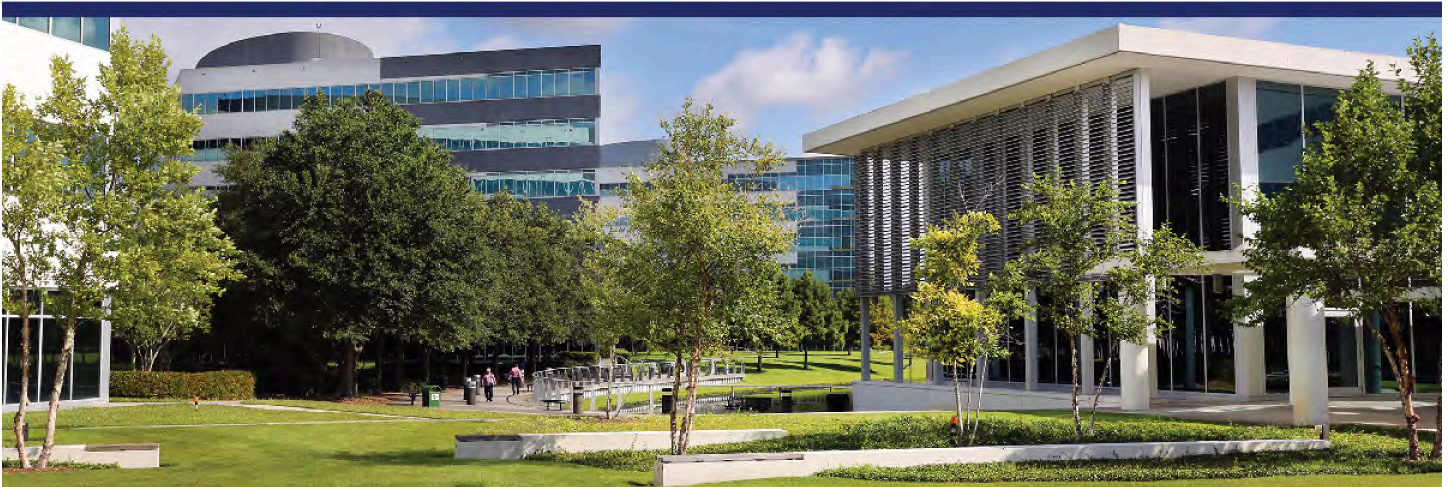


FINANCIAL CAPABILITY



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

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

2025 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L05000035212

Entity Name: YELLOWSTONE LANDSCAPE-SOUTHEAST, LLC**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, CEO, PRESIDENT
Name LAMBERTON, HARRY
Address 3235 NORTH STATE STREET
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 MANAGER, EXECUTIVE CHAIRMAN
Name PORTLAND, TIMOTHY
Address 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

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

BRUCE VICKERS, TAX COLLECTOR

OSCEOLA COUNTY, STATE OF FLORIDA

LOCAL BUSINESS TAX RECEIPT**ACCOUNT NO.**

112799

EXPIRATION

SEPTEMBER 30, 2026

2026**BUSINESS TYPE:**

4190 LAWN CARE/LANDSCAPE

BUSINESS:

Yellowstone Landscape-Southeast, LLC

Contact: Dolores Mew

1773 Business Center Ln.

Kissimmee, FL 34758

GV35255-1

07/14/2025

Oper N/A

Till Internet

Paid 30.00

Rcpt.#023624

4190-81855

TRANSFER

0.00

ORIGINAL TAX

30.00

AMOUNT

0.00

PENALTY

0.00

COLLECTION COST

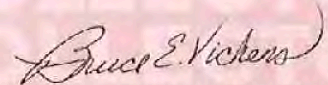
0.00

TOTAL

30.00

Location:

OSCEOLA COUNTY



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

OSCEOLA COUNTY, STATE OF FLORIDA

LOCAL BUSINESS TAX RECEIPT**ACCOUNT NO.**

112799

EXPIRATION

SEPTEMBER 30, 2026

2026**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)

07/14/2025

Oper N/A

Till Internet

Paid 0.00

Rcpt.#023624

Location:

OSCEOLA COUNTY

119295

TRANSFER

0.00

ORIGINAL TAX

0.00

AMOUNT

0.00

PENALTY

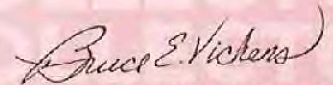
0.00

COLLECTION COST

0.00

TOTAL

0.00



BRUCE VICKERS CFC, TAX COLLECTOR

P.O. BOX 422105, KISSIMMEE FL 34742-2105

407-742-4000

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Yellowstone Landscape-Southeast, LLC

1773 Business Center Ln.

Kissimmee, FL 34758

BRUCE VICKERS, TAX COLLECTOR

OSCEOLA COUNTY, STATE OF FLORIDA

LOCAL BUSINESS TAX RECEIPT**ACCOUNT NO.**

112799

EXPIRATION

SEPTEMBER 30, 2026

2026**BUSINESS TYPE:**6190 HANDYMAN/CARPENTER"SUB CONTRACTOR
ONLY"(BLDG DEPT)**BUSINESS:**Yellowstone Landscape-Southeast, LLC
Contact: Dolores Mew
1773 Business Center Ln.
Kissimmee, FL 34758

07/14/2025

Oper N/A

Till Internet

Paid 0.00

Rcpt.#023624

117589

TRANSFER 0.00

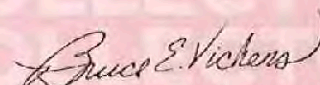
ORIGINAL TAX 0.00

AMOUNT 0.00

PENALTY 0.00

COLLECTION COST 0.00

TOTAL 0.00

Location:
OSCEOLA COUNTYBRUCE VICKERS CFC, TAX COLLECTOR
P.O. BOX 422105, KISSIMMEE FL 34742-2105
407-742-4000

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Yellowstone Landscape-Southeast, LLC
1773 Business Center Ln.
Kissimmee, FL 34758

Certificate of Insurance



CERTIFICATE OF LIABILITY INSURANCE

4/1/2026

DATE (MM/DD/YYYY)

3/25/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	Lockton Companies, LLC DBA Lockton Insurance Brokers, LLC in CA CA license #0F15767 3280 Peachtree Rd. NE, Ste. 1000 Atlanta GA 30305 (404) 460-3600	CONTACT NAME: PHONE: (A/C, No, Ext): E-MAIL: ADDRESS:	FAX: (A/C, No):
		INSURER(S) AFFORDING COVERAGE	
INSURED 1472881	Yellowstone Landscape, Inc. and all Subsidiaries See Attached List 3235 N State Street P.O. Box 849 Bunnell FL 32110	INSURER A: Safety National Casualty Corporation	
		INSURER B: ACE Property and Casualty Insurance Company	
		INSURER C:	
		INSURER D:	
		INSURER E:	
		INSURER F:	
		NAIC #	
		15105	
		20699	

COVERAGES

CERTIFICATE NUMBER: 18701577

REVISION NUMBER: XXXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ Pesticide&Herbicide ☒ SIR \$250,000 GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☒ LOC OTHER:	N N	GL6676218	4/1/2025	4/1/2026	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 \$
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY	N N	CA6676217	4/1/2025	4/1/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX \$
B	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION \$	N N	XEUG72569647 004	4/1/2025	4/1/2026	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 SIR \$ 25,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N N/A	LDS4066360	4/1/2025	4/1/2026	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

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

CERTIFICATE HOLDER

CANCELLATION See Attachments

SAMPLE

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.

ACORD 25 (2016/03)

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

1. CG 20 10 12 19 Additional Insured - Owners, Lessees or Contractors - Ongoing Operations
2. CG 20 37 12 19 Additional Insured - Owners, Lessees or Contractors - Completed Operations
3. CG 20 28 12 19 Additional Insured - Lessors of Leased Equipment
4. CG 20 07 12 19 Additional Insured - Engineers, Architects or Surveyors
5. CG 24 04 12 19 Waiver of Subrogation
6. CG 20 01 12 19 Primary and Non-Contributory Coverage
7. 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.



WILTON SIMPSON
Commissioner of Agriculture

Issue Date: 07/09/2025

Expiration Date: 06/01/2026

Arborist Certification



The International Society of Arboriculture

Hereby Announces That

Kyle Jordan Stoudenmire

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

Caitlyn Pollihan
CEO & Executive Director

5 May 2018

Issue Date

30 June 2027

Expiration Date

FL-9365A

Certification Number



Rainbird Certification



RAIN BIRD

Rainbird Certification



RAIN BIRD

MOT Certification

CERTIFICATE OF COMPLETION



NICOLE AILES

Has Completed a FDOT Approved Temporary Traffic Control (TTC): Advanced Course

Training Provider:

myTTConline
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
Expiration Date

JO
Instructor

626570
Certificate No.



Irrigation Contractor Certification



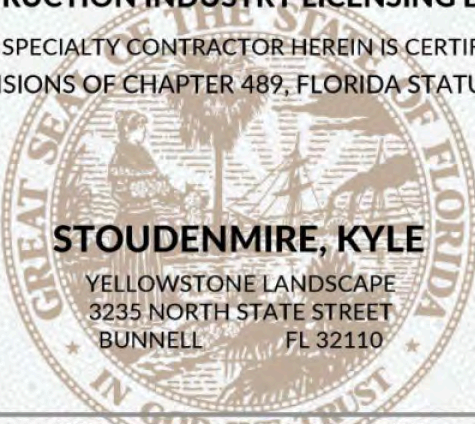
Ron DeSantis, Governor

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](https://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



Rolling Oaks CDD



PRICING FORMS

Rolling Oaks Community Development District Landscape Fee Summary

Contractor: Yellowstone Landscape- Southeast, LLC

Property: Rolling Oaks CDD

Address: 1773 Business Center Lane
Kissimmee, FL 34758
Phone: 407-396-0629
Fax: 407-396-2023
Contact: Nicole Ailes
Email: nails@yellowstonelandscape.com

Address: 219 E Livingston ST
Orlando, FL 32801
Phone:

Contact: Clayton Smith, Ashley Hilyard
Email: csmith@yns.cfl.com, ahilyard@yns.cfl.com

YEAR 1 Pricing Break Down	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Turf Maintenance and Detailing (Component A) - <i>Turf Maintenance/Detailing/Communication Staffing</i>	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 CARE (Component B) <i>Bahia/St Augustine/Zoysia</i>	\$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
TREE/SHRUB CARE Includes OTC if Applicable (Component C) <i>Tree/Shrub Fert/OTC/Drenching</i>	\$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
IRRIGATION MAINT. (Component D) <i>Irrigation Inspections</i>	\$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
ANNUAL CHANGES - <i>NOTE at this time - PROVIDE per annual price</i>													
(Component E.1) <i>Per Annual Pricing: \$2.60</i>													\$0.00
BED DRESSING - <i>Estimate much yous - COLOR BROWN/MULCH</i>					\$47,116.80 <i>800</i>						\$11,779.20 <i>200</i>		\$58,896.00
(Component E.2) <i>Mulch Type/ Per Yard Pricing: \$58.90</i>					\$58,524.00 <i>1,001</i>								\$58,524.00
PALM TRIMMING - <i>TX Per Year</i> (Component E.3) <i>Per Palm Price: \$58.47</i> <i>Palm counts: 1,001</i>													
TOTAL FEE PER MONTH:	\$9,506.00	\$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	\$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	\$9,506

Essential Services Mowing/Detailing/Irrigation/Fert and Pest	\$114,072.00
---	--------------

Additional Year Pricing YEAR 2 - Essential Services ONLY Annual Pricing -	\$117,504.00
--	--------------

OTC INJECTION Per Palm Price	\$35.00
Estimated Quantity of Palms needing OTC	386

Extra Services Annual Charges, Palm Pruning, Mulch	\$125,232.00
---	--------------

YEAR 3 - Essential Services ONLY Annual Pricing	\$121,032.00
---	--------------

TOTAL	\$239,304.00
-------	--------------

YEAR 4 - Essential Services ONLY Annual Pricing - <i>Per Palm of SILICA Sand application with Power Broom at \$15.00 per sq ft - 800sq ft - Price for Single Event Service</i>	\$7,812.00
---	------------

Estimated Total Man Hours to fulfill Essential Services for Entire Year	3340
---	------

NA

Additional Services Pricing Summary

Rolling Oaks CDD

<u>Material</u>	<u>Description</u>	<u>Price</u>
Mulch	Price/yard installed for quantities <u>over</u> 100 cubic yards Cocoa Brown	\$ 65.10
	Price/yard installed for quantities <u>under</u> 100 cubic yards Cocoa Brown	\$ 65.10
	Price per 3 cubic foot bag of Mulch Cocoa Brown	\$ 9.00
Hard Materials	Price per bag for Seminole Chips	\$ \$26.00/2.5sqft
	Price per Cubic Yard for Seminole Chips	\$ 700.00
	Price per Cubic Yard for 3"-5" River Jack	\$ 700.00
	Price per cubic yard for Crushed and washed Shell	\$ 300.00
Seasonal Color	<i>Annual flower installed prices include bed preparation by removing and disposing of old flowers, hand or mechanically turning the beds and amending soil as necessary.</i>	
	Bed preparation and installation per 4.5" pot	\$ 2.60
	Bed preparation and installation per 1 gallon pot	\$ 9.66
	Supply and install 8" to 10" hanging basket	\$ 75.00 w/plant
	Assemble 20" to 36" diameter floral pot with centerpiece plant	\$ 135.00
Sod (St. Augustine)	<i>Turf preparation includes removal and disposal of old material and re-grading affected area prior to installation of new sod.</i>	
	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	\$ 1.40
	Square foot price for quantities between 3,000 and 10,000 square feet	\$ 1.30
	Square foot for price quantities greater than 10,000 square feet	\$ 1.20
Irrigation	<i>Irrigation services, which fall outside of the contract, will be provided on a per hour basis. Parts will be provided at list, less a discount. Contractor may be required to provide a copy of purchase invoice.</i>	
	Irrigation Technician per hour	\$ 75.00
	Irrigation Laborer per hour	\$ 70.00
General Labor	Foreman per hour	\$ 65.00
	Labor per hour	\$ 65.00
Arbor Care	Production day (8 hour) Truck, Chipper, 3 man crew	\$ 3,500.00
Miscellaneous	Bush hogging per acre @:	\$ 250.00



YELLOWSTONE
LANDSCAPE

Excellence
IN COMMERCIAL LANDSCAPING

THANK YOU FOR YOUR TRUST

We look forward to working with you!

YELLOWSTONELANDSCAPE.COM

SECTION V

SECTION A

SERVICES AGREEMENT

PROPERTY NAME: Rolling Oaks CDD

CUSTOMER NAME: Rolling Oaks CDD

SERVICE DESCRIPTION: Annual Aerator Maintenance for three (3) aerators (Section 1 Aerator, Section 2 Aerator, Section 3-5 Aerator)

EFFECTIVE DATE: October 1, 2025 through September 30, 2026

SUBMITTED TO: Ashley Hilyard

SUBMITTED BY: Brittany Hemery, Sales Support Administrator

THIS SERVICES AGREEMENT (the "Agreement") is effective as of the date indicated above (the "Effective Date"), by and between SOLitude Lake Management, LLC ("SOLitude" or "Company"), and the customer identified above (the "Customer"), in accordance with the terms and conditions set forth in this Agreement.

1. **SERVICES.** SOLitude will provide services (the "Services") at the Customer's property in accordance with the Scope of Services attached hereto as Schedule A.
2. **MODIFICATIONS.** Any deviation from the requirements and Services outlined in Schedule A involving extra cost of material and labor will result in extra charges. Such additional services will be provided by SOLitude only upon a Change Order mutually approved by the parties in writing (the "Change Order").
3. **PRICING.** The Customer agrees to pay for the Services, as well as any applicable sales or other taxes, in accordance with the Pricing Schedule attached hereto as Schedule B. Prices are subject to annual increases. SOLitude will notify the Customer in writing (which may be by invoice) of such increases.
4. **PAYMENT.** Payment is due within thirty (30) days of the invoice date. Any disputes with an invoice or invoices must be brought to the attention of SOLitude by written notice within one hundred and twenty (120) days from the invoice date, otherwise Company will not be liable for any potential credits or adjustments. The parties agree to use good faith efforts to resolve any disputed invoice amounts within thirty (30) days after written notification of a dispute. Disputed amounts shall not affect payment of all undisputed amounts, and Customer agrees to pay all undisputed amounts owed on any disputed invoice within the applicable due dates. Invoices not paid on or before the invoice due date shall accrue interest charges at a rate of one percent (1%) per month, accruing as of the invoice date, until the time that such amounts are paid in full. Additionally, the Customer is liable for payment of all costs of collection of past due accounts, specifically including, but not limited to, court costs, expenses, and reasonable attorneys' fees. In addition to the compensation paid to SOLitude for performance of the Services, Customer shall reimburse SOLitude for all of the expenses paid or incurred by SOLitude in connection with the Services, including, but not limited to non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the Customer that are not covered specifically by the written specifications of this Agreement ("Reimbursable Expenses"). Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees.



5. TERM AND EXPIRATION. This Agreement shall commence on the Effective Date and shall remain in effect for an initial term of one year(s) (the "Initial Term"). Thereafter, this Agreement shall automatically renew under the same terms, conditions and specifications as set forth by this Agreement and for the same period of time as the Initial Term (each an "Additional Term") (the "Initial Term" and each "Additional Term" thereafter are collectively referred to herein as the "Term") unless either party gives written notice of cancellation thirty (30) days prior to the termination date of the Term then in effect. The parties understand and agree that the prices for each Additional Term shall automatically increase by **four percent (4%)** of then current annual pricing. SOLitude reserves the right to increase the amount charged for the Services. Such increase shall be communicated by written notice to the Customer, which notice may be by invoice. Customer may reject any such additional increase by notifying SOLitude in writing within fifteen (15) days of receiving such price increase notice.

6. TERMINATION. SOLitude may terminate this Agreement at any time, with or without cause, upon thirty (30) days' written notice to Customer. Subject to Sec. 7, in the event that this Agreement is terminated for any reason prior to the end of the Term, Customer agrees to pay SOLitude, in addition to all other amounts owed, an early termination fee of fifty percent (50%) of the remaining value of the Agreement (the "Early Termination Fee"). The Early Termination Fee is not a penalty, but rather a charge to compensate SOLitude for the Customer's failure to satisfy the Agreement in which the Customer's pricing plan is based.

7. TERMINATION FOR CAUSE. If SOLitude fails to materially perform pursuant to the terms of this Agreement, Customer shall provide written notice to SOLitude specifying the default. If SOLitude does not cure such default within forty-five (45) days of SOLitude's receipt of Customer's written notice, Customer may terminate this Agreement, in whole or in part, for cause. The Company, in case of such default, shall be entitled to receive payment only for work completed prior to said default, so long as the total paid hereunder does not exceed the contract sum. Either party may terminate this Agreement immediately if the other party becomes the subject of a petition in bankruptcy or any other proceeding relating to insolvency, receivership, liquidation or assignment for the benefit of creditors.

8. INSURANCE. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. A certificate of insurance will be issued to Customer, upon request.

9. INDEMNIFICATION; LIMITATION OF LIABILITY. THE CUSTOMER AGREES THAT THE WORK PROVIDED UNDER THIS AGREEMENT IS NOT TO BE CONSTRUED AS INSURANCE, OR AS A COVENANT, GUARANTEE, WARRANTY, OR PROMISE OF ANY KIND THAT THE CUSTOMER IS IN COMPLIANCE WITH ANY LEGAL GUIDELINES OR REQUIREMENTS. COMPANY DISCLAIMS ANY LIABILITY OR RESPONSIBILITY REGARDING THE PRACTICES AND OPERATIONS OF THE CUSTOMER, AND BEARS NO RESPONSIBILITY OR LIABILITY FOR WHETHER THE CUSTOMER CARRIES OUT THE RECOMMENDATIONS MADE BY COMPANY AND IN NO EVENT WILL COMPANY BE LIABLE FOR CONSEQUENTIAL, INDIRECT, OR ECONOMIC DAMAGES. THE CUSTOMER SHALL INDEMNIFY AND HOLD COMPANY HARMLESS FROM AND AGAINST ALL CLAIMS, DEMANDS, LIABILITIES, OBLIGATIONS, AND ATTORNEYS' FEES OR COSTS BROUGHT BY ANY THIRD PARTIES, ARISING OUT OF OR RELATED TO THIS AGREEMENT OR BY FAILURE OF THE CUSTOMER TO ACT IN ACCORDANCE WITH ANY LEGAL REQUIREMENTS IN CONNECTION WITH THE SERVICES DESCRIBED IN SCHEDULE A. COMPANY SHALL NOT BE LIABLE FOR ANY DELAY IN PERFORMING THE SERVICES, NOR LIABLE FOR ANY FAILURE TO PROVIDE THE SERVICES, DUE TO ANY CAUSE BEYOND ITS REASONABLE CONTROL. COMPANY WILL BE RESPONSIBLE FOR ONLY THOSE DAMAGES, CLAIMS, CAUSES OF ACTION, INJURIES, OR LEGAL COSTS CAUSED BY ITS OWN DIRECT NEGLIGENCE OR MISCONDUCT, BUT THEN ONLY TO AN AMOUNT NOT TO EXCEED THE ANNUAL FEES CHARGED UNDER THE AGREEMENT.



10. CONFIDENTIAL INFORMATION. "Confidential Information" means any information disclosed by one party ("Discloser") to the other party ("Recipient"), either directly or indirectly, in writing, orally, or by inspection of tangible objects, other than information that the Recipient can establish (i) was publicly known and made generally available in the public domain prior to the time of disclosure; (ii) becomes publicly known and made generally available after disclosure other than through Recipient's action or inaction; or (iii) is in Recipient's possession, without confidentiality restrictions, at the time of disclosure by Discloser as shown by Recipient's files and records immediately prior to the time of disclosure. Recipient shall not at any time (a) disclose, sell, license, transfer, or otherwise make available to any person or entity any Confidential Information, or (b) use, reproduce, or otherwise copy any Confidential Information, except as necessary in connection with the purpose for which such Confidential Information is disclosed to Recipient or as required by applicable law. Recipient agrees to take all reasonable measures to protect the secrecy of and avoid disclosure and unauthorized use of the Confidential Information. All Confidential Information shall at all times remain the property of Discloser, and all documents, electronic media, and other tangible items containing or relating to any Confidential Information shall be delivered to Discloser immediately upon the request of Discloser.

Notwithstanding the foregoing, if Recipient is required by law, regulation, subpoena, government order, regulatory agency order, judicial order, or other court order to disclose any Confidential Information, Recipient shall give the Disclosing Party timely and lawful written notice of such a requirement prior to such disclosure, and shall reasonably and lawfully cooperate with the Disclosing Party to seek a protective order, confidential treatment, or other appropriate measures for such Confidential Information.

11. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

12. RIGHT TO SUBCONTRACT. The Company, in its sole discretion, may subcontract or delegate to an affiliate or third party any of its duties and obligations hereunder.

13. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

14. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

15. E-VERIFY. SOLitude utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

16. GOVERNING LAW. Except for the Mandatory Arbitration Clause in Section 17 of this Agreement, which is governed by and construed in accordance with the Federal Arbitration Act, this Agreement shall be governed by, and construed in accordance with, the laws of the state in which the Services are performed.



17. MANDATORY ARBITRATION. Any claim, dispute or controversy, regarding any contract, tort, statute, or otherwise ("Claim"), arising out of or relating to this Agreement or the relationships among the parties hereto shall be resolved by one arbitrator through binding arbitration administered by the American Arbitration Association ("AAA"), under the AAA Commercial or Consumer, as applicable, Rules in effect at the time the Claim is filed ("AAA Rules"). Copies of the AAA Rules and forms can be located at www.adr.org, or by calling 1-800-778-7879. The arbitrator's decision shall be final, binding, and non-appealable. Judgment upon the award may be entered and enforced in any court having jurisdiction. This clause is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act. Neither party shall sue the other party other than as provided herein or for enforcement of this clause or of the arbitrator's award; any such suit may be brought only in Federal District Court for the District in which the services were performed or, if any such court lacks jurisdiction, in any state court that has jurisdiction. The arbitrator, and not any federal, state, or local court, shall have exclusive authority to resolve any dispute relating to the interpretation, applicability, unconscionability, arbitrability, enforceability or formation of this Agreement including any claim that all or any part of the Agreement is void or voidable. Venue for arbitration hereunder shall be within the state where the customer's property, that is the subject of the services provided, is located.

18. ASSIGNMENT. The Company may assign this Agreement to a related or affiliated entity upon written notice to the Customer.

19. NOTICES. All notices, requests, consents, claims, demands, waivers and other communications hereunder shall be in writing and shall be directed to the individuals and addresses listed in the signature block. Notices sent in accordance with this Section shall be deemed effectively given: (a) when received, if delivered by hand (with written confirmation of receipt); (b) when received, if sent by a nationally recognized overnight courier (receipt requested); or (c) on the third (3rd) business day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid.

20. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that may result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude. Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The Customer is responsible for notifying SOLitude in advance of the contract signing and the start of the Agreement if they utilize any of the water in their lakes or ponds for irrigation purposes. The Customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the Customer for irrigation without the consent or knowledge of SOLitude. Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes, lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the Customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The Customer also understands and accepts that similar risks would remain even if no work was performed. The Customer



agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.

21. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

22. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

23. SEVERABILITY. If any part of this Agreement is held to be invalid or unenforceable for any reason, the remaining Terms and Conditions of this Agreement shall remain in full force and effect.

By signing below, the parties agree to be bound by the terms and conditions of this Agreement and any accompanying schedules as of the Effective Date.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

ROLLING OAKS CDD

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

**SOLitude Lake Management, LLC
1320 Brookwood Drive Suite H
Little Rock AR 72202**

Customer's Address for Notice Purposes:

Please Mail All Notices and Agreements to:

**SOLitude Lake Management, LLC
1253 Jensen Drive, Suite 103
Virginia Beach, VA 23451**



SCHEDULE A – SCOPE OF SERVICES

A SOLitude Aquatic Specialist will service the aerators semi-annually in October and April.

Submersed Air Diffuser Aeration System Maintenance:

1. Company will service the Diffused Aeration System(s) as follows:
 - Compressor will be tested to ensure proper operation.
 - Cabinet Cooling Exhaust Fan will be checked to ensure proper operation.
 - Compressor Carbon Vanes and Seals will be changed annually or as necessary.
 - Compressor Air Filter/Muffler Assembly will be checked, cleaned, and replaced as necessary.
 - Diffuser air stones and/or membranes will be cleaned and replaced as necessary.
2. All necessary repairs (parts & labor) covered by warranty will be performed at no additional charge to the Customer.
3. All replacement parts required for proper maintenance of the aeration systems will be billed as an additional charge.
4. Any significant problems / malfunctions that are discovered during the maintenance service which are no longer under warranty, which are not part of routine maintenance, and that will require additional labor and/or parts, will be written up and submitted to the Customer for his / her approval prior to proceeding with the work.
5. All aerator work will be performed by factory certified service and repair technicians.

Service Reporting:

1. Customer will be provided with a service report detailing all of the work performed as part of this Agreement after each visit.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this Agreement will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments



are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.

6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.



SCHEDULE B – PRICING SCHEDULE

Total Price: **\$1,383.52**

Invoice Amount: **\$691.76**

Invoice Frequency: **Bi-Annually**

SECTION B

SERVICES AGREEMENT

PROPERTY NAME: Rolling Oaks CDD

CUSTOMER NAME: Rolling Oaks CDD

SERVICE DESCRIPTION: Annual Pond Maintenance for five (5) lakes (62.72 total acres)

EFFECTIVE DATE: October 1, 2025 through September 30, 2026

SUBMITTED TO: Ashley Hilyard

SUBMITTED BY: Brittany Hemery, Sales Support Administrator

THIS SERVICES AGREEMENT (the "Agreement") is effective as of the date indicated above (the "Effective Date"), by and between SOLitude Lake Management, LLC ("SOLitude" or "Company"), and the customer identified above (the "Customer"), in accordance with the terms and conditions set forth in this Agreement.

1. **SERVICES.** SOLitude will provide services (the "Services") at the Customer's property in accordance with the Scope of Services attached hereto as Schedule A.
2. **MODIFICATIONS.** Any deviation from the requirements and Services outlined in Schedule A involving extra cost of material and labor will result in extra charges. Such additional services will be provided by SOLitude only upon a Change Order mutually approved by the parties in writing (the "Change Order").
3. **PRICING.** The Customer agrees to pay for the Services, as well as any applicable sales or other taxes, in accordance with the Pricing Schedule attached hereto as Schedule B. Prices are subject to annual increases. SOLitude will notify the Customer in writing (which may be by invoice) of such increases.
4. **PAYMENT.** Payment is due within thirty (30) days of the invoice date. Any disputes with an invoice or invoices must be brought to the attention of SOLitude by written notice within one hundred and twenty (120) days from the invoice date, otherwise Company will not be liable for any potential credits or adjustments. The parties agree to use good faith efforts to resolve any disputed invoice amounts within thirty (30) days after written notification of a dispute. Disputed amounts shall not affect payment of all undisputed amounts, and Customer agrees to pay all undisputed amounts owed on any disputed invoice within the applicable due dates. Invoices not paid on or before the invoice due date shall accrue interest charges at a rate of one percent (1%) per month, accruing as of the invoice date, until the time that such amounts are paid in full. Additionally, the Customer is liable for payment of all costs of collection of past due accounts, specifically including, but not limited to, court costs, expenses, and reasonable attorneys' fees. In addition to the compensation paid to SOLitude for performance of the Services, Customer shall reimburse SOLitude for all of the expenses paid or incurred by SOLitude in connection with the Services, including, but not limited to non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the Customer that are not covered specifically by the written specifications of this Agreement ("Reimbursable Expenses"). Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees.



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Notwithstanding the foregoing, if Recipient is required by law, regulation, subpoena, government order, regulatory agency order, judicial order, or other court order to disclose any Confidential Information, Recipient shall give the Disclosing Party timely and lawful written notice of such a requirement prior to such disclosure, and shall reasonably and lawfully cooperate with the Disclosing Party to seek a protective order, confidential treatment, or other appropriate measures for such Confidential Information.

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15. E-VERIFY. SOLitude utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

16. GOVERNING LAW. Except for the Mandatory Arbitration Clause in Section 17 of this Agreement, which is governed by and construed in accordance with the Federal Arbitration Act, this Agreement shall be governed by, and construed in accordance with, the laws of the state in which the Services are performed.



17. MANDATORY ARBITRATION. Any claim, dispute or controversy, regarding any contract, tort, statute, or otherwise ("Claim"), arising out of or relating to this Agreement or the relationships among the parties hereto shall be resolved by one arbitrator through binding arbitration administered by the American Arbitration Association ("AAA"), under the AAA Commercial or Consumer, as applicable, Rules in effect at the time the Claim is filed ("AAA Rules"). Copies of the AAA Rules and forms can be located at www.adr.org, or by calling 1-800-778-7879. The arbitrator's decision shall be final, binding, and non-appealable. Judgment upon the award may be entered and enforced in any court having jurisdiction. This clause is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act. Neither party shall sue the other party other than as provided herein or for enforcement of this clause or of the arbitrator's award; any such suit may be brought only in Federal District Court for the District in which the services were performed or, if any such court lacks jurisdiction, in any state court that has jurisdiction. The arbitrator, and not any federal, state, or local court, shall have exclusive authority to resolve any dispute relating to the interpretation, applicability, unconscionability, arbitrability, enforceability or formation of this Agreement including any claim that all or any part of the Agreement is void or voidable. Venue for arbitration hereunder shall be within the state where the customer's property, that is the subject of the services provided, is located.

18. ASSIGNMENT. The Company may assign this Agreement to a related or affiliated entity upon written notice to the Customer.

19. NOTICES. All notices, requests, consents, claims, demands, waivers and other communications hereunder shall be in writing and shall be directed to the individuals and addresses listed in the signature block. Notices sent in accordance with this Section shall be deemed effectively given: (a) when received, if delivered by hand (with written confirmation of receipt); (b) when received, if sent by a nationally recognized overnight courier (receipt requested); or (c) on the third (3rd) business day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid.

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agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.

21. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

22. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

23. SEVERABILITY. If any part of this Agreement is held to be invalid or unenforceable for any reason, the remaining Terms and Conditions of this Agreement shall remain in full force and effect.

By signing below, the parties agree to be bound by the terms and conditions of this Agreement and any accompanying schedules as of the Effective Date.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

ROLLING OAKS CDD

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

**SOLitude Lake Management, LLC
1320 Brookwood Drive Suite H
Little Rock AR 72202**

Customer's Address for Notice Purposes:

Please Mail All Notices and Agreements to:

**SOLitude Lake Management, LLC
1253 Jensen Drive, Suite 103
Virginia Beach, VA 23451**



SCHEDULE A – SCOPE OF SERVICES

A SOLitude Aquatic Specialist will visit the site and inspect the lakes two times per month.

Aquatic Weed Control:

1. Any growth of undesirable aquatic weeds and vegetation found in the lake(s) with each inspection shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found at the time of application.
2. Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic herbicides at the rate appropriate for control of the target species. Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of submersed and emergent wetland plants to prosper.

Shoreline Weed Control:

1. Shoreline areas will be inspected for any growth of cattails, phragmites, or other unwanted shoreline vegetation found within the lake areas shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required for control of the plants present at time of application.
2. Any growth of unwanted plants or weeds growing in areas where stone has been installed for bank stabilization and erosion control shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the unwanted growth present at the time of application.

Algae Control:

1. Any algae found in the lake(s) with each inspection shall be treated and controlled through the application of algaecides, aquatic herbicides, and aquatic surfactants as needed for control of the algae present at the time of service.

Trash Removal:

1. Trash will be removed from the lake(s) and disposed of off site. Any large item or debris that is not easily and reasonably removable by one person during the routine visit will be removed with the Customer's approval for an additional fee. Routine trash and debris removal services are for the lake areas only, and do not include any trash or debris removal from the surrounding terrestrial (dry land) areas.

Service Reporting:

1. Customer will be provided with a service report detailing all of the work performed as part of this Agreement after each visit.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.



3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this Agreement will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.



SCHEDULE B – PRICING SCHEDULE

Total Price: **\$26,860.92**

Invoice Amount: **\$2,238.41**

Invoice Frequency: **Monthly**

SECTION C

SERVICES AGREEMENT

PROPERTY NAME: Rolling Oaks CDD
CUSTOMER NAME: Rolling Oaks CDD
SERVICE DESCRIPTION: Annual Midge Treatment (Lake 4)
EFFECTIVE DATE: October 1, 2025 through September 30, 2026
SUBMITTED TO: Ashley Hilyard
SUBMITTED BY: Brittany Hemery, Sales Support Administrator

THIS SERVICES AGREEMENT (the "Agreement") is effective as of the date indicated above (the "Effective Date"), by and between SOLitude Lake Management, LLC ("SOLitude" or "Company"), and the customer identified above (the "Customer"), in accordance with the terms and conditions set forth in this Agreement.

1. **SERVICES.** SOLitude will provide services (the "Services") at the Customer's property in accordance with the Scope of Services attached hereto as Schedule A.
2. **MODIFICATIONS.** Any deviation from the requirements and Services outlined in Schedule A involving extra cost of material and labor will result in extra charges. Such additional services will be provided by SOLitude only upon a Change Order mutually approved by the parties in writing (the "Change Order").
3. **PRICING.** The Customer agrees to pay for the Services, as well as any applicable sales or other taxes, in accordance with the Pricing Schedule attached hereto as Schedule B. Prices are subject to annual increases. SOLitude will notify the Customer in writing (which may be by invoice) of such increases.
4. **PAYMENT.** Payment is due within thirty (30) days of the invoice date. Any disputes with an invoice or invoices must be brought to the attention of SOLitude by written notice within one hundred and twenty (120) days from the invoice date, otherwise Company will not be liable for any potential credits or adjustments. The parties agree to use good faith efforts to resolve any disputed invoice amounts within thirty (30) days after written notification of a dispute. Disputed amounts shall not affect payment of all undisputed amounts, and Customer agrees to pay all undisputed amounts owed on any disputed invoice within the applicable due dates. Invoices not paid on or before the invoice due date shall accrue interest charges at a rate of one percent (1%) per month, accruing as of the invoice date, until the time that such amounts are paid in full. Additionally, the Customer is liable for payment of all costs of collection of past due accounts, specifically including, but not limited to, court costs, expenses, and reasonable attorneys' fees. In addition to the compensation paid to SOLitude for performance of the Services, Customer shall reimburse SOLitude for all of the expenses paid or incurred by SOLitude in connection with the Services, including, but not limited to non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the Customer that are not covered specifically by the written specifications of this Agreement ("Reimbursable Expenses"). Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees.



5. TERM AND EXPIRATION. This Agreement shall commence on the Effective Date and shall remain in effect for an initial term of one year(s) (the "Initial Term"). Thereafter, this Agreement shall automatically renew under the same terms, conditions and specifications as set forth by this Agreement and for the same period of time as the Initial Term (each an "Additional Term") (the "Initial Term" and each "Additional Term" thereafter are collectively referred to herein as the "Term") unless either party gives written notice of cancellation thirty (30) days prior to the termination date of the Term then in effect. The parties understand and agree that the prices for each Additional Term shall automatically increase by **four percent (4%)** of then current annual pricing. SOLitude reserves the right to increase the amount charged for the Services. Such increase shall be communicated by written notice to the Customer, which notice may be by invoice. Customer may reject any such additional increase by notifying SOLitude in writing within fifteen (15) days of receiving such price increase notice.

6. TERMINATION. SOLitude may terminate this Agreement at any time, with or without cause, upon thirty (30) days' written notice to Customer. Subject to Sec. 7, in the event that this Agreement is terminated for any reason prior to the end of the Term, Customer agrees to pay SOLitude, in addition to all other amounts owed, an early termination fee of fifty percent (50%) of the remaining value of the Agreement (the "Early Termination Fee"). The Early Termination Fee is not a penalty, but rather a charge to compensate SOLitude for the Customer's failure to satisfy the Agreement in which the Customer's pricing plan is based.

7. TERMINATION FOR CAUSE. If SOLitude fails to materially perform pursuant to the terms of this Agreement, Customer shall provide written notice to SOLitude specifying the default. If SOLitude does not cure such default within forty-five (45) days of SOLitude's receipt of Customer's written notice, Customer may terminate this Agreement, in whole or in part, for cause. The Company, in case of such default, shall be entitled to receive payment only for work completed prior to said default, so long as the total paid hereunder does not exceed the contract sum. Either party may terminate this Agreement immediately if the other party becomes the subject of a petition in bankruptcy or any other proceeding relating to insolvency, receivership, liquidation or assignment for the benefit of creditors.

8. INSURANCE. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. A certificate of insurance will be issued to Customer, upon request.

9. INDEMNIFICATION; LIMITATION OF LIABILITY. THE CUSTOMER AGREES THAT THE WORK PROVIDED UNDER THIS AGREEMENT IS NOT TO BE CONSTRUED AS INSURANCE, OR AS A COVENANT, GUARANTEE, WARRANTY, OR PROMISE OF ANY KIND THAT THE CUSTOMER IS IN COMPLIANCE WITH ANY LEGAL GUIDELINES OR REQUIREMENTS. COMPANY DISCLAIMS ANY LIABILITY OR RESPONSIBILITY REGARDING THE PRACTICES AND OPERATIONS OF THE CUSTOMER, AND BEARS NO RESPONSIBILITY OR LIABILITY FOR WHETHER THE CUSTOMER CARRIES OUT THE RECOMMENDATIONS MADE BY COMPANY AND IN NO EVENT WILL COMPANY BE LIABLE FOR CONSEQUENTIAL, INDIRECT, OR ECONOMIC DAMAGES. THE CUSTOMER SHALL INDEMNIFY AND HOLD COMPANY HARMLESS FROM AND AGAINST ALL CLAIMS, DEMANDS, LIABILITIES, OBLIGATIONS, AND ATTORNEYS' FEES OR COSTS BROUGHT BY ANY THIRD PARTIES, ARISING OUT OF OR RELATED TO THIS AGREEMENT OR BY FAILURE OF THE CUSTOMER TO ACT IN ACCORDANCE WITH ANY LEGAL REQUIREMENTS IN CONNECTION WITH THE SERVICES DESCRIBED IN SCHEDULE A. COMPANY SHALL NOT BE LIABLE FOR ANY DELAY IN PERFORMING THE SERVICES, NOR LIABLE FOR ANY FAILURE TO PROVIDE THE SERVICES, DUE TO ANY CAUSE BEYOND ITS REASONABLE CONTROL. COMPANY WILL BE RESPONSIBLE FOR ONLY THOSE DAMAGES, CLAIMS, CAUSES OF ACTION, INJURIES, OR LEGAL COSTS CAUSED BY ITS OWN DIRECT NEGLIGENCE OR MISCONDUCT, BUT THEN ONLY TO AN AMOUNT NOT TO EXCEED THE ANNUAL FEES CHARGED UNDER THE AGREEMENT.



10. CONFIDENTIAL INFORMATION. "Confidential Information" means any information disclosed by one party ("Discloser") to the other party ("Recipient"), either directly or indirectly, in writing, orally, or by inspection of tangible objects, other than information that the Recipient can establish (i) was publicly known and made generally available in the public domain prior to the time of disclosure; (ii) becomes publicly known and made generally available after disclosure other than through Recipient's action or inaction; or (iii) is in Recipient's possession, without confidentiality restrictions, at the time of disclosure by Discloser as shown by Recipient's files and records immediately prior to the time of disclosure. Recipient shall not at any time (a) disclose, sell, license, transfer, or otherwise make available to any person or entity any Confidential Information, or (b) use, reproduce, or otherwise copy any Confidential Information, except as necessary in connection with the purpose for which such Confidential Information is disclosed to Recipient or as required by applicable law. Recipient agrees to take all reasonable measures to protect the secrecy of and avoid disclosure and unauthorized use of the Confidential Information. All Confidential Information shall at all times remain the property of Discloser, and all documents, electronic media, and other tangible items containing or relating to any Confidential Information shall be delivered to Discloser immediately upon the request of Discloser.

Notwithstanding the foregoing, if Recipient is required by law, regulation, subpoena, government order, regulatory agency order, judicial order, or other court order to disclose any Confidential Information, Recipient shall give the Disclosing Party timely and lawful written notice of such a requirement prior to such disclosure, and shall reasonably and lawfully cooperate with the Disclosing Party to seek a protective order, confidential treatment, or other appropriate measures for such Confidential Information.

11. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

12. RIGHT TO SUBCONTRACT. The Company, in its sole discretion, may subcontract or delegate to an affiliate or third party any of its duties and obligations hereunder.

13. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

14. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

15. E-VERIFY. SOLitude utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

16. GOVERNING LAW. Except for the Mandatory Arbitration Clause in Section 17 of this Agreement, which is governed by and construed in accordance with the Federal Arbitration Act, this Agreement shall be governed by, and construed in accordance with, the laws of the state in which the Services are performed.



17. MANDATORY ARBITRATION. Any claim, dispute or controversy, regarding any contract, tort, statute, or otherwise ("Claim"), arising out of or relating to this Agreement or the relationships among the parties hereto shall be resolved by one arbitrator through binding arbitration administered by the American Arbitration Association ("AAA"), under the AAA Commercial or Consumer, as applicable, Rules in effect at the time the Claim is filed ("AAA Rules"). Copies of the AAA Rules and forms can be located at www.adr.org, or by calling 1-800-778-7879. The arbitrator's decision shall be final, binding, and non-appealable. Judgment upon the award may be entered and enforced in any court having jurisdiction. This clause is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act. Neither party shall sue the other party other than as provided herein or for enforcement of this clause or of the arbitrator's award; any such suit may be brought only in Federal District Court for the District in which the services were performed or, if any such court lacks jurisdiction, in any state court that has jurisdiction. The arbitrator, and not any federal, state, or local court, shall have exclusive authority to resolve any dispute relating to the interpretation, applicability, unconscionability, arbitrability, enforceability or formation of this Agreement including any claim that all or any part of the Agreement is void or voidable. Venue for arbitration hereunder shall be within the state where the customer's property, that is the subject of the services provided, is located.

18. ASSIGNMENT. The Company may assign this Agreement to a related or affiliated entity upon written notice to the Customer.

19. NOTICES. All notices, requests, consents, claims, demands, waivers and other communications hereunder shall be in writing and shall be directed to the individuals and addresses listed in the signature block. Notices sent in accordance with this Section shall be deemed effectively given: (a) when received, if delivered by hand (with written confirmation of receipt); (b) when received, if sent by a nationally recognized overnight courier (receipt requested); or (c) on the third (3rd) business day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid.

20. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that may result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude. Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The Customer is responsible for notifying SOLitude in advance of the contract signing and the start of the Agreement if they utilize any of the water in their lakes or ponds for irrigation purposes. The Customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the Customer for irrigation without the consent or knowledge of SOLitude. Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes, lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the Customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The Customer also understands and accepts that similar risks would remain even if no work was performed. The Customer



agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.

21. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

22. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

23. SEVERABILITY. If any part of this Agreement is held to be invalid or unenforceable for any reason, the remaining Terms and Conditions of this Agreement shall remain in full force and effect.

By signing below, the parties agree to be bound by the terms and conditions of this Agreement and any accompanying schedules as of the Effective Date.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

ROLLING OAKS CDD

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

**SOLitude Lake Management, LLC
1320 Brookwood Drive Suite H
Little Rock AR 72202**

Customer's Address for Notice Purposes:

Please Mail All Notices and Agreements to:

**SOLitude Lake Management, LLC
1253 Jensen Drive, Suite 103
Virginia Beach, VA 23451**



SCHEDULE A – SCOPE OF SERVICES

A SOLitude Aquatic Specialist will visit the site and inspect the lakes one time per month.

MidgeFly Control Services:

1. **As necessary**, biological larvicides will be applied to the lake(s) when midge larvae are identified.
2. This insect biological larvicide has no effect on midges that have reached the pupa state prior to treatments. As midges can travel some distances and are attracted to light, we suggest reducing problems around homes and inhabited locations by turning off outside lighting if possible.
3. Company can not guarantee the certainty of the midge locations but can reduce the outbreaks, although cannot guarantee full control of the midges.

Service Reporting:

1. Customer will be provided with a service report detailing all of the work performed as part of this Agreement after each visit.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this Agreement will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.



SCHEDULE B – PRICING SCHEDULE

Total Price: **\$14,980.44**

Invoice Amount: **\$1,248.37**

Invoice Frequency: **Monthly**

SECTION VI

SECTION C

SECTION i

Rolling Oaks Community Development District

Summary of Check Register

September 16, 2025 to October 14, 2025

Fund	Date	Check No.'s	Amount
General Fund - Truist			
	9/19/25	723	\$ 7,543.55
	9/24/25	724-725	\$ 16,393.81
	10/1/25	726-729	\$ 2,351.66
	10/13/25	730-731	\$ 6,231.80
		Total:	<u>\$ 32,520.82</u>
General Fund - Autopay			
	10/13/25	80000-80007	\$ 2,446.71
		Total:	<u>\$ 2,446.71</u>
Supervisor Fees			
	<u>September 2025 Meeting</u>		
	Cora Difiore	50351	\$ 184.70
	Jared E Bouskill	50352	\$ 184.70
	John F Chiste	50353	\$ 184.70
	Penny A Lozano	50354	\$ 184.70
	Peter C Brown	50355	\$ 184.70
		Total:	<u>\$ 923.50</u>
Total Amount			\$ 35,891.03

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
9/19/25	00001	9/01/25 170	202509 320-53800-34000		*	1,950.00	
		FIELD MANAGEMENT-SEP25					
		9/01/25 171	202509 310-51300-34000		*	3,541.67	
		MANAGEMENT FEES-SEP25					
		9/01/25 171	202509 310-51300-35200		*	65.08	
		WEBSITE ADMIN-SEP25					
		9/01/25 171	202509 310-51300-35100		*	109.42	
		INFORMATION TECH-SEP25					
		9/01/25 171	202509 310-51300-31300		*	700.00	
		DISSEMINATION SVCS-SEP25					
		9/01/25 171	202509 310-51300-51000		*	.39	
		OFFICE SUPPLIES-SEP25					
		9/01/25 171	202509 310-51300-42000		*	42.99	
		POSTAGE-SEP25					
		9/01/25 171	202509 310-51300-49300		*	378.00	
		EMBASSY MEET ROOM-JAN25					
		9/01/25 171	202509 310-51300-49300		*	378.00	
		EMBASSY MEET ROOM-FEB25					
		9/01/25 171	202509 310-51300-49300		*	378.00	
		EMBASSY MEET ROOM-JUL25					
			GOVERNMENTAL MANAGEMENT SERVICES-CF				7,543.55 000723
9/24/25	00005	9/19/25 29757	202509 300-15500-10000		*	15,077.00	
		FY26 INSURANCE POLICY					
			EGIS INSURANCE ADVISORS LLC				15,077.00 000724
9/24/25	00001	8/31/25 172	202508 320-53800-48000		*	1,316.81	
		RPLC SIGN POST/FENCE PND3					
			GOVERNMENTAL MANAGEMENT SERVICES-CF				1,316.81 000725
10/01/25	00049	6/25/25 265-1467	202506 320-53800-49000		*	1,762.61	
		ALUMINUM W/ REFLECT VINYL					
		6/25/25 265-1471	202506 320-53800-49000		*	253.59	
		3MM DIBOND SIGNS					
			CLARK CRAIG ENTERPRISES CORP				2,016.20 000726
10/01/25	00027	9/25/25 12267	202509 310-51300-49300		*	141.79	
		MEETING ROOM RENTAL-SEP25					
			HORIZON HOTEL OWNER DBA				141.79 000727
10/01/25	00023	9/03/25 DB1F5EDA	202509 310-51300-48000		*	93.67	
		NOT OF MEET DATES-9/11/25					
			OSCEOLA NEWS GAZETTE				93.67 000728
10/01/25	00003	9/26/25 27197	202508 310-51300-31500		*	100.00	
		ATTORNEY SVCS-AUG25					
			STRALEY ROBIN VERICKER				100.00 000729
			ROAK ROLLING OAKS BOH				

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
10/13/25	00001	7/31/25 166	202507 320-53800-49000	SIDEWALK/LIGHTBULB/DEBRIS	*	4,079.48	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			4,079.48 000730
10/13/25	00019	8/01/25 PSI18941	202508 320-53800-47000	MID LAKE MAINT-AUG25	*	2,152.32	
				SOLITUDE LAKE MANAGEMENT LLC DBA			2,152.32 000731
TOTAL FOR BANK A						32,520.82	

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
10/13/25	00024	9/04/25 9101 474 202508 320-53800-43200 0 FINS UP CIR LITE2-AUG25		DUKE ENERGY	*	859.14	859.14 080000
10/13/25	00024	9/10/25 9100 843 202508 320-53800-43000 3190 MARGARITAVILLE-AUG25		DUKE ENERGY	*	119.86	119.86 080001
10/13/25	00024	9/10/25 9100 843 202508 320-53800-43000 81411 FINS UP CIR-AUG25		DUKE ENERGY	*	66.62	66.62 080002
10/13/25	00024	9/10/25 9100 843 202508 320-53800-43000 29891 MACAW ST-AUG25		DUKE ENERGY	*	202.10	202.10 080003
10/13/25	00024	9/10/25 9101 508 202508 320-53800-43200 000 FINS UP CIRC-AUG25		DUKE ENERGY	*	711.45	711.45 080004
10/13/25	00024	9/11/25 9100 843 202508 320-53800-43000 30501 PARROT HEAD-AUG25		DUKE ENERGY	*	56.24	56.24 080005
10/13/25	00024	9/11/25 9100 843 202508 320-53800-43000 80871 SURF ST-AUG25		DUKE ENERGY	*	403.73	403.73 080006
10/13/25	00050	9/05/25 00267220 202508 320-53800-43100 3200 INSPRIATION DR-AUG25		TOHO WATER AUTHORITY	*	27.57	27.57 080007
TOTAL FOR BANK Z						2,446.71	
TOTAL FOR REGISTER						34,967.53	

SECTION ii

Rolling Oaks
Community Development District

Unaudited Financial Reporting
September 30, 2025



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Rolling Oaks
Community Development District
Combined Balance Sheet
September 30, 2025

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Operating Account - Suntrust	\$ 92,687	\$ -	\$ -	\$ 92,687
Prepaid Expense	\$ 15,077	\$ -	\$ -	\$ 15,077
Investments				
<u>Series 2016</u>				
Reserve	\$ -	\$ 560,849	\$ -	\$ 560,849
Revenue	\$ -	\$ 1,181,146	\$ -	\$ 1,181,146
Principal	\$ -	\$ 262	\$ -	\$ 262
Interest	\$ -	\$ 99	\$ -	\$ 99
Sinking Fund	\$ -	\$ 301	\$ -	\$ 301
Prepayment	\$ -	\$ 2,049	\$ -	\$ 2,049
<u>Series 2018</u>				
Reserve	\$ -	\$ 899,831	\$ -	\$ 899,831
Revenue	\$ -	\$ 864,856	\$ -	\$ 864,856
Interest	\$ -	\$ 79	\$ -	\$ 79
Principal	\$ -	\$ 563	\$ -	\$ 563
Prepayment	\$ -	\$ 551	\$ -	\$ 551
Sinking Fund	\$ -	\$ 216	\$ -	\$ 216
Construction	\$ -	\$ -	\$ 2,688	\$ 2,688
<u>Series 2022</u>				
Reserve	\$ -	\$ 576,163	\$ -	\$ 576,163
Revenue	\$ -	\$ 352,322	\$ -	\$ 352,322
Interest	\$ -	\$ 58	\$ -	\$ 58
Sinking Fund	\$ -	\$ 24	\$ -	\$ 24
Construction	\$ -	\$ -	\$ 1,268	\$ 1,268
Total Assets	\$ 107,764	\$ 4,439,368	\$ 3,956	\$ 4,551,089
Liabilities:				
Accounts Payable	\$ 11,030	\$ -	\$ -	\$ 11,030
Total Liabilities	\$ 11,030	\$ -	\$ -	\$ 11,030
Fund Balances:				
Unassigned	\$ 96,734	\$ -	\$ -	\$ 96,734
Assigned for Debt Service 2016	\$ -	\$ 1,744,705	\$ -	\$ 1,744,705
Assigned for Debt Service 2018	\$ -	\$ 1,766,096	\$ -	\$ 1,766,096
Assigned for Debt Service 2022	\$ -	\$ 928,567	\$ -	\$ 928,567
Assigned for Capital Projects 2018	\$ -	\$ -	\$ 2,688	\$ 2,688
Assigned for Capital Projects 2022	\$ -	\$ -	\$ 1,268	\$ 1,268
Total Fund Balances	\$ 96,734	\$ 4,439,368	\$ 3,956	\$ 4,540,058
Total Liabilities & Fund Balance	\$ 107,764	\$ 4,439,368	\$ 3,956	\$ 4,551,089

Rolling Oaks
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	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	\$ 201,431	\$ -	\$ (201,431)
Total Revenues	\$ 1,014,562	\$ 1,014,562	\$ 822,298	\$ (192,265)
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 12,000	\$ 5,800	\$ 6,200
FICA Expense	\$ 918	\$ 918	\$ 444	\$ 474
Engineering	\$ 10,000	\$ 10,000	\$ 925	\$ 9,075
Attorney	\$ 15,000	\$ 15,000	\$ 13,593	\$ 1,408
Arbitrage	\$ 1,350	\$ 1,350	\$ 1,350	\$ -
Dissemination	\$ 8,400	\$ 8,400	\$ 8,400	\$ -
Assessment Administration	\$ 10,500	\$ 10,500	\$ 10,500	\$ -
Annual Audit	\$ 3,450	\$ 3,450	\$ 3,450	\$ -
Trustee Fees	\$ 11,041	\$ 11,041	\$ 7,000	\$ 4,041
Management Fees	\$ 42,500	\$ 42,500	\$ 42,500	\$ -
Information Technology	\$ 1,313	\$ 1,313	\$ 1,313	\$ -
Website Maintenance	\$ 781	\$ 781	\$ 781	\$ -
Telephone	\$ 100	\$ 100	\$ -	\$ 100
Postage	\$ 800	\$ 800	\$ 1,875	\$ (1,075)
Insurance	\$ 7,839	\$ 7,839	\$ 7,624	\$ 215
Printing & Binding	\$ 800	\$ 800	\$ 6	\$ 794
Legal Advertising	\$ 2,000	\$ 2,000	\$ 1,383	\$ 617
Other Current Charges	\$ 2,000	\$ 2,000	\$ 483	\$ 1,517
Office Supplies	\$ 130	\$ 130	\$ 2	\$ 128
Property Appraiser Fee	\$ 350	\$ 350	\$ 316	\$ 34
Property Taxes	\$ 80	\$ 80	\$ 7	\$ 73
Meeting Room	\$ 1,701	\$ 1,701	\$ 2,006	\$ (304)
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 133,228	\$ 133,228	\$ 109,932	\$ 23,296

Rolling Oaks
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
<u>Operations and Maintenance Expenses</u>				
<i><u>Field Operations</u></i>				
Field Management	\$ -	\$ -	\$ 23,400	\$ (23,400)
Property Insurance	\$ 13,603	\$ 13,603	\$ 7,282	\$ 6,321
Electric	\$ 16,614	\$ 16,614	\$ 11,318	\$ 5,296
Streetlights	\$ 229,217	\$ 229,217	\$ 165,078	\$ 64,139
Utility-Water and Sewer	\$ 172,192	\$ 172,192	\$ 148,526	\$ 23,667
Landscape Maintenance	\$ 263,900	\$ 263,900	\$ 263,900	\$ (0)
Landscape Enhancements	\$ 50,000	\$ 50,000	\$ 126,029	\$ (76,029)
Landscape Irrigation	\$ 10,000	\$ 10,000	\$ 3,472	\$ 6,528
Mulch	\$ 59,000	\$ 59,000	\$ 48,800	\$ 10,200
Lake Maintenance	\$ 46,807	\$ 46,807	\$ 46,807	\$ 0
Pressure Washing	\$ 10,000	\$ 10,000	\$ 2,486	\$ 7,514
Contingency	\$ 10,000	\$ 10,000	\$ 15,122	\$ (5,122)
Total Operations and Maintenance:	\$ 881,334	\$ 881,334	\$ 862,221	\$ 19,113
Total Expenditures	\$ 1,014,562	\$ 1,014,562	\$ 972,153	\$ 42,410
Excess Revenues (Expenditures)	\$ (0)		\$ (149,855)	
Fund Balance - Beginning	\$ -		\$ 246,589	
Fund Balance - Ending	\$ (0)		\$ 96,734	

Rolling Oaks
Community Development District
Debt Service Fund - Series 2016
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
Revenues				
Assessments - Tax Roll	\$ 1,120,501	\$ 1,120,501	\$ 1,136,366	\$ 15,865
Interest	\$ 50,000	\$ 50,000	\$ 85,214	\$ 35,214
Total Revenues	\$ 1,170,501	\$ 1,170,501	\$ 1,221,580	\$ 51,079
Expenditures:				
Interest - 11/01	\$ 415,934	\$ 415,934	\$ 415,206	\$ 728
Principal - 11/01	\$ 290,000	\$ 290,000	\$ 290,000	\$ -
Special Call - 11/01	\$ -	\$ -	\$ 30,000	\$ (30,000)
Interest - 05/01	\$ 408,322	\$ 408,322	\$ 406,700	\$ 1,622
Total Expenditures	\$ 1,114,256	\$ 1,114,256	\$ 1,141,906	\$ (27,650)
Other Financing Sources/(Uses)				
Transfer In/Out	\$ -	\$ -	\$ (571,079)	\$ (571,079)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (571,079)	\$ (571,079)
Excess Revenues (Expenditures)	\$ 56,245		\$ (491,405)	
Fund Balance - Beginning	\$ 1,081,453		\$ 2,236,109	
Fund Balance - Ending	\$ 1,137,698		\$ 1,744,705	

Rolling Oaks
Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
Revenues				
Assessments	\$ 897,697	\$ 897,697	\$ 910,408	\$ 12,710
Interest	\$ 20,000	\$ 20,000	\$ 70,226	\$ 50,226
Total Revenues	\$ 917,697	\$ 917,697	\$ 980,633	\$ 62,936
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		\$ 93,002	
Fund Balance - Beginning	\$ 750,615		\$ 1,673,094	
Fund Balance - Ending	\$ 785,806		\$ 1,766,096	

Rolling Oaks
Community Development District
Debt Service Fund - Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
Revenues				
Assessments - Direct	\$ 576,163	\$ 576,163	\$ 576,161	\$ (2)
Interest	\$ 10,000	\$ 10,000	\$ 33,795	\$ 23,795
Total Revenues	\$ 586,163	\$ 586,163	\$ 609,956	\$ 23,793
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		\$ 35,525	
Fund Balance - Beginning	\$ 309,245		\$ 893,043	
Fund Balance - Ending	\$ 320,977		\$ 928,567	

Rolling Oaks
Community Development District
Capital Projects Fund - Series 2016
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ 4,146	\$ 4,146
Total Revenues	\$ -	\$ -	\$ 4,146	\$ 4,146
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ 581,957	\$ (581,957)
Total Expenditures	\$ -	\$ -	\$ 581,957	\$ (581,957)
<u>Other Financing Sources/(Uses)</u>				
Transfer In/Out	\$ -	\$ -	\$ 571,079	\$ 571,079
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 571,079	\$ 571,079
Excess Revenues (Expenditures)	\$ -	\$ -	\$ (6,732)	
Fund Balance - Beginning	\$ -	\$ -	\$ 6,732	
Fund Balance - Ending	\$ -	\$ -	\$ 0	

Rolling Oaks
Community Development District
Capital Projects Fund - Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ 115	\$ 115
Total Revenues	\$ -	\$ -	\$ 115	\$ 115
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
<u>Other Financing Sources/(Uses)</u>				
Transfer In/Out	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -	\$ -	\$ 115	
Fund Balance - Beginning	\$ -	\$ -	\$ 2,573	
Fund Balance - Ending	\$ -	\$ -	\$ 2,688	

Rolling Oaks
Community Development District
Capital Projects Fund - Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ 54	\$ 54
Total Revenues	\$ -	\$ -	\$ 54	\$ 54
<u>Expenditures:</u>				
Capital Outlay - Construction	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -	\$ -	\$ 54	
Fund Balance - Beginning	\$ -	\$ -	\$ 1,214	
Fund Balance - Ending	\$ -	\$ -	\$ 1,268	

Rolling Oaks
Community Development District
Month to Month

	Oct	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:													
<u>General & Administrative:</u>													
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	\$ 100	\$ -	\$ 13,593
Arbitrage	\$ -	\$ 1,350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,350
Dissemination	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ 8,400
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	\$ 3,542	\$ 42,500
Information Technology	\$ 109	\$ 109	\$ 109	\$ 109	\$ 109	\$ 109	\$ 109	\$ 109	\$ 109	\$ 109	\$ 109	\$ 109	\$ 1,313
Website Maintenance	\$ 65	\$ 65	\$ 65	\$ 65	\$ 65	\$ 65	\$ 65	\$ 65	\$ 65	\$ 65	\$ 65	\$ 65	\$ 781
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 50	\$ 2	\$ 49	\$ 27	\$ 82	\$ 114	\$ 72	\$ 46	\$ 51	\$ 1,238	\$ 100	\$ 43	\$ 1,875
Insurance	\$ 7,624	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,624
Printing & Binding	\$ -	\$ -	\$ 0	\$ -	\$ -	\$ 6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6
Legal Advertising	\$ 304	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 788	\$ 197	\$ -	\$ 94	\$ 1,383
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	\$ 0	\$ 2
Property Appraiser Fee	\$ -	\$ -	\$ -	\$ 316	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 316
Property Taxes	\$ -	\$ 7	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7
Meeting Room	\$ -	\$ 142	\$ 135	\$ -	\$ -	\$ -	\$ 200	\$ -	\$ -	\$ -	\$ 252	\$ 1,276	\$ 2,006
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	\$ 6,015	\$ 5,829	\$ 109,932

Rolling Oaks
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<u>Operations and Maintenance Expenses</u>													
<i>Field Operations</i>													
Field Management	\$ 1,950	\$ 1,950	\$ 1,950	\$ 1,950	\$ 1,950	\$ 1,950	\$ 1,950	\$ 1,950	\$ 1,950	\$ 1,950	\$ 1,950	\$ 1,950	\$ 23,400
Property Insurance	\$ 7,282	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,282
Utility - Electric	\$ 639	\$ 684	\$ 974	\$ 909	\$ 921	\$ 749	\$ 899	\$ 914	\$ 1,063	\$ 1,110	\$ 1,652	\$ 803	\$ 11,318
Streetlights	\$ 13,616	\$ 13,616	\$ 13,616	\$ 9,838	\$ 15,652	\$ 14,211	\$ 14,240	\$ 13,623	\$ 13,623	\$ 14,224	\$ 15,194	\$ 13,625	\$ 165,078
Utility - Water & Sewer	\$ 15,636	\$ 12,353	\$ 8,386	\$ 18,113	\$ 11,420	\$ 12,168	\$ 12,917	\$ 11,785	\$ 12,812	\$ 12,365	\$ 11,308	\$ 9,262	\$ 148,526
Landscape Maintenance	\$ 21,992	\$ 21,992	\$ 21,992	\$ 21,992	\$ 21,992	\$ 21,992	\$ 21,992	\$ 21,992	\$ 21,992	\$ 21,992	\$ 21,992	\$ 21,992	\$ 263,900
Landscape Enhancements	\$ -	\$ 2,055	\$ -	\$ -	\$ -	\$ -	\$ 59,679	\$ -	\$ 64,295	\$ -	\$ -	\$ -	\$ 126,029
Landscape Irrigation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,096	\$ -	\$ 772	\$ -	\$ 1,604	\$ -	\$ 3,472
Mulch	\$ -	\$ -	\$ -	\$ 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	\$ 3,353	\$ 3,353	\$ 46,807
Pressure Washing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,486	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,486
Contingency	\$ 2,071	\$ -	\$ 3,006	\$ 920	\$ 280	\$ 1,039	\$ 394	\$ -	\$ 2,016	\$ 4,079	\$ 1,317	\$ -	\$ 15,122
Total Operations and Maintenance Expenses	\$ 68,515	\$ 56,003	\$ 53,276	\$ 107,185	\$ 55,567	\$ 57,947	\$ 118,496	\$ 53,617	\$ 121,876	\$ 60,385	\$ 58,370	\$ 50,985	\$ 862,221
Total Expenditures	\$ 102,152	\$ 63,159	\$ 58,035	\$ 112,653	\$ 60,765	\$ 66,157	\$ 125,486	\$ 61,104	\$ 128,897	\$ 72,548	\$ 64,384	\$ 56,814	\$ 972,153
Excess Revenues (Expenditures)	\$ (102,152)	\$ (6,790)	\$ 335,256	\$ (15,800)	\$ (44,198)	\$ 43,837	\$ (71,088)	\$ (46,566)	\$ (90,079)	\$ (31,078)	\$ (64,384)	\$ (56,814)	\$ (149,855)

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 Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	Debt Service Series 2022	Amt Received General Fund	Amt Received 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

Rolling Oaks

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	\$560,849	
BONDS OUTSTANDING - 12/15/16		\$15,640,000
LESS: PRINCIPAL PAYMENT 11/1/18		(\$220,000)
LESS: PRINCIPAL PAYMENT 11/1/19		(\$230,000)
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)
LESS: PRINCIPAL PAYMENT 11/1/24		(\$290,000)
LESS: SPECIAL CALL 11/1/24		(\$30,000)
CURRENT BONDS OUTSTANDING		\$13,810,000

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	\$899,831	
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	\$576,163	
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

Rolling Oaks
Community Development District

Special Assessment Bonds, Series 2016

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2025				
7/31/25	5	Rolling Oaks Splendid LLC	Construction of Facilities	\$ 581,956.58
TOTAL				\$ 581,956.58
Fiscal Year 2025				
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
9/1/25		Interest		\$ 3.11
9/1/25		Transfer Out		\$ (875.20)
TOTAL				\$ 575,224.30
Acquisition/Construction Fund at 09/30/2024				\$ 6,732.28
Interest Earned and Transfer In thru 09/30/25				\$ 575,224.30
Requisitions Paid thru 09/30/25				\$ (581,956.58)
Remaining Acquisition/Construction Fund				\$ (0.00)

Rolling Oaks
Community Development District
Special Assessment Bonds, Series 2018

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2025				
TOTAL				\$ -
Fiscal Year 2025				
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
9/1/25		Interest		\$ 9.56
TOTAL				\$ 114.94
Acquisition/Construction Fund at 09/30/24				\$ 2,573.01
Interest Earned and Transfer In thru 09/30/25				\$ 114.94
Requisitions Paid thru 09/30/25				\$ -
Remaining Acquisition/Construction Fund				\$ 2,687.95

Rolling Oaks
Community Development District
Special Assessment Bonds, Series 2022

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2025				
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
9/1/25		Interest		\$ 4.51
TOTAL				\$ 54.24
Acquisition/Construction Fund at 09/30/2024				\$ 1,214.05
Interest Earned and Transfer In thru 09/30/25				\$ 54.24
Requisitions Paid thru 09/30/25				\$ -
Remaining Acquisition/Construction Fund				\$ 1,268.29

SECTION D

Rolling Oaks CDD

Field Management Report



October 23rd, 2025

Ashley Hilyard

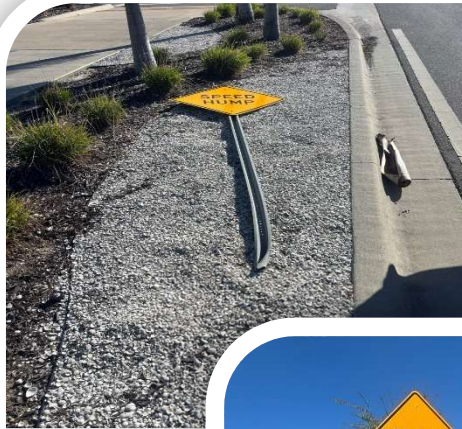
Field Manager

GMS

Completed

General Maintenance

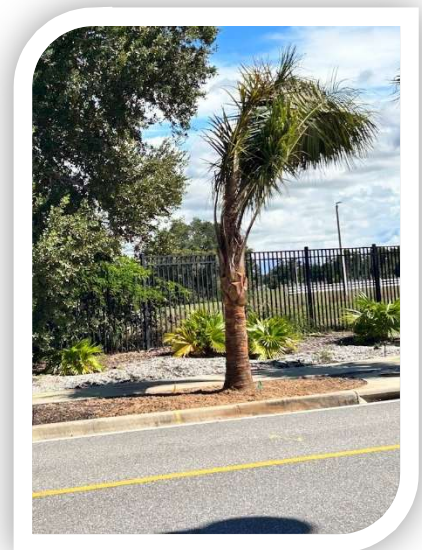
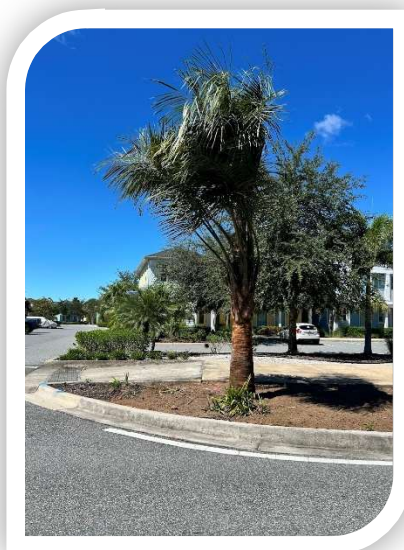
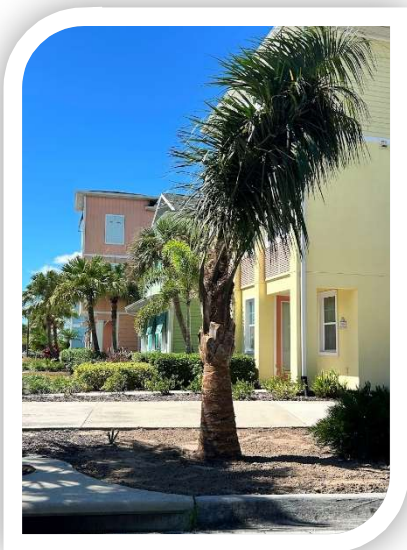
- ✚ Downed speed hump sign at Fins Up and Caribbean Soul has been reinstalled with a new post.
- ✚ Cleanup of trash and debris at all ponds has been completed.



Site Items

Landscaping Maintenance

- ✚ Landscaping continues with weekly full mowing and maintenance services.
- ✚ The landscape crew continues to monitor and address mulch & shell washouts as it occurs.
- ✚ The palm removal/replacement project has been completed.



Site Items

Aquatics

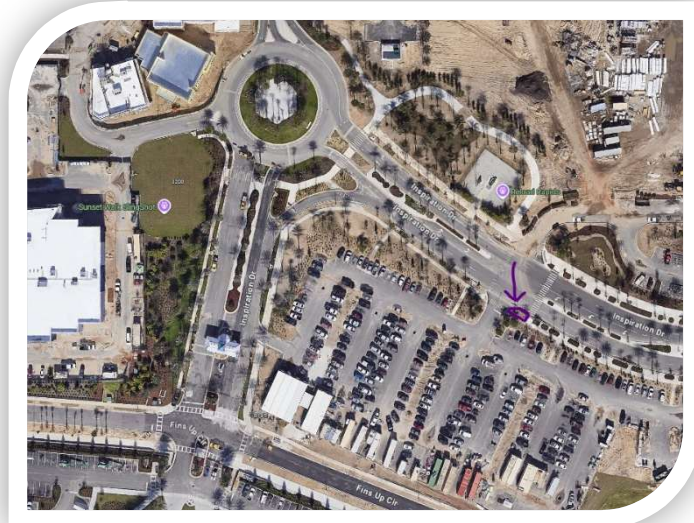
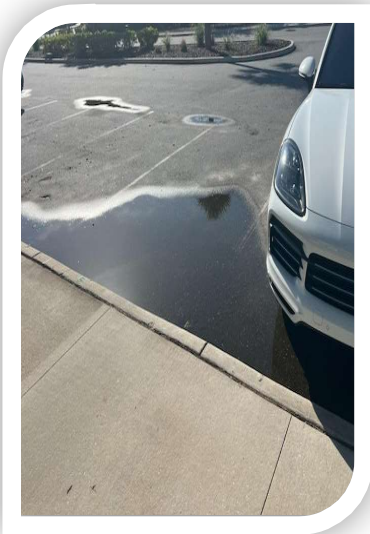
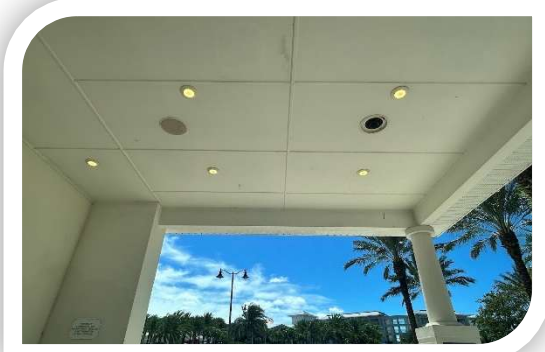
- ✚ All ponds have been treated for algae, aquatic weeds, and invasive plant species.
- ✚ Aquatics vendor continues to monitor and remove debris along pond banks.



In Progress

General Maintenance

- ✚ A speaker cover at the Inspiration guardhouse is missing. A replacement will be sourced and installed.
- ✚ The verge area surrounding the recently installed utility has no landscaping. A quote for install will be requested.
- ✚ Field staff continues to work with Engineering to determine the cause of the water ponding in front of a resident's home. The previously approved survey is pending at this time.



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