Randal Park Community
Development District

Agenda

August 15, 2025

AGENDA

Randal Park
Community Development District

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

August 8, 2025

Board of Supervisors
Randal Park Community
Development District

Dear Board Members:

The Board of Supervisors of Randal Park Community Development District will meet **Friday, August 15, 2025 at 9:30 AM at the Randal Park Clubhouse, 8730 Randal Park Blvd., Orlando, Florida 32832.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Engineer's Report
4. Approval of Minutes of the July 18, 2025 Board of Supervisors Meeting
5. Public Hearing
    A. Consideration of Resolution 2025-05 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations
    B. Consideration of Resolution 2025-06 Imposing Special Assessments and Certifying an Assessment Roll
6. Review and Discussion of Proposals for Landscape Maintenance Services
    A. Blade Runners
    B. BrightView Landscape Services
    C. Down to Earth
    D. Duval Landscape Maintenance
    E. Exclusive Landscaping Group
    F. Juniper
    G. OmegaScapes
    H. Pelor
    I. Prince & Sons
    J. Yellowstone Landscape
7. Consideration of Agreement for Use of Randal Park Clubhouse as Polling Place
8. Consideration of Fiscal Year 2026 Contract Renewals
    A. Aquatic Vegetation Maintenance Agreement with Applied Aquatic Management
    B. Pool Maintenance Agreement with Five Star Pro Services
9. District Goals and Objectives
    A. Adoption of Fiscal Year 2026 Goals and Objectives
    B. Presentation of Fiscal Year 2025 Goals and Objectives and Authorizing Chair to Execute
10. Staff Reports
    A. Attorney
    B. District Manager's Report
        1. Approval of Check Register
        2. Balance Sheet and Income Statement

3. Presentation of Series 2012 Arbitrage Rebate Calculation Report
4. Approval of the Fiscal Year 2026 Meeting Schedule

C. Field Manager's Report
1. Consideration of Proposal for Park Sod Aeration from Yellowstone Landscape

D. Amenity Report

11. Supervisor's Requests
12. Other Business
13. Next Meeting Date – September 19, 2025
14. Adjournment

The balance of the agenda will be discussed at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,



Jason M. Showe
District Manager

CC: Jan Carpenter, District Counsel
James Hoffman, District Engineer
Marcia Calleja, Amenity Manager
Alexandra Penagos, Community Manager
Darrin Mossing, GMS
Enclosures

MINUTES

MINUTES OF MEETING
RANDAL PARK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Randal Park Community Development District was held Friday, **July 18, 2025** at 9:30 a.m. at the Randal House Clubhouse, 8730 Randal Park Boulevard, Orlando, Florida.

Present and constituting a quorum were:

Stephany Cornelius	Chairperson
Katie Steuck	Vice Chairperson *by phone*
Sean Masherella	Assistant Secretary
Marcela Asquith	Assistant Secretary
Brandon Swendsen	Assistant Secretary

Also present were:

Jason Showe	District Manager
Kristin Trucco	District Counsel
Jarett Wright	Field Operations
Rob Szozda	RMS
Alexandra Panagos	CALM

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Showe called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS **Public Comment Period**

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS **Engineer's Report**

There being no comments, the next item followed.

FOURTH ORDER OF BUSINESS **Approval of the Minutes of the June 20, 2025 Audit Committee Meeting and Board of Supervisors Meeting**

Mr. Showe presented the minutes of the June 20, 2025 Board of Supervisors meeting and Audit Committee meeting and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

> On MOTION by Ms. Cornelius seconded by Mr. Masherella with all in favor the Minutes of June 20, 2025 Board meeting were approved as presented and the Minutes of the Audit Committee meeting were accepted.

FIFTH ORDER OF BUSINESS **Ratification of Auditing Services Agreement with Grau & Associates for Fiscal Year 2025**

Mr. Showe reviewed the agreement with Grau & Associates to provide auditing services for Fiscal Year 2025.

> On MOTION by Mr. Masherella seconded by Ms. Cornelius with all in favor the Engagement Letter with Grau & Associates to Perform the Fiscal Year 2025 Audit was ratified.

SIXTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

There being no comments, the next item followed.

B. Manager

i. Approval of Check Register

> On MOTION by Ms. Cornelius seconded by Mr. Masherella 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.

C. Field Manager's Report

Mr. Wright stated the RFP process for the landscaping is underway. We have 13 potential bidders and it is open if anyone else reaches out to us we provide them with a packet. We will send out an addenda Monday or Tuesday that highlights the maps a little better and gives some counts to help them get the packets together. We will present the bids at your August meeting and you can decide at the September meeting.

D. Amenity Report

1. Consideration of Proposal for Umbrella and Pool Chaise Lounge Chair

2. Consideration of Proposal for Pool Chaise Straps

Ms. Panagos reviewed the June amenity center report and presented the proposals for umbrella and pool chaise lounge chair and pool chaise straps.

On MOTION by Ms. Cornelius seconded by Mr. Masherella with all in favor Authorizing Staff to purchase two umbrellas in the amount of $194.99 each a box of strapping in the amount of $4,051.20 and were authorized to surplus 13 frames.

SEVENTH ORDER OF BUSINESS Supervisor's Requests

Mr. Masherella asked where they are on the no fishing signs?

Ms. Asquith stated also the clock for the pool.

Mr. Wright stated we ordered one but people were not happy with that model and wanted a specific model. That clock can be used anywhere.

The Board was not in favor of spending $800 for the clock and in favor of keeping the clock that was purchased.

EIGHTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS Next Meeting Date – August 15, 2025

Mr. Showe stated the next meeting will be held August 15, 2025 that is also your budget hearing.

TENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Ms. Cornelius seconded by Ms. Asquith with all in favor the meeting adjourned at 9:44 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

SECTION A

RESOLUTION 2025-05

THE ANNUAL APPROPRIATION RESOLUTION OF THE RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has submitted to the Board of Supervisors ("**Board**") of the Randal Park Community Development District (**"District"**) proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**Fiscal Year 2026**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. The Proposed Budget, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (**"Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

c. The Adopted Budget, attached hereto as **Exhibit "A",** as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Randal Park Community Development District for the Fiscal Year Ending September 30, 2026."

d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District for Fiscal Year 2026, the sum of **$**_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	**$**_____
TOTAL CAPITAL RESERVE FUND	**$**_____
TOTAL DEBT SERVICE FUND – SERIES 2012	**$**_____
TOTAL DEBT SERVICE FUND – SERIES 2015	**$**_____
TOTAL DEBT SERVICE FUND – SERIES 2018	**$**_____
TOTAL ALL FUNDS	**$**_____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026 or within 60 days following the end of the Fiscal Year 2026 may amend its Adopted Budget for that fiscal year as follows:

a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed $10,000 or 10% of the original appropriation.

c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 15th DAY OF August, 2025.

ATTEST:

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson, Board of Supervisors

Exhibit A: Adopted Budget

Exhibit A

Randal Park

Community Development District

Proposed Budget

FY 2026

Randal Park
Assessments Schedule - FY2025

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Randal Park
Community Development District
Proposed Budget
General Fund

Description	Adopted FY2025 Budget	Actual Thru 7/31/25	Projected Next 2 Months	Projected Thru 9/30/25	Proposed FY2026 Budget
Revenues					
Special Assessments	$ 1,151,680	$ 1,138,370	$ 13,310	$ 1,151,680	$ 1,151,680
Colonial Properties Contribution	$ 55,607	$ 47,732	$ 9,700	$ 57,432	$ 57,051
Interest Income	$ -	$ 11,448	$ 2,290	$ 13,738	$ 1,922
Miscellaneous Revenue	$ 1,000	$ 2,210	$ 442	$ 2,652	$ 1,000
Activities	$ 5,000	$ 2,590	$ 240	$ 2,830	$ 5,000
Rentals	$ 9,000	$ 13,510	$ 2,702	$ 16,212	$ 9,000
Carry Forward Surplus	$ -	$ 665,210	$ -	$ 665,210	$ 42,228
Total Revenues	**$ 1,222,287**	**$ 1,881,070**	**$ 28,684**	**$ 1,909,754**	**$ 1,267,881**
Expenditures					
Administrative					
Supervisor Fees	$ 12,000	$ 9,200	$ 2,000	$ 11,200	$ 12,000
FICA Expense	$ 918	$ 704	$ 153	$ 857	$ 918
Annual Audit	$ 4,600	$ 4,700	$ -	$ 4,700	$ 4,700
Trustee Fees	$ 12,500	$ 11,000	$ 1,500	$ 12,500	$ 13,750
Dissemination Agent	$ 11,025	$ 9,188	$ 1,531	$ 10,719	$ 11,356
Arbitrage	$ 1,800	$ 1,200	$ 600	$ 1,800	$ 1,800
Engineering	$ 10,000	$ 120	$ 1,667	$ 1,787	$ 10,000
Attorney	$ 20,000	$ 10,005	$ 5,000	$ 15,005	$ 20,000
Assessment Administration	$ 5,565	$ 5,565	$ -	$ 5,565	$ 5,732
Management Fees	$ 50,004	$ 41,670	$ 8,334	$ 50,004	$ 51,504
Information Technology	$ 2,004	$ 1,670	$ 334	$ 2,004	$ 2,064
Website Maintenance	$ 1,336	$ 1,113	$ 223	$ 1,336	$ 1,376
Telephone	$ 100	$ -	$ 17	$ 17	$ 100
Postage	$ 1,000	$ 968	$ 32	$ 1,000	$ 1,000
Insurance	$ 8,094	$ 8,977	$ -	$ 8,977	$ 10,207
Printing & Binding	$ 1,500	$ 229	$ 250	$ 479	$ 1,500
Legal Advertising	$ 2,250	$ 1,755	$ 1,300	$ 3,055	$ 2,250
Other Current Charges	$ 1,500	$ 523	$ 110	$ 633	$ 1,500
Office Supplies	$ 200	$ 8	$ 10	$ 18	$ 200
Property Appraiser	$ 800	$ -	$ -	$ -	$ 800
Property Taxes	$ 300	$ 325	$ -	$ 325	$ 300
Dues, Licenses & Subscriptions	$ 175	$ 175	$ -	$ 175	$ 175
Total Administrative	**$ 147,671**	**$ 109,095**	**$ 23,061**	**$ 132,155**	**$ 153,232**
Maintenance					
Contract Services:					
Field Management	$ 20,933	$ 17,444	$ 3,489	$ 20,933	$ 21,561
Mitigation Monitoring	$ 19,200	$ 14,400	$ 4,800	$ 19,200	$ 19,200
Landscape Maintenance	$ 330,404	$ 243,083	$ 81,028	$ 324,111	$ 360,000
Lake Maintenance	$ 11,640	$ 8,487	$ 2,829	$ 11,316	$ 11,882
Security Patrol	$ 41,250	$ 32,540	$ 8,000	$ 40,540	$ 41,250
Repairs & Maintenance					
Facility Maintenance	$ 34,031	$ 29,588	$ 5,672	$ 35,260	$ 43,264
Repairs & Maintenance	$ 30,000	$ 11,705	$ 18,295	$ 30,000	$ 30,000
Operating Supplies	$ 9,800	$ 6,612	$ 1,633	$ 8,246	$ 8,000
Landscape Replacement	$ 15,000	$ 24,797	$ -	$ 24,797	$ 15,000
Irrigation Repairs	$ 10,000	$ 4,044	$ 5,956	$ 10,000	$ 10,000
Fountain Repairs	$ 3,000	$ 772	$ 2,228	$ 3,000	$ 3,000
Pressure Washing	$ 9,000	$ 9,000	$ -	$ 9,000	$ 9,000
Subtotal Maintenance	**$ 534,259**	**$ 402,474**	**$ 133,929**	**$ 536,403**	**$ 572,157**

Randal Park
Community Development District
Proposed Budget
General Fund

Description	Adopted FY2025 Budget	Actual Thru 7/31/25	Projected Next 2 Months	Projected Thru 9/30/25	Proposed FY2026 Budget
Utilities					
Utilities - Common Area	$ 33,000	$ 24,654	$ 5,000	$ 29,654	$ 29,034
Streetlighting	$ 121,000	$ 86,202	$ 17,300	$ 103,502	$ 110,000
Amenity Center					
Amenity Management	$ 100,930	$ 75,697	$ 25,232	$ 100,930	$ 106,986
Pool Attendants	$ 15,500	$ 9,443	$ 6,058	$ 15,500	$ 16,740
Pool Permit	$ 550	$ 615	$ -	$ 615	$ 615
Cable TV/Internet/Telephone	$ 4,857	$ 3,190	$ 800	$ 3,990	$ 4,857
Utilities - Amenity Center	$ 25,641	$ 14,079	$ 3,800	$ 17,879	$ 28,205
Refuse Service	$ 3,168	$ 2,367	$ 480	$ 2,847	$ 3,168
Amenity Center Access Cards	$ 1,000	$ -	$ 1,000	$ 1,000	$ 1,000
HVAC Maintenance	$ 574	$ 223	$ 351	$ 574	$ 574
Special Events	$ 15,000	$ 16,435	$ -	$ 16,435	$ 15,000
Holiday Decorations	$ 9,500	$ 9,931	$ -	$ 9,931	$ 10,000
Security Monitoring	$ 2,345	$ 1,688	$ 418	$ 2,105	$ 2,600
Janitorial Services	$ 26,250	$ 24,928	$ 5,000	$ 29,928	$ 30,037
Pool Maintenance	$ 30,240	$ 26,830	$ 2,250	$ 29,080	$ 32,130
Pool Chemicals & Repairs	$ 19,450	$ 36,561	$ 8,000	$ 44,561	$ 50,000
Amenity Repairs & Maintenance	$ 5,000	$ 14,562	$ 1,400	$ 15,962	$ 9,500
Pest Control	$ 11,500	$ 2,377	$ 121	$ 2,498	$ 3,500
Other					
Property Insurance	$ 55,019	$ 45,279	$ -	$ 45,279	$ 50,000
Contingency	$ 34,032	$ 980	$ 5,672	$ 6,652	$ 24,032
Transfer Out - Capital Reserve	$ 25,802	$ 25,802	$ -	$ 25,802	$ 14,514
Subtotal Maintenance	**$ 540,358**	**$ 421,843**	**$ 82,881**	**$ 504,724**	**$ 542,492**
Total Expenditures	**$ 1,222,287**	**$ 933,411**	**$ 239,871**	**$ 1,173,283**	**$ 1,267,881**
Excess Revenues/(Expenditures)	**$ -**	**$ 947,659**	**$ (211,187)**	**$ 736,471**	**$ -**

	Adopted Budget FY2023	Adopted Budget FY2024	Adopted Budget FY2025	Proposed Budget FY2026	Proposed FY26 Increase/ (Decrease)
Net Assessments	$ 963,338	$ 1,151,680	$ 1,151,680	$ 1,151,680	$ -
Add: Discounts & Collections 6%	$ 61,490	$ 73,511	$ 73,511	$ 73,511	$ -
Gross Assessments	$ 1,024,828	$ 1,225,191	$ 1,225,191	$ 1,225,191	$ -
Assessable Units	904	904	904	904	
Per Unit Assessment - Phases 1 - 5	$ 1,191.80	$ 1,431.80	$ 1,431.80	$ 1,431.80	$ -
Per Unit Assessment - Randal Walk	$ 700.60	$ 785.47	$ 785.47	$ 785.47	$ -

Notes:
(1 thru 6) is shared costs with Colonial Properties

	Total Proposed FY2026 Budget	Shared Costs	Colonial Properties Allocation
1 Field Management & Maintenance	$ 21,561	$ 10,780	$ 5,390
2 Landscape Maintenance	$ 360,000	$ 89,625	$ 44,813
3 Lake Maintenance	$ 11,882	$ 1,474	$ 737
4 Irrigation Repairs	$ 10,000	$ 2,000	$ 1,000
5 Utilities	$ 29,034	$ 3,052	$ 1,526
6 Streetlighting	$ 110,000	$ 7,170	$ 3,585
	Totals:	**$ 114,102**	**$ 57,051**

Randal Park
Community Development District
GENERAL FUND BUDGET

REVENUES:

Special Assessments

The District will levy a non-ad valorem assessment on all of the assessable property within the District in order to pay for the operating expenditures during the fiscal year.

Colonial Properties Contribution

Per the cost share arrangement, this amount reflects 50% of the estimated maintenance cost for Dowden Rd and the offsite portion of Randal Park Blvd.

Miscellaneous Revenue

Represents estimated income the District may receive that is not accounted for in other categories.

Activities

Represents fees collected by onsite management company related to various activities operated by the District.

Rentals

The District allows members of the public to rent the Clubhouse for various functions such as birthday parties, anniversaries, weddings, etc.

EXPENDITURES:

Administrative:

Supervisor Fees

The Florida Statutes allows each supervisor to be paid $200 per meeting for the time devoted to District business and board meetings, not to exceed $4,800 per year. The amount is based upon five supervisors attending 12 monthly meetings.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records by an Independent Certified Public Accounting Firm. The District's auditing firm is Grau & Associates.

Trustee Fees

The District issued Series 2012, Series 2015 and Series 2018 Special Assessment Bonds that are deposited with a Trustee at Wells Fargo Bank.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b) (5) which relates to additional reporting requirements for unrated bond issues. The District has contracted with Governmental Management Services – Central Florida, LLC to provide this service.

Arbitrage

The District has contracted with Grau & Associates to calculate the District's annual Arbitrage Rebate Liability on the Series 2012, Series 2015 and Series 2018 Special Assessment Bonds.

Engineering

The District's engineer provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, etc. The District has contracted with Vanasse Hangen Brustlin, Inc.

Attorney

The District's legal counsel provides general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc. The District has contracted with Latham, Shuker, Eden & Beaudine, LLP.

Assessment Administration

The District has contracted with Governmental Management Services-Central Florida, LLC, to levy and administer the collection of a non-ad valorem assessment on all assessable property within the District.

Management Fees

The District has contracted with Governmental Management Services – Central Florida, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reporting, annual audits, etc.

Information Technology

Represents various cost of information technology with Governmental Management Services – Central Florida, LLC for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. The District is contracted with Governmental Management Services – Central Florida LLC.

Telephone

Telephone and fax machine.

Postage

Mailing of Board Meeting agenda packages, overnight deliveries, checks for vendors, and any other required correspondence.

Insurance

The District's general liability and public officials liability insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising

Advertising of monthly board meetings, public hearings, and any services that are required to be advertised for public bidding, i.e. audit services, engineering service, maintenance contracts and any other advertising that may be required.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the fiscal year.

Office Supplies

The District incurs charges for supplies that need to be purchased during the fiscal year, including copier and printer toner cartridges, paper, file folders, binders, pens, paper clips, and other such office supplies.

Property Appraiser

Represents the fees to be paid to the Orange County Property Appraiser for annual assessment roll administration.

Property Taxes

Represents the non-ad valorem assessment from Orange County that will be charged to the District.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for $175. This is the only expense under this category for the District.

Maintenance:

Contract Services:

Field Management

The District has contracted with Governmental Management Services – Central Florida, LLC to provide onsite field management of contracts for the District Services such as landscape and lake maintenance. Services to include weekly onsite inspections, meetings with contractors and monitoring of utility accounts.

Mitigation Monitoring

The District will be required to maintain and monitor the 298 acres of Jurisdictional Wetlands, Wetland Buffers, and Wetland Mitigation throughout the District. The amounts are based upon quarterly services.

Landscape Maintenance

The District has contracted with Yellowstone Landscape – Southeast, LLC to maintain the landscaping within the common areas of the District after installation of landscape material has been completed. The services include mowing, edging, trimming, weed and disease control, fertilization, pest control, pruning, weeding, mulching, irrigation inspections and litter removal.

Description	Monthly	Annually
Landscape Maintenance	$30,000	$360,000
TOTAL		**$360,000**

Lake Maintenance

The District has stormwater management facilities designed to conform to the City of Orlando and South Florida Water Management District (SFWMD) criteria for pre-development versus post-development allowable discharge criteria and water quality treatment. The District has contracted with Applied Aquatic Management Inc. to maintain the lakes throughout the community that provide stormwater management.

Description	Monthly	Annually
Lake Maintenance	$990	$11,882
Total		**$11,882**

Security Patrol

The District has contracted with the Orlando Police Department to provide security services throughout the fiscal year.

Repairs & Maintenance:

Facility Maintenance

The District has contracted with Governmental Management Services – Central Florida, LLC to provide routine repairs and maintenance on the District's common areas and amenities.

Repairs & Maintenance

Represents estimated cost for repairs and maintenance of various facilities throughout the District.

Operating Supplies

Estimated cost of supplies purchased for operating and maintaining the clubhouse.

Landscape Replacement

Estimated cost related to the replacement of turf, trees, shrubs, etc.

Irrigation Repairs

To record expenses for repairs to the irrigation system.

Fountain Repairs

To record expenses for repairs and maintenance to the floating fountain at the Randal Park Clubhouse.

Pressure Washing

To record expenses related to the pressure washing of various areas of the District including the clubhouse, pool deck, curbs and sidewalks.

Utilities:

Utilities – Common Area

Represents the estimated cost for electric and reclaimed water utilities of the common areas within the District. The Orlando Utilities Commission provides these services.

Streetlighting

Orlando Utilities Commission provides for the streetlights within the community.

Amenity Center:

Amenity Management

The District has contracted with Governmental Management Services – Central Florida, LLC to staff the Amenity Center, oversee maintenance contracts related to the Amenity Center, conduct various special events throughout the year, administer rental program, respond to resident request, etc.

Pool Attendants

Represents the estimated cost to have pool attendants during certain times throughout the operating season for the pool.

Pool Permit

Estimated cost for required pool permit.

Cable TV/Internet/Telephone

The District has cable television, cable, internet service, and music services at the Amenity Center.

Description	Monthly	Annually
Cable TV/Internet/Telephone		
Spectrum	$328	$3,934
Music Services		$375
Contingency		$548
TOTAL		**$4,857**

Utilities – Amenity Center

This represents the estimated cost for electric and reclaimed water utilities of the Amenity Center. The Orlando Utilities Commission provides these services.

Refuse Service

Estimated cost for trash removal service located at the Amenity Center. The Orlando Utilities Commission provides this service.

Description	Monthly	Annually
Refuse Services	$264	$3,168
TOTAL		**$3,168**

Amenity Center Access Cards

Represents the estimated cost for providing and maintaining access card system.

HVAC Maintenance

The District will have preventative maintenance performed on the HVAC system.

Special Events

The Leisure Activities Coordinator will coordinate and provide various activities throughout the year. The amount represents the cost of supplies, notice of events, etc.

Holiday Decorations

The District will incur costs to related to the decoration of common areas during the Holidays.

Security Monitoring

The District incurs charges for the monitoring of the Amenity Center security system.

Description	Monthly	Annually
Synergy	$45	$538
Wi-Pak	$172	$2,062
TOTAL		**$2,600**

Janitorial Services

The District has contracted with Rugby Commercial Cleaning, Inc. to provide janitorial services and supplies for the Amenity Center. The amount is based upon 5 days per week throughout the fiscal year. Cintas also provides cleaning services for the District's amenity bathroom mats.

Description	Monthly	Annually
B&T Building Services	$1,715	$20,583
Cintas - Mat Cleanings		$2,722
Janitorial Supplies/Materials		$6,732
TOTAL		**$30,037**

Pool Maintenance

The District will contract with respective companies for pool maintenance services.

Description	Monthly	Annually
Pool Maintenance		
3x a Week Cleaning (Oct-May , Sep)	$2,363	$21,263
5x a Week Cleaning (Jul - Aug)	$2,993	$8,978
Contingency		$1,890
TOTAL		**$32,130**

Pool Chemicals & Repairs

Estimated miscellaneous pool maintenance and chemical costs not included under the agreements with Spies Pools.

Fitness Repairs & Maintenance

Represents costs related to repairing and maintaining the fitness equipment owned by the District.

Amenity Repairs & Maintenance

Represents estimated cost for repairs and maintenance of the amenity center.

Pest Control

The District has contracted with Arrow Environmental for monthly treatment at the Amenity Center. This also includes costs relating to termite control and animal trapping.

Description	Annually
Pest Control	$912
Termite Bond	$588
Animal Trapping/Vulture Taking	$2,000
TOTAL	**$3,500**

Other:

Property Insurance

Represents the estimated cost for property insurance of the Amenity Center to be conveyed to the District. Property Insurance is provided by Florida Insurance Alliance.

Contingency

Represents unforeseen cost not budgeted in other line items.

Transfer Out - Capital Reserve

The District will fund an annual amount for future cost related to replacement and repair of capital assets of the District. Upon completion, the District may have a Capital Reserve study prepared to ensure annually funding

Randal Park
Community Development District
Proposed Budget
Capital Reserve Fund

Description	Adopted FY2025 Budget	Actual Thru 7/31/25	Projected Next 2 Months	Projected Thru 9/30/25	Proposed FY2026 Budget
Revenues					
Transfer In	$ 25,802	$ 25,802	$ -	$ 25,802	$ 14,514
Interest	$ 8,614	$ 15,246	$ 3,049	$ 18,295	$ 9,148
Carry Forward Surplus	$ 328,863	$ 363,696	$ -	$ 363,696	$ 407,793
Total Revenues	**$ 363,279**	**$ 404,744**	**$ 3,049**	**$ 407,793**	**$ 431,455**
Expenditures					
Capital Outlay	$ 25,000	$ -	$ -	$ -	$ 25,000
Pool Resurfacing	$ -	$ -	$ -	$ -	$ 28,500
Total Expenditures	**$ 25,000**	**$ -**	**$ -**	**$ -**	**$ 53,500**
				$ -	
Excess Revenue/(Expenditures)	**$ 338,279**	**$ 404,744**	**$ 3,049**	**$ 407,793**	**$ 377,955**

Randal Park
Community Development District
Proposed Budget
Debt Service - Series 2012

Description	Adopted FY2025 Budget	Actual Thru 7/31/25	Projected Next 2 Months	Projected Thru 9/30/25	Proposed FY2026 Budget
Revenues					
Assessments	$ 396,407	$ 390,781	$ 5,627	$ 396,407	$ 396,407
Interest	$ 20,042	$ 30,070	$ 6,014	$ 36,084	$ 18,042
Carry Forward Surplus	$ 491,322	$ 521,070	$ -	$ 521,070	$ 526,818
Total Revenues	**$ 907,772**	**$ 941,920**	**$ 11,641**	**$ 953,561**	**$ 941,267**
Expenditures					
Interest Payment - 11/01	$ 138,016	$ 138,169	$ -	$ 138,169	$ 134,188
Principal Payment - 11/01	$ 125,000	$ 135,000	$ -	$ 135,000	$ 125,000
Principal Payment - 02/01	$ -	$ 10,000	$ -	$ 10,000	$ -
Interest Payment - 05/01	$ 134,188	$ 133,575	$ -	$ 133,575	$ 130,359
Principal Payment - 05/01	$ -	$ 10,000	$ -	$ 10,000	$ -
Total Expenditures	**$ 397,203**	**$ 426,744**	**$ -**	**$ 426,744**	**$ 389,547**
Excess Revenue/(Expenditures)	**$ 510,569**	**$ 515,177**	**$ 11,641**	**$ 526,818**	**$ 551,720**

Interest Payment 11/1/26	$ 130,359
Principal Payment 11/1/26	$ 135,000
	$ 265,359

	Proposed Budget FY2026
Net Assessments	$ 396,407
Add: Discounts & Collections 6%	$ 25,303
Gross Assessments	$ 421,710

Randal Park
Community Development District
Assessments Schedule - FY2026
Amortization Schedule

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/25	$ 4,040,000.00	$ 125,000.00	$ 134,187.50	$ 393,375.00
05/01/26	$ 3,915,000.00	$ -	$ 130,359.38	$ -
11/01/26	$ 3,915,000.00	$ 135,000.00	$ 130,359.38	$ 395,718.75
05/01/27	$ 3,780,000.00	$ -	$ 126,225.00	$ -
11/01/27	$ 3,780,000.00	$ 140,000.00	$ 126,225.00	$ 392,450.00
05/01/28	$ 3,640,000.00	$ -	$ 121,937.50	$ -
11/01/28	$ 3,640,000.00	$ 150,000.00	$ 121,937.50	$ 393,875.00
05/01/29	$ 3,490,000.00	$ -	$ 117,343.75	$ -
11/01/29	$ 3,490,000.00	$ 160,000.00	$ 117,343.75	$ 394,687.50
05/01/30	$ 3,330,000.00	$ -	$ 112,443.75	$ -
11/01/30	$ 3,330,000.00	$ 170,000.00	$ 112,443.75	$ 394,887.50
05/01/31	$ 3,160,000.00	$ -	$ 107,237.50	$ -
11/01/31	$ 3,160,000.00	$ 180,000.00	$ 107,237.50	$ 394,475.00
05/01/32	$ 2,980,000.00	$ -	$ 101,725.00	$ -
11/01/32	$ 2,980,000.00	$ 190,000.00	$ 101,725.00	$ 393,450.00
05/01/33	$ 2,790,000.00	$ -	$ 95,906.25	$ -
11/01/33	$ 2,790,000.00	$ 205,000.00	$ 95,906.25	$ 396,812.50
05/01/34	$ 2,585,000.00	$ -	$ 88,859.38	$ -
11/01/34	$ 2,585,000.00	$ 215,000.00	$ 88,859.38	$ 392,718.75
05/01/35	$ 2,370,000.00	$ -	$ 81,468.75	$ -
11/01/35	$ 2,370,000.00	$ 230,000.00	$ 81,468.75	$ 392,937.50
05/01/36	$ 2,140,000.00	$ -	$ 73,562.50	$ -
11/01/36	$ 2,140,000.00	$ 250,000.00	$ 73,562.50	$ 397,125.00
05/01/37	$ 1,890,000.00	$ -	$ 64,968.75	$ -
11/01/37	$ 1,890,000.00	$ 265,000.00	$ 64,968.75	$ 394,937.50
05/01/38	$ 1,625,000.00	$ -	$ 55,859.38	$ -
11/01/38	$ 1,625,000.00	$ 285,000.00	$ 55,859.38	$ 396,718.75
05/01/39	$ 1,340,000.00	$ -	$ 46,062.50	$ -
11/01/39	$ 1,340,000.00	$ 300,000.00	$ 46,062.50	$ 392,125.00
05/01/40	$ 1,040,000.00	$ -	$ 35,750.00	$ -
11/01/40	$ 1,040,000.00	$ 325,000.00	$ 35,750.00	$ 396,500.00
05/01/41	$ 715,000.00	$ -	$ 24,578.13	$ -
11/01/41	$ 715,000.00	$ 345,000.00	$ 24,578.13	$ 394,156.25
05/01/42	$ 370,000.00	$ -	$ 12,718.75	$ -
11/01/42	$ 370,000.00	$ 370,000.00	$ 12,718.75	$ 395,437.50
		$ 4,165,000.00	**$ 3,479,956.25**	**$ 7,759,956.25**

Randal Park
Community Development District
Proposed Budget
Debt Service - Series 2015

Description	Adopted FY2025 Budget	Actual Thru 7/31/25	Projected Next 2 Months	Projected Thru 9/30/25	Proposed FY2026 Budget
Revenues					
Assessments	$ 589,600	$ 582,559	$ 7,041	$ 589,600	$ 589,600
Interest	$ 27,333	$ 41,761	$ 8,352	$ 50,114	$ 25,057
Carry Forward Surplus	$ 641,940	$ 679,237	$ -	$ 679,237	$ 738,077
Total Revenues	**$ 1,258,873**	**$ 1,303,557**	**$ 15,394**	**$ 1,318,951**	**$ 1,352,734**
Expenditures					
Interest Payment - 11/01	$ 195,068	$ 200,009	$ -	$ 200,009	$ 191,030
Principal Payment - 11/01	$ 185,000	$ 190,000	$ -	$ 190,000	$ 200,000
Interest Payment - 05/01	$ 191,030	$ 190,865	$ -	$ 190,865	$ 186,780
Total Expenditures	**$ 571,098**	**$ 580,874**	**$ -**	**$ 580,874**	**$ 577,810**
Excess Revenue/(Expenditures)	**$ 687,776**	**$ 722,683**	**$ 15,394**	**$ 738,077**	**$ 774,924**

Interest Payment 11/1/26	$ 186,780
Principal Payment 11/1/26	$ 220,000
	$ 406,780

	Proposed Budget FY2026
Net Assessments	$ 589,600
Add: Discounts & Collections 6%	$ 37,634
Gross Assessments	$ 627,234

Randal Park
Community Development District
Assessments Schedule - FY2026
Amortization Schedule

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/25	$ 7,490,000.00	$ 200,000.00	$ 191,030.00	$ 582,060.00
05/01/26	$ 7,290,000.00	$ -	$ 186,780.00	$ -
11/01/26	$ 7,290,000.00	$ 220,000.00	$ 186,780.00	$ 593,560.00
05/01/27	$ 7,070,000.00	$ -	$ 181,280.00	$ -
11/01/27	$ 7,070,000.00	$ 230,000.00	$ 181,280.00	$ 592,560.00
05/01/28	$ 6,840,000.00	$ -	$ 175,530.00	$ -
11/01/28	$ 6,840,000.00	$ 240,000.00	$ 175,530.00	$ 591,060.00
05/01/29	$ 6,600,000.00	$ -	$ 169,530.00	$ -
11/01/29	$ 6,600,000.00	$ 255,000.00	$ 169,530.00	$ 594,060.00
05/01/30	$ 6,345,000.00	$ -	$ 163,155.00	$ -
11/01/30	$ 6,345,000.00	$ 265,000.00	$ 163,155.00	$ 591,310.00
05/01/31	$ 6,080,000.00	$ -	$ 156,530.00	$ -
11/01/31	$ 6,080,000.00	$ 280,000.00	$ 156,530.00	$ 593,060.00
05/01/32	$ 5,800,000.00	$ -	$ 149,530.00	$ -
11/01/32	$ 5,800,000.00	$ 295,000.00	$ 149,530.00	$ 594,060.00
05/01/33	$ 5,505,000.00	$ -	$ 142,155.00	$ -
11/01/33	$ 5,505,000.00	$ 310,000.00	$ 142,155.00	$ 594,310.00
05/01/34	$ 5,195,000.00	$ -	$ 134,405.00	$ -
11/01/34	$ 5,195,000.00	$ 325,000.00	$ 134,405.00	$ 593,810.00
05/01/35	$ 4,870,000.00	$ -	$ 126,280.00	$ -
11/01/35	$ 4,870,000.00	$ 340,000.00	$ 126,280.00	$ 592,560.00
05/01/36	$ 4,530,000.00	$ -	$ 117,780.00	$ -
11/01/36	$ 4,530,000.00	$ 355,000.00	$ 117,780.00	$ 590,560.00
05/01/37	$ 4,175,000.00	$ -	$ 108,550.00	$ -
11/01/37	$ 4,175,000.00	$ 375,000.00	$ 108,550.00	$ 592,100.00
05/01/38	$ 3,800,000.00	$ -	$ 98,800.00	$ -
11/01/38	$ 3,800,000.00	$ 395,000.00	$ 98,800.00	$ 592,600.00
05/01/39	$ 3,405,000.00	$ -	$ 88,530.00	$ -
11/01/39	$ 3,405,000.00	$ 415,000.00	$ 88,530.00	$ 592,060.00
05/01/40	$ 2,990,000.00	$ -	$ 77,740.00	$ -
11/01/40	$ 2,990,000.00	$ 435,000.00	$ 77,740.00	$ 590,480.00
05/01/41	$ 2,555,000.00	$ -	$ 66,430.00	$ -
11/01/41	$ 2,555,000.00	$ 460,000.00	$ 66,430.00	$ 592,860.00
05/01/42	$ 2,095,000.00	$ -	$ 54,470.00	$ -
11/01/42	$ 2,095,000.00	$ 485,000.00	$ 54,470.00	$ 593,940.00
05/01/43	$ 1,610,000.00	$ -	$ 41,860.00	$ -
11/01/43	$ 1,610,000.00	$ 510,000.00	$ 41,860.00	$ 593,720.00
05/01/44	$ 1,100,000.00	$ -	$ 28,600.00	$ -
11/01/44	$ 1,100,000.00	$ 535,000.00	$ 28,600.00	$ 592,200.00
05/01/45	$ 565,000.00	$ -	$ 14,690.00	$ -
11/01/45	$ 565,000.00	$ 565,000.00	$ 14,690.00	$ 594,380.00
		$ 7,675,000.00	**$ 5,536,443.75**	**$ 13,396,443.75**

Randal Park
Community Development District
Proposed Budget
Debt Service - Series 2018

Description	Adopted FY2025 Budget	Actual Thru 7/31/25	Projected Next 2 Months	Total as of 9/30/25	Proposed FY2026 Budget
Revenues					
Assessments	$ 117,674	$ 116,319	$ 1,355	$ 117,674	$ 117,674
Interest	$ 2,496	$ 4,994	$ 999	$ 5,992	$ 2,996
Carry Forward Surplus	$ 77,664	$ 83,664	$ -	$ 83,664	$ 90,195
Total Revenues	**$ 197,833**	**$ 204,977**	**$ 2,354**	**$ 207,330**	**$ 210,865**
Expenditures					
Interest Payment - 11/01	$ 41,068	$ 41,068	$ -	$ 41,068	$ 40,280
Principal Payment - 05/01	$ 35,000	$ 35,000	$ -	$ 35,000	$ 35,000
Interest Payment - 05/01	$ 41,068	$ 41,068	$ -	$ 41,068	$ 40,280
Total Expenditures	**$ 117,135**	**$ 117,135**	**$ -**	**$ 117,135**	**$ 115,560**
Excess Revenue/(Expenditures)	**$ 80,698**	**$ 87,842**	**$ 2,354**	**$ 90,195**	**$ 95,305**

Interest Payment 11/1/26	$ 39,493
	$ 39,493

	Proposed Budget FY2026
Net Assessments	$ 117,674
Add: Discounts & Collections 6%	$ 7,511
Gross Assessments	$ 125,185

Randal Park
Community Development District
Assessments Schedule - FY2026
Amortization Schedule

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/25	$ 1,585,000.00	$ -	$ 40,280.00	$ 116,347.50
05/01/26	$ 1,585,000.00	$ 35,000.00	$ 40,280.00	$ -
11/01/26	$ 1,550,000.00	$ -	$ 39,492.50	$ 114,772.50
05/01/27	$ 1,550,000.00	$ 35,000.00	$ 39,492.50	$ -
11/01/27	$ 1,515,000.00	$ -	$ 38,705.00	$ 113,197.50
05/01/28	$ 1,515,000.00	$ 40,000.00	$ 38,705.00	$ -
11/01/28	$ 1,475,000.00	$ -	$ 37,805.00	$ 116,510.00
05/01/29	$ 1,475,000.00	$ 40,000.00	$ 37,805.00	$ -
11/01/29	$ 1,435,000.00	$ -	$ 36,905.00	$ 114,710.00
05/01/30	$ 1,435,000.00	$ 45,000.00	$ 36,905.00	$ -
11/01/30	$ 1,390,000.00	$ -	$ 35,768.75	$ 117,673.75
05/01/31	$ 1,390,000.00	$ 45,000.00	$ 35,768.75	$ -
11/01/31	$ 1,345,000.00	$ -	$ 34,632.50	$ 115,401.25
05/01/32	$ 1,345,000.00	$ 45,000.00	$ 34,632.50	$ -
11/01/32	$ 1,300,000.00	$ -	$ 33,496.25	$ 113,128.75
05/01/33	$ 1,300,000.00	$ 50,000.00	$ 33,496.25	$ -
11/01/33	$ 1,250,000.00	$ -	$ 32,233.75	$ 115,730.00
05/01/34	$ 1,250,000.00	$ 50,000.00	$ 32,233.75	$ -
11/01/34	$ 1,200,000.00	$ -	$ 30,971.25	$ 113,205.00
05/01/35	$ 1,200,000.00	$ 55,000.00	$ 30,971.25	$ -
11/01/35	$ 1,145,000.00	$ -	$ 29,582.50	$ 115,553.75
05/01/36	$ 1,145,000.00	$ 60,000.00	$ 29,582.50	$ -
11/01/36	$ 1,085,000.00	$ -	$ 28,067.50	$ 117,650.00
05/01/37	$ 1,085,000.00	$ 60,000.00	$ 28,067.50	$ -
11/01/37	$ 1,025,000.00	$ -	$ 26,552.50	$ 114,620.00
05/01/38	$ 1,025,000.00	$ 65,000.00	$ 26,552.50	$ -
11/01/38	$ 960,000.00	$ -	$ 24,911.25	$ 116,463.75
05/01/39	$ 960,000.00	$ 65,000.00	$ 24,911.25	$ -
11/01/39	$ 895,000.00	$ -	$ 23,270.00	$ 113,181.25
05/01/40	$ 895,000.00	$ 70,000.00	$ 23,270.00	$ -
11/01/40	$ 825,000.00	$ -	$ 21,450.00	$ 114,720.00
05/01/41	$ 825,000.00	$ 75,000.00	$ 21,450.00	$ -
11/01/41	$ 750,000.00	$ -	$ 19,500.00	$ 115,950.00
05/01/42	$ 750,000.00	$ 80,000.00	$ 19,500.00	$ -
11/01/42	$ 670,000.00	$ -	$ 17,420.00	$ 116,920.00
05/01/43	$ 670,000.00	$ 85,000.00	$ 17,420.00	$ -
11/01/43	$ 585,000.00	$ -	$ 15,210.00	$ 117,630.00
05/01/44	$ 585,000.00	$ 85,000.00	$ 15,210.00	$ -
11/01/44	$ 500,000.00	$ -	$ 13,000.00	$ 113,210.00
05/01/45	$ 500,000.00	$ 90,000.00	$ 13,000.00	$ -
11/01/45	$ 410,000.00	$ -	$ 10,660.00	$ 113,660.00
05/01/46	$ 410,000.00	$ 95,000.00	$ 10,660.00	$ -
11/01/46	$ 315,000.00	$ -	$ 8,190.00	$ 113,850.00
05/01/47	$ 315,000.00	$ 100,000.00	$ 8,190.00	$ -
11/01/47	$ 215,000.00	$ -	$ 5,590.00	$ 113,780.00
05/01/48	$ 215,000.00	$ 105,000.00	$ 5,590.00	$ -
11/01/48	$ 110,000.00	$ -	$ 2,860.00	$ 113,450.00
05/01/49	$ 110,000.00	$ 110,000.00	$ 2,860.00	$ 112,860.00
		$ 1,650,000.00	**$ 1,378,607.50**	**$ 3,028,607.50**

Randal Park

Assessments Schedule - FY2026

General Fund Assessment Calculation

Description	Proposed FY2026 Budget	Randal Park	Randal Walk	Combined	Proposed FY2026 Total
Revenues					
Special Assessments	$ 1,151,680	$ 549,581	$ 8,775	$ 593,324	$ 1,151,680
Colonial Properties Contribution	$ 57,051	$ -	$ -	$ 57,051	$ 57,051
Interest Income	$ 1,922	$ -	$ -	$ 1,922	$ 1,922
Miscellaneous Revenue	$ 1,000	$ -	$ -	$ 1,000	$ 1,000
Activities	$ 5,000	$ 5,000	$ -	$ -	$ 5,000
Rentals	$ 9,000	$ 9,000	$ -	$ -	$ 9,000
Carry Forward Surplus	$ 42,228	$ 13,821	$ 560	$ 27,847	$ 42,228
Total Revenues	**$ 1,267,881**	**$ 577,402**	**$ 9,335**	**$ 681,144**	**$ 1,267,881**
Expenditures					
Administrative					
Supervisor Fees	$ 12,000	$ -	$ -	$ 12,000	$ 12,000
FICA Expense	$ 918	$ -	$ -	$ 918	$ 918
Annual Audit	$ 4,700	$ -	$ -	$ 4,700	$ 4,700
Trustee Fees	$ 13,750	$ 8,800	$ 4,950	$ -	$ 13,750
Dissemination Agent	$ 11,356	$ 7,571	$ 3,785	$ -	$ 11,356
Arbitrage	$ 1,800	$ 1,200	$ 600	$ -	$ 1,800
Engineering	$ 10,000	$ -	$ -	$ 10,000	$ 10,000
Attorney	$ 20,000	$ -	$ -	$ 20,000	$ 20,000
Assessment Administration	$ 5,732	$ -	$ -	$ 5,732	$ 5,732
Management Fees	$ 51,504	$ -	$ -	$ 51,504	$ 51,504
Information Technology	$ 2,064	$ -	$ -	$ 2,064	$ 2,064
Website Maintance	$ 1,376	$ -	$ -	$ 1,376	$ 1,376
Telephone	$ 100	$ -	$ -	$ 100	$ 100
Postage	$ 1,000	$ -	$ -	$ 1,000	$ 1,000
Insurance	$ 10,207	$ -	$ -	$ 10,207	$ 10,207
Printing & Binding	$ 1,500	$ -	$ -	$ 1,500	$ 1,500
Legal Advertising	$ 2,250	$ -	$ -	$ 2,250	$ 2,250
Other Current Charges	$ 1,500	$ -	$ -	$ 1,500	$ 1,500
Office Supplies	$ 200	$ -	$ -	$ 200	$ 200
Property Appraiser	$ 800	$ -	$ -	$ 800	$ 800
Property Taxes	$ 300	$ -	$ -	$ 300	$ 300
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ 175	$ 175
Total Administrative	**$ 153,232**	**$ 17,571**	**$ 9,335**	**$ 126,326**	**$ 153,232**
Maintenance					
Contract Services:					
Field Management	$ 21,561	$ -	$ -	$ 21,561	$ 21,561
Mitigation Monitoring	$ 19,200	$ -	$ -	$ 19,200	$ 19,200
Landscape Maintenance (75%/25%)	$ 360,000	$ 94,824	$ -	$ 265,176	$ 360,000
Lake Maintenance	$ 11,882	$ -	$ -	$ 11,882	$ 11,882
Security Patrol (75%/25%)	$ 41,250	$ 30,938	$ -	$ 10,313	$ 41,250
Repairs & Maintenance					
Facility Maintenance (75%/25%)	$ 43,264	$ 32,448	$ -	$ 10,816	$ 43,264
Repairs & Maintenance (75%/25%)	$ 30,000	$ 22,500	$ -	$ 7,500	$ 30,000
Operating Supplies (75%/25%)	$ 8,000	$ 6,000	$ -	$ 2,000	$ 8,000
Landscape Replacement (75%/25%)	$ 15,000	$ 11,250	$ -	$ 3,750	$ 15,000
Irrigation Repairs	$ 10,000	$ -	$ -	$ 10,000	$ 10,000
Fountain Maintenance	$ 3,000	$ -	$ -	$ 3,000	$ 3,000
Pressure Washing (20%/80%)	$ 9,000	$ 1,800	$ -	$ 7,200	$ 9,000
Subtotal Maintenance	**$ 572,157**	**$ 199,760**	**$ -**	**$ 372,397**	**$ 572,157**

Randal Park

Assessments Schedule - FY2026

General Fund Assessment Calculation

Description	Proposed FY2026 Budget	Randal Park	Randal Walk	Combined	Proposed FY2026 Total
Utilities					
Utilities - Common Area	$ 29,034	$ -	$ -	$ 29,034	$ 29,034
Streetlighting	$ 110,000	$ -	$ -	$ 110,000	$ 110,000
Amenity Center					
Amenity Management	$ 106,986	$ 106,986	$ -	$ -	$ 106,986
Pool Attendants	$ 16,740	$ 16,740	$ -	$ -	$ 16,740
Pool Permit	$ 615	$ 615	$ -	$ -	$ 615
Cable TV/Internet/Telephone	$ 4,857	$ 4,857	$ -	$ -	$ 4,857
Utilities - Amenity Center	$ 28,205	$ 28,205	$ -	$ -	$ 28,205
Refuse Service	$ 3,168	$ 3,168	$ -	$ -	$ 3,168
Amenity Center Access Cards	$ 1,000	$ 1,000	$ -	$ -	$ 1,000
HVAC Maintenance	$ 574	$ 574	$ -	$ -	$ 574
Special Events	$ 15,000	$ 15,000	$ -	$ -	$ 15,000
Holiday Decorations	$ 10,000	$ 10,000	$ -	$ -	$ 10,000
Security Monitoring	$ 2,600	$ 2,600	$ -	$ -	$ 2,600
Janitorial Services	$ 30,037	$ 30,037	$ -	$ -	$ 30,037
Pool Maintenance	$ 32,130	$ 32,130	$ -	$ -	$ 32,130
Pool Chemicals & Repairs	$ 50,000	$ 50,000	$ -	$ -	$ 50,000
Fitness Repairs & Maintenance	$ -	$ -	$ -	$ -	$ -
Amenity Repairs & Maintenance	$ 9,500	$ 9,500	$ -	$ -	$ 9,500
Pest Control	$ 3,500	$ 3,500	$ -	$ -	$ 3,500
Other					
Property Insurance (70%/30%)	$ 50,000	$ 35,000	$ -	$ 15,000	$ 50,000
Contingency	$ 24,032	$ -	$ -	$ 24,032	$ 24,032
Transfer Out - Capital Reserve (70%/30%)	$ 14,514	$ 10,160	$ -	$ 4,354	$ 14,514
Subtotal Maintenance	**$ 542,492**	**$ 360,072**	**$ -**	**$ 182,420**	**$ 542,492**
Total Expenditures	**$ 1,267,881**	**$ 577,402**	**$ 9,335**	**$ 681,144**	**$ 1,267,881**
Excess Revenue / (Expenditures)	**$ -**	**$ -**	**$ -**	**$ -**	**$ 0**
Net Assessments		$ 549,581	$ 8,775	$ 593,324	$ 1,151,680
Add: Discounts and Collections (6%)		$ 35,080	$ 560	$ 37,872	$ 73,511
Gross Assesment		$ 584,661	$ 9,335	$ 631,196	$ 1,225,191
Assessable Units		797	107	904	Total
Per Unit Assessments - Phases 1 - 5		$ 733.58	$ -	$ 698.23	$ 1,431.80
Per Unit Assessments - Randal Walk		$ -	$ 87.24	$ 698.23	$ 785.47

Randal Park

Community Development District

Assessments Schedule - FY2026

Phase 1A and 1B	No. Of Units	Per Unit, O & M	Series 2012	Series 2015	Series 2018	Total
Single Family 40'	83	$ 1,432	$ 1,072	$ -	$ -	$ 2,504
Single Family 50'	106	$ 1,432	$ 1,126	$ -	$ -	$ 2,558
Single Family 60'	50	$ 1,432	$ 1,179	$ -	$ -	$ 2,611
Townhome	0	$ -	$ -	$ -	$ -	$ -

Phase 2 & 3	No. Of Units	Per Unit, O & M	Series 2012	Series 2015	Series 2018	Total
Single Family 40'	27	$ 1,432	$ 1,072	$ 301	$ -	$ 2,805
Single Family 50'	27	$ 1,432	$ 1,126	$ 251	$ -	$ 2,809
Single Family 60'	24	$ 1,432	$ 1,179	$ 202	$ -	$ 2,813
Townhome	83	$ 1,432	$ 805	$ 314	$ -	$ 2,550
Townhome	5	$ 1,432	$ -	$ 1,117		$ 2,549

Phase 4 & 5	No. Of Units	Per Unit, O & M	Series 2012	Series 2015	Series 2018	Total
Single Family 40'	33	$ 1,432	$ -	$ 1,551	$ -	$ 2,983
Single Family 50'	119	$ 1,432	$ -	$ 1,631	$ -	$ 3,062
Single Family 60'	105	$ 1,432	$ -	$ 1,705	$ -	$ 3,136
Townhome	135	$ 1,432	$ -	$ 1,165	$ -	$ 2,596

Randal Walk	No. Of Units	Per Unit, O & M	Series 2012	Series 2015	Series 2018	Total
Single Family 40'	0	$ -	$ -	$ -	$ -	$ -
Single Family 50'	0	$ -	$ -	$ -	$ -	$ -
Single Family 60'	0	$ -	$ -	$ -	$ -	$ -
Townhome	107	$ 785	$ -	$ -	$ 1,170	$ 1,955

Total Units	904

SECTION B

RESOLUTION 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2025/2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Randal Park Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Orange County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget (**"Adopted Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (**"Fiscal Year 2025/2026"**), attached hereto as **Exhibit "A"** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2025/2026; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such

special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Randal Park Community Development District ("**Assessment Roll**") attached to this Resolution as **Exhibit "B"** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits "A" and "B,"** is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits "A" and "B".** Assessments directly collected by the District are due according to the following schedule: 50% due no later then November 1, 2025, 25% due no later than February 1, 2026 and 25% due no later than May 1, 2026. In the event that an assessment payment is not made in accordance with the schedule stated above, such assessment and any future scheduled assessment payments due for Fiscal Year 2026 shall be delinquent and shall accrue penalties and interest in the amount of one percent (1%) per month plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure action, or, at the District's discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. In the event an assessment subject to direct collection by

the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings to collect and enforce the delinquent and remaining assessments. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 15th day of August, 2025.

ATTEST:

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chair/Vice Chair, Board of Supervisors

Exhibit A: Adopted Budget
Exhibit B: Assessment Roll

Exhibit B

Randal Park CDD
FY 26 Assessment Roll

Parcel Id	Units	O&M	Series 2012	Series 2015	Series 2018	Total
052431801800010	1	$1,431.80	$1,072.15	$300.59		$2,804.54
052431801800020	1	$1,431.80	$1,072.15	$300.59		$2,804.54
052431801800030	1	$1,431.80	$804.54	$313.83		$2,550.17
052431801800040	1	$1,431.80	$804.54	$313.83		$2,550.17
052431801800050	1	$1,431.80	$804.54	$313.83		$2,550.17
052431801800060	1	$1,431.80	$804.54	$313.83		$2,550.17
052431801800070	1	$1,431.80	$804.54	$313.83		$2,550.17
052431801800080	1	$1,431.80	$804.54	$313.83		$2,550.17
052431801800090	1	$1,431.80	$804.54	$313.83		$2,550.17
052431801800100	1	$1,431.80	$1,179.35	$202.25		$2,813.40
052431801800110	1	$1,431.80	$1,179.35	$202.25		$2,813.40
052431801800120	1	$1,431.80	$1,125.75	$251.42		$2,808.97
052431801800130	1	$1,431.80	$1,125.75	$251.42		$2,808.97
052431801800140	1	$1,431.80	$804.54	$313.83		$2,550.17
052431801800150	1	$1,431.80	$804.54	$313.83		$2,550.17
052431801800160	1	$1,431.80	$804.54	$313.83		$2,550.17
052431801800170	1	$1,431.80	$804.54	$313.83		$2,550.17
052431801800180	1	$1,431.80	$804.54	$313.83		$2,550.17
052431801800190	1	$1,431.80	$804.54	$313.83		$2,550.17
052431801800200	1	$1,431.80	$804.54	$313.83		$2,550.17
052431801800210	1	$1,431.80	$804.54	$313.83		$2,550.17
052431801800220	1	$1,431.80	$804.54	$313.83		$2,550.17
052431801800230	1	$1,431.80	$804.54	$313.83		$2,550.17
052431801800240	1	$1,431.80	$804.54	$313.83		$2,550.17
052431801800250	1	$1,431.80	$804.54	$313.83		$2,550.17
052431801800260	1	$1,431.80	$804.54	$313.83		$2,550.17
052431801800270	1	$1,431.80	$804.54	$313.83		$2,550.17
052431801800280	1	$1,431.80	$804.54	$313.83		$2,550.17
052431801800290	1	$1,431.80	$804.54	$313.83		$2,550.17
052431801800300	1	$1,431.80	$804.54	$313.83		$2,550.17
052431801800310	1	$1,431.80	$804.54	$313.83		$2,550.17
052431801800320	1	$1,431.80	$804.54	$313.83		$2,550.17
052431801800330	1	$1,431.80	$804.54	$313.83		$2,550.17
052431801800340	1	$1,431.80	$804.54	$313.83		$2,550.17
052431801800350	1	$1,431.80	$804.54	$313.83		$2,550.17
052431801800360	1	$1,431.80	$804.54	$313.83		$2,550.17
052431801800370	1	$1,431.80	$804.54	$313.83		$2,550.17
052431801800380	1	$1,431.80	$804.54	$313.83		$2,550.17
052431801800390	1	$1,431.80	$804.54	$313.83		$2,550.17
052431801800400	1	$1,431.80	$804.54	$313.83		$2,550.17
052431801800410	1	$1,431.80	$804.54	$313.83		$2,550.17
052431801800420	1	$1,431.80	$804.54	$313.83		$2,550.17
052431801800430	1	$1,431.80	$804.54	$313.83		$2,550.17
052431801800440	1	$1,431.80	$804.54	$313.83		$2,550.17
052431801800450	1	$1,431.80	$804.54	$313.83		$2,550.17
052431801800460	1	$1,431.80	$804.54	$313.83		$2,550.17
052431801800470	1	$1,431.80	$804.54	$313.83		$2,550.17
052431801800480	1	$1,431.80	$804.54	$313.83		$2,550.17
052431801800490	1	$1,431.80	$804.54	$313.83		$2,550.17
052431803000010	1	$785.47			$1,170.00	$1,955.47
052431803000020	1	$785.47			$1,170.00	$1,955.47
052431803000030	1	$785.47			$1,170.00	$1,955.47
052431803000040	1	$785.47			$1,170.00	$1,955.47
052431803000050	1	$785.47			$1,170.00	$1,955.47
052431803000060	1	$785.47			$1,170.00	$1,955.47
052431803000070	1	$785.47			$1,170.00	$1,955.47
052431803000080	1	$785.47			$1,170.00	$1,955.47
052431803000090	1	$785.47			$1,170.00	$1,955.47
052431803000100	1	$785.47			$1,170.00	$1,955.47
052431803000110	1	$785.47			$1,170.00	$1,955.47

Parcel Id	Units	O&M	Series 2012	Series 2015	Series 2018	Total
052431803000120	1	$785.47			$1,170.00	$1,955.47
052431803000130	1	$785.47			$1,170.00	$1,955.47
052431803000140	1	$785.47			$1,170.00	$1,955.47
052431803000150	1	$785.47			$1,170.00	$1,955.47
052431803000160	1	$785.47			$1,170.00	$1,955.47
052431803000170	1	$785.47			$1,170.00	$1,955.47
052431803000180	1	$785.47			$1,170.00	$1,955.47
052431803000190	1	$785.47			$1,170.00	$1,955.47
052431803000200	1	$785.47			$1,170.00	$1,955.47
052431803000210	1	$785.47			$1,170.00	$1,955.47
052431803000220	1	$785.47			$1,170.00	$1,955.47
052431803000230	1	$785.47			$1,170.00	$1,955.47
052431803000240	1	$785.47			$1,170.00	$1,955.47
052431803000250	1	$785.47			$1,170.00	$1,955.47
052431803000260	1	$785.47			$1,170.00	$1,955.47
052431803000270	1	$785.47			$1,170.00	$1,955.47
052431803000280	1	$785.47			$1,170.00	$1,955.47
052431803000290	1	$785.47			$1,170.00	$1,955.47
052431803000300	1	$785.47			$1,170.00	$1,955.47
052431803000310	1	$785.47			$1,170.00	$1,955.47
052431803000320	1	$785.47			$1,170.00	$1,955.47
052431803000330	1	$785.47			$1,170.00	$1,955.47
052431803000340	1	$785.47			$1,170.00	$1,955.47
052431803000350	1	$785.47			$1,170.00	$1,955.47
052431803000360	1	$785.47			$1,170.00	$1,955.47
052431803000370	1	$785.47			$1,170.00	$1,955.47
052431803000380	1	$785.47			$1,170.00	$1,955.47
052431803000390	1	$785.47			$1,170.00	$1,955.47
052431803000400	1	$785.47			$1,170.00	$1,955.47
052431803000410	1	$785.47			$1,170.00	$1,955.47
052431803000420	1	$785.47			$1,170.00	$1,955.47
052431803000430	1	$785.47			$1,170.00	$1,955.47
052431803000440	1	$785.47			$1,170.00	$1,955.47
052431803000450	1	$785.47			$1,170.00	$1,955.47
052431803000460	1	$785.47			$1,170.00	$1,955.47
052431803000470	1	$785.47			$1,170.00	$1,955.47
052431803000480	1	$785.47			$1,170.00	$1,955.47
052431803000490	1	$785.47			$1,170.00	$1,955.47
052431803000500	1	$785.47			$1,170.00	$1,955.47
052431803000510	1	$785.47			$1,170.00	$1,955.47
052431803000520	1	$785.47			$1,170.00	$1,955.47
052431803000530	1	$785.47			$1,170.00	$1,955.47
052431803000540	1	$785.47			$1,170.00	$1,955.47
052431803000550	1	$785.47			$1,170.00	$1,955.47
052431803000560	1	$785.47			$1,170.00	$1,955.47
052431803000570	1	$785.47			$1,170.00	$1,955.47
052431803000580	1	$785.47			$1,170.00	$1,955.47
052431803000590	1	$785.47			$1,170.00	$1,955.47
052431803000600	1	$785.47			$1,170.00	$1,955.47
052431803000610	1	$785.47			$1,170.00	$1,955.47
052431803000620	1	$785.47			$1,170.00	$1,955.47
052431803000630	1	$785.47			$1,170.00	$1,955.47
052431803000640	1	$785.47			$1,170.00	$1,955.47
052431803000650	1	$785.47			$1,170.00	$1,955.47
052431803000660	1	$785.47			$1,170.00	$1,955.47
052431803000670	1	$785.47			$1,170.00	$1,955.47
052431803000680	1	$785.47			$1,170.00	$1,955.47
052431803000690	1	$785.47			$1,170.00	$1,955.47
052431803000700	1	$785.47			$1,170.00	$1,955.47
052431803000710	1	$785.47			$1,170.00	$1,955.47
052431803000720	1	$785.47			$1,170.00	$1,955.47
052431803000730	1	$785.47			$1,170.00	$1,955.47
052431803000740	1	$785.47			$1,170.00	$1,955.47

Parcel Id	Units	O&M	Series 2012	Series 2015	Series 2018	Total
052431803000750	1	$785.47			$1,170.00	$1,955.47
052431803000760	1	$785.47			$1,170.00	$1,955.47
052431803000770	1	$785.47			$1,170.00	$1,955.47
052431803000780	1	$785.47			$1,170.00	$1,955.47
052431803000790	1	$785.47			$1,170.00	$1,955.47
052431803000800	1	$785.47			$1,170.00	$1,955.47
052431803000810	1	$785.47			$1,170.00	$1,955.47
052431803000820	1	$785.47			$1,170.00	$1,955.47
052431803000830	1	$785.47			$1,170.00	$1,955.47
052431803000840	1	$785.47			$1,170.00	$1,955.47
052431803000850	1	$785.47			$1,170.00	$1,955.47
052431803000860	1	$785.47			$1,170.00	$1,955.47
052431803000870	1	$785.47			$1,170.00	$1,955.47
052431803000880	1	$785.47			$1,170.00	$1,955.47
052431803000890	1	$785.47			$1,170.00	$1,955.47
052431803000900	1	$785.47			$1,170.00	$1,955.47
052431803000910	1	$785.47			$1,170.00	$1,955.47
052431803000920	1	$785.47			$1,170.00	$1,955.47
052431803000930	1	$785.47			$1,170.00	$1,955.47
052431803000940	1	$785.47			$1,170.00	$1,955.47
052431803000950	1	$785.47			$1,170.00	$1,955.47
052431803000960	1	$785.47			$1,170.00	$1,955.47
052431803000970	1	$785.47			$1,170.00	$1,955.47
052431803000980	1	$785.47			$1,170.00	$1,955.47
052431803000990	1	$785.47			$1,170.00	$1,955.47
052431803001000	1	$785.47			$1,170.00	$1,955.47
052431803001010	1	$785.47			$1,170.00	$1,955.47
052431803001020	1	$785.47			$1,170.00	$1,955.47
052431803001030	1	$785.47			$1,170.00	$1,955.47
052431803001040	1	$785.47			$1,170.00	$1,955.47
052431803001050	1	$785.47			$1,170.00	$1,955.47
052431803001060	1	$785.47			$1,170.00	$1,955.47
052431803001070	1	$785.47			$1,170.00	$1,955.47
322331194900010	1	$1,431.80	$1,179.35			$2,611.15
322331194900020	1	$1,431.80	$1,179.35			$2,611.15
322331194900030	1	$1,431.80	$1,179.35			$2,611.15
322331194900040	1	$1,431.80	$1,179.35			$2,611.15
322331194900050	1	$1,431.80	$1,179.35			$2,611.15
322331194900060	1	$1,431.80	$1,179.35			$2,611.15
322331194900070	1	$1,431.80	$1,179.35			$2,611.15
322331194900080	1	$1,431.80	$1,179.35			$2,611.15
322331194900090	1	$1,431.80	$1,179.35			$2,611.15
322331194900100	1	$1,431.80	$1,179.35			$2,611.15
322331194900110	1	$1,431.80	$1,179.35			$2,611.15
322331194900120	1	$1,431.80	$1,179.35			$2,611.15
322331194900130	1	$1,431.80	$1,125.75			$2,557.55
322331194900140	1	$1,431.80	$1,125.75			$2,557.55
322331194900150	1	$1,431.80	$1,125.75			$2,557.55
322331194900160	1	$1,431.80	$1,125.75			$2,557.55
322331194900170	1	$1,431.80	$1,125.75			$2,557.55
322331194900180	1	$1,431.80	$1,125.75			$2,557.55
322331194900190	1	$1,431.80	$1,125.75			$2,557.55
322331194900200	1	$1,431.80	$1,125.75			$2,557.55
322331194900210	1	$1,431.80	$1,125.75			$2,557.55
322331194900220	1	$1,431.80	$1,125.75			$2,557.55
322331194900230	1	$1,431.80	$1,125.75			$2,557.55
322331194900240	1	$1,431.80	$1,125.75			$2,557.55
322331194900250	1	$1,431.80	$1,125.75			$2,557.55
322331194900260	1	$1,431.80	$1,125.75			$2,557.55
322331194900270	1	$1,431.80	$1,125.75			$2,557.55
322331194900280	1	$1,431.80	$1,125.75			$2,557.55
322331194900290	1	$1,431.80	$1,125.75			$2,557.55
322331194900300	1	$1,431.80	$1,125.75			$2,557.55

Parcel Id	Units	O&M	Series 2012	Series 2015	Series 2018	Total
322331194900310	1	$1,431.80	$1,125.75			$2,557.55
322331194900320	1	$1,431.80	$1,125.75			$2,557.55
322331194900330	1	$1,431.80	$1,125.75			$2,557.55
322331194900340	1	$1,431.80	$1,125.75			$2,557.55
322331194900350	1	$1,431.80	$1,125.75			$2,557.55
322331194900360	1	$1,431.80	$1,125.75			$2,557.55
322331194900370	1	$1,431.80	$1,125.75			$2,557.55
322331194900380	1	$1,431.80	$1,179.35			$2,611.15
322331194900390	1	$1,431.80	$1,179.35			$2,611.15
322331194900400	1	$1,431.80	$1,179.35			$2,611.15
322331194900410	1	$1,431.80	$1,179.35			$2,611.15
322331194900420	1	$1,431.80	$1,179.35			$2,611.15
322331194900430	1	$1,431.80	$1,179.35			$2,611.15
322331194900440	1	$1,431.80	$1,179.35			$2,611.15
322331194900450	1	$1,431.80	$1,179.35			$2,611.15
322331194900460	1	$1,431.80	$1,072.15			$2,503.95
322331194900470	1	$1,431.80	$1,072.15			$2,503.95
322331194900480	1	$1,431.80	$1,072.15			$2,503.95
322331194900490	1	$1,431.80	$1,072.15			$2,503.95
322331194900500	1	$1,431.80	$1,072.15			$2,503.95
322331194900510	1	$1,431.80	$1,125.75			$2,557.55
322331194900520	1	$1,431.80	$1,125.75			$2,557.55
322331194900530	1	$1,431.80	$1,072.15			$2,503.95
322331194900540	1	$1,431.80	$1,072.15			$2,503.95
322331194900550	1	$1,431.80	$1,072.15			$2,503.95
322331194900560	1	$1,431.80	$1,072.15			$2,503.95
322331194900570	1	$1,431.80	$1,072.15			$2,503.95
322331194900580	1	$1,431.80	$1,072.15			$2,503.95
322331194900590	1	$1,431.80	$1,072.15			$2,503.95
322331194900600	1	$1,431.80	$1,072.15			$2,503.95
322331194900610	1	$1,431.80	$1,125.75			$2,557.55
322331194900620	1	$1,431.80	$1,125.75			$2,557.55
322331194900630	1	$1,431.80	$1,125.75			$2,557.55
322331194900640	1	$1,431.80	$1,072.15			$2,503.95
322331194900650	1	$1,431.80	$1,072.15			$2,503.95
322331194900660	1	$1,431.80	$1,072.15			$2,503.95
322331194900670	1	$1,431.80	$1,072.15			$2,503.95
322331194900680	1	$1,431.80	$1,072.15			$2,503.95
322331194900690	1	$1,431.80	$1,072.15			$2,503.95
322331194900700	1	$1,431.80	$1,072.15			$2,503.95
322331194900710	1	$1,431.80	$1,072.15			$2,503.95
322331194900720	1	$1,431.80	$1,072.15			$2,503.95
322331194900730	1	$1,431.80	$1,072.15			$2,503.95
322331194900740	1	$1,431.80	$1,072.15			$2,503.95
322331194900750	1	$1,431.80	$1,072.15			$2,503.95
322331194900760	1	$1,431.80	$1,125.75			$2,557.55
322331194900770	1	$1,431.80	$1,125.75			$2,557.55
322331194900780	1	$1,431.80	$1,072.15			$2,503.95
322331194900790	1	$1,431.80	$1,072.15			$2,503.95
322331194900800	1	$1,431.80	$1,072.15			$2,503.95
322331194900810	1	$1,431.80	$1,072.15			$2,503.95
322331194900820	1	$1,431.80	$1,125.75			$2,557.55
322331194900830	1	$1,431.80	$1,125.75			$2,557.55
322331194900840	1	$1,431.80	$1,125.75			$2,557.55
322331194900850	1	$1,431.80	$1,179.35			$2,611.15
322331194900860	1	$1,431.80	$1,072.15			$2,503.95
322331194900870	1	$1,431.80	$1,072.15			$2,503.95
322331194900880	1	$1,431.80	$1,072.15			$2,503.95
322331194900890	1	$1,431.80	$1,072.15			$2,503.95
322331194900900	1	$1,431.80	$1,072.15			$2,503.95
322331194900910	1	$1,431.80	$1,072.15			$2,503.95
322331194900920	1	$1,431.80	$1,072.15			$2,503.95
322331194900930	1	$1,431.80	$1,072.15			$2,503.95

Parcel Id	Units	O&M	Series 2012	Series 2015	Series 2018	Total
322331194900940	1	$1,431.80	$1,072.15			$2,503.95
322331194900950	1	$1,431.80	$1,072.15			$2,503.95
322331194900960	1	$1,431.80	$1,072.15			$2,503.95
322331194900970	1	$1,431.80	$1,072.15			$2,503.95
322331194900980	1	$1,431.80	$1,072.15			$2,503.95
322331194900990	1	$1,431.80	$1,072.15			$2,503.95
322331194901000	1	$1,431.80	$1,072.15			$2,503.95
322331194901010	1	$1,431.80	$1,072.15			$2,503.95
322331194901020	1	$1,431.80	$1,072.15			$2,503.95
322331194901030	1	$1,431.80	$1,072.15			$2,503.95
322331194901040	1	$1,431.80	$1,072.15			$2,503.95
322331195101050	1	$1,431.80	$1,179.35			$2,611.15
322331195101060	1	$1,431.80	$1,179.35			$2,611.15
322331195101070	1	$1,431.80	$1,179.35			$2,611.15
322331195101080	1	$1,431.80	$1,179.35			$2,611.15
322331195101090	1	$1,431.80	$1,179.35			$2,611.15
322331195101100	1	$1,431.80	$1,179.35			$2,611.15
322331195101110	1	$1,431.80	$1,179.35			$2,611.15
322331195101120	1	$1,431.80	$1,179.35			$2,611.15
322331195101130	1	$1,431.80	$1,179.35			$2,611.15
322331195101140	1	$1,431.80	$1,179.35			$2,611.15
322331195101150	1	$1,431.80	$1,179.35			$2,611.15
322331195101160	1	$1,431.80	$1,179.35			$2,611.15
322331195101170	1	$1,431.80	$1,179.35			$2,611.15
322331195101180	1	$1,431.80	$1,179.35			$2,611.15
322331195101190	1	$1,431.80	$1,179.35			$2,611.15
322331195101200	1	$1,431.80	$1,179.35			$2,611.15
322331195101210	1	$1,431.80	$1,179.35			$2,611.15
322331195101220	1	$1,431.80	$1,179.35			$2,611.15
322331195101230	1	$1,431.80	$1,179.35			$2,611.15
322331195101240	1	$1,431.80	$1,179.35			$2,611.15
322331195101250	1	$1,431.80	$1,179.35			$2,611.15
322331195101260	1	$1,431.80	$1,179.35			$2,611.15
322331195101270	1	$1,431.80	$1,179.35			$2,611.15
322331195101280	1	$1,431.80	$1,179.35			$2,611.15
322331195101290	1	$1,431.80	$1,179.35			$2,611.15
322331195101300	1	$1,431.80	$1,179.35			$2,611.15
322331195101310	1	$1,431.80	$1,179.35			$2,611.15
322331195101320	1	$1,431.80	$1,179.35			$2,611.15
322331195101330	1	$1,431.80	$1,125.75			$2,557.55
322331195101340	1	$1,431.80	$1,125.75			$2,557.55
322331195101350	1	$1,431.80	$1,125.75			$2,557.55
322331195101360	1	$1,431.80	$1,125.75			$2,557.55
322331195101370	1	$1,431.80	$1,125.75			$2,557.55
322331195101380	1	$1,431.80	$1,125.75			$2,557.55
322331195101390	1	$1,431.80	$1,125.75			$2,557.55
322331195101400	1	$1,431.80	$1,125.75			$2,557.55
322331195101410	1	$1,431.80	$1,125.75			$2,557.55
322331195101420	1	$1,431.80	$1,125.75			$2,557.55
322331195101430	1	$1,431.80	$1,125.75			$2,557.55
322331195101440	1	$1,431.80	$1,125.75			$2,557.55
322331195101450	1	$1,431.80	$1,072.15			$2,503.95
322331195101460	1	$1,431.80	$1,072.15			$2,503.95
322331195101470	1	$1,431.80	$1,072.15			$2,503.95
322331195101480	1	$1,431.80	$1,072.15			$2,503.95
322331195101490	1	$1,431.80	$1,072.15			$2,503.95
322331195101500	1	$1,431.80	$1,072.15			$2,503.95
322331195101510	1	$1,431.80	$1,072.15			$2,503.95
322331195101520	1	$1,431.80	$1,072.15			$2,503.95
322331195101530	1	$1,431.80	$1,072.15			$2,503.95
322331195101540	1	$1,431.80	$1,072.15			$2,503.95
322331195101550	1	$1,431.80	$1,072.15			$2,503.95
322331195101560	1	$1,431.80	$1,125.75			$2,557.55

Parcel Id	Units	O&M	Series 2012	Series 2015	Series 2018	Total
322331195101570	1	$1,431.80	$1,125.75			$2,557.55
322331195101580	1	$1,431.80	$1,125.75			$2,557.55
322331195101590	1	$1,431.80	$1,125.75			$2,557.55
322331195101600	1	$1,431.80	$1,125.75			$2,557.55
322331195101610	1	$1,431.80	$1,125.75			$2,557.55
322331195101620	1	$1,431.80	$1,125.75			$2,557.55
322331195101630	1	$1,431.80	$1,125.75			$2,557.55
322331195101640	1	$1,431.80	$1,072.15			$2,503.95
322331195101650	1	$1,431.80	$1,072.15			$2,503.95
322331195101660	1	$1,431.80	$1,072.15			$2,503.95
322331195101670	1	$1,431.80	$1,072.15			$2,503.95
322331195101680	1	$1,431.80	$1,072.15			$2,503.95
322331195101690	1	$1,431.80	$1,072.15			$2,503.95
322331195101700	1	$1,431.80	$1,072.15			$2,503.95
322331195101710	1	$1,431.80	$1,072.15			$2,503.95
322331195101720	1	$1,431.80	$1,072.15			$2,503.95
322331195101730	1	$1,431.80	$1,072.15			$2,503.95
322331195101740	1	$1,431.80	$1,072.15			$2,503.95
322331195101750	1	$1,431.80	$1,072.15			$2,503.95
322331195101760	1	$1,431.80	$1,125.75			$2,557.55
322331195101770	1	$1,431.80	$1,125.75			$2,557.55
322331195101780	1	$1,431.80	$1,125.75			$2,557.55
322331195101790	1	$1,431.80	$1,125.75			$2,557.55
322331195101800	1	$1,431.80	$1,125.75			$2,557.55
322331195101810	1	$1,431.80	$1,125.75			$2,557.55
322331195101820	1	$1,431.80	$1,125.75			$2,557.55
322331195101830	1	$1,431.80	$1,125.75			$2,557.55
322331195101840	1	$1,431.80	$1,125.75			$2,557.55
322331195101850	1	$1,431.80	$1,125.75			$2,557.55
322331195101860	1	$1,431.80	$1,125.75			$2,557.55
322331195101870	1	$1,431.80	$1,125.75			$2,557.55
322331195101880	1	$1,431.80	$1,125.75			$2,557.55
322331195101890	1	$1,431.80	$1,125.75			$2,557.55
322331195101900	1	$1,431.80	$1,125.75			$2,557.55
322331195101910	1	$1,431.80	$1,125.75			$2,557.55
322331195101920	1	$1,431.80	$1,072.15			$2,503.95
322331195101930	1	$1,431.80	$1,125.75			$2,557.55
322331195101940	1	$1,431.80	$1,125.75			$2,557.55
322331195101950	1	$1,431.80	$1,072.15			$2,503.95
322331195101960	1	$1,431.80	$1,072.15			$2,503.95
322331195101970	1	$1,431.80	$1,125.75			$2,557.55
322331195101980	1	$1,431.80	$1,072.15			$2,503.95
322331195101990	1	$1,431.80	$1,125.75			$2,557.55
322331195102000	1	$1,431.80	$1,072.15			$2,503.95
322331195102010	1	$1,431.80	$1,125.75			$2,557.55
322331195102020	1	$1,431.80	$1,125.75			$2,557.55
322331195102030	1	$1,431.80	$1,125.75			$2,557.55
322331195102040	1	$1,431.80	$1,125.75			$2,557.55
322331195102050	1	$1,431.80	$1,125.75			$2,557.55
322331195102060	1	$1,431.80	$1,125.75			$2,557.55
322331195102070	1	$1,431.80	$1,125.75			$2,557.55
322331195102080	1	$1,431.80	$1,125.75			$2,557.55
322331195102090	1	$1,431.80	$1,125.75			$2,557.55
322331195102100	1	$1,431.80	$1,125.75			$2,557.55
322331195102110	1	$1,431.80	$1,125.75			$2,557.55
322331195102120	1	$1,431.80	$1,125.75			$2,557.55
322331195102130	1	$1,431.80	$1,125.75			$2,557.55
322331195102140	1	$1,431.80	$1,125.75			$2,557.55
322331195102150	1	$1,431.80	$1,125.75			$2,557.55
322331195102160	1	$1,431.80	$1,125.75			$2,557.55
322331195102170	1	$1,431.80	$1,125.75			$2,557.55
322331195102180	1	$1,431.80	$1,179.35			$2,611.15
322331195102190	1	$1,431.80	$1,072.15			$2,503.95

Parcel Id	Units	O&M	Series 2012	Series 2015	Series 2018	Total
322331195102200	1	$1,431.80	$1,125.75			$2,557.55
322331195102210	1	$1,431.80	$1,072.15			$2,503.95
322331195102220	1	$1,431.80	$1,125.75			$2,557.55
322331195102230	1	$1,431.80	$1,125.75			$2,557.55
322331195102240	1	$1,431.80	$1,072.15			$2,503.95
322331195102250	1	$1,431.80	$1,125.75			$2,557.55
322331195102260	1	$1,431.80	$1,072.15			$2,503.95
322331195102270	1	$1,431.80	$1,125.75			$2,557.55
322331195102280	1	$1,431.80	$1,125.75			$2,557.55
322331195102290	1	$1,431.80	$1,125.75			$2,557.55
322331195102300	1	$1,431.80	$1,125.75			$2,557.55
322331195102310	1	$1,431.80	$1,125.75			$2,557.55
322331195102320	1	$1,431.80	$1,125.75			$2,557.55
322331195102330	1	$1,431.80	$1,125.75			$2,557.55
322331195102340	1	$1,431.80	$1,125.75			$2,557.55
322331195102350	1	$1,431.80	$1,125.75			$2,557.55
322331195102360	1	$1,431.80	$1,072.15			$2,503.95
322331195102370	1	$1,431.80	$1,072.15			$2,503.95
322331195102380	1	$1,431.80	$1,125.75			$2,557.55
322331195102390	1	$1,431.80	$1,072.15			$2,503.95
322331195200500	1	$1,431.80	$1,072.15	$300.59		$2,804.54
322331195200510	1	$1,431.80	$1,072.15	$300.59		$2,804.54
322331195200520	1	$1,431.80	$1,072.15	$300.59		$2,804.54
322331195200530	1	$1,431.80	$1,072.15	$300.59		$2,804.54
322331195200540	1	$1,431.80	$1,072.15	$300.59		$2,804.54
322331195200550	1	$1,431.80	$1,072.15	$300.59		$2,804.54
322331195200560	1	$1,431.80	$1,072.15	$300.59		$2,804.54
322331195200570	1	$1,431.80	$1,072.15	$300.59		$2,804.54
322331195200580	1	$1,431.80	$1,072.15	$300.59		$2,804.54
322331195200590	1	$1,431.80	$1,072.15	$300.59		$2,804.54
322331195200600	1	$1,431.80	$1,072.15	$300.59		$2,804.54
322331195200610	1	$1,431.80	$1,072.15	$300.59		$2,804.54
322331195200620	1	$1,431.80	$1,072.15	$300.59		$2,804.54
322331195200630	1	$1,431.80	$1,072.15	$300.59		$2,804.54
322331195200640	1	$1,431.80	$1,072.15	$300.59		$2,804.54
322331195200650	1	$1,431.80	$1,072.15	$300.59		$2,804.54
322331195200660	1	$1,431.80	$1,072.15	$300.59		$2,804.54
322331195200670	1	$1,431.80	$1,072.15	$300.59		$2,804.54
322331195200680	1	$1,431.80	$1,072.15	$300.59		$2,804.54
322331195200690	1	$1,431.80	$1,072.15	$300.59		$2,804.54
322331195200700	1	$1,431.80	$1,072.15	$300.59		$2,804.54
322331195200710	1	$1,431.80	$1,072.15	$300.59		$2,804.54
322331195200720	1	$1,431.80	$1,072.15	$300.59		$2,804.54
322331195200730	1	$1,431.80	$1,072.15	$300.59		$2,804.54
322331195200740	1	$1,431.80	$1,072.15	$300.59		$2,804.54
322331195200750	1	$1,431.80	$1,125.75	$251.42		$2,808.97
322331195200760	1	$1,431.80	$1,125.75	$251.42		$2,808.97
322331195200770	1	$1,431.80	$1,125.75	$251.42		$2,808.97
322331195200780	1	$1,431.80	$1,125.75	$251.42		$2,808.97
322331195200790	1	$1,431.80	$1,125.75	$251.42		$2,808.97
322331195200800	1	$1,431.80	$1,125.75	$251.42		$2,808.97
322331195200810	1	$1,431.80	$1,125.75	$251.42		$2,808.97
322331195200820	1	$1,431.80	$1,125.75	$251.42		$2,808.97
322331195200830	1	$1,431.80	$1,125.75	$251.42		$2,808.97
322331195200840	1	$1,431.80	$0.00	$0.00		$1,431.80
322331195200850	1	$1,431.80	$1,125.75	$251.42		$2,808.97
322331195200860	1	$1,431.80	$1,125.75	$251.42		$2,808.97
322331195200870	1	$1,431.80	$1,179.35	$202.25		$2,813.40
322331195200880	1	$1,431.80	$1,179.35	$202.25		$2,813.40
322331195200890	1	$1,431.80	$1,179.35	$202.25		$2,813.40
322331195200900	1	$1,431.80	$1,179.35	$202.25		$2,813.40
322331195200910	1	$1,431.80	$1,179.35	$202.25		$2,813.40
322331195200920	1	$1,431.80	$1,179.35	$202.25		$2,813.40

Parcel Id	Units	O&M	Series 2012	Series 2015	Series 2018	Total
322331195200930	1	$1,431.80	$1,125.75	$251.42		$2,808.97
322331195200940	1	$1,431.80	$1,125.75	$251.42		$2,808.97
322331195200950	1	$1,431.80	$1,125.75	$251.42		$2,808.97
322331195200960	1	$1,431.80	$1,125.75	$251.42		$2,808.97
322331195200970	1	$1,431.80	$1,125.75	$251.42		$2,808.97
322331195200980	1	$1,431.80	$1,125.75	$251.42		$2,808.97
322331195200990	1	$1,431.80	$1,125.75	$251.42		$2,808.97
322331195201000	1	$1,431.80	$1,125.75	$251.42		$2,808.97
322331195201010	1	$1,431.80	$1,125.75	$251.42		$2,808.97
322331195201020	1	$1,431.80	$1,125.75	$251.42		$2,808.97
322331195201030	1	$1,431.80	$1,125.75	$251.42		$2,808.97
322331195201040	1	$1,431.80	$1,125.75	$251.42		$2,808.97
322331195201050	1	$1,431.80	$1,179.35	$202.25		$2,813.40
322331195201060	1	$1,431.80	$1,179.35	$202.25		$2,813.40
322331195201070	1	$1,431.80	$1,179.35	$202.25		$2,813.40
322331195201080	1	$1,431.80	$1,179.35	$202.25		$2,813.40
322331195201090	1	$1,431.80	$1,179.35	$202.25		$2,813.40
322331195201100	1	$1,431.80	$1,179.35	$202.25		$2,813.40
322331195201110	1	$1,431.80	$1,179.35	$202.25		$2,813.40
322331195201120	1	$1,431.80	$1,179.35	$202.25		$2,813.40
322331195201130	1	$1,431.80	$1,179.35	$202.25		$2,813.40
322331195201140	1	$1,431.80	$1,179.35	$202.25		$2,813.40
322331195201150	1	$1,431.80	$1,179.35	$202.25		$2,813.40
322331195201160	1	$1,431.80	$1,179.35	$202.25		$2,813.40
322331195201170	1	$1,431.80	$1,179.35	$202.25		$2,813.40
322331195201180	1	$1,431.80	$1,179.35	$202.25		$2,813.40
322331195201190	1	$1,431.80	$1,179.35	$202.25		$2,813.40
322331195201200	1	$1,431.80	$804.54	$313.83		$2,550.17
322331195201210	1	$1,431.80	$804.54	$313.83		$2,550.17
322331195201220	1	$1,431.80	$804.54	$313.83		$2,550.17
322331195201230	1	$1,431.80	$804.54	$313.83		$2,550.17
322331195201240	1	$1,431.80	$804.54	$313.83		$2,550.17
322331195201250	1	$1,431.80	$804.54	$313.83		$2,550.17
322331195201260	1	$1,431.80	$804.54	$313.83		$2,550.17
322331195201270	1	$1,431.80	$804.54	$313.83		$2,550.17
322331195201280	1	$1,431.80	$804.54	$313.83		$2,550.17
322331195201290	1	$1,431.80	$804.54	$313.83		$2,550.17
322331195201300	1	$1,431.80	$804.54	$313.83		$2,550.17
322331195201310	1	$1,431.80	$804.54	$313.83		$2,550.17
322331195201320	1	$1,431.80	$804.54	$313.83		$2,550.17
322331195201330	1	$1,431.80	$804.54	$313.83		$2,550.17
322331195201340	1	$1,431.80	$804.54	$313.83		$2,550.17
322331195201350	1	$1,431.80	$804.54	$313.83		$2,550.17
322331195201360	1	$1,431.80	$804.54	$313.83		$2,550.17
322331195201370	1	$1,431.80	$804.54	$313.83		$2,550.17
322331195201380	1	$1,431.80	$804.54	$313.83		$2,550.17
322331195201390	1	$1,431.80	$804.54	$313.83		$2,550.17
322331195201400	1	$1,431.80	$804.54	$313.83		$2,550.17
322331195201410	1	$1,431.80	$804.54	$313.83		$2,550.17
322331195201420	1	$1,431.80	$804.54	$313.83		$2,550.17
322331195201430	1	$1,431.80	$804.54	$313.83		$2,550.17
322331195201440	1	$1,431.80	$804.54	$313.83		$2,550.17
322331195201450	1	$1,431.80	$804.54	$313.83		$2,550.17
322331195201460	1	$1,431.80	$804.54	$313.83		$2,550.17
322331195201470	1	$1,431.80	$804.54	$313.83		$2,550.17
322331195201480	1	$1,431.80	$804.54	$313.83		$2,550.17
322331195201490	1	$1,431.80	$804.54	$313.83		$2,550.17
322331195201500	1	$1,431.80	$804.54	$313.83		$2,550.17
322331195201510	1	$1,431.80	$804.54	$313.83		$2,550.17
322331195201520	1	$1,431.80	$804.54	$313.83		$2,550.17
322331195201530	1	$1,431.80	$804.54	$313.83		$2,550.17
322331195201540	1	$1,431.80	$804.54	$313.83		$2,550.17
322331195201550	1	$1,431.80	$804.54	$313.83		$2,550.17

Parcel Id	Units	O&M	Series 2012	Series 2015	Series 2018	Total
322331195201560	1	$1,431.80	$804.54	$313.83		$2,550.17
322331195201570	1	$1,431.80	$804.54	$313.83		$2,550.17
322331195201580	1	$1,431.80	$804.54	$313.83		$2,550.17
322331195201590	1	$1,431.80	$804.54	$313.83		$2,550.17
322331195201600	1	$1,431.80		$1,118.37		$2,550.17
322331195201610	1	$1,431.80		$1,118.37		$2,550.17
322331195201620	1	$1,431.80		$1,118.37		$2,550.17
322331195201630	1	$1,431.80		$1,118.37		$2,550.17
322331195201640	1	$1,431.80		$1,118.37		$2,550.17
322331195201650	1	$1,431.80	$1,125.75	$251.42		$2,808.97
322331195201660	1	$1,431.80	$1,179.35	$202.25		$2,813.40
322331195401670	1	$1,431.80		$1,704.62		$3,136.42
322331195401680	1	$1,431.80		$1,704.62		$3,136.42
322331195401690	1	$1,431.80		$1,704.62		$3,136.42
322331195401700	1	$1,431.80		$1,704.62		$3,136.42
322331195401710	1	$1,431.80		$1,704.62		$3,136.42
322331195401720	1	$1,431.80		$1,704.62		$3,136.42
322331195401730	1	$1,431.80		$1,704.62		$3,136.42
322331195401740	1	$1,431.80		$1,704.62		$3,136.42
322331195401750	1	$1,431.80		$1,630.50		$3,062.30
322331195401760	1	$1,431.80		$1,630.50		$3,062.30
322331195401770	1	$1,431.80		$1,630.50		$3,062.30
322331195401780	1	$1,431.80		$1,630.50		$3,062.30
322331195401790	1	$1,431.80		$1,630.50		$3,062.30
322331195401800	1	$1,431.80		$1,630.50		$3,062.30
322331195401810	1	$1,431.80		$1,630.50		$3,062.30
322331195401820	1	$1,431.80		$1,630.50		$3,062.30
322331195401830	1	$1,431.80		$1,630.50		$3,062.30
322331195401840	1	$1,431.80		$1,630.50		$3,062.30
322331195401850	1	$1,431.80		$1,630.50		$3,062.30
322331195401860	1	$1,431.80		$1,630.50		$3,062.30
322331195401870	1	$1,431.80		$1,630.50		$3,062.30
322331195401880	1	$1,431.80		$1,630.50		$3,062.30
322331195401890	1	$1,431.80		$1,630.50		$3,062.30
322331195401900	1	$1,431.80		$1,630.50		$3,062.30
322331195401910	1	$1,431.80		$1,630.50		$3,062.30
322331195401920	1	$1,431.80		$1,551.10		$2,982.90
322331195401930	1	$1,431.80		$1,551.10		$2,982.90
322331195401940	1	$1,431.80		$1,551.10		$2,982.90
322331195401950	1	$1,431.80		$1,551.10		$2,982.90
322331195401960	1	$1,431.80		$1,551.10		$2,982.90
322331195401970	1	$1,431.80		$1,551.10		$2,982.90
322331195401980	1	$1,431.80		$1,630.50		$3,062.30
322331195401990	1	$1,431.80		$1,630.50		$3,062.30
322331195402000	1	$1,431.80		$1,630.50		$3,062.30
322331195402010	1	$1,431.80		$1,630.50		$3,062.30
322331195402020	1	$1,431.80		$1,630.50		$3,062.30
322331195402030	1	$1,431.80		$1,630.50		$3,062.30
322331195402040	1	$1,431.80		$1,630.50		$3,062.30
322331195402050	1	$1,431.80		$1,704.62		$3,136.42
322331195402060	1	$1,431.80		$1,704.62		$3,136.42
322331195402070	1	$1,431.80		$1,704.62		$3,136.42
322331195402080	1	$1,431.80		$1,630.50		$3,062.30
322331195402090	1	$1,431.80		$1,630.50		$3,062.30
322331195402100	1	$1,431.80		$1,630.50		$3,062.30
322331195402110	1	$1,431.80		$1,704.62		$3,136.42
322331195402120	1	$1,431.80		$1,704.62		$3,136.42
322331195402130	1	$1,431.80		$1,704.62		$3,136.42
322331195402140	1	$1,431.80		$1,704.62		$3,136.42
322331195402150	1	$1,431.80		$1,704.62		$3,136.42
322331195402160	1	$1,431.80		$1,704.62		$3,136.42
322331195402170	1	$1,431.80		$1,704.62		$3,136.42
322331195402180	1	$1,431.80		$1,704.62		$3,136.42

Parcel Id	Units	O&M	Series 2012	Series 2015	Series 2018	Total
322331195402190	1	$1,431.80		$1,704.62		$3,136.42
322331195402200	1	$1,431.80		$1,704.62		$3,136.42
322331195402210	1	$1,431.80		$1,704.62		$3,136.42
322331195402220	1	$1,431.80		$1,704.62		$3,136.42
322331195402230	1	$1,431.80		$1,551.10		$2,982.90
322331195402240	1	$1,431.80		$1,551.10		$2,982.90
322331195402250	1	$1,431.80		$1,551.10		$2,982.90
322331195402260	1	$1,431.80		$1,551.10		$2,982.90
322331195402270	1	$1,431.80		$1,551.10		$2,982.90
322331195402280	1	$1,431.80		$1,551.10		$2,982.90
322331195402290	1	$1,431.80		$1,551.10		$2,982.90
322331195402300	1	$1,431.80		$1,551.10		$2,982.90
322331195402310	1	$1,431.80		$1,551.10		$2,982.90
322331195402320	1	$1,431.80		$0.00		$1,431.80
322331195402330	1	$1,431.80		$1,551.10		$2,982.90
322331195402340	1	$1,431.80		$1,551.10		$2,982.90
322331195402350	1	$1,431.80		$1,551.10		$2,982.90
322331195402360	1	$1,431.80		$1,551.10		$2,982.90
322331195402370	1	$1,431.80		$1,551.10		$2,982.90
322331195402380	1	$1,431.80		$1,551.10		$2,982.90
322331195402390	1	$1,431.80		$1,551.10		$2,982.90
322331195402400	1	$1,431.80		$1,551.10		$2,982.90
322331195402410	1	$1,431.80		$1,551.10		$2,982.90
322331195402420	1	$1,431.80		$1,551.10		$2,982.90
322331195402430	1	$1,431.80		$1,551.10		$2,982.90
322331195402440	1	$1,431.80		$1,630.50		$3,062.30
322331195402450	1	$1,431.80		$1,630.50		$3,062.30
322331195402460	1	$1,431.80		$1,630.50		$3,062.30
322331195402470	1	$1,431.80		$1,630.50		$3,062.30
322331195402480	1	$1,431.80		$1,630.50		$3,062.30
322331195402490	1	$1,431.80		$1,630.50		$3,062.30
322331195402500	1	$1,431.80		$1,630.50		$3,062.30
322331195402510	1	$1,431.80		$1,630.50		$3,062.30
322331195402520	1	$1,431.80		$1,630.50		$3,062.30
322331195402530	1	$1,431.80		$1,630.50		$3,062.30
322331195402540	1	$1,431.80		$1,630.50		$3,062.30
322331195402550	1	$1,431.80		$1,630.50		$3,062.30
322331195402560	1	$1,431.80		$1,630.50		$3,062.30
322331195402570	1	$1,431.80		$1,630.50		$3,062.30
322331195402580	1	$1,431.80		$1,164.64		$2,596.44
322331195402590	1	$1,431.80		$1,164.64		$2,596.44
322331195402600	1	$1,431.80		$1,164.64		$2,596.44
322331195402610	1	$1,431.80		$1,164.64		$2,596.44
322331195402620	1	$1,431.80		$1,164.64		$2,596.44
322331195402630	1	$1,431.80		$1,164.64		$2,596.44
322331195402640	1	$1,431.80		$1,164.64		$2,596.44
322331195402650	1	$1,431.80		$1,164.64		$2,596.44
322331195402660	1	$1,431.80		$1,164.64		$2,596.44
322331195402670	1	$1,431.80		$1,164.64		$2,596.44
322331195402680	1	$1,431.80		$1,164.64		$2,596.44
322331195402690	1	$1,431.80		$0.00		$1,431.80
322331195402700	1	$1,431.80		$1,164.64		$2,596.44
322331195402710	1	$1,431.80		$1,164.64		$2,596.44
322331195402720	1	$1,431.80		$1,164.64		$2,596.44
322331195402730	1	$1,431.80		$1,164.64		$2,596.44
322331195402740	1	$1,431.80		$1,164.64		$2,596.44
322331195402750	1	$1,431.80		$1,164.64		$2,596.44
322331195402760	1	$1,431.80		$1,164.64		$2,596.44
322331195402770	1	$1,431.80		$1,164.64		$2,596.44
322331195402780	1	$1,431.80		$1,164.64		$2,596.44
322331195402790	1	$1,431.80		$1,164.64		$2,596.44
322331195402800	1	$1,431.80		$1,164.64		$2,596.44
322331195402810	1	$1,431.80		$1,164.64		$2,596.44

Parcel Id	Units	O&M	Series 2012	Series 2015	Series 2018	Total
322331195402820	1	$1,431.80		$1,164.64		$2,596.44
322331195402830	1	$1,431.80		$1,164.64		$2,596.44
322331195402840	1	$1,431.80		$1,164.64		$2,596.44
322331195402850	1	$1,431.80		$1,164.64		$2,596.44
322331195402860	1	$1,431.80		$1,164.64		$2,596.44
322331195402870	1	$1,431.80		$1,164.64		$2,596.44
322331195402880	1	$1,431.80		$1,164.64		$2,596.44
322331195402890	1	$1,431.80		$1,164.64		$2,596.44
322331195402900	1	$1,431.80		$1,164.64		$2,596.44
322331195402910	1	$1,431.80		$1,164.64		$2,596.44
322331195402920	1	$1,431.80		$1,164.64		$2,596.44
322331195402930	1	$1,431.80		$1,164.64		$2,596.44
322331195402940	1	$1,431.80		$1,164.64		$2,596.44
322331195402950	1	$1,431.80		$1,164.64		$2,596.44
322331195402960	1	$1,431.80		$1,164.64		$2,596.44
322331195402970	1	$1,431.80		$1,164.64		$2,596.44
322331195402980	1	$1,431.80		$1,164.64		$2,596.44
322331195402990	1	$1,431.80		$1,164.64		$2,596.44
322331195403000	1	$1,431.80		$1,164.64		$2,596.44
322331195403010	1	$1,431.80		$1,164.64		$2,596.44
322331195403020	1	$1,431.80		$1,164.64		$2,596.44
322331195403030	1	$1,431.80		$1,164.64		$2,596.44
322331195403040	1	$1,431.80		$1,164.64		$2,596.44
322331195403050	1	$1,431.80		$1,164.64		$2,596.44
322331195403060	1	$1,431.80		$1,164.64		$2,596.44
322331195403070	1	$1,431.80		$1,164.64		$2,596.44
322331195403080	1	$1,431.80		$1,164.64		$2,596.44
322331195403090	1	$1,431.80		$1,164.64		$2,596.44
322331195403100	1	$1,431.80		$1,164.64		$2,596.44
322331195403110	1	$1,431.80		$1,164.64		$2,596.44
322331195403120	1	$1,431.80		$1,164.64		$2,596.44
322331195403130	1	$1,431.80		$1,164.64		$2,596.44
322331195403140	1	$1,431.80		$1,164.64		$2,596.44
322331195403150	1	$1,431.80		$1,164.64		$2,596.44
322331195403160	1	$1,431.80		$1,164.64		$2,596.44
322331195403170	1	$1,431.80		$1,164.64		$2,596.44
322331195403180	1	$1,431.80		$1,164.64		$2,596.44
322331195403190	1	$1,431.80		$1,164.64		$2,596.44
322331195403200	1	$1,431.80		$1,164.64		$2,596.44
322331195403210	1	$1,431.80		$1,164.64		$2,596.44
322331195403220	1	$1,431.80		$1,164.64		$2,596.44
322331195403230	1	$1,431.80		$1,164.64		$2,596.44
322331195403240	1	$1,431.80		$1,164.64		$2,596.44
322331195403250	1	$1,431.80		$1,164.64		$2,596.44
322331195403260	1	$1,431.80		$1,164.64		$2,596.44
322331195403270	1	$1,431.80		$1,164.64		$2,596.44
322331195403280	1	$1,431.80		$1,164.64		$2,596.44
322331195403290	1	$1,431.80		$1,164.64		$2,596.44
322331195403300	1	$1,431.80		$1,164.64		$2,596.44
322331195403310	1	$1,431.80		$1,164.64		$2,596.44
322331195403320	1	$1,431.80		$1,164.64		$2,596.44
322331195403330	1	$1,431.80		$1,164.64		$2,596.44
322331195403340	1	$1,431.80		$1,164.64		$2,596.44
322331195403350	1	$1,431.80		$1,164.64		$2,596.44
322331195403360	1	$1,431.80		$1,164.64		$2,596.44
322331195403370	1	$1,431.80		$1,164.64		$2,596.44
322331195403380	1	$1,431.80		$1,164.64		$2,596.44
322331195403390	1	$1,431.80		$1,164.64		$2,596.44
322331195403400	1	$1,431.80		$1,164.64		$2,596.44
322331195403410	1	$1,431.80		$1,164.64		$2,596.44
322331195403420	1	$1,431.80		$1,164.64		$2,596.44
322331195403430	1	$1,431.80		$1,164.64		$2,596.44
322331195403440	1	$1,431.80		$1,164.64		$2,596.44

Parcel Id	Units	O&M	Series 2012	Series 2015	Series 2018	Total
322331195403450	1	$1,431.80		$0.00		$1,431.80
322331195403460	1	$1,431.80		$1,164.64		$2,596.44
322331195403470	1	$1,431.80		$1,164.64		$2,596.44
322331195403480	1	$1,431.80		$1,164.64		$2,596.44
322331195403490	1	$1,431.80		$1,164.64		$2,596.44
322331195403500	1	$1,431.80		$1,164.64		$2,596.44
322331195403510	1	$1,431.80		$1,164.64		$2,596.44
322331195403520	1	$1,431.80		$1,164.64		$2,596.44
322331195503530	1	$1,431.80		$1,630.50		$3,062.30
322331195503540	1	$1,431.80		$1,630.50		$3,062.30
322331195503550	1	$1,431.80		$1,630.50		$3,062.30
322331195503560	1	$1,431.80		$1,630.50		$3,062.30
322331195503570	1	$1,431.80		$1,630.50		$3,062.30
322331195503580	1	$1,431.80		$1,630.50		$3,062.30
322331195503590	1	$1,431.80		$1,630.50		$3,062.30
322331195503600	1	$1,431.80		$1,630.50		$3,062.30
322331195503610	1	$1,431.80		$1,630.50		$3,062.30
322331195503620	1	$1,431.80		$1,704.62		$3,136.42
322331195503630	1	$1,431.80		$1,704.62		$3,136.42
322331195503640	1	$1,431.80		$1,704.62		$3,136.42
322331195503650	1	$1,431.80		$1,704.62		$3,136.42
322331195503660	1	$1,431.80		$1,704.62		$3,136.42
322331195503670	1	$1,431.80		$1,704.62		$3,136.42
322331195503680	1	$1,431.80		$1,704.62		$3,136.42
322331195503690	1	$1,431.80		$1,704.62		$3,136.42
322331195503700	1	$1,431.80		$1,704.62		$3,136.42
322331195503710	1	$1,431.80		$1,704.62		$3,136.42
322331195503720	1	$1,431.80		$1,704.62		$3,136.42
322331195503730	1	$1,431.80		$1,704.62		$3,136.42
322331195503740	1	$1,431.80		$1,704.62		$3,136.42
322331195503750	1	$1,431.80		$1,704.62		$3,136.42
322331195503760	1	$1,431.80		$1,704.62		$3,136.42
322331195503770	1	$1,431.80		$1,704.62		$3,136.42
322331195503780	1	$1,431.80		$1,704.62		$3,136.42
322331195503790	1	$1,431.80		$1,630.50		$3,062.30
322331195503800	1	$1,431.80		$1,630.50		$3,062.30
322331195503810	1	$1,431.80		$1,630.50		$3,062.30
322331195503820	1	$1,431.80		$1,630.50		$3,062.30
322331195503830	1	$1,431.80		$1,630.50		$3,062.30
322331195503840	1	$1,431.80		$1,630.50		$3,062.30
322331195503850	1	$1,431.80		$1,630.50		$3,062.30
322331195503860	1	$1,431.80		$1,630.50		$3,062.30
322331195503870	1	$1,431.80		$1,630.50		$3,062.30
322331195503880	1	$1,431.80		$1,630.50		$3,062.30
322331195503890	1	$1,431.80		$1,630.50		$3,062.30
322331195503900	1	$1,431.80		$1,630.50		$3,062.30
322331195503910	1	$1,431.80		$1,630.50		$3,062.30
322331195503920	1	$1,431.80		$1,630.50		$3,062.30
322331195503930	1	$1,431.80		$1,630.50		$3,062.30
322331195503940	1	$1,431.80		$1,164.64		$2,596.44
322331195503950	1	$1,431.80		$1,164.64		$2,596.44
322331195503960	1	$1,431.80		$1,164.64		$2,596.44
322331195503970	1	$1,431.80		$1,164.64		$2,596.44
322331195503980	1	$1,431.80		$1,164.64		$2,596.44
322331195503990	1	$1,431.80		$1,164.64		$2,596.44
322331195504000	1	$1,431.80		$1,164.64		$2,596.44
322331195504010	1	$1,431.80		$1,164.64		$2,596.44
322331195504020	1	$1,431.80		$1,164.64		$2,596.44
322331195504030	1	$1,431.80		$1,164.64		$2,596.44
322331195504040	1	$1,431.80		$1,164.64		$2,596.44
322331195504050	1	$1,431.80		$1,164.64		$2,596.44
322331195504060	1	$1,431.80		$1,164.64		$2,596.44
322331195504070	1	$1,431.80		$1,164.64		$2,596.44

Parcel Id	Units	O&M	Series 2012	Series 2015	Series 2018	Total
322331195504080	1	$1,431.80		$1,164.64		$2,596.44
322331195504090	1	$1,431.80		$1,164.64		$2,596.44
322331195504100	1	$1,431.80		$1,630.50		$3,062.30
322331195504110	1	$1,431.80		$1,630.50		$3,062.30
322331195504120	1	$1,431.80		$1,630.50		$3,062.30
322331195504130	1	$1,431.80		$1,630.50		$3,062.30
322331195504140	1	$1,431.80		$1,630.50		$3,062.30
322331195504150	1	$1,431.80		$1,630.50		$3,062.30
322331195504160	1	$1,431.80		$1,630.50		$3,062.30
322331195504170	1	$1,431.80		$1,630.50		$3,062.30
322331195504180	1	$1,431.80		$1,630.50		$3,062.30
322331195504190	1	$1,431.80		$1,630.50		$3,062.30
322331195504200	1	$1,431.80		$1,630.50		$3,062.30
322331195504210	1	$1,431.80		$1,630.50		$3,062.30
322331195504220	1	$1,431.80		$1,630.50		$3,062.30
322331195504230	1	$1,431.80		$1,630.50		$3,062.30
322331195504240	1	$1,431.80		$1,630.50		$3,062.30
322331195504250	1	$1,431.80		$1,630.50		$3,062.30
322331195504260	1	$1,431.80		$1,630.50		$3,062.30
322331195504270	1	$1,431.80		$1,630.50		$3,062.30
322331195504280	1	$1,431.80		$1,164.64		$2,596.44
322331195504290	1	$1,431.80		$1,164.64		$2,596.44
322331195504300	1	$1,431.80		$1,164.64		$2,596.44
322331195504310	1	$1,431.80		$1,164.64		$2,596.44
322331195504320	1	$1,431.80		$1,164.64		$2,596.44
322331195504330	1	$1,431.80		$1,164.64		$2,596.44
322331195504340	1	$1,431.80		$1,164.64		$2,596.44
322331195504350	1	$1,431.80		$1,164.64		$2,596.44
322331195504360	1	$1,431.80		$1,164.64		$2,596.44
322331195504370	1	$1,431.80		$1,164.64		$2,596.44
322331195504380	1	$1,431.80		$1,164.64		$2,596.44
322331195504390	1	$1,431.80		$1,164.64		$2,596.44
322331195504400	1	$1,431.80		$1,164.64		$2,596.44
322331195504410	1	$1,431.80		$1,164.64		$2,596.44
322331195504420	1	$1,431.80		$1,164.64		$2,596.44
322331195504430	1	$1,431.80		$1,164.64		$2,596.44
322331195504440	1	$1,431.80		$1,164.64		$2,596.44
322331195504450	1	$1,431.80		$1,164.64		$2,596.44
322331195504460	1	$1,431.80		$1,164.64		$2,596.44
322331195504470	1	$1,431.80		$1,164.64		$2,596.44
322331195504480	1	$1,431.80		$1,164.64		$2,596.44
322331195504490	1	$1,431.80		$1,164.64		$2,596.44
322331195504500	1	$1,431.80		$1,164.64		$2,596.44
322331195504510	1	$1,431.80		$1,164.64		$2,596.44
322331195504520	1	$1,431.80		$1,630.50		$3,062.30
322331195504530	1	$1,431.80		$1,704.62		$3,136.42
322331195504540	1	$1,431.80		$1,704.62		$3,136.42
322331195504550	1	$1,431.80		$1,704.62		$3,136.42
322331195504560	1	$1,431.80		$1,704.62		$3,136.42
322331195504570	1	$1,431.80		$1,704.62		$3,136.42
322331195504580	1	$1,431.80		$1,704.62		$3,136.42
322331195504590	1	$1,431.80		$1,704.62		$3,136.42
322331195504600	1	$1,431.80		$1,630.50		$3,062.30
322331195504610	1	$1,431.80		$1,630.50		$3,062.30
322331195504620	1	$1,431.80		$1,630.50		$3,062.30
322331195504630	1	$1,431.80		$1,630.50		$3,062.30
322331195504640	1	$1,431.80		$1,630.50		$3,062.30
322331195504650	1	$1,431.80		$1,704.62		$3,136.42
322331195504660	1	$1,431.80		$1,704.62		$3,136.42
322331195504670	1	$1,431.80		$1,704.62		$3,136.42
322331195504680	1	$1,431.80		$1,704.62		$3,136.42
322331195504690	1	$1,431.80		$1,704.62		$3,136.42
322331195504700	1	$1,431.80		$1,704.62		$3,136.42

Parcel Id	Units	O&M	Series 2012	Series 2015	Series 2018	Total
322331195504710	1	$1,431.80		$1,704.62		$3,136.42
322331195504720	1	$1,431.80		$1,630.50		$3,062.30
322331195504730	1	$1,431.80		$1,630.50		$3,062.30
322331195504740	1	$1,431.80		$1,630.50		$3,062.30
322331195504750	1	$1,431.80		$1,704.62		$3,136.42
322331195504760	1	$1,431.80		$1,704.62		$3,136.42
322331195504770	1	$1,431.80		$1,704.62		$3,136.42
322331195504780	1	$1,431.80		$1,704.62		$3,136.42
322331195504790	1	$1,431.80		$1,630.50		$3,062.30
322331195504800	1	$1,431.80		$1,630.50		$3,062.30
322331195504810	1	$1,431.80		$1,630.50		$3,062.30
322331195504820	1	$1,431.80		$1,630.50		$3,062.30
322331195504830	1	$1,431.80		$1,630.50		$3,062.30
322331195504840	1	$1,431.80		$1,630.50		$3,062.30
322331195504850	1	$1,431.80		$1,630.50		$3,062.30
322331195504860	1	$1,431.80		$1,630.50		$3,062.30
322331195504870	1	$1,431.80		$1,630.50		$3,062.30
322331195504880	1	$1,431.80		$1,630.50		$3,062.30
322331195504890	1	$1,431.80		$1,630.50		$3,062.30
322331195504900	1	$1,431.80		$1,630.50		$3,062.30
322331195504910	1	$1,431.80		$1,630.50		$3,062.30
322331195504920	1	$1,431.80		$1,630.50		$3,062.30
322331195504930	1	$1,431.80		$1,630.50		$3,062.30
322331195504940	1	$1,431.80		$1,630.50		$3,062.30
322331195504950	1	$1,431.80		$1,630.50		$3,062.30
322331195504960	1	$1,431.80		$1,704.62		$3,136.42
322331195504970	1	$1,431.80		$1,704.62		$3,136.42
322331195504980	1	$1,431.80		$0.00		$1,431.80
322331195504990	1	$1,431.80		$1,704.62		$3,136.42
322331195505000	1	$1,431.80		$1,704.62		$3,136.42
322331195505010	1	$1,431.80		$1,704.62		$3,136.42
322331195505020	1	$1,431.80		$1,704.62		$3,136.42
322331195505030	1	$1,431.80		$1,704.62		$3,136.42
322331195505040	1	$1,431.80		$1,704.62		$3,136.42
322331195505050	1	$1,431.80		$1,704.62		$3,136.42
322331195505060	1	$1,431.80		$1,704.62		$3,136.42
322331195505070	1	$1,431.80		$1,704.62		$3,136.42
322331195505080	1	$1,431.80		$1,704.62		$3,136.42
322331195505090	1	$1,431.80		$1,704.62		$3,136.42
322331195505100	1	$1,431.80		$1,704.62		$3,136.42
322331195505110	1	$1,431.80		$1,704.62		$3,136.42
322331195505120	1	$1,431.80		$1,704.62		$3,136.42
322331195505130	1	$1,431.80		$1,704.62		$3,136.42
322331195505140	1	$1,431.80		$1,704.62		$3,136.42
322331195505150	1	$1,431.80		$1,704.62		$3,136.42
322331195505160	1	$1,431.80		$1,704.62		$3,136.42
322331195505170	1	$1,431.80		$1,704.62		$3,136.42
322331195505180	1	$1,431.80		$1,704.62		$3,136.42
322331195505190	1	$1,431.80		$1,704.62		$3,136.42
322331195505200	1	$1,431.80		$1,704.62		$3,136.42
322331195505210	1	$1,431.80		$1,704.62		$3,136.42
322331195505220	1	$1,431.80		$1,704.62		$3,136.42
322331195505230	1	$1,431.80		$1,704.62		$3,136.42
322331195505240	1	$1,431.80		$1,704.62		$3,136.42
322331195505250	1	$1,431.80		$1,704.62		$3,136.42
322331195505260	1	$1,431.80		$1,704.62		$3,136.42
322331195505270	1	$1,431.80		$1,704.62		$3,136.42
322331195505280	1	$1,431.80		$1,704.62		$3,136.42
322331195505290	1	$1,431.80		$1,704.62		$3,136.42
322331195505300	1	$1,431.80		$1,704.62		$3,136.42
322331195505310	1	$1,431.80		$1,704.62		$3,136.42
322331195505320	1	$1,431.80		$1,704.62		$3,136.42
322331195505330	1	$1,431.80		$1,704.62		$3,136.42

Parcel Id	Units	O&M	Series 2012	Series 2015	Series 2018	Total
322331195505340	1	$1,431.80		$1,704.62		$3,136.42
322331195505350	1	$1,431.80		$1,704.62		$3,136.42
322331195505360	1	$1,431.80		$1,704.62		$3,136.42
322331195505370	1	$1,431.80		$1,704.62		$3,136.42
322331195505380	1	$1,431.80		$1,704.62		$3,136.42
322331195505390	1	$1,431.80		$1,704.62		$3,136.42
322331195505400	1	$1,431.80		$1,704.62		$3,136.42
322331195505410	1	$1,431.80		$1,704.62		$3,136.42
322331195505420	1	$1,431.80		$1,704.62		$3,136.42
322331195505430	1	$1,431.80		$1,551.10		$2,982.90
322331195505440	1	$1,431.80		$1,551.10		$2,982.90
322331195505450	1	$1,431.80		$1,551.10		$2,982.90
322331195505460	1	$1,431.80		$1,551.10		$2,982.90
322331195505470	1	$1,431.80		$1,551.10		$2,982.90
322331195505480	1	$1,431.80		$1,551.10		$2,982.90
322331195505490	1	$1,431.80		$1,630.50		$3,062.30
322331195505500	1	$1,431.80		$1,630.50		$3,062.30
322331195505510	1	$1,431.80		$1,630.50		$3,062.30
322331195505520	1	$1,431.80		$1,630.50		$3,062.30
322331195505530	1	$1,431.80		$1,630.50		$3,062.30
322331195505540	1	$1,431.80		$1,630.50		$3,062.30
322331195505550	1	$1,431.80		$1,630.50		$3,062.30
322331195505560	1	$1,431.80		$1,630.50		$3,062.30
322331195505570	1	$1,431.80		$1,630.50		$3,062.30
322331195505580	1	$1,431.80		$1,630.50		$3,062.30
Total Gross Assessments	904	$1,225,189.89	$420,584.22	$626,988.89	$125,190.00	$2,397,953.00

Total Net Assessments		$1,151,678.50	$395,349.17	$589,369.56	$117,678.60	$2,254,075.82

SECTION VI

SECTION A

Uniting partners through exceptional landscape services

BLADE RUNNERS

COMMERCIAL LANDSCAPING ORLANDO, LLC.

A United Land Services Company

Randal Park CDD

BLADE RUNNERS
COMMERCIAL LANDSCAPING ORLANDO, LLC.

Randal Park CDD

A United Land Services Company

Proposal

For

Landscape & Irrigation Maintenance

July 29, 2025

Pricing Valid for 90 Days Upon Receipt

7/29/25

Randal Park CDD

c/o GMS Management Company

RE: Landscape Maintenance & Irrigation Proposal

Dear Jarett,

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

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

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

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

Sincerely,

Chris Marquess
Client Relations and Business Development
cmarquess@unitedlandservices.com

Table of Contents

- Company history, experience and services

- Exclusive Partners and References

- Key Management and Personnel

- Development Strategy

- Narrative and Operational Approach

- Reporting

- Certification

- Bid Packet/Scope of Services

- Your Investment

UNITED Land Services

Company History and Services

Company History

Field Support Office

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

Total Number of Employees

1400+

Additional Areas Served

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

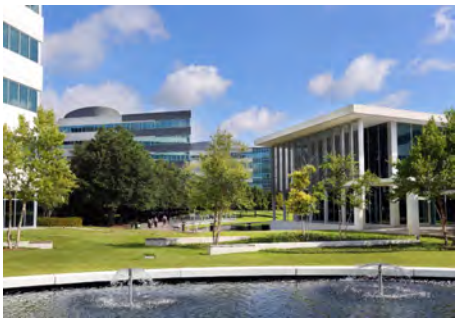




Our History

How It All Started

The Company was founded by Bob Blandford in 2001 as United Landscapes, a name that has come to be synonymous with best-in-class landscape design, installation and maintenance services across the Jacksonville and St. Johns County area. Today, the Company has over 1400 employees working daily with hundreds of commercial customers throughout Florida. Each location is capable of independently managing and enhancing a variety of complex landscape projects.



Services Offered & Approach

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



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

Products & Services

We Are Your All-Inclusive Service Provider



Landscape Maintenance

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



Outdoor Lighting

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



Commercial Installation

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



Sod Installation

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



Landscape Design

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



Irrigation Systems

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



Hardscapes

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



Driveways & Entranceways

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

BLADE RUNNERS
COMMERCIAL LANDSCAPING ORLANDO, LLC.

Irrigation Experts

Your Team of Certified & Licensed Specialists





Installation, Maintenance & Repairs

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



- **Maintenance -** Monthly irrigation inspections and adjustments keep your system performing effectively and efficiently. United Land Services conducts routine wet checks with monthly reports to ensure proper coverage is being maintained to protect your investment.



- **Improvements -** Whether you have an old or new irrigation system, you can trust United Land Services to conduct a full audit and clearly communicate any deficiencies found to be repaired. Our team is ready to serve you.

Agronomics Program

Certified Pest Control Operators









Fertilization, Pest Control & Agronomy Management

- **Fertilization -** We understand the importance of curb appeal. We also understand that investing in the correct agronomics plan is an investment in your community. United Land Services takes pride in operating the fertilization and pest control throughout the Southeast

- **Pest Control -** United Land Services has developed a reputation for creating and maintaining thriving landscape environments for the Southeast's most demanding clients.

- **Agronomy Management -** We have a catered approach to all of our property's because not one size fits all. Our certified pest control specialists will customize an integrated plan to keep your community flourishing.

BLADE RUNNERS
COMMERCIAL LANDSCAPING ORLANDO, LLC.

Hurricane Preparedness

Plan of Action



Phase I

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

Phase 2

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

Phase 3

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



Prioritizing Safety

Minimizing Risks

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

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

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













Vehicle Safety

Minimizing Risks

ONBOARDING SAFETY TRAINING

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





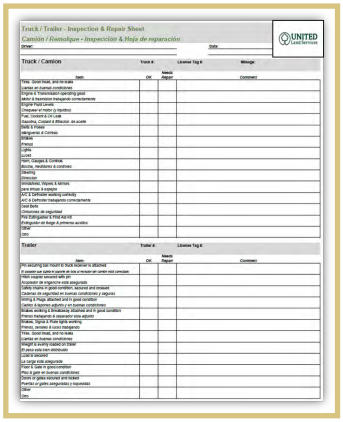
SOFTWARE MONITORING SYSTEMS:

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

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

DAILY VEHICLE INSPECTION:

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



UNITED Land Services

Exclusive Partnerships

Exclusive Partnership











Exclusive Partnership











United Land Services References

Property: Country Club at Champions Gate



Name: Stephanie Taylor

Email: Stephanie.taylor@fsresidential.com

Address: 8977 Dove Valley Way Four Corners, Fl 33896

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

Property: Bridgewater at Viera HOA



Name: Chris Parkhurst

Email: cparkhurst@lelandmanagement.com

Address: Great Belt Circle Melbourne, Fl 32940

Service: Landscape maintenance and irrigation for all common areas

Property: Town of Kindred



Name: Paul Almonte

Contact : palmonte@artemislifestyles.com

Address: 1508 Park Side Ave Kissimmee, FL 32738

Service: Landscape Maintenance, Irrigation and agronomics for all common areas

Name: Swan and Dolphin Resort at Walt Disney



Name: Eric Oprion—COO

Email: eopron@tishman.com

Service: Landscape maintenance and irrigation for all common areas

Property: Heathrow Master

Name: Deanna Simms—Asst. Division Manager

Email: dsimms@sentrymgt.com

Value: 550,000

Address: 995 Heathrow Blvd Heathrow, Florida 32746

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



Property: Harmony West CDD and HOA

Name: Shelley Kaercher

Email: shelleykaercher@forestar.com

Address: 6756 Alder Rd, St Cloud, FL 34773

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



Property: Celebration CDD

Name: Angel Montagna

Email: Angel.Montagna@inframark.com

Address: 313 Campus Street Celebration, Fl 34747

Service: Landscape maintenance and irrigation for common area



CONDEV

April 23, 2024

To whom it may concern:

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

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

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

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

Regards,

CONDEV COMPANIES

Chris Gardner

Christopher J. Gardner
President

921 N. Pennsylvania Ave., Winter Park, Florida 32789 • O: (407) 679-1748 F: (407) 679-3120 CondevFL.com

210 N University Drive; Suite 702
Coral Springs, Florida 33071
954-603-0033

To whom it may concern, April 18, 2024

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

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

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

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

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

Sincerely,

Angel Montagna
Vice President of District Services
Inframark

To Whom it May Concern:

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

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

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

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

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

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

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

Sincerely,

Heather Burch, LCAM
Property Manager
Access Management
16150 Pebble Bluff Loop
Winter Garden, FL 34787
E: hburch@accessdifference.com P: 407-605-5588

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

To Whom It May Concern:

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

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

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

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

Kind Regards,

Jessica Felver

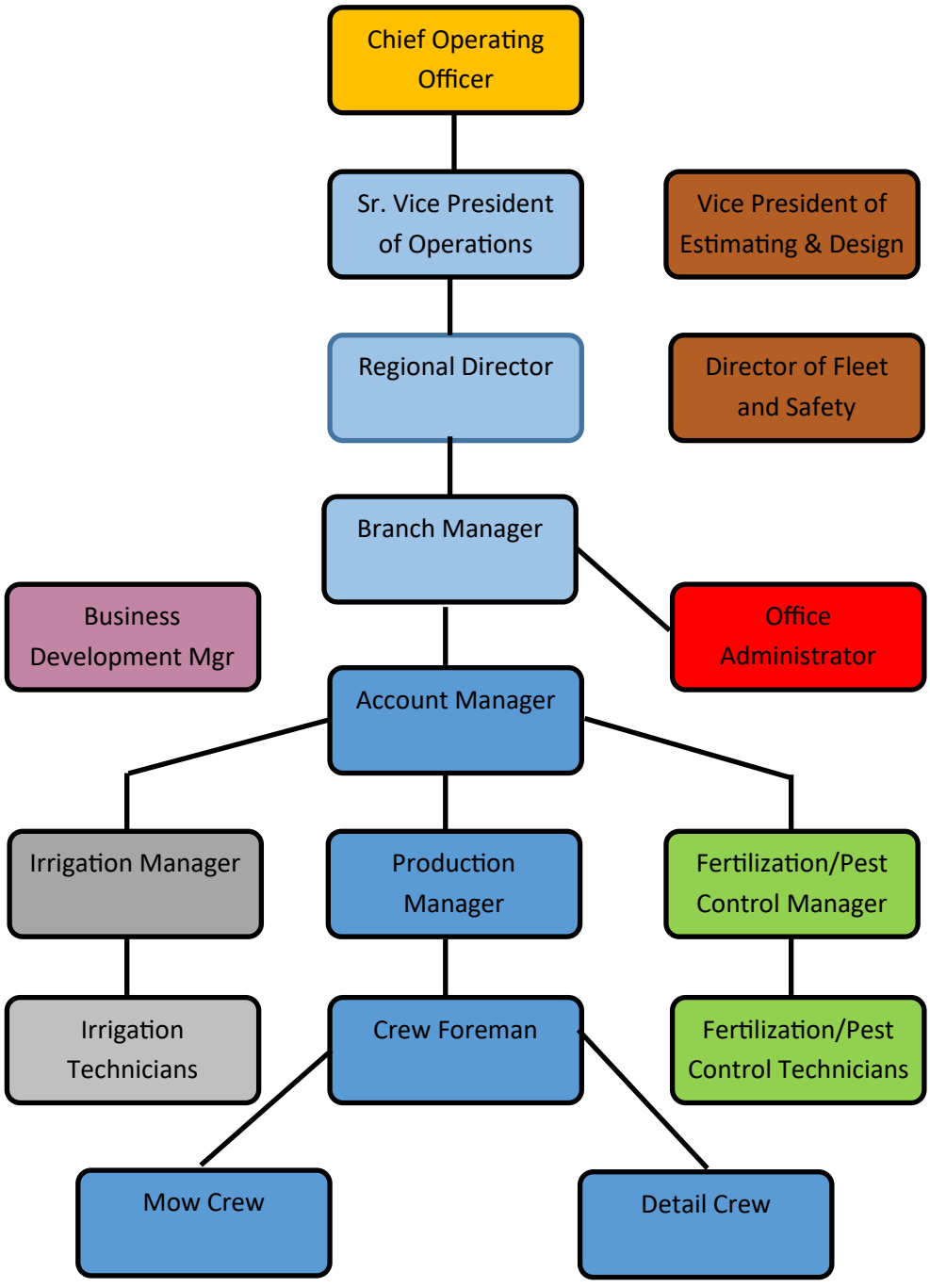
Jessica Felver
C.A.M.
Vesta Property Services
5950 NW 1st Place
Gainesville, FL 32607
352-331-9988
longleaf@vestapropertyservices.com

Key Management and Personnel

Personnel

Corporate Structure

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



Personnel

Meet Your Leadership Team

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

Regional Vice President

-Jason Ackman

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

Regional Director

-Brett Perez

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

Branch Manager

-Juan Ramirez

-Leads all maintenance operation teams out of the Orlando South / Reunion Branch.

Account Manager

-TBD

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

Business Development Manger

-Chris Marquess

-Works with the district to ensure a smooth onboarding process and secured partnerships.

Director of Fleet and Safety

-Tom Enright

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

Personnel

Meet Your Team

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

Regional Irrigation Manager

-Tony Roberts

-Oversees all irrigation aspects from scheduling to billing and monitors quality of work with the irrigation department..

Irrigation Tech

-Alex Martenez

-In charge of throughly inspecting the irrigation system each month and making the necessary repairs.

Production Manager

- Samuel Torres

-Works along side crew monitoring quality of work, organizing work schedules, prioritizing tasks and ensuring deadlines are met..

Crew Leader

-Crew Foreman(TBD)

-Overseeing daily tasks, assigning work and ensuring team members perform their duties correctly and safely.

Maintenance Crew

-Maintenance Crew(TBD)

-Completes all aspect of the landscape maintenance program in order to keep the outdoor spaces healthy, attractive and safe for the residents.

Bob Blandford

Chief Executive Officer

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

Experience

2019 – Present
United Land Services – *Chief Executive Officer*

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

1998 - 2019
United Landscapes – *Owner*

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

Licenses & Skills

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

Contact

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

Ray Leach

Chief Operating Officer

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

Experience

2021 - Present
United Land Services – *Chief Operating Officer*

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

1994 - 2021
Southern Scapes – *President*

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

Licenses & Skills

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

Contact

12276 San Jose Blvd. Ste, 747
Jacksonville, FL 32223
904-829-9255
rleach@unitedlandservices.com
linkedin.com/in/ray-leach-8bb505174/

Donnie Cope

Vice President of Operations

Accomplished and goal-driven Vice President with more than 7 years' experience in strategic and tactical business leadership. Expertise includes managing business process change to achieve maximum results with effective planning, organization and communication skills as well as a solutions-oriented approach to problem-solving.

Experience

2015 - Current
United Land Services – *VP of Operations*

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

2016 - 2020
Florida Turf Grass – *Owner*

- Sod sales, installation and grading services for Northeast Florida.

2014 - 2016
Outdoor Concepts – *Owner*

- Landscape design and construction services for Northeast Florida.

Education

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

Licenses & Skills

- Creativity
- Leadership
- Organization
- Problem solving
- Teamwork

Contact

12276 San Jose Blvd. Ste, 747
Jacksonville, FL 32223
904-829-9255
dcope@unitedlandservices.com
linkedin.com/in/donnie-cope-69677b20/

Jason Ackman

Regional Vice President

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

Experience

2023 - Present
United Land Services – *Regional Vice President*

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

2022-2023
Benchmark Landscaping – *President/ Owner*

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

2021-2022
Greenleaf Landscaping – *President*

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

2017-2021
Vesteco Management – *President/Owner of Multifamily Management*

2015-2017
Yellowstone – *Area Field Director*

1996-2017
Ackman Brothers Landscape– *President/ Owner*

Licenses & Skills

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

Contact

407-435-9554
jackman@unitedlandservices.com

Brett Perez

Regional Manager of Maintenance

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

Experience

2023 - Current
United Land Services – *Regional Manager*

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

2023- 2023
Benchmark Landscaping –*Chief Operating Officer*

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

2021-2023
Inframark Management Services - *Area Field Director*

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

2015- 2021
Yellowstone Landscape -*Branch Manager*

2013-2015
Austin Outdoor -*Branch Manager*

2010-2012
Buckhorn Springs Golf and Country Club -*Golf Course Superintendent*

Education

B.S. of Science
Turf Science
University of Florida

Licenses & Skills

- Organization
- Problem solving
- Teamwork
- Leadership

Contact

813-784-1162
bperez@unitedlandservices.com

Juan Ramirez

Branch Manager

Juan has been in the Green Industry for 33 years. He has an extensive background and experience in both landscape install and landscape management. Juan takes pride in his attention to detail and customer service, a quality that he instills throughout his entire branch. He strives to meet and exceed the needs of every customer, no matter how big or small.

Experience

2024 - Present
Blade Runners/United Land Services – *Branch Manager*

- Planning, scheduling, and implementation of all landscape and enhancement operations throughout the branch.
- Quality control, safety, and routine training.
- Client relations and service
- Formulate best practices in the green industry with all branches
- Implement efficient policies and procedures
- Coordinate labor operations and find ways to ensure customer retention
- Evaluate risk and lead quality assurance efforts
- Develop and oversee budgets and PNL
- Drive an ever improving safety culture

2000 - 2024
Blade Runners – *Owner Operator*

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

Licenses & Skills

- Creativity
- Leadership
- Organization
- Teamwork
- Strategic Planning
- Client Resolution

Contact

6386 Beth Road
Orlando, Fl 32824
904-855-5383
jborland@unitedlandservices.com

A United Land Services Company

Development Strategy

Phased Development Strategy

Best Management Practices

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

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



Premier Landscape Platform



A Reputation of Excellence



Full-Suite of Services



Experienced Management Team



Relationship-Oriented Service

Phased Development Strategy

Plan of Action

Phase 1 (Days 1-30)



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

Phased Development Strategy

Plan of Action

Phase 2 & 3 (Days 31-90)

- Examine Phase 1 results and modify "Plan of Action" if necessary.
- Carry on with Irrigation Inspections and Improvements.
- Carry on with Scheduled Maintenance plan i.e., mowing, blowing, and edging.
- Evaluate need for second turf fertilization dependent on condition and time of year (Blackout period).
- Carry on with weed control applications in both turf and plant beds.
- Evaluate insect and disease program and make necessary adjustments.
- Implement approved site-specific enhancements.
- Perform monthly walk through with Property Manager and continue to identify areas of opportunity or concern.



Narritive and Operational Approach

Narrative Approach to Scope of Services – Randal Park CDD

General Requirements

- ULS is prepared to acquire any and all necessary equipment if not already owned to fulfill the contract requirements.
- An Account Manager will be assigned to the account who will serve as the main point of contact for the District / Owner.
- Field employees will be dressed in ULS branded uniforms at all times. Field crew members are required to wear dark green uniform shirts and ULS branded hi-viz yellow safety vests along with work style boots.
- All ULS vehicles will be clearly marked with our logo.
- A code of conduct and employee handbook outlining policies is provided to employees at the time of hire. Employees are required to review the handbook and sign an acknowledgement form stating they agree to it's content.
- PPE is provided to employees, and required for use at all times. Safety protocols are at the direction of our Fleet & Safety Manager and implemented by our Branch, Account and Production Managers.
- Subcontractors & Consultants may be utilized for select services such as mulch installation, flower installation, palm pruning and agronomics. Those subcontractors will be expected to act as a representative of ULS at all times and adhere to contract requirements.

Reporting

- ULS agrees and is open to regular meetings onsite to review necessary items.
- A designated Account Manager will be assigned to the project to handle such coordination.
- Best efforts will be made to return calls and emails within a timely manner.
- All reports provided in RFP will be used along side ULS reporting

Operations & Maintenance

Schedule Of Services

- Staffing will be adequate to perform the tasks outlined in the Scope of Work for 42 visits
- Pricing includes a full time Irrigation Technician
- The property will be broken into sections
    - Mowing is to be completed in a weekly day schedule
    - The property will be broken into 3 equal sections to complete the detail on a monthly basis.
    - Maps outlining these areas will be provided to the crew and property management.

Turf Care

Mowing

United Land Services intends to approach the mowing of the current areas in this manner.

- Mowing frequencies will be completed per the Scope of Services, for a total of approximately 42 cuts.
- Production maps will be provided to the crew outlining the areas to be mowed per the contract documents.

- The crew will be instructed on what size and type of mower to use based on site conditions and turf type. (48" and 60")
- The proper sequence of mowing operations will be outlined prior to job start.
- Care will be taken when mowing on right of ways and roadways to insure safety to crew members and the general public.

Edging & Trimming

- ULS will edge all hard areas weekly and soft beds on an every other cut sequence.
- MOT precautions will be taken when required.
- Trimming / weedeating will be performed per specifications.

Weed & Disease Control

- ULS will make applications based on site conditions and Best Management Practices.

Fertilization

- Fertilization blends shall be determined based on-site conditions and turf needs
- Soil samples will be taken to ensure the proper fertilization formulas are used.
- ULS will make application decisions based on Best Management Practices.
- Fertilization as directed by Scope of Services 5x per year on Zoysia turf / 2x Shrubs
- Fertilization application will follow all state and city guidelines including black out periods.

Pest Control

- As part of ULS Agronomic program, will utilize an IPM approach and Best Management Practices to determine application requirements.
- Constant monitoring of turf is vital to insure desired results. ULS staff is trained to identify areas of concern and coordinate treatment as needed.

Shrub / Cord Grass & Groundcover Care

Pruning

- Crews will be provided a sectional detail map outlining the property boundaries. This map will evenly divide the property into four sections, each to be completed on a weekly basis.
- Crews will be directed to prune plants using Best Practices, specific to each plant type.
- Care will be taken not to remove buds or blooms on plants while flowering.
- All clippings will be removed after service.

Fertilization

- Fertilization blends shall be determined based on-site conditions and shrub needs.
- Blends will contain a complete bend of nutrients designed for ornamental shrubs.
- ULS will make application decisions based on Best Management Practices.
- Fertilization will follow scope of services 2x for shrubs

Pest & Disease Control

- As part of ULS Agronomic program, will utilize an IPM approach and Best Management Practices to determine application requirements.
- Constant monitoring of shrubs and ornamentals is vital to insure desired results. ULS staff is trained to identify areas of concern and coordinate treatment as needed.

Tree & Palm Trimming

- Trees will be maintained to a height of 8' over pedestrian walkways and 15' over roadways.
- Palm pruning to be completed 2x per year
- Fertilization will be done in conjunction with the ornamental shrub application.

Litter and Debris Removal

- Litter and Debris to be removed prior to mowing.
- All debris generated by maintenance services to be removed by ULS.

Weeding

- ULS will utilize chemical applications to maintain clean, and relatively weed free beds and mulched areas.
- ULS will follow all State & Federal requirements to make such applications. MSDS sheets will be made available.
- Best efforts will be made to keep areas with no mulch or groundcover present free from weeds, but no such guarantee can be made. Mulch and or dense groundcover is vital to weed free planting areas.

Irrigation

- Inspections will be completed on a monthly basis and an inspection sheet provided to the Owner thereafter.
- An initial audit report will be completed with in the first 30 days to access damages and deficiencies and reports will be presented to the Board of Supervisors/ District Manager
- ULS understands that all unreported maintenance deficiences, parts and labor after the 30 day period will be assumed by the contractor.

Response Time

- ULS will provide a dedicated Account Manager that will serve as the main point of contact for the Owner.
- ULS will make best efforts to strictly adhere to all response time expectations.

ULS operations team will conduct all audits of the community with reports, pictures and detailed explanations in the first 30 days to the district manager and Board of Supervisors.

A United Land Services Company

Reporting

BLADE RUNNERS
COMMERCIAL LANDSCAPING ORLANDO, LLC.

Closing the Communication Gap

Alignment, Execution & Building Partnerships



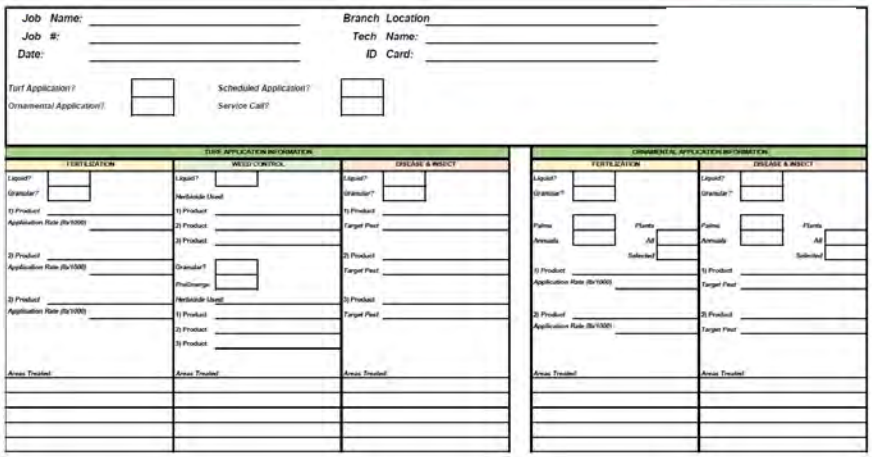
Job Name: _____
Job Number : _____
Controller: _____
#/Location: _____
Date: _____ Tech Name: _____

Program	Start Time	Seasonal Adjust %	Run Days
A			M T W TH F S S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: _____
Controller Model: _____ Two Wire Conventional
Controller Status: Working Not Working
Weather / Rain Sensor: Working Not Working
Point of Connection Type: Potable Reclaim Well Lake
Well & Pump Type: Pressurized Centrifugal
Pump Start Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray , Rotor, Drip, Bubbler, MP?																
Turf, Shrub, Flowers?																
Run Time (Program)																
Run Time (Program)																
Battery Pack , Add a Zone, Doubler?																
Zone Fault or Alarm?																
CONTRACT/MAINT. REPAIRS																
Replaced Head																
Replaced / Cleaned Nozzle																
Head Straightened / Adjusted																
BILLABLE REPAIR																
Head Broken 6" Spray																
Head Broken 12" Spray																
Head Broken 4" Rotor																
Head Broken 6" Rotor																
Broken Riser																
Nozzle Fixed																
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"																
Lateral Line 1.5"+																
Main Line Repair																
Valve Repair / Replacement																
Broken Valve Box																
Decoder																
Solenoid																
Valve Inoperable																
NEEDED UPGRADES																
Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Agronomics and Irrigation Inspection Reports



Job Name: _____ Branch Location _____
Job #: _____ Tech Name: _____
Date: _____ ID Card: _____

Turf Application? ☐ Scheduled Application? ☐
Ornamental Application? ☐ Service Call? ☐

TURF APPLICATION INFORMATION

FERTILIZATION	WEED CONTROL	DISEASE & INSECT
Liquid?	Liquid?	Liquid?
Granular?	Herbicide Used:	Granular?
1) Product	1) Product	1) Product
Application Rate (lb/1000)	2) Product	Target Pest
2) Product	3) Product	2) Product
Application Rate (lb/1000)	Granular?	Target Pest
3) Product	Pre/Emerge	3) Product
Application Rate (lb/1000)	Herbicide Used:	Target Pest
	1) Product	
	2) Product	
	3) Product	
Areas Treated:	Areas Treated:	Areas Treated:

ORNAMENTAL APPLICATION INFORMATION

FERTILIZATION	DISEASE & INSECT
Liquid?	Liquid?
Granular?	Granular?
Palms ☐ Plants ☐	Palms ☐ Plants ☐
Annuals ☐ All ☐	Annuals ☐ All ☐
Selected ☐	Selected ☐
1) Product	1) Product
Application Rate (lb/1000)	Target Pest
2) Product	2) Product
Application Rate (lb/1000)	Target Pest
Areas Treated:	Areas Treated:

Yearly Service Calendar Guideline

Sample Property

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

BLADE RUNNERS
COMMERCIAL LANDSCAPING ORLANDO, LLC.

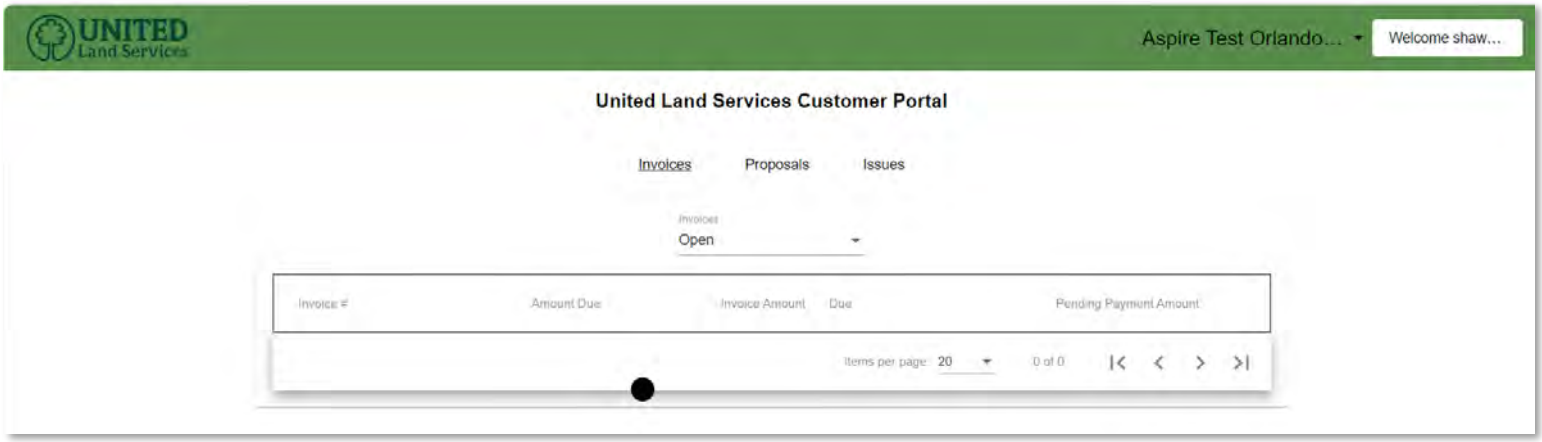
Work Order Software

Accountability, Communication and Productivity

United Land Services Work Order System Powered by:

aspire
SOFTWARE

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



FEATURES:

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

A United Land Services Company

Certifications

Certification

Your Agronomics and Irrigation Specialists



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

Date	File No.	Expires
July 10, 2024	JF187533	June 1, 2025

THE CERTIFIED PEST CONTROL OPERATOR NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING: June 1, 2025

JOEL THOMAS WINTERNITZ
8100 PLEASANT PINE CIR
WINTER PARK, FL 32792

Lawn and Ornamental

WILTON SIMPSON, COMMISSIONER



FDOT

Donald Cope

Certificate: 605991

Has Completed a FDOT Approved Temporary Traffic Control [redacted]anced

Issued: 02/10/2023

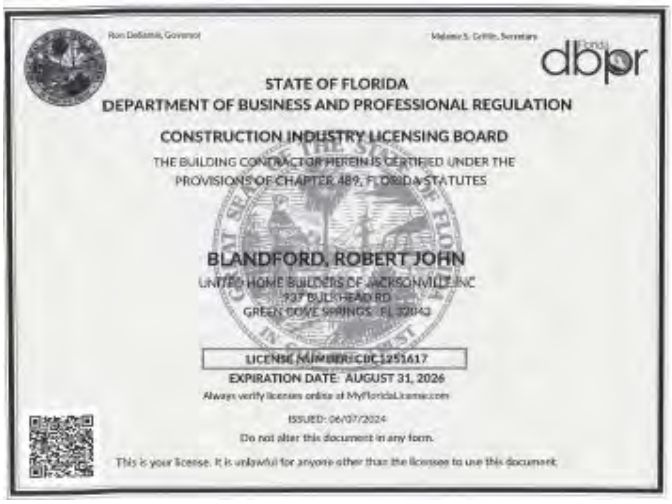
Expires: 02/10/2027

Training Provider:
myTTOnline
83 Geneva Dr. Suite 621394
Oviedo, FL 32762
Ph: 407-901-0206

Instructor:

M. H

Verify this Certificate at www.motadmin.com.



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
CONSTRUCTION INDUSTRY LICENSING BOARD
THE BUILDING CONTRACTOR HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

BLANDFORD, ROBERT JOHN
UNITED HOME BUILDERS OF JACKSONVILLE INC
937 BULLHEAD RD
GREEN COVE SPRINGS FL 32043

LICENSE NUMBER: CBC1251617
EXPIRATION DATE: AUGUST 31, 2026
Always verify licenses online at MyFloridaLicense.com
ISSUED: 06/07/2024
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.



The International Society of Arboriculture
Hereby Announces That
David J Rivera
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

9 June 2013	30 June 2025	FL-6545A
Issue Date	Expiration Date	Certification Number

ANAB

IRRIGATION SPRINKLER

St. Johns County
Authorized Contractor
License No: BL-4240
BLANDFORD, ROBERT J
FLORIDA ULS OPERATING LLC DBA UNITED LANDSCAPES
DOB: 7/31/1975
Issued: 10/3/2023
Expires: 9/30/2025
**** License valid through expiration date, unless sooner disqualified ****



CERTIFICATE OF COMPETENCY

BROWARD COUNTY FLORIDA

CECIL E. GESTER

Irrigation Specialty Contractor

UNITED LAND SERVICES

CC# 23-ISC-23109-R EXPIRES 2024-08-3

Certification

Your Agronomics and Irrigation Specialists



FNGLA
CERTIFIED PROFESSIONAL
CONTRACTOR

The Florida Nursery, Growers & Landscape Association
Confers on

Sandra Benton C00236

The Title of
FNGLA Certified Landscape Contractor (FCLC)

Expiration Date: 12/31/2024
Certified Since: 11/02/2002

Eric Smith, FNGLA President

Merry Mott, FNGLA Certification Director



HORTICULTURE PROFESSIONAL
FNGLA
We Know What Grows
FNGLA CERTIFIED

The Florida Nursery, Growers & Landscape Association
confers on
Keely Haverland
The Title of
FNGLA Certified Horticulture Professional (FCHP)

Date: 11/21/2019

Merry Mott, FNGLA
Director of Industry Certifications

Certification

Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

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

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

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)
Florida ULS Operating LLC

2 Business name/disregarded entity name, if different from above.
Blade Runners Commercial Landscaping

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes.
☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate
☑ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) S
Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.
☐ Other (see instructions)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions ☐

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
Exempt payee code (if any)
Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)
(Applies to accounts maintained outside the United States.)

5 Address (number, street, and apt. or suite no.). See instructions.
12276 San Jose Blvd. Suite 747

Requester's name and address (optional)

6 City, state, and ZIP code
Jacksonville, FL 32223

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

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

Social security number: ___ - ___ - ____

or

Employer identification number: 85-2497925

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person [signature] Date 1/1/2025

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

A United Land Services Company

Scope of Services:

Exhibit A

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

LANDSCAPE MAINTENANCE SERVICES

Request for Proposals: 2025-001

PROJECT MANUAL

ISSUE DATE: JUNE 2025

District Manager: Governmental Management Services
219 East Livingston Street
Orlando, Florida 32801

RANDAL PARK
COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR PROPOSAL NUMBER 2025-001
LANDSCAPE MAINTENANCE SERVICES

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2. INSTRUCTIONS TO PROPOSERS
3. EVALUATION CRITERIA
4. BASIC ORGANIZATION INFORMATION FORM
5. NON-COLLUSION AFFIDAVIT
6. ACKNOWLEDGMENT OF RECEIPT AND PROPOSAL SIGNATURE FORM
7. EXHIBIT A – CONTRACT DOCUMENTS FORM
8. EXHIBIT B – SCOPE OF SERVICES
9. EXHIBIT C – PRICING FORM
10. EXHIBIT D – WORK AUTHORIZATION FORM
11. EXHIBIT E – GENERAL RELEASE

RANDAL PARK
COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF SOLICITAION FOR REQUEST FOR PROPOSALS

LANDSCAPE MAINTENANCE SERVICES
ORANGE COUNTY, FLORIDA

Notice is hereby given that the **Randal Park Community Development District** (referred to herein as the "District" or the "Owner") request proposals to provide landscape maintenance services (Request for Proposals 2025-001) including but limited to, maintenance of turf, trees, shrubs, ground cover and irrigation, as well as trash removal throughout the District, as more specifically set forth in the project manual (as described herein).

The project manual, comprised of proposal and contract documents, will be available for public inspection and may be obtained beginning Monday, June 23rd, 2025, at 9:00 a.m., from the District Manager's office, 219 East Livingston Street, Orlando, Florida 32801, by emailing the District's Field Manager Jarett Wright at jwright@gmscfl.com , or by calling the office at 407-841-5524.

Firms desiring to provide services for this project must submit one (1) original hard copy and one (1) electronic copy of the required proposal no later than **Wednesday, August 6th, 2025 by 11:00 a.m.** at the office of the District Manager, 219 East Livingston Street, Orlando, Florida 32801, ATTN: Jarett Wright, at which time the proposals will be publicly opened. Proposals must be submitted in a sealed envelope pursuant to the Instructions to Proposers. Proposals received after the time and date stipulated above will be returned unopened to the Proposer.

A pre-proposal conference will be held on Monday, June 30th, 2025 at 10:00 a.m. at the Randal Park Clubhouse located at 8730 Randal Park Blvd, Orlando, Florida, 32832. Attendance is voluntary, however, it is strongly encouraged.

Ranking of Proposals will be made on in accordance with the criteria set forth on the ranking worksheet contained within the Request for Proposal. The District reserves the right to reject any and all proposals, with or without cause, to waive minor technical errors and informalities, or to accept the proposal which, in its judgment, is in the best interest of the District.

Randal Park Community Development District
Jason Showe, District Manager

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR PROPOSAL NUMBER 2025-001
LANDSCAPE/GROUNDS MAINTENANCE SERVICES

INSTRUCTIONS TO PROPOSERS

1. Due Date: Sealed proposals must be received no later than **August 6th, 2025 at 11:00 a.m.** at the office of the Governmental Management Services, 219 East Livingston Street, Orlando, Florida 32801, ATTN: Jarett Wright. Proposals will be opened publicly at that time.

2. Proposal Guaranty: A certified or cashiers check on any national or state bank, or a proposal bond, in a sum not less than five (5) percent of the amount proposed, made payable to the Owner, must accompany each proposal as a guarantee that the Proposer will promptly enter into an agreement to do the work. The Proposal Guaranty shall be submitted with the understanding that the Proposer will not withdraw his proposal for a period of sixty (60) days after proposals are received.

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

4. Familiarity with Laws: The Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility.

5. Qualifications of Proposer: The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared with the necessary organization, capital, and equipment to complete the work to the satisfaction of the Owner.

6. No Proposer shall submit more than one proposal. Proposers shall be disqualified and their proposals rejected if Owner has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any existing contract, or for failure to demonstrate proper licensure and business organization.

7. Interpretations and Addenda: All questions about the meaning or intent of the proposal documents are to be directed in writing via email only to the District Field Manager Jarett Wright, jwright@gmscfl.com. Interpretations or clarifications considered necessary by the District Manager in response to such questions will be issued by Addenda e-mailed or delivered to all parties recorded as having received the proposal documents. Questions received less than seven (7) days prior to the date of opening of proposals may not be

answered. Only questions answered by formal written Addenda will be binding. No interpretations will be given verbally. All questions and answers will be distributed to all Proposers.

8. Submission of Proposal: Submit one (1) original hard copy and one (1) electronic copy of the proposal forms, the proposal security and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the project title and name and address of the Proposer and accompanied by the required documents. If the proposal is sent through the mail or other delivery system, the sealed envelope shall be enclosed in a separate envelope with a notation (RESPONSE TO PROPOSAL NO. 2025-001 ENCLOSED) on the face of it.

9. Modification and Withdrawal: Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of sixty (60) days.

10. Proposal Documents: The Request for Proposal will be available on June 23rd, 2025 at 09:00 a.m., by emailing the District Field Manager Jarett Wright, jwright@gmscfl.com, or from the District Office, 219 East Livingston Street, Orlando, Florida 32801. Contact Jason Showe at 407-841-5524.

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

12. Basis of Award/Right to Reject or Award: The Owner reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed appropriate.

13. Contract Award: Within fourteen (14) days of receipt of the Notice of Award, the Proposer shall enter into and execute the Contract in substantially the form included herein.

14. Pre-Proposal Conference: A pre-proposal conference will be held on Monday, June 30th, 2025, at 10:00 a.m. at the Randal Park Clubhouse located at 8730 Randal Park Blvd, Orlando, Florida, 32832. Attendance is voluntary but strongly encouraged. The Proposer is assumed to be familiar with the area and any natural features that will in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility.

15. Insurance: All Proposers shall include as part of their proposal a current Certificate of Insurance detailing the company's insurance coverage and including the required minimum coverages and information as listed below. In the event the Proposer is notified of award, it shall provide proof of Insurance Coverage within fourteen (14) calendar days after notification, or within such approved extended period as the Owner may grant. Failure to provide proper proof of insurance coverage shall constitute a default.

A. Minimum Limits

Commercial General Liability:	$2,000,000 per occurrence
Automobile Liability:	$2,000,000 per occurrence
Workers Compensation:	Statutory
Employers Liability	$1,000,000

B. **Please include the following on the certificate of insurance**:

1. Reference the Randal Park Community Development District and contract number on the certificate.

2. All coverage must be written with an insurance carrier that has an A.M Best's Key Rating of at least A and a financial rating of VII.

3. State additional insured on certificate and mark box with a "Y" for certificate holder as additional insured. Additional insured: *Randal Park Community Development District must be listed as an additional insured with respect to all coverage, except workers compensation and employers liability.*

4. General liability must include contractual liability

5. Waiver of subrogation: *"A Waiver of subrogation applies in favor of the Randal Park Community Development District with respects to all coverage."*

6. A 30 days notice of cancellation is required.

7. All Auto policies need to cover "any Auto" **or** "Hired, Non-Owned and scheduled".

8. An authorized agent must sign the certificate.

9. Certificate Holder MUST Read:

Randal Park CDD
Attn: District Manager
219 East Livingston Street
Orlando, Florida 32801

16. Indemnification: The successful Proposer shall fully indemnify and hold harmless Owner, the District Manager and the District Engineer, from and against all claims, damages, costs and losses arising, in whole or in part, from Contractor's negligence or breach of contract, as more fully set forth in the Contract form, provided herein.

17. Limitation of Liability: Nothing herein shall be construed as or constitute a waiver of Owner's limitations on liability contained in section 768.28, Florida Statutes, or other statute or law.

18. Irrigation: The successful Proposer shall operate the irrigation system in conformance with the applicable consumptive use permit ("CUP") for the areas within the contract. The operation of the irrigation system shall include record keeping and reporting as required by the CUP and the provision of records upon request.

19. All proposals shall include the following information in addition to any other requirements of the proposal documents:

A. A narrative description of the Proposer's approach to providing the services as described in the scope of services, provided herein. (Limited to 5 pages).

B. Proposer's organizational chart.

C. List position or title and corporate responsibilities of key management or supervisory personnel-Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.

D. Describe proposed staffing levels.

E. A list and description of landscaping/grounds maintenance projects undertaken for each of the last three (3) years, including the scope of services provided, the name of the project owner and a contact name and phone number.

F. A listing of the total annual dollar value of work, as described above under G, completed for each of the last three (3) years.

G. List all other contracts related to the provision of services by the Proposer in which the company is presently engaged.

H. Three References, including the name address and phone number of a contact person, from projects of similar size and scope. The references may, but are not required to, overlap with projects or current contracts as listed above under E and G.

I. Current certificates of insurance including certificates for any sub-contractors that will be used.

J. A list of any and all lawsuits that the Proposer is or has been a party to in the past five (5) years.

K. A list of any and all licensure disciplinary actions the Proposer or its employees is or has been a party to in the past five (5) years.

L. Completed copies of all other forms included within the proposal documents

20. Any protest regarding the Proposal Documents, including specifications or other requirements contained in the Request for Proposal, must be filed in writing within seventy-two (72) hours after the receipt of the proposed project plans and specifications or other contract documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents.

21. The proposals shall be ranked based on the Owner's evaluation of the Proposer's ability to perform the services for the project as demonstrated by the documentation provided by the Proposer and reference checks of the Proposer's clients. The criteria to be used in the

evaluation are presented in the Evaluation Criteria sheet, contained within the proposal documents.

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR PROPOSAL NUMBER 2025-001
LANDSCAPE MAINTENANCE SERVICES

EVALUATION CRITERIA

1. Personnel **(25 points)**

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

2. Experience **(25 points)**

(E.g., past record and experience of the respondent in similar projects; volume of work previously awarded to the firm; past performance for the District in other contracts; character, integrity, reputation, of respondent, etc.)

3. Understanding of Scope of Work **(25 points)**

Does the proposal demonstrate an understanding of the Districts' needs for the services requested?

4. Financial Capability **(10 points)**

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

5. Price **(15 points)**

Points available for price will be allocated as follows:

10 points will be awarded to the Proposer submitting the lowest total bid for completing the work for the initial two year term of the contract. All other proposals will receive a percentage of this amount based upon the difference between that Proposer's bid and the low bid.

5 points are allocated for the reasonableness of unit prices.

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

BASIC ORGANIZATION INFORMATION

DATE SUBMITTED 8/6/25, 2025

1. Proposer Florida ULS Operating LLC DBA Blade Runners
[Company Name]

/_/ An Individual
/X/ A Limited Liability Company
/_/ A Limited Liability Partnership
/_/ A Partnership
/_/ A Corporation
/_/ A Subsidiary Corporation

2. Proposer Company Address:

Street Address 19 N. Texas Ave

P.O. Box (if any) _____

City Orlando State FL Zip Code 32805

Telephone 407-306-0600 Fax no. _____

1st Contact Name Juan Ramirez Title Branch Manager

2nd Contact Name Brett Perez Title Regional Manager

3. Parent Company Name (if applicable) United Land Services

4. Parent Company Address (if different):

Street Address 12276 San Jose Blvd

P.O. Box (if any) _____

City Jacksonville State FL Zip Code 32223

Telephone 904-515-5262 Fax no. N/A

1st Contact Name Donnie Cope Title VP

2nd Contact Name Ray Leach Title COO

5. List the location of the Proposer's office which would perform the work.

Street Address 19 N. Texas Ave

P.O. Box (if any) N/A

City Orlando State FL Zip Code 32805

Telephone 407-306-0600 Fax no. N/A

1st Contact Name Juan Ramirez Title Branch Manager

6. If the Proposer is a corporation, is it incorporated in the State of Florida?

yes ( ) (Proceed to Question 6.1) no (X) (Proceed to Question 6.2)

6.1 If yes, provide the following:

Is the Company in good standing with the Florida Secretary of State Division of Corporations? yes ( ) no ( )

If no, please explain

_____

_____

_____

Date incorporated _____ Charter No. _____

6.2 If no, provide the following:

The State in which Proposer is incorporated? Delaware

Is the Company in good standing with that State? yes (X) no ( )

If no, please explain

_____

_____

_____

Date incorporated 2020 Charter No. 85-2497925

Is the applicant registered with the State of Florida? yes (X) no ( )

7. If the Proposer is a partnership (including a limited partnership or limited liability partnership) or limited liability company, is it organized in the State of Florida?

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

7.1 If yes, is the Proposer registered with the Florida Department of State, Division of Corporations? yes (X) no ( )

If no, please explain

_____

_____

_____

Is the Proposer in good standing with the State of Florida? yes (X) no ( )

If no, please explain

_____

_____

_____

Date Proposer was organized: 2020

7.2 If no, provide the following:

The State in which Proposer is organized: _____

Is the Proposer in good standing with that State? yes ( ) no ( )

If no, please explain

_____

_____

Date Proposer was organized: _____

Is the Proposer registered as a foreign partnership or limited company with the State of Florida? yes ( ) no ( )

If no, please explain_____

8. Does Proposer hold any registrations or licenses with the State of Florida applicable to the contract?
yes (X) no ( )

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

Type of registration Irrigation Specialty Contractor

License No 23-ISC-23109-R Expiration Date 03/08/26

Qualifying individual Cecil Gester Title Irrigation Manager

List company(s) currently qualified under this license United Land Services

See Certifications page

8.2 Does the Proposer hold any registrations or licenses with Polk County applicable to the contract? yes (X) no ( )

If yes, please list and provide a photocopy of each listed license or registration:
See Certifications page

9. List the Proposer's total annual dollar value of work completed for each of the last three (3) years starting with the latest year and ending with the most current year

(2022) 88M, (2023) 153M, (2024) 245M.

10. What are the Proposer's current insurance limits? (Provide a copy of applicant's Certificate of Insurance)

General Liability	$ 1,000,000
Automobile Liability	$ 1,000,000
Workers Compensation	$ 1,000,000
Expiration Date	3/2026

11. Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past two years? yes (X) no ( )

If yes, please describe each violation, fine, and resolution Failure to provide fall protection, $7,500, increased safety plan for team members.

11.1 What is the Proposer's current worker compensation rating? .79

11.2 Has the Proposer experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past two years?
yes (X) no ( )

If yes, please describe each incident Employee twisted his knee unloading a mower

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the Randal Park Community Development District, or their authorized agents, deemed necessary to verify the statements made in this application or attachments hereto, or regarding the ability, standing and general reputation of the applicant.

Blade Runners
Name of Proposer

By: _____

This 4th day of August, 2025 By: Chris Marquess
[Type Name and Title of Person Signing]

(Apply Corporate Seal, if filing as a corporation)

State of Florida
County of Orange

The foregoing instrument was acknowledged before me this 4th day of August, 2025, by Chris Marquess, of the Blade Runners who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

_____
Signature of Notary taking acknowledgment

KEELY RENEE HAVERLAND
Notary Public · State of Florida
Commission # HH 598211
My Comm. Expires Oct 1, 2028
Bonded through National Notary Assn.

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

AFFIDAVIT OF NON-COLLUSION

STATE OF Florida
COUNTY OF Orange

I Chris Marquess, do hereby certify that I have not, either directly or indirectly, participated in collusion or proposal rigging. Affiant is a Business Development Manager in the firm of Blade Runners, and authorized to make this affidavit on behalf of the same. I understand that I am swearing or affirming under oath to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement includes fines and/or imprisonment.

Dated this 4th day of August, 2025.

Signature by authorized representative of Proposer

State of Florida
County of Orange

The foregoing instrument was acknowledged before me this 4th day of August, 2025, by Chris Marquess, of the Blade Runners who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Signature of Notary taking acknowledgment

KEELY RENEE HAVERLAND
Notary Public - State of Florida
Commission # HH 598211
My Comm. Expires Oct 1, 2028
Bonded through National Notary Assn.

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

ACKNOWLEDGMENT OF RECEIPT OF DOCUMENTS AND PROPOSAL SIGNATURE FORM

This Proposal for landscape maintenance services has been submitted on this 29 day of July, 2025 by Blade Runners [company] whose business address is 19 N. Texas Ave Orlando FL 32805, telephone number is 407-306-0600, and fax number is N/A.

The undersigned acknowledges, by the below execution of this proposal, that all information provided herein has been provided in full and that such information is truthful and accurate. Proposer agrees through submission of this Proposal to honor all pricing information sixty (60) days from the date of the Proposal opening, and if awarded the contract on the basis of this Proposal to enter into and execute the services contract in substantially the form included in the proposal documents.

Proposer understands that inclusion of false, deceptive or fraudulent statements on this proposal constitutes fraud; and, that the District consider such action on the part of the Proposer to constitute good cause for denial, suspension or revocation of a proposal for work for the Randal Park Community Development District.

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

Addendum No. 1 dated 7/24/25

Addendum No. 2 dated 7/30/24

Addendum No. _____ dated _____

Addendum No. _____ dated _____

Addendum No. _____ dated _____

Addendum #1
Randal Park CDD RFP 2025-001
Landscape Maintenance Services

July 24, 2025

To: All Prospective Proposers:

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

CLARIFICATIONS/QUESTIONS:

Q1: Is a district staff representative able to meet on site for a property review?

A1: The site is available for inspection at any time by bidders during the published timelines. District staff members will not be participating in any site reviews with bidders, and bidders are expected to perform these inspections on their own and use the bid packet information to generate their proposal. Any additional questions need to be submitted in writing by email to Jarett Wright - jwright@gmscfl.com.

Q2: In lieu of a certified check or cashiers check, would a Brunswick Letter be sufficient for the Proposal Guarantee?

A2: A Brunswick Letter will be sufficient for meeting the requirements of the Proposal Guarantee as long as it is dated within the last 30 days of the bid packet submittal deadline on August 6th, 2025.

Q3: Who is responsible for replacing the doggie pot station bags and trash liners around the community and how many are there?

A3: Currently, there are 20 dog stations located throughout the community. GMS maintenance staff changes and replaces the bags on Mondays, and it will be the bidders responsibility to provide ALL necessary bags, and assist with changing the stations bags once a week. This would occur preferably on the last day of weekly services. If the vendor intends to service the property early in the week these timelines can be adjusted, but once a week is the intended goal. A map showing the location of all dog stations will be provided in this document below.

Q4: Which verge areas in the community will the contractor be responsible for maintenance of?

*A4: Any common area space that is **NOT** located directly in front of a residence will be the CDD's responsibility to maintain and will be included in the contract. Homeowners are responsible for the verge areas in front of their houses, including mowing of the sod and maintaining their trees. Updated maps clearly defining these areas will be provided shortly along with the next Addendum.*

Q5: What are the palm counts and mulch yards for this project?

*A5: Palm counts are currently being calculated and will be included with the next addendum when the information becomes available. Palm pruning will be conducted **TWICE** a year. There are 860 yards of mulch that will be expected to be delivered **ONCE** a year. If the board desires to conduct an additional mulching throughout the year a proposal will be requested and will be subject to board approval at a public board meeting.*

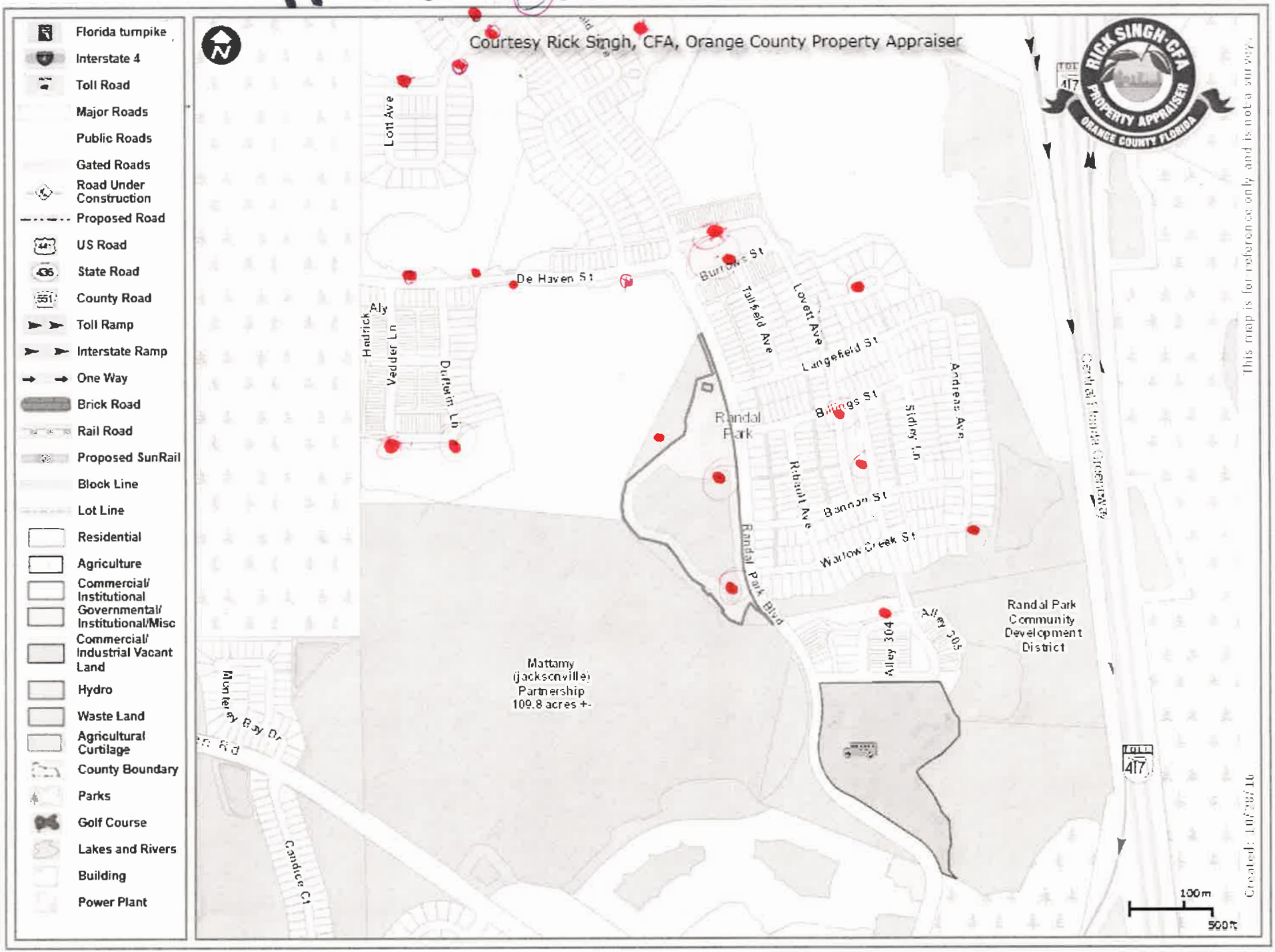
Q6: Is Yellowstone the current service provider for landscape maintenance of the CDD areas?

A6: Yes, Yellowstone is the current landscape vendor for the CDD.

Q7: Are Tracts TR 01, TR 02, TR 03, and TR 04 to be included in this bid?

A7: Yes, Tracts TR 01, TR 02, TR 03, and TR 04 are owned and maintained by the CDD. This is a walking path that leads in between Randal Park BLVD and Lovett AVE. This area is to be included in the contract and an updated map will be provided in the next addendum.

Doggie Pot Park



Randal Park Community Development District

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

NAME OF FIRM:
Blade Runners

SIGNATURE:
Chris Marquess

DATE: 7/29/25

Addendum #2
Randal Park CDD RFP 2025-001
Landscape Maintenance Services

July 30, 2025

To: All Prospective Proposers:

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

CLARIFICATIONS/QUESTIONS:

Q1: What is the total number of palms the CDD is responsible for?

A1: This information is unavailable at this time and we cannot provide an accurate count of the palms at this time. All bidders are expected to inspect the property and gather these counts on their own.

Q2: For trees, palms, shrubs, and turf that are within 15ft of the pond waters edge what are the expectations for maintenance?

A2: Fertilizers will not be applied to any plant material or turf within 15 ft of the pond waters edge to help ensure the water source is not being contaminated. Only weeds in the plant bed and tree beds will be treated.

Q3: Can you confirm how many irrigation zones exist within the property and provide the locations of all irrigation timers and controllers?

A3: We are currently working on gathering this information and may provide it as soon as possible. Please use a best estimate for the time being, and if an amendment to the contract is needed in the future that will be discussed with the board of supervisors for approval.

Q4: Which verge areas in the community will the contractor be responsible for maintenance of?

*A4: Any common area space that is **NOT** located directly in front of a residence will be the*

CDD's responsibility to maintain and will be included in the contract. Homeowners are responsible for the verge areas in front of their houses, including mowing of the sod and maintaining their trees. Updated maps clearly defining these areas have been included along with this Addendum.

Q5: What are the palm counts and mulch yards for this project?

*A5: Palm counts are currently being calculated and will be included with the next addendum when the information becomes available. Palm pruning will be conducted **TWICE** a year. There are 860 yards of mulch that will be expected to be delivered **ONCE** a year. If the board desires to conduct an additional mulching throughout the year a proposal will be requested and will be subject to board approval at a public board meeting.*

Q6: What areas of the highlighted map on Dowden Rd are expected to be included in the contract?

A6: The CDD is responsible for maintaining both the north and south verge areas (between sidewalk and curb) of Dowden Rd in the areas highlighted on the map, as well as the median.

Q7: Are Tracts TR 01, TR 02, TR 03, and TR 04 to be included in this bid?

A7: Yes, Tracts TR 01, TR 02, TR 03, and TR 04 are owned and maintained by the CDD. This is a walking path that leads in between Randal Park BLVD and Lovett AVE. This area is to be included in the contract and an updated map has been included in this Addendum.

Q8: Which park Tract is considered to be the "Sports Field" referenced on page 6 of the scope?

A8: Tract P-3 is the park that is designated as the "Sports Field". This park is located at the intersection of Randal Park BLVD and Burrows Street and includes the fountain feature.

Q9: Fertilization treatments for shrubs and trees were noted near the recreation grounds by the clubhouse and along the Randal Park BLVD entrance. Are there any additional areas where fertilization should be included?

A9: All trees, shrubs, and turf that are irrigated and are outside of the 15ft boundaries

along the pond waters edge should be included in the fertilization program.

Q10: What are the different types of turf located on the property?

A10: The CDD areas include a mix of Zoysia, Bermuda, and unirrigated Bahia. The scope may encompass turf types or other specifications that are not currently being utilized on property, but establishes guidelines for any potential future installations.

Q11: Are annuals included in this scope?

A11: While there are annuals located on property, the CDD is not responsible for these areas and no annuals are to be included in the contract at this time.

Q12: For the Fee Summary Schedule, should the price for annuals / mulch / palm pruning be broken down into unit pricing, or a total per cycle pricing?

A12: The numbers on the Fee Summary Schedule should reflect the total price per cycle for each instance of mulching and palm pruning, and there are no annuals to be included at this time. The intent is to clearly define the cost of each service and then combine the Essential Services cost with the Extra Services cost and break the total down to a flat monthly rate. For example if the combined total is $120,000, the flat rate fee that should be invoiced monthly would be $10,000.

Q13: Where is the access point for the service area behind the homes in the Tibbett Street Cul-de-sac?

A13: Tract OS-10 can be accessed via the conservation area border located behind the homeowner lots. A review of the area will be conducted with the bidder who the contract is awarded to.

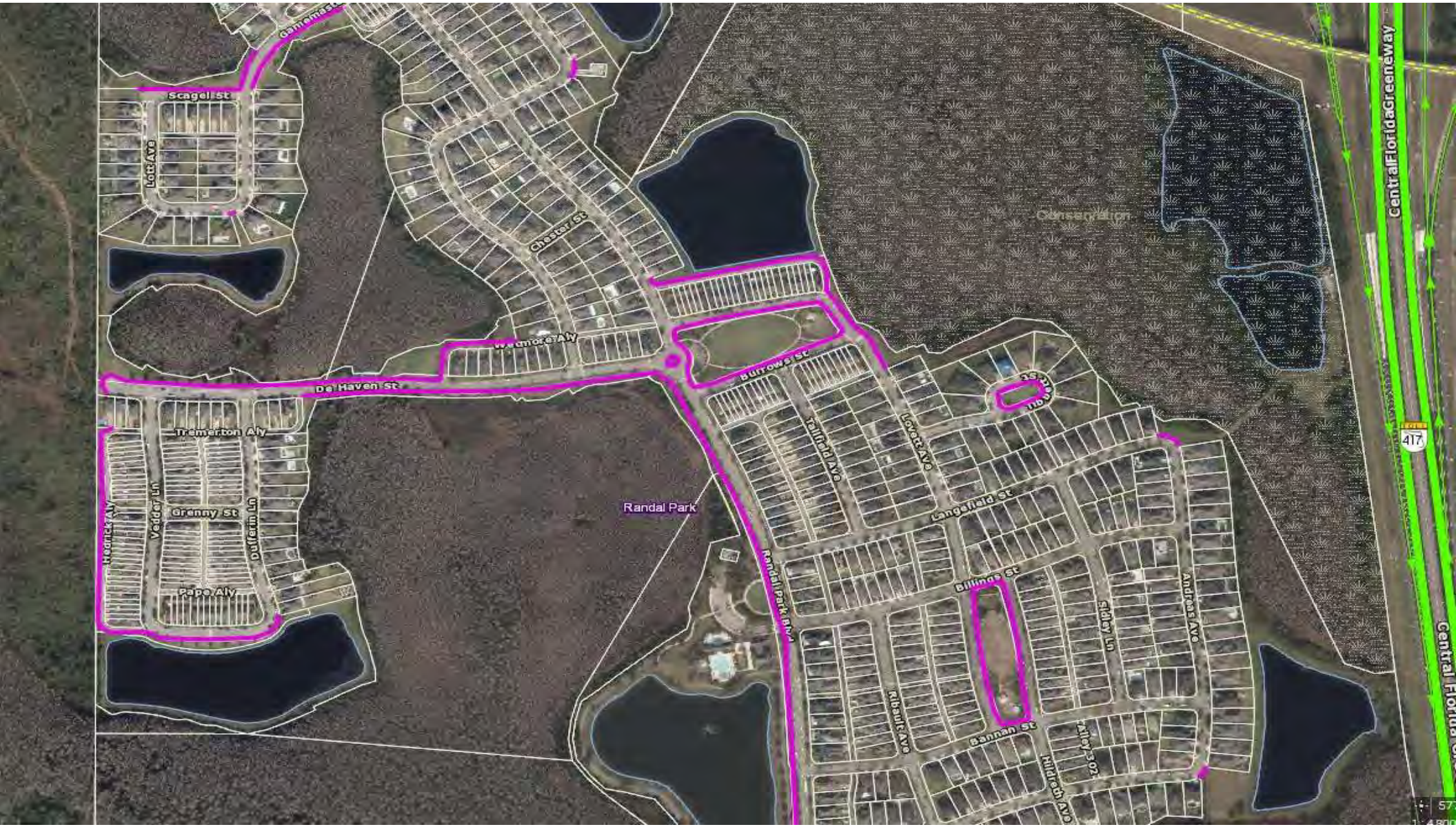
Q14: Will the vendor be provided a gate code to access the ponds in the Randal Walk part of the scope?

A14: Yes, a code will be provided to the bidder who is awarded the contract in order to have access to Tracts SW-1, and SW-2. For Tract SW-2 the expectation is to maintain everything between sidewalk and pond bank, the HOA is responsible for the verge area here.

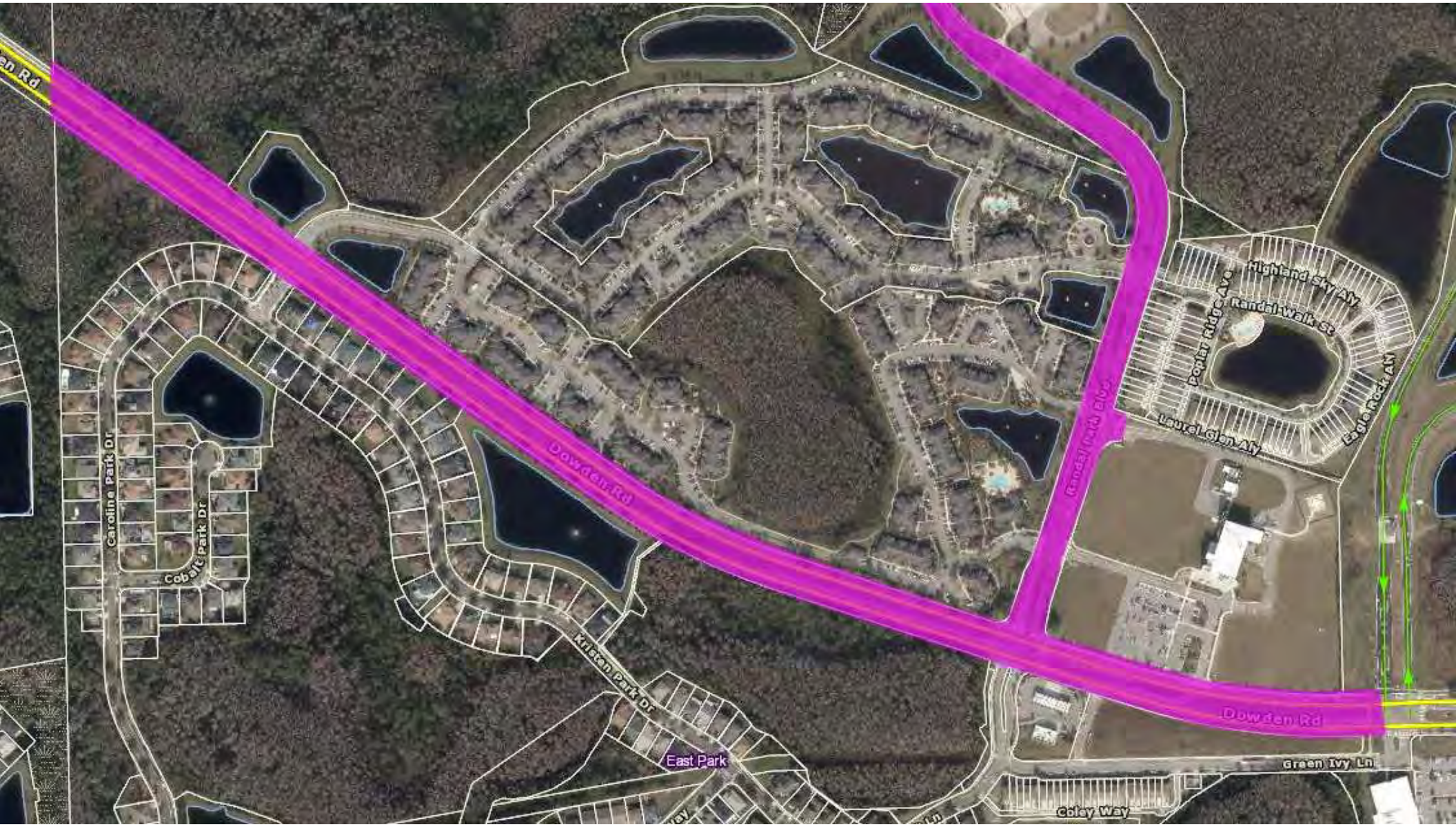
Q15: Is pinestraw expected to be included in this bid, and if so will quantities be provided?

A15: Pinestraw should not be included in this bid. Installation of pinestraw will be conducted on an as needed basis and a proposal will be requested when the service is desired by the board of supervisors.


Corkfield Ave
Randal Park
TR OS-24
Platts Ave
Bushmaster Ave
Cadman Ct
TRACT B-NV2
TRACT W-2
Gamemaster Ave
Corkfield Ave
TR OS-20
TR OS-22
TRACT O S-23
Scagel, St
TR OS-18


Scagel St
Lott Ave
Chester St
De Haven St
Burrows St
Tremerton Aly
Hedrick Aly
Vedder Ln
Grenny St
Dufferin Ln
Pape Aly
Randal Park
Randal Park Blvd
Talliard Ave
Lovett Ave
Langefield St
Billings St
Ribault Ave
Sibley Ln
Andreas Ave
Bannan St
Alley 302
Hildreth Ave
Central Florida Greeneway
417


Randal Park
Tallahassee Ave
Loyett Ave
Langefield St
Billings St
Randal Park Blvd
Sidley Ln
Andreas Ave
Ribault Ave
Bannan St
Alley 302
Hildreth Ave
Warlow Creek St
Alley 303
Fullerwood Ave
Alley 304
Alley 305
Macarthur St
417
Central Florida Greenway
417
Central Florid


Dowden Rd
Randal Park Blvd
Caroline Park Dr
Cobalt Park Dr
Kristen Park Dr
East Park
Poplar Ridge Ave
Highland Sky Aly
Randal Walk St
Laurel Glen Aly
Eagle Rock Aly
Green Ivy Ln
Coley Way

Randal Park Community Development District

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

NAME OF FIRM:

Blade Runners

SIGNATURE:

Chris Marquess

DATE: 7/29/25

THIS AGREEMENT ("**Agreement**") is made and entered into this ___day of _____ 2025, by and between:

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Orange County, Florida, whose mailing address is c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (the "**District**"), and

_____, _____., a Florida _____, whose mailing and principal address is _____("**Contractor**").

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including landscaping and irrigation; and

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

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

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

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

2. CONTRACTOR OBLIGATIONS.

A. ***Scope of Services***. Contractor shall provide the services described in the Scope of Services attached hereto as **Exhibit A** ("**Work**"), for the areas identified in the Landscape Maintenance Map attached hereto as **Exhibit B** ("**Landscape Maintenance Area**"), both of which are incorporated herein by this reference. Contractor acknowledges and agrees that the Landscape Maintenance Area may be reasonably adjusted, in the sole discretion of the District, to accurately reflect areas of the Work actually being performed, which adjustments shall not result in change in the price for the Work as reflected in Contractor's fee summary attached hereto as **Exhibit C** ("**Fee Summary**") and incorporated herein by this reference. Should any work and/or services be required which are not specified in this Agreement or any amendments, addenda, or change orders but

which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by Contractor as if described and delineated in this Agreement. In the event of any conflict between the terns in this Agreement and the terms in any of the exhibits attached hereto, the terms in this Agreement shall control.

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

C. ***Manner of Contractor's Performance.*** The Contractor agrees, as an independent contractor, to undertake the Work as specified in this Agreement or any Work Authorization (defined herein) issued in connection with this Agreement. All Work shall be performed in a neat and professional manner acceptable to the District and shall be in accordance with all applicable standards, and as required by the Scope of Services. The performance of all Work and additional services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District. The Contractor warrants that the Work shall be free from any defects in workmanship and Contractor agrees to a warranty for a period of one year from completion of any portion of the Work to repair any deficiencies, fixes or touch-ups needed.

D. ***Discipline, Employment, Uniforms.*** Contractor shall maintain at all times strict discipline among its employees, subcontractors, agents and assigns and represents to the District that it has performed all necessary background checks of the same. Contractor shall not employ for work on the project any person unfit or without sufficient skills to perform the job for which such person is employed. All laborers and foremen of the Contractor shall perform all Work on the premises in a uniform to be designed by the Contractor. No shirtless attire, no torn or tattered attire or slang graphic T-shirts are permitted. No smoking in or around the buildings will be permitted. Rudeness or discourteous acts by Contractor employees will not be tolerated. No Contractor solicitation of any kind is permitted on property.

E. ***Rain Days***. In the event that time is lost due to heavy rains ("**Rain Days**"), Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. Contractor shall provide services on Saturdays, if needed to make up Rain Days, with prior notification to and approval by the District Representative(s) (defined herein).

F. ***Protection of Property.*** Contractor shall use all due care to protect against

any harm to persons or property while performing the Work. If Contractor's acts or omissions result in any damage to property within the District, including but not limited to damage to landscape lighting and irrigation system components, entry monuments, etc., the Contractor shall immediately notify the District and promptly repair all damage – and/or promptly replace damaged property – to the sole satisfaction of the District. If Contractor fails to do so, the District reserves the right to make such repairs and Contractor shall reimburse the costs of such repair or replacement.

G. ***District Representative; Reporting***. The District shall designate in writing a person to act as the District Representative with respect to the Work to be performed under this Agreement. The District Representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to Contractor's services, including the Work.

i. The District hereby designates the District Manager (Governmental Management Services – Central Florida, LLC) or its designee, to act as the District Representative.

ii. The District shall have the right to change its designated Representative with written notice to Contractor.

iii. Contractor agrees to meet with the District's representative no less than bi-weekly to walk the property and discuss conditions, schedules, and items of concern regarding this Agreement and to provide a monthly written report summarizing, at minimum, the Work performed during the month, any issues and/or areas of concern and the schedule of Work to be performed for the upcoming month.

iv. Contractor agrees to attend the regularly scheduled meetings of the Board of Supervisors of the District, upon request.

H. ***Deficiencies***. Contractor shall identify and promptly notify the District Representative of any deficient areas by written communication, including any explanations of proposed actions to remedy such deficiencies. Upon approval by the District Representative, the Contractor shall take such actions as are necessary to address the deficiencies within a reasonable time period specified by the District Representative, or if no time is specified by the District, within three (3) days and prior to submitting any invoices to the District. Contractor and the District recognize that time is of the essence with this Agreement and that the District will suffer financial loss if the deficiencies are not timely addressed. Should the Contractor fail to address any deficiencies within the time set forth by the District Representatives, the District shall have the rights to, among other remedies available at law or in equity, fine the Contractor one hundred dollars ($100.00) per day; to withhold some or all of the Contractor's compensation under this Agreement; and to contract with outside sources to perform necessary work with all charges for such services to be reimbursed by Contractor or deducted from the Contractor's compensation.

I. ***Compliance with Laws***. The Contractor shall keep, observe, and perform

all requirements of applicable local, state and federal laws, rules, regulations, ordinances, permits, licenses, or other requirements or approvals. Further, the Contractor shall notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, state, or federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any act or omission of the Contractor or any of its agents, servants, employees, or material men, or appliances, or any other requirements applicable to provision of services. Additionally, the Contractor shall promptly comply with any requirement of such governmental entity after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation. In the event of any conflict between the terms of Florida law and the terms herein, the terms of Florida law shall prevail.

J. ***Safety***. Contractor shall provide for and oversee all safety orders, precautions, and programs necessary for the Work. Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this Agreement. Contractor shall comply with all OSHA standards. Contractor shall take precautions at all times to protect any persons and property in performing the Work, utilizing safety equipment including but not limited to bright vests and traffic cones.

K. ***Environmental Activities*****.** The Contractor agrees to use best management practices, consistent with presently accepted industry standards, with respect to the storage, handling and use of chemicals (e.g., fertilizers, pesticides, etc.) and fuels. The Contractor shall keep all equipment clean (e.g., chemical sprayers) and properly dispose of waste. Further, the Contractor shall immediately notify the District of any chemical or fuel spills. The Contractor shall be responsible for any environmental cleanup, replacement of any turf or plants harmed from chemical burns, and correcting any other harm resulting from the Work to be performed by Contractor.

L. ***Payment of Taxes; Procurement of Licenses and Permits.*** Contractor shall pay all taxes required by law in connection with the Work, including sales, use, and similar taxes, and shall secure all licenses and permits necessary for proper completion of the Work, paying the fees therefore and ascertaining that the permits meet all requirements of applicable federal, state and local laws or requirements.

M. ***Subcontractors*****.** Contractor shall not assign any portion of the Work to subcontractors without prior, written approval of the District. In the event any portions of the Work are assigned to subcontractors, Contractor shall be responsible for the satisfactory performance of such work by subcontractors. Nothing in this Agreement shall be construed to create a contractual relationship between any subcontractor and the District.

N. ***Independent Contractor Status*****.** In all matters relating to this Agreement, Contractor shall be acting as an independent contractor. Neither Contractor nor employees of Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of Contractor, if any, in the performance of this Agreement. Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and Contractor shall have no authority to

represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

3. COMPENSATION; TERM.

A. ***Term***. The term of this Agreement is _____ years, comprised of an initial one (1) year term from _____ to _____ ("**Year 1**"), with four (4) additional automatic renewals on an annual basis, unless terminated earlier in accordance with the terms herein.

B. ***Compensation***. As compensation for the Work, the District agrees to pay Contractor an amount not-to-exceed per year for Year 1, all in accordance with the Fee Summary attached hereto as **Exhibit X**. Compensation for the Work in subsequent renewal years shall be in accordance with the with the Fee Summary attached hereto as **Exhibit X.**

C. ***Additional Work.*** Should the District desire that the Contractor provide additional work and/or services relating to the District's landscaping and/or irrigation systems (e.g., additional services or services for other areas not specified in this Agreement), such additional work and/or services shall be fully performed by the Contractor after prior approval of a required Work Authorization. The Contractor agrees that the District shall not be liable for the payment of any additional work and/or services unless the District first authorizes the Contractor to perform such additional work and/or services through an authorized and fully executed Work Authorization, a form of which is attached hereto as **Exhibit X**. The Contractor shall be compensated for such agreed additional work and/or services based upon a payment amount derived from the prices set forth in the Contractor's Fee Summary attached hereto as **Exhibit X**. If pricing for any such additional work or services is not specifically provided for in the exhibits hereto, Contractor agrees to negotiate in good faith on such pricing. Nothing herein shall be construed to require the District to use the Contractor for any such additional work and/or services, and the District reserves the right to retain a different contractor to perform any additional work and/or services.

D. ***Payments by the District.*** The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, section 218.70, et seq., *Florida Statutes*, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.

E. ***Payments by Contractor***. Subject to the terms herein, Contractor will promptly pay in cash for all costs of labor, materials, services and equipment used in the performance of the Work, and upon the request of the District, Contractor will provide proof of such payment. Contractor agrees that it shall comply with Section 218.735(6), *Florida Statutes*, requiring payments to subcontractors, material men, suppliers or laborers be made within ten (10) days of receipt of payment from the District. The District may require, as a condition precedent to making any payment to Contractor, that all

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

4. TERMINATION. The District agrees that the Contractor may terminate this Agreement for cause by providing sixty (60) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that, notwithstanding any other provision of this Agreement, and regardless of whether any of the procedural steps set forth in Section 2(H) of this Agreement are taken, the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Any termination by the District shall not result in liability for consequential damages, lost profits, or any other damages or liability. However, upon any termination of this Agreement by the District, the Contractor shall be entitled to payment for all Work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor. In the event of a default by Contractor, the District may elect not to terminate the Agreement, and instead to demand that Contractor cure any failure constituting default and make appropriate deduction or revision to the payment to become due to Contractor. Furthermore, the District reserves the right to pursue any and all available remedies under the law, including but not limited to equitable and legal remedies and withhold payment pending outcome of such dispute.

5. INSURANCE.

A. ***Insurance Required***. Before commencing any Work, the Contractor shall furnish the District with a Certificate of Insurance evidencing compliance with the requirements of this section. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be primary and written on forms acceptable to the District. Additionally, insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of A-VII. The procuring of required policies of insurance shall not be construed to limit Contractor's liability or to fulfill the indemnification provisions and requirements of this Agreement.

B. ***Types of Insurance Coverage Required***. Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance: [Policy limits listed in Paragraph 15. a. of Instructions to Propers will be inserted here.]

i. Worker's Compensation Insurance in accordance with the laws of the State of Florida. In the event the Contractor has "leased" employees, the Contractor or the employee leasing company must provide evidence of a Minimum Premium Workers' Compensation policy, along with a Waiver of Subrogation in favor of the District. All documentation must be provided to the District at the address listed below. No contractor or sub-contractor operating under a worker's compensation exemption shall access or work on the site.

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

iii. Commercial General Liability Insurance covering Contractor's legal liability for bodily injuries, property damage, contractual, products and completed operations, and personal injury, with limits of not less than $2,000,000 per occurrence, and further, including, but not being limited to, Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.

iv. Automobile Liability Insurance for bodily injuries in limits of not less than $2,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

v. Umbrella Excess Liability Insurance to cover any liability in excess of the limits of coverage already required and with limits of at least $1,000,000 per occurrence and $1,000,000 on aggregate.

C. ***Additional Insured***. All policies required by this Agreement, with the exception of Workers' Compensation, or unless specific approval is given by the District, are to be written on an occurrence basis, and shall name the District, and its supervisors, officers, staff, agents, employees, and representatives as additional insured (with the exception of Workers' Compensation insurance) as their interest may appear under this Agreement. Insurer(s), with the exception of Workers' Compensation on non-leased employees, shall agree to waive all rights of subrogation against the District and its supervisors, officers, staff, agents, employees, and representatives.

D. ***Sub-Contractors.*** Insurance requirements itemized in this Agreement and required of the Contractor shall be provided on behalf of all sub-contractors, if any and if approved, to cover their operations performed under this Agreement. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to sub-contractors.

E. ***Payment of Premiums.*** The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Agreement and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.

F. ***Notice of Claims.*** Notices of accidents (occurrences) and notices of claims

associated with work being performed under this Agreement shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.

G. ***Failure to Provide Insurance.*** The District shall retain the right to review, at any time, coverage, form, and amount of insurance. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance to the District and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance. If Contractor fails to pay such cost to the District, the District may deduct such amount from any payment due the Contractor.

6. INDEMNIFICATION.

A. The Contractor shall indemnify, defend, and hold harmless, the District, the District's Board of Supervisors, District staff and the District's agents, officers, employees, contractors, and representatives from and against any and all liability, actions, claims, demands, loss, damage, injury, or harm of any nature whatsoever, arising from the acts or omissions of Contractor, or the Contractor's officers, directors, agents, assigns, employees, subcontractors, or representatives.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, fines, forfeitures, back pay, awards, court costs, mediation costs, litigation expenses, attorney fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), or other amounts of any kind.

C. The Contractor agrees that nothing in this Agreement shall serve as or be construed as a waiver of the District's or its staff, supervisors or consultant's limitations on liability contained in section 768.28, *Florida Statutes*, or other law. Any subcontractor retained by the Contractor shall acknowledge the same in writing, and it shall be Contractor's responsibility to secure such acknowledgments. Further, nothing herein shall be construed to limit or restrict the District's rights against the Contractor under applicable law.

D. It is understood and agreed that this Agreement is not a construction contract as that term is referenced in Section 725.06, *Florida Statutes*, and that said statutory provision does not govern, restrict or control this Agreement

7. MISCELLANEOUS PROVISIONS

A. ***Default and Protection Against Third-party Interference.*** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

B. ***Custom and Usage.*** It is hereby agreed, any law, custom, or usage to the

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

C. ***Successors.*** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators and successors of the parties to this Agreement, except as expressly limited in this Agreement.

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

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

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

G. ***Agreement.*** This instrument, together with its Exhibits, shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement. All prior agreements regarding the matters provided herein are hereby superseded and replaced by this Agreement. The Exhibits attached herein are incorporated to the extent that it clarifies certain terms of the Agreement, and to the extent there are any inconsistencies or conflict between this instrument and the Exhibits, this instrument shall control.

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

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

J. ***Notices.*** All notices, requests, consents and other communications under this Agreement ("**Notices**") shall be in writing and shall be delivered via hand delivery, mailed by United States certified mail, or by overnight delivery service, to the parties, as follows:

A. If to the District: Randal Park Community Development District

c/o Governmental Management Services – Central Florida, LLC

219 East Livingston Street
Orlando, Florida 32801

Attn.: District Manager, Jason Showe

With a copy to: Latham, Luna, Eden & Beaudine, LLP
201 S. Orange Ave, Ste. 1400

Orlando, Florida 32801

Attn.: District Counsel, Jan A. Carpenter, Esq.

B. If to Contractor:

_____
_____

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

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

L. ***Controlling Law; Venue.*** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Parties consent to and agree that the exclusive venue for any litigation

arising out of or related to this Agreement shall be in a court of appropriate jurisdiction in and for Osceola County, Florida.

M. ***Public Records*****.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **TBD** ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT XXXXXX@GMSCFL.COM, (407) 841-5524, AND 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801.

N. ***Severability*****.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

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

P. ***Counterparts*****.** This Agreement may be executed in any number of

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

Q. ***Scrutinized Companies Statement*.** Contractor certifies that it is not in violation of Section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

E-Verify.

(a) The Contractor shall comply with and perform all applicable provisions and requirements of Section 448.095, *Florida Statutes* and Section 448.09(1), *Florida Statues*. Accordingly, beginning on the Effective Date, to the extent required by Section 448.095*, Florida Statutes*, the Contractor shall enroll with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

(b) If the Contractor anticipates entering into agreements with a subcontractor for the work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

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

R. ***Compliance with section 20.055, Florida Statutes***. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with section 20.055(5), *Florida Statutes.*

[*Remainder of this page intentionally left blank*]

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

ATTEST:

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

By: _____

☐ Secretary

☐ Assistant Secretary

By: _____

☐ Chairperson

☐ Vice Chairperson

WITNESS:

[SERVICE PROVIDER]

By: _____
Its: _____

By: _____
Its: _____

Exhibit A: Scope of Services
Exhibit B: Landscape Map
Exhibit C: Fee Summary

Exhibit A - Scope of Services

Randal Park CDD

LANDSCAPE SCOPE OF WORK

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

General Services- Component "A"

Turf Maintenance

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

Mowing

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

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

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

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

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

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

Edging

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

String Trimming

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

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

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

Blowing

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

Damage Prevention/Repair

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

Detailing

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

needed to accomplish the full amount of detail rotations.

Pruning

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

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

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

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

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

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

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

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

Weed Control

Bed areas are to be left in a weed free condition after each detail service. While pre and post- emergent

chemicals are acceptable means of control, weeds in bed areas larger than 3” shall be pulled by hand or string trimmed.

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

Trash Removal

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

Policing

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

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

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

Communication

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

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

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

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

Staffing

The Contractor shall have a well-experienced Foreman/Supervisor supervising all work onsite. This

person should have knowledge of horticultural practices and be capable of properly supervising others. The Foreman/Supervisor should communicate regularly, daily when needed, with CDD management. Further, In order to maintain continuity, the same Foreman/Supervisor shall direct the scheduled maintenance operations throughout the year. Any anticipated changes in supervisory personnel shall be brought to the attention of the CDD representative prior to any such change. The intent is for maintenance personnel to familiarize themselves with the site.
The crew members should be properly trained to carry out their assigned task and should work in a safe professional manner. Each crew member should be in full uniform at all times.

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

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

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

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

Application Maintenance Information

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

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

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

St. Augustine

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

Monthly Application schedule – St. Augustine

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

Application Requirements: ST AUGUSTINE

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

BAHIA – Where Applicable (Irrigated areas only)

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

Monthly Application Schedule - Bahia

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

Application Requirements: BAHIA

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

Bermuda - SPORTS Field

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

- January:Liquid or granular Fertilization - Disease & Insect Control
- February:Liquid or granular Fertilization
- March: Core Aeration
- April: Liquid or granular Fertilization Sedge & Broadleaf Weed Control/Disease & Insect Control
- June: Disease & Insect Control as needed.
- July: Liquid or granular Fertilization
- August: Sedge & Broadleaf Weed Control/Disease & Insect Control
- September: Liquid or granular Fertilization
- October: Disease & Insect Control
- December: Liquid or granular Fertilization

Bermuda - Standard

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

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

Application Requirements: BERMUDA

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

coated products.

Zoysia

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

Monthly Application Schedule - Zoysia

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

Application Requirements: ZOYSIA

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

General

Insect/Disease Control - ALL TURF

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

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

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

Weed Control - ALL TURF

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

Contractor shall alert management of outbreaks of Crabgrass, wild Bermuda, Alexander and Dove grasses. Failure to do so will make the contractor liable for resulting turf loss. Supplemental insecticide

applications will be provided in addition to the normal preventive program as needed to provide control.

Warranty - ALL TURF

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

Component “C” – Tree/Shrub Care Program

Application Schedule – Trees and Shrubs

Monthly Application Schedule -

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

Application Requirements: Fertilization

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

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

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

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

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

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

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

Insect/Disease Control

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

Contractor is responsible for the continuous monitoring for the presence of damaging insects or disease. Any problems noted between regularly scheduled visits will be treated as a service call and responded to within 48 hours. Service calls due to active infestations are included in this program.

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

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

Specialty Palms

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

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

Warranty

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

Component "D" – Irrigation Maintenance

Frequency of Service

Contractor will perform the following itemized services under "Specifications" on a monthly basis completing 25% of the inspection each week. The irrigation inspection should be performed during the

same week(s) each month. Repairs under $500 should be carried out each month with just verbal confirmation. Anything over $500 requires written approval.

Specifications

- Activate each zone of the system.
- Visually check for any damaged heads or heads needing repair.
- Visually check all landscape areas irrigated with Netafim drip lines to ensure proper water flow and pressure.
- Clean filters located at each zone valve monthly if applicable. Clean, straighten or adjust any heads not functioning properly.
- Straighten, re-attach to bracing and touch up paint on riser heads as needed. Report any valve or valve box that may be damaged in any way.
- Leave areas in which repairs or adjustments are made free of debris.
- Adjust controllers to the watering needs as dictated by weather conditions, seasonal requirements, and water management district restrictions including adjusting of rain sensors.
- Contractor will provide a written report of the findings by zone.
- Repairs that become necessary and that are over and above the routine monthly inspections will be done on a time and material basis. Hourly irrigation repair rates will be defined in the overall landscape maintenance contract.
- Request for authorization must be submitted to the CDD representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by the CDD representative prior to initiating any work. It is up to CDD management's discretion to allow the contractor to proceed with repairs at an agreed threshold without prior approval.

Service Calls

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

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

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

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

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

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

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

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

Component “E” – Additional Services

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

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

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

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

Schedule

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

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

All newly planted beds will have a minimum of 50% of the plants in bloom at the time of installation and they shall be 4 ½” individual pots.

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

Installation

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

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

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

plants.

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

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

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

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

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

Maintenance

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

Removal of all litter and debris.
Beds are to remain weed – free at all times.
All declining blooms are to be removed immediately.
Inspect for the presence of insect or disease activity and treat immediately.

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

Prolific bloomers such as Salvia require that 10% to 20% of healthy blooms are to be removed weekly.
Pre-emergent herbicides are not to be used in annual beds.
Contractor guarantees the survivability and performance of all annual plantings for a period of 90 days. Any plant that fails to perform during this period will be immediately replaced at the contractor’s expense.

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

E.2 - Bed Dressing

Application of designated mulching to community bed spaces.

Schedule

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

Installation

Prior to application, areas will be prepared by removing all foreign debris and establishing a defined,

uniform edge to all bed and tree rings as well as a 1” to 2” deep trench along all hardscape surfaces to include equipment pads, in order to hold the mulch in place. Bed dressing should be installed in weed free beds that have been properly edged and prepared.

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

E.3 - Palm Trimming Schedule

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

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

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

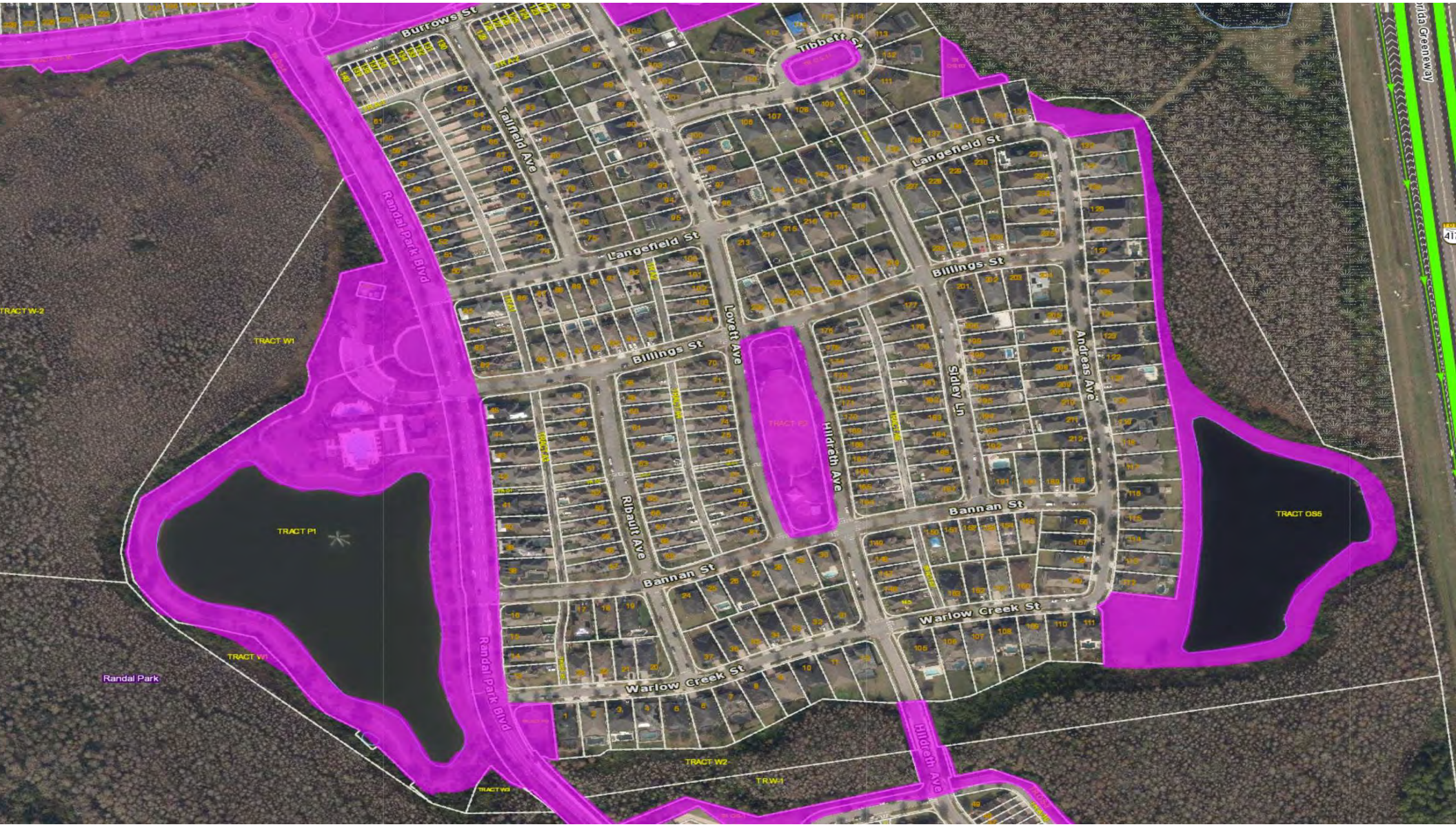
Trimming shall include removal of all dead fronds, loose boots and seed stalks.

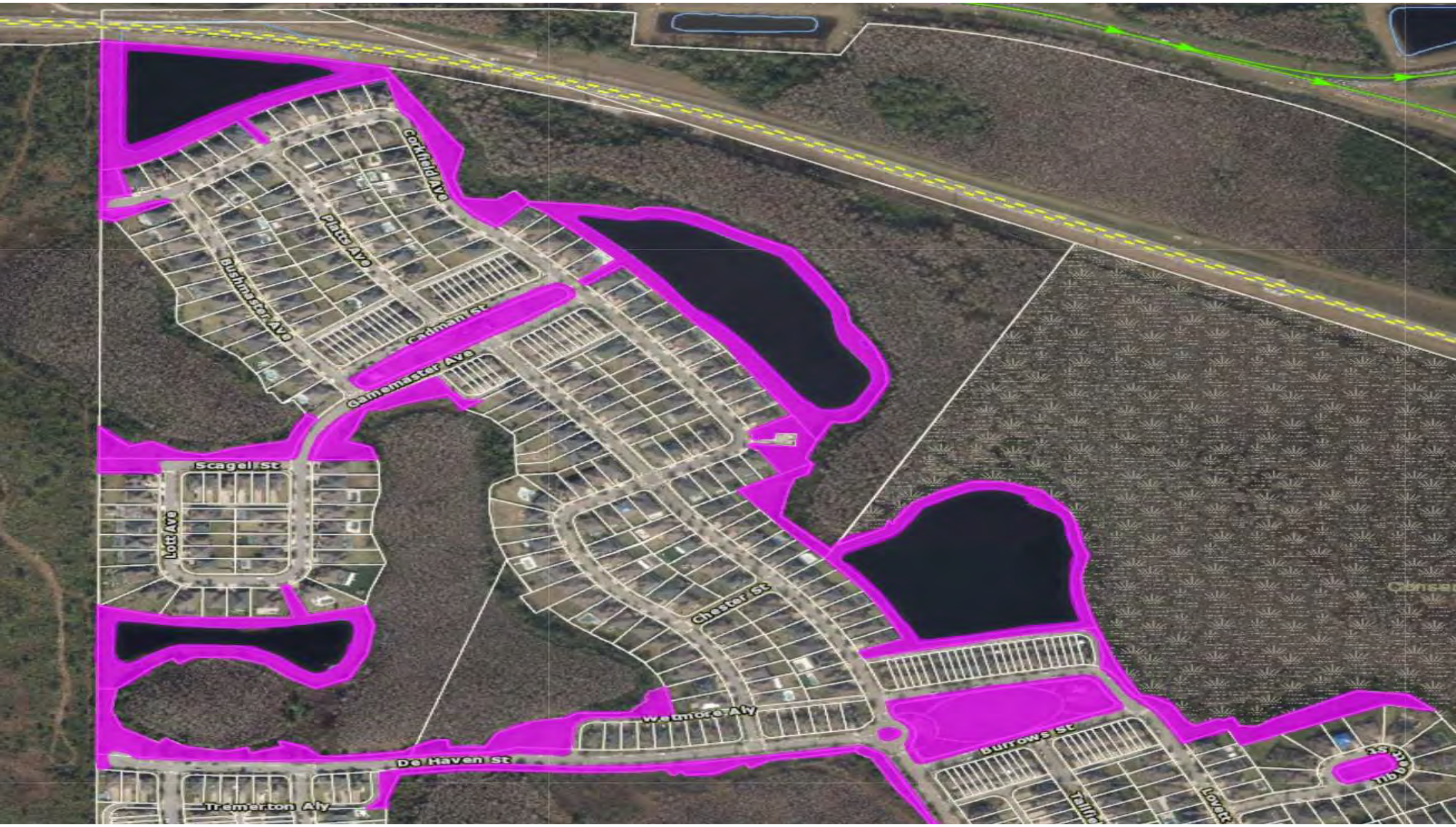
Trim palms so that the lowest remaining fronds are left at a ten and two o’clock profile or nine and three o’clock at the discretion of management. “Hurricane” cuts are only to be done at the direction of the CDD representative.

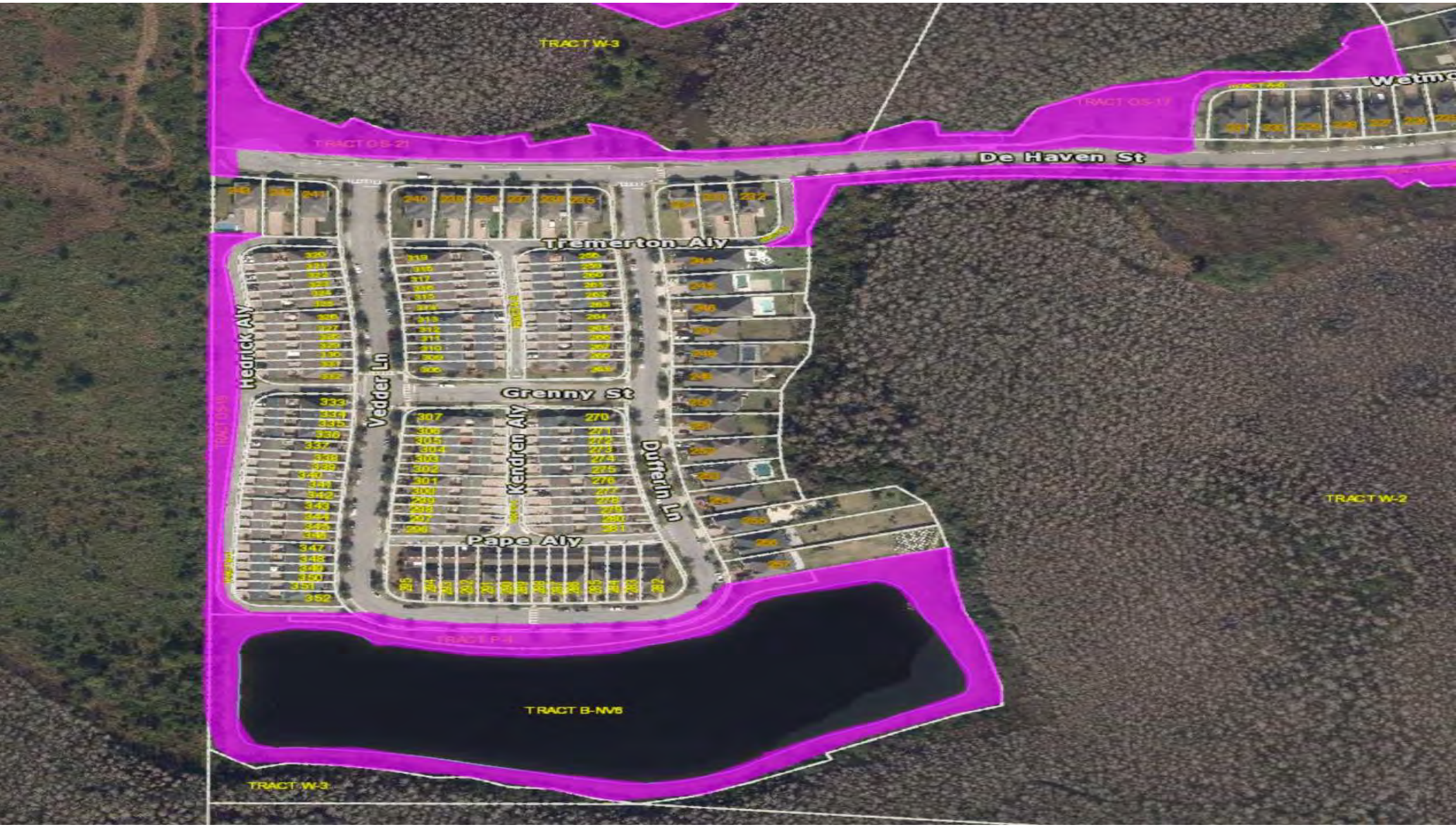
When trimming, cut the frond close to the trunk without leaving “stubs”.

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

Exhibit B - Landscape Map


Burrows St
Tibbett St
Tallfield Ave
Randal Park Blvd
Langefield St
Billings St
Lovett Ave
Hildreth Ave
Sidey Ln
Andreas Ave
Ribault Ave
Bannan St
Warlow Creek St
TRACT W-2
TRACT W1
TRACT P1
TRACT W-1
Randal Park
TRACT W2
T.R.W-1
TRACT W3
TRACT OS5
Florida Greenway


Corfield Ave
Platts Ave
Bushmaster Ave
Catman St
Gamemaster Ave
Scagel St
Lott Ave
Chester St
Watmore Aly
De Haven St
Burrows St
Tremerton Aly


TRACT W-3
TRACT OS-21
De Haven St
Tremerton Aly
Hedrick Aly
Vedder Ln
Grenny St
Kendren Aly
Dufferin Ln
Pape Aly
TRACT W-2
TRACT P-1
TRACT B-NV6
TRACT W-3

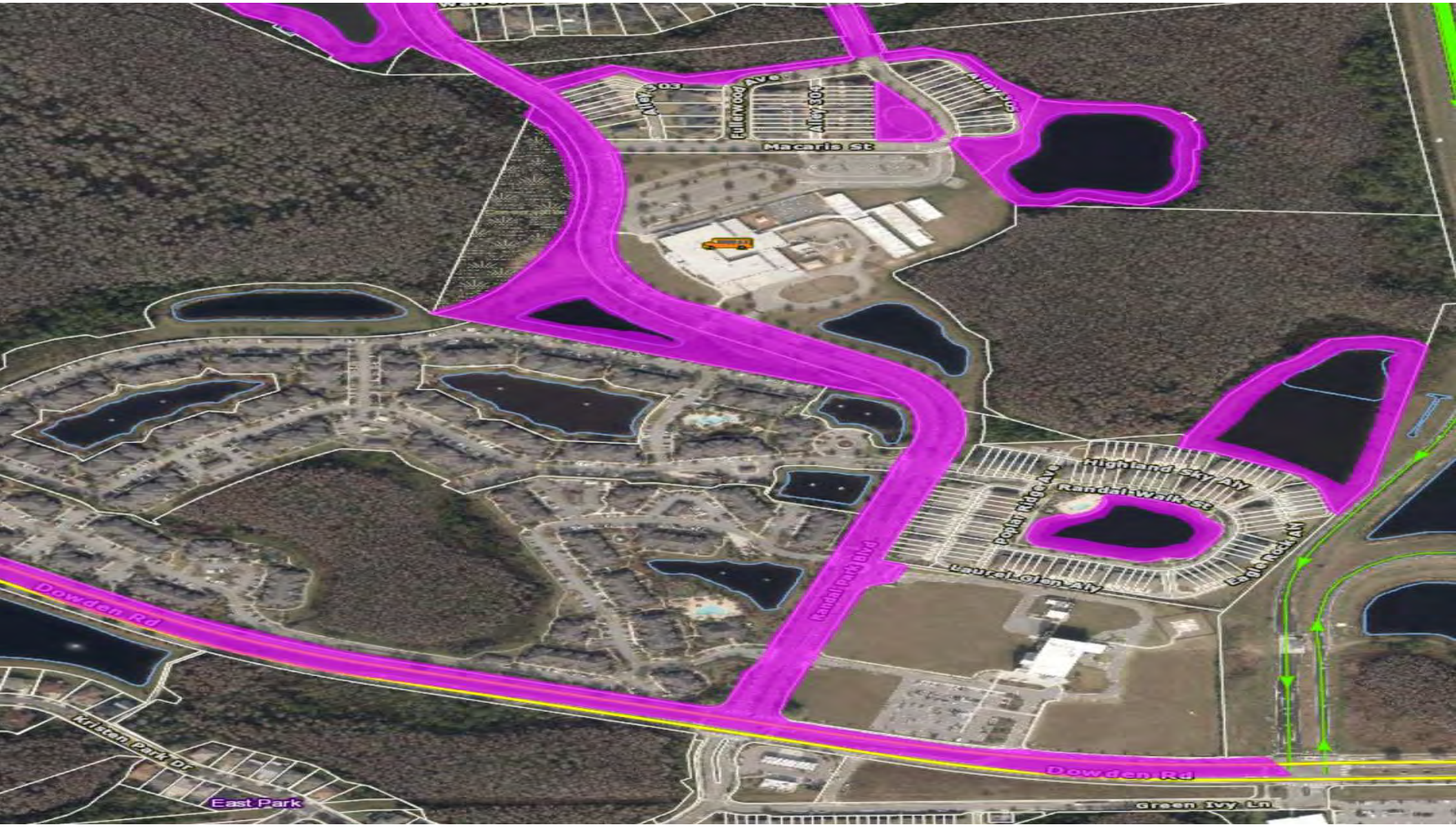

Alley 303
Fullerwood Ave
Alley 305
Macaria St
Highland Sky Aly
Randal Walk St
Poplar Ridge Ave
Eagle Rock Aly
Laurel Glen Aly
Randall Park Blvd
Dowden Rd
Kristen Park Dr
East Park
Green Ivy Ln
Dowden Rd

Exhibit C – Fee Summary

A United Land Services Company

Your Investment:

Exhibit B

Randal Park Community Development District Landscape Fee Summary

Contractor: Blade Runners

Address: 19 N Texas Ave

Phone: 407-515-5262

Fax:

Contact: Chris Marquess

Email: cmarquess@unitedlandservices.com

Property: Randal Park CDD

Address: 6200 Lee Vista Blvd, Suite 300
Orlando, FL, 32822

Phone: 407-841-5524

Contact: Jarett Wright

Email: jwright@gmscfl.com

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Turf Maintenance and Detailing (Component A) - *Turf Maintenance/Detailing/Communication/Staffing*	$9,327.00	$9,327.00	$12,436.00	$16,061.00	$16,061.00	$16,061.00	$16,061.00	$16,061.00	$16,061.00	$12,436.00	$9,327.00	$9,327.00	$158,546.00
TURF CARE (Component B) Bahia/St Augustine/Zoysia	$1,886.00	$708.00	$4,008.00	$1,414.00	$1,886.00	$4,008.00	$947.00	$1,414.00	$1,886.00	$708.00	$4,008.00	$708.00	$23,581.00
TREE/SHRUB CARE Includes OTC if Applicable (Component C) Tree/Shrub Fert/OTC/Drenching	$286.00	$1,212.00	$310.00	$1,066.00	$360.00	$1,067.00	$375.00	$375.00	$310.00	$1,212.00	$286.00	$299.00	$7,158.00
IRRIGATION MAINT. (Component D) *Irrigation Inspections*	$1,050.00	$1,050.00	$1,050.00	$1,050.00	$1,050.00	$1,050.00	$1,050.00	$1,050.00	$1,050.00	$1,050.00	$1,050.00	$1,050.00	$12,600.00
ANNUAL CHANGES - (Component E.1) *Per Annual Pricing:*	*[Count]*			*[Count]*			*[Count]*			*[Count]*			$0.00
BED DRESSING - Estimate mulch yds (Component E.2) *[Mulch Type] Per Yard Pricing: $60*											$51,600.00 *860*		$51,600.00
PALM TRIMMING 2x Per Year (Component E.3) *Per Palm Price: $45* *Palm counts: 536 sabal 48 sylvester*					$26,035.00						$26,035.00		$52,070.00
TOTAL FEE PER MONTH:	$12,549.00	$12,297.00	$17,804.00	$19,591.00	$45,392.00	$22,186.00	$18,433.00	$18,900.00	$19,307.00	$15,406.00	$92,306.00	$11,384.00	$305,555
Fee Schedule with Extra Services	$25,462.92	$25,462.92	$25,462.92	$25,462.92	$25,462.92	$25,462.92	$25,462.92	$25,462.92	$25,462.92	$25,462.92	$25,462.92	$25,462.92	
Fee Schedule Essential Services Only	$16,824	$16,824	$16,824	$16,824	$16,824	$16,824	$16,824	$16,824	$16,824	$16,824	$16,824	$16,824	

Essential Services **Mowing/Detailing/Irrigation/Fert and Pest**	$201,885.00
Extra Services **Annual Changes, Palm Pruning, Mulch**	$103,670.00
TOTAL	$305,555.00

CM

Initials_____ _____

EXHIBIT E
GENERAL RELEASE

The undersigned, for and in consideration of the payment of the sum of $_____, paid by Randal Park Community Development District, (hereinafter referred to as Owner), receipt of which is hereby acknowledged as complete compensation for performance of Contract Number _____, does hereby fully and completely discharge and release the Owner, its agents, employees, consultants, officers, directors, successors and assigns, the District Manager, and the District Engineer from any and all debts, accounts, promises, damages, liens, encumbrances, causes of action, suits, bonds, liabilities, judgments, claims and demands whatsoever, in law or in equity, which the undersigned ever had, now has or might hereafter have on account of labor performed, material furnished or services rendered, directly or indirectly, for the contract between the parties dated _____ (the Contract). The undersigned here certifies that all material, men, suppliers, subcontractors or others furnishing labor, goods, supplies or materials in connection with the Contract have been fully paid and satisfied and hereby agrees to hold harmless and indemnify Owner from any such claims, liens, demands, judgments, causes of action, suits or other liabilities which Owner/Engineer may incur as a result of any such non-payment or other dispute. The undersigned further agrees that in the event Owner is required, in its sole discretion, to enforce this release or the Contract in court proceedings or otherwise, then Owner shall be allowed to recover reasonable attorneys fees and costs incurred, whether incurred at trial, on appeal or in alternative dispute resolution.

Witnesses:

_____

_____

Contractor:

_____

_____
Authorized Signature

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ___ day of _____, 20___, by _____, who is personally known / produced identification.

_____
Notary Public
State of Florida at Large
My Commission Expires:

SERVICES AGREEMENT

This Services Agreement (the "***Agreement***") is entered into this _____ day of _____,202___ between _____ (the "***Customer***"), and Florida ULS Operating, LLC DBA Blade Runners Commercial Landscaping ,(the "***Contractor***"). Contractor is in the business of providing landscape maintenance services and Customer desires to contract with Contractor to provide landscape maintenance services to Customer and certain properties managed by Customer in accordance with the following terms and conditions of this Agreement.

Service Address: _____

Bill to Address_____

1. ***Term.*** The initial term of the Agreement shall commence for a three (3) year period commencing on _____ and ending on _____. After expiration of the initial term, the Agreement shall continue on a month-to-month basis unless terminated by either party upon thirty (30) days prior written notice.

2. ***Services.*** Contractor agrees to provide the Customer with the scope of services set forth in **Exhibit A** (the "Services"). Contractor agrees to provide all labor, material, equipment, and supervision to perform the duties outlined by this Agreement, except that Customer shall provide any water and utilities necessary for Contractor to perform the Services. Contractor warrants to the Customer that: (i) Contractor will perform the Services in a workmanlike manner in accordance with reasonable prevailing industry standards; (ii) Contractor shall comply with all applicable laws; (iii) Contractor has no outstanding agreement or obligation that is in conflict with any of the provisions of this Agreement or that would preclude Contractor from complying with the provisions of this Agreement. Contractor shall not be liable for any nonperformance, delays, or alleged deficient performance resulting from any environmental issues, including drought, hurricane, flooding, tornados, rainfall, storms, earthquakes, or other disasters or weather events, any governments actions or changes in law, any wars, acts of terrorism, epidemics, shortages, strikes or other labor issues, or other causes beyond the control of Contractor. Contractor's liability to Customer for any alleged non-performance under this Agreement shall be expressly limited to the amount of compensation actually received by Contractor for the disputed scope of work.

3. ***Compensation.*** In consideration of the Contractor's performance of the Services, the Customer agrees to pay Contractor the fees set forth on **Exhibit** B for the total monthly amount of $_____. On each anniversary date of this Agreement, the agreed upon fees for Contractor's Services shall be increased by 3% over the previous year's level or CPI, whichever is greater. Customer shall be responsible for all sales, use, and other taxes with respect to all amounts paid by the Customer to Contractor under this Agreement other than taxes on Contractor's income. All payments shall be made by direct electronic payment.

4. ***Confidentiality.*** Customer acknowledges this agreement along with any documentation, financial data, designs and plans provided by the Contractor are confidential information and shall not be disclosed by the Customer to any other person or entity, except as required by law.

5. ***Late Payment.*** If payment is not received within 30 days of invoicing, a 1.5% per month late fee will be applied to all unpaid balances. Should Contractor need to pursue legal action to collect any amounts owed, Customer agrees to pay Contractor's reasonable attorney's fees, court costs, and all other expenses incurred.

6. ***Termination.*** Customer may terminate this Agreement for cause, if Contractor, after prior written notice per section 7, of any default hereunder, fails to cure that default within 30 days thereafter. Customer shall pay for all services performed up to the effective date of any valid termination. Contractor, upon 30 days prior written notice to Customer, may terminate this Agreement without cause.

7. *Notices.* Any notice required to be sent to the Contractor under this Agreement shall be sent to the following address unless otherwise specified: Attention_____19 N Texas Ave, Orlando, FL 32805**.** Any notice required to be sent to the Customer under this Agreement shall be sent to the Service Address specified above, or to such other address as Customer hereafter provides.

8. ***Insurance.*** Contractor acknowledges and agrees that it shall be solely responsible for securing and maintaining all insurance coverage for itself and its employees, including without limitation, commercial general liability, workers' compensation and employers' liability, comprehensive automobile, and umbrella liability. Contractor shall provide proof of insurance coverage prior to commencement and shall not cancel or change any coverage without providing Customer written notice.

9. ***Licenses.*** Contractor shall maintain all applicable licenses and permits within the cities, counties, and states of operations.

10. ***Indemnification.*** Each party, to the extent permitted by law, will indemnify, defend and hold harmless the other party, its affiliates, and all of their directors, officers, employees, agents and representatives from and against all claims, liabilities, damages, losses or expenses to the extent arising out of any negligence, willful misconduct, breach of contract or violation of law for which the indemnifying party, its employees, agents, subcontractors, or assigns in the performance of work under this Agreement is at fault. In the event the parties are jointly at fault, each party will indemnify the other in proportion to its relative fault.

11. **Right to Cure**. Should customer determine that Contractor has provided defective, deficient, or destructive work ("complaint", it shall provide written notice withing 48 hours of the alleged occurrence or any claim shall be deemed to be waived. Upon receipt of any said complaint, Contractor shall have seven (7) days to address any said complaint. The failure to allow the Contractor to address any complaint will serve as a waiver of any claim related to the alleged claim.

12. **Contractual Lien**. The Customer grants Contractor, in addition to any other rights and remedies allowed under the applicable law, a lien on the real and personal property related to the project to secure payment for all sums due and owing under this agreement. The Contractor shall be entitled to recover its reasonable attorney fees and costs in any action related to the recovery of sums owed by Customer.

13. Miscellaneous. Contractor enters into this Agreement as an independent contractor. Contractor shall be solely responsible for all taxes, withholdings, and other similar statutory obligations with respect to its employees, including without limitation, Worker' Compensation Insurance. Either party may assign this Agreement to an affiliate or to any successor entity or purchaser of a substantial portion of the assets of such party that relate to the subject matter of this Agreement without the other party's consent but with written notice. This Agreement shall be governed by the laws of the State of Florida. The exclusive jurisdiction for the resolution of any disputes arising out of or relating to this Agreement shall be in a court of competent jurisdiction in Duval County, Florida. This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes and replaces all prior and contemporaneous understandings or agreements, written or oral, regarding such subject matter. No amendment or modification of this Agreement will be binding unless in writing and signed by a duly authorized representative of both parties.

IN WITNESS WHEREOF, the undersigned parties have executed this Agreement as of the day and year first above written.

CONTRACTOR	CUSTOMER
Florida ULS Operating, LLC DBA Blade Runners Commercial Landscaping Orlando, LLC _____ Signature _____ Date	 _____ Signature _____ Date



Uniting partners through exceptional landscape services

Document A310™ – 2010

Conforms with The American Institute of Architects AIA Document 310

Bid Bond

CONTRACTOR:
(Name, legal status and address)

Florida ULS Operating LLC DBA United Land Services
6386 Beth Road
Orlando, FL 32824

SURETY:
(Name, legal status and principal place of business)
The Hanover Insurance Company
440 Lincoln Street
Worcester, MA 01653
Mailing Address for Notices
same as above

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

OWNER:
(Name, legal status and address)

Randal Park Community Development District
219 East Livingston Street
Orlando, FL 32801

BOND AMOUNT: 5% Five Percent of Amount Bid

PROJECT:
(Name, location or address, and Project number, if any)

Landscape Maintenance Services - 2025-001

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 30th day of July, 2025.

Florida ULS Operating LLC DBA United Land Services
(Principal) *(Seal)*

By: _____
(Title)

(Witness)

The Hanover Insurance Company
(Surety) *(Seal)*

By: _____
(Title) Victoria Ernest, Attorney-in-Fact

(Witness) Tai Babilonia

THE HANOVER INSURANCE COMPANY
MASSACHUSETTS BAY INSURANCE COMPANY
CITIZENS INSURANCE COMPANY OF AMERICA

POWER OF ATTORNEY

THIS Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

KNOW ALL PERSONS BY THESE PRESENTS:

That THE HANOVER INSURANCE COMPANY and MASSACHUSETTS BAY INSURANCE COMPANY, both being corporations organized and existing under the laws of the State of New Hampshire, and CITIZENS INSURANCE COMPANY OF AMERICA, a corporation organized and existing under the laws of the State of Michigan, (hereinafter individually and collectively the "Company") does hereby constitute and appoint,

William G. Franey, John R. Muha II, Brenda L. Patterson, Jeri L. Russell, Eamonn Long, and/or Victoria Ernest

Of **Franey Muha Alliant of Lanham, MD** each individually, if there be more than one named, as its true and lawful attorney(s)-in-fact to sign, execute, seal, acknowledge and deliver for, and on its behalf, and as its act and deed any place within the United States, any and all surety bonds, recognizances, undertakings, or other surety obligations. The execution of such surety bonds, recognizances, undertakings or surety obligations, in pursuance of these presents, shall be as binding upon the Company as if they had been duly signed by the president and attested by the secretary of the Company, in their own proper persons. Provided however, that this power of attorney limits the acts of those named herein; and they have no authority to bind the Company except in the manner stated and to the extent of any limitation stated below:

Any such obligations in the United States, not to exceed Twenty Million and No/100 ($20,000,000) in any single instance

That this power is made and executed pursuant to the authority of the following Resolutions passed by the Board of Directors of said Company, and said Resolutions remain in full force and effect:

RESOLVED: That the President or any Vice President, in conjunction with any Vice President, be and they hereby are authorized and empowered to appoint Attorneys-in-fact of the Company, in its name and as it acts, to execute and acknowledge for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, waivers of citation and all other writings obligatory in the nature thereof, with power to attach thereto the seal of the Company. Any such writings so executed by such Attorneys-in-fact shall be binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company in their own proper persons.

RESOLVED: That any and all Powers of Attorney and Certified Copies of such Powers of Attorney and certification in respect thereto, granted and executed by the President or Vice President in conjunction with any Vice President of the Company, shall be binding on the Company to the same extent as if all signatures therein were manually affixed, even though one or more of any such signatures thereon may be facsimile. (Adopted October 7, 1981 – The Hanover Insurance Company; Adopted April 14, 1982 – Massachusetts Bay Insurance Company; Adopted September 7, 2001 – Citizens Insurance Company of America and affirmed by each Company on March 24, 2014)

IN WITNESS WHEREOF, THE HANOVER INSURANCE COMPANY, MASSACHUSETTS BAY INSURANCE COMPANY and CITIZENS INSURANCE COMPANY OF AMERICA have caused these presents to be sealed with their respective corporate seals, duly attested by two Vice Presidents, this **11th** day of **January, 2023**.

THE HANOVER INSURANCE COMPANY
MASSACHUSETTS BAY INSURANCE COMPANY
CITIZENS INSURANCE COMPANY OF AMERICA

Bryan J. Salvatore, Executive Vice President

THE HANOVER INSURANCE COMPANY
MASSACHUSETTS BAY INSURANCE COMPANY
CITIZENS INSURANCE COMPANY OF AMERICA

James H. Kawiecki, Vice President

THE COMMONWEALTH OF MASSACHUSETTS)
COUNTY OF WORCESTER) ss.

On this 11th day of **January, 2023** before me came the above named Executive Vice President and Vice President of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, to me personally known to be the individuals and officers described herein, and acknowledged that the seals affixed to the preceding instrument are the corporate seals of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, respectively, and that the said corporate seals and their signatures as officers were duly affixed and subscribed to said instrument by the authority and direction of said Corporations.

ARLEEN V. SIMONS
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
June 15, 2023

Arleen V. Simons, Notary Public
My Commission Expires June 15, 2023

I, the undersigned Vice President of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, hereby certify that the above and foregoing is a full, true and correct copy of the Original Power of Attorney issued by said Companies, and do hereby further certify that the said Powers of Attorney are still in force and effect.

GIVEN under my hand and the seals of said Companies, at Worcester, Massachusetts, this _30th__ day of _July_____ 2025_____.

THE HANOVER INSURANCE COMPANY
MASSACHUSETTS BAY INSURANCE COMPANY
CITIZENS INSURANCE COMPANY OF AMERICA

John A. Rowedder, Vice President

CERTIFIED COPY

The Hanover Insurance Company, Bedford, New Hampshire
Assets and Liabilities as of December 31, 2024

ASSETS

Cash in Banks (Including Short-Term Investments)		$ 163,244,951
Bonds and Stocks		$ 8,489,361,280
Other Admitted Assets		$ 2,697,333,556
Total Admitted Assets		$ 11,349,939,787

LIABILITIES, CAPITAL AND SURPLUS

Reserve for Unearned Premiums		$ 2,581,837,191
Reserve for Loss and Loss Expense		$ 5,197,561,025
Reserve for Taxes		$ 14,527,726
Funds Held Under Reinsurance Treaties		$ 1,440,729
Reserve for all Other Liabilities		$ 592,107,679
Capital Stock - $1.00 Par	$ 5,000,000	
Net Surplus	$ 2,957,465,437	
Policyholders' Surplus		$ 2,962,465,437
Total Liabilities, Capital and Surplus		$ 11,349,939,787

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF WORCESTER

I, Jeffrey Farber, Assistant Treasurer of The Hanover Insurance Company, being duly sworn deposes and says that he is the above described officer of said Company, and certifies that the forgoing statement is a true statement of the condition and affairs of the said Company on December 31, 2024.

Jeffrey Farber
Assistant Treasurer

Jaime Hawley
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
November 29, 2030

Alliant Insurance Services, Inc.
101 Park Ave, 14th Floor
New York, NY10178

Vikki Ernest
(212) 603-0103
victoria.ernest@alliant.com

Bond Request Form

Principal: Florida ULS Operating LLC DBA United Land Services

Address: 6386 Beth Rd Orlando FL 32824

Contact (Name and Email): Chris Marquess cmarquess@unitedlandservices.com

Obligee: Randal Park CDD

Address: 8730 Randal Park Blvd

Project:

☑ **Bid Bond**

Estimate: $ 365,000.00

Bid Date: August 6, 2025

Bid Time: 11:00am

Percent or $: 5%

Owner's Form? ☐ Yes ☑ No

Start Date: October 1, 2025

Completion Date / Time:

Number of Originals: 1

Liquidated Damages:

Retainage %:

Warranty Period (years):

☐ **Performance & Payment Bond**

Performance:

Payment:

Contract Date:

Contract ID:

Owner's Form? ☐ Yes ☐ No

Start Date:

Completion Date / Time:

Number of Originals:

Liquidated Damages:

Retainage %:

Warranty Period (years):

Consent of Surety: ☐ Yes / ☑ No

Electric Bid: ☑ Yes / ☐ No

E-Bond Contractor ID:

E-Bond Contract No:

☐ **Letter Requests (Surety, Commitment)**

Type:

Amount:

Specific Letter Form:

☐ **Misc. Bond (Permit, Maintenance, Lien)**

Type:

Amount:

Owner's Form? ☐ Yes ☐ No

Send Bond to: 6386 Beth Rd Orlando FL 32824

Sub Trades / Breakdown (in $ or %, please indicate which trades will be sublet): 15% Agronomics

Date Bond Needed: 8/6/25 by 11am

SECTION B

Approach to the Randal Park CDD Landscaping Maintenance Scope of Work

BrightView Landscapes is committed to delivering high-quality, consistent landscape maintenance services tailored to the specific needs of the Randal Park Community Development District. Our approach focuses on efficiency, proactive care, and clear communication, ensuring the community remains attractive, healthy, and safe year-round. Below is our detailed plan to fulfill the requested scope of work:

1. Manpower Allocation

- A dedicated 3- to 4-man crew will be assigned exclusively to Randal Park CDD. - The crew will provide a total of 144 billable maintenance hours (BM) per month, ensuring familiarity with the site and attention to detail in every service.

2. Turf Maintenance

Bahia Turf (32 Mows Annually) - Weekly mowing from June through September (peak growth season). - Bi-weekly mowing from October through May to maintain appearance and health. St. Augustine Turf (42 Mows Annually) - Weekly mowing from May through October, aligned with active growth periods. - Bi-weekly mowing from November through April for continued turf health.

3. Agronomic Services

We follow a proactive agronomic schedule that includes: - Six total visits annually, broken down as follows: - 2 Fertility Treatments - 2 Insect Treatments - 2 Weed Control Applications - All applications are performed on a bi-monthly rotation, ensuring sustained turf vigor and pest control.

4. Tree Care – Palm Injections

- We will perform OTC (Oxytetracycline) injections on Date Palms only. - Each palm will be treated once every three months (total 4 times per year), helping prevent lethal yellowing and promoting palm health.

5. Irrigation Management

- A monthly irrigation system inspection will be conducted to ensure optimal performance and water efficiency. - Each inspection will be accompanied by a written report, and any deficiencies found will be documented along with a proposal for corrective action.

6. Dog Waste Station Maintenance

- We will service dog waste stations 52 times annually (weekly). - Each visit will include: - Replacing trash bags - Refilling doggie waste bags - Our team will ensure that all stations are clean, stocked, and sanitary to support community hygiene and pet owner compliance.

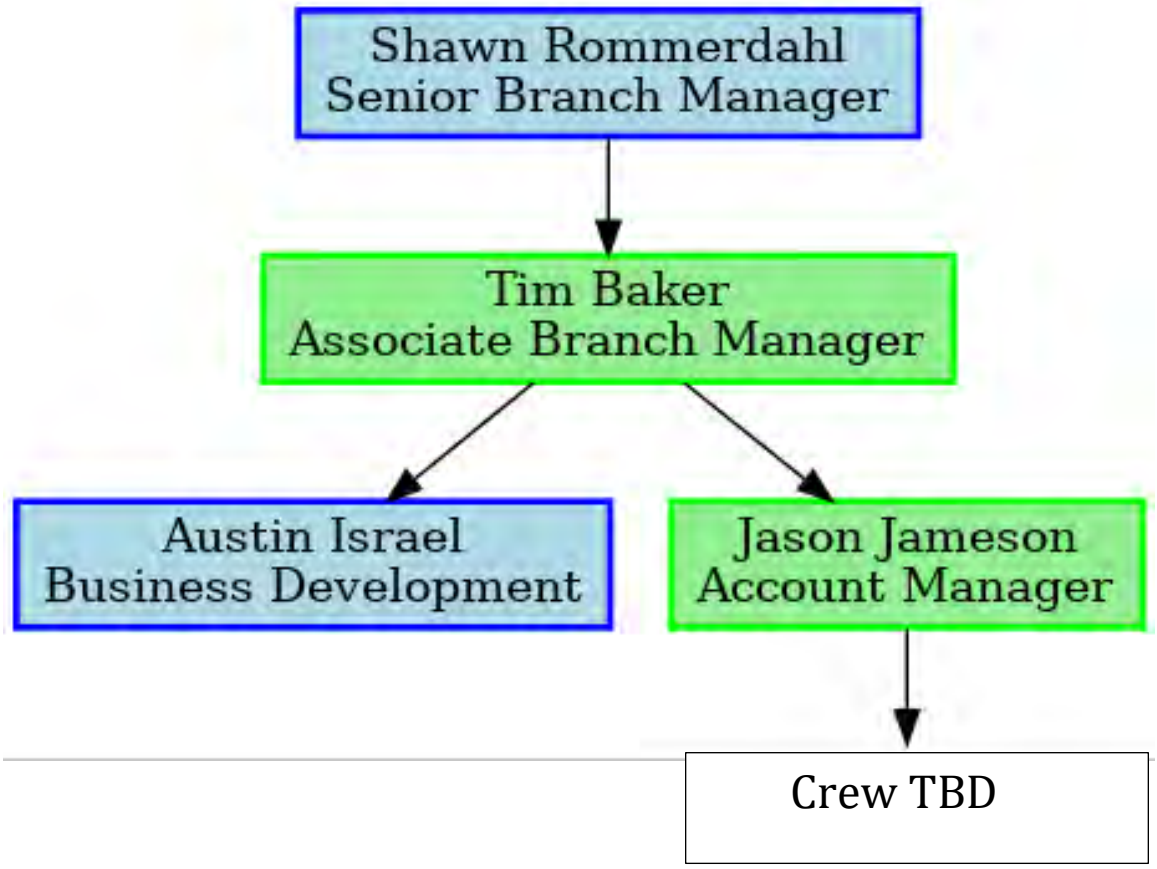
Attachment "C"

LIST OF THREE REFERENCES

#1 Agency	Baldwin Park CDD
Address	1913 Meeting Place
City, State, ZIP	Orlando, FL 32814
Contact Person	Stacey Fryear
Telephone/ Fax	407-740-5838
Email	sfryear@baldwinparkpoa.com
Date(s) of Service	Currently Active Maintenance Contracts
Type of Service	Landscaping Maintenance
Comments:	
#2 Agency	Teco Energy Solar Fields
Address	1898 Nuccio Pkwy
City, State, ZIP	Tampa, FL 33605
Contact Person	Ryan Baker
Telephone/ Fax	813-433-6811
Email	rbaker@tecoenergy.com
Date(s) of Service	Currently Active Maintenance Contracts
Type of Service	Landscaping Maintenance
Comments:	
#3 Agency	City of Deltona
Address	2345 Providence Boulevard
City, State, ZIP	Deltona, FL 32725
Contact Person	Shawn Smith
Telephone/ Fax	386-507-5268
Email	ssmith@deltonafl.gov
Date(s) of Service	Currently Active Maintenance Contracts
Type of Service	Landscaping Maintenance
Comments:	

Brightview South Orlando Branch

Organizational Chart



Certified Licensed Irrigation Technician Statement

We have a certified Licensed Irrigation Technician on staff and will provide proof if necessary.

Austin Israel

Business Developer

BrightView Landscapes

Key Management

Shawn Rommerdahl

Branch Manager

20 years in current position

30 years of relative Experience

Timothy Baker

Branch Manager

1 Year in current position

30 years of relevant experience

Fred Arndt

Agronomics Manager

35 years relevant experience

David Gilmore

Irrigation Manager

30 years relevant experience

Timothy Baker

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

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

Areas of Expertise

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

Experience

General Manager ***ProGreen Florida*** | *2023 – 2024*

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

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

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

General Manager/ Owner ***BC Lawn*** | *2008 – 2010*

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

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

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

Education

Associate's degree, Business Management
University of North Carolina

Shawn Rommerdahl

srommerdahl@gmail.com • (321) 303 7037

EDUCATION

Broward Community Collage

Landscape Concepts and Design

Art Institute of Ft Lauderdale

Culinary Arts / Event Management

PROFESSIONAL EXPERIENCE

BrightView, Orlando 2005 – Current

Sr Branch Manager

- Oversees branch operations
- Manage PnL
- Mentor Employee Growth

RLS Landscape, Ft Lauderdale 1994 -2005

Owner

- Landscape Designer
- Manage Operations

MENTIONABLE WORK

RCID Roadways 2006-2022

- Over saw landscape maintenance of turf, irrigation, and tree Care
- Collaborated with the District with roadway beautification project

SKILLS

Landscape Construction Management

Landscape Designer

Form **W-9**
(Rev. August 2013)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

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

Print or type
See Specific Instructions on page 2.

Name (as shown on your income tax return)
BrightView Landscape Services, Inc

Business name/disregarded entity name, if different from above

Check appropriate box for federal tax classification:
☐ Individual/sole proprietor ☑ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

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

☐ Other (see instructions) ▶

Exemptions (see instructions):
Exempt payee code (if any)
Exemption from FATCA reporting code (if any)

Address (number, street, and apt. or suite no.)
103 W. 7th Street

Requester's name and address (optional)

City, state, and ZIP code
Orlando FL 32824

List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on the "Name" line to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Social security number
			-			-				

Employer identification number
9	5	-	4	1	9	4	2	2	3

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
3. I am a U.S. citizen or other U.S. person (defined below), and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

Sign Here | **Signature of U.S. person ▶** | **Date ▶** 9.3.25

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. The IRS has created a page on IRS.gov for information about Form W-9, at *www.irs.gov/w9*. Information about any future developments affecting Form W-9 (such as legislation enacted after we release it) will be posted on that page.

Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, payments made to you in settlement of payment card and third party network transactions, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct.

Note. If you are a U.S. person and a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax under section 1446 on any foreign partners' share of effectively connected taxable income from such business. Further, in certain cases where a Form W-9 has not been received, the rules under section 1446 require a partnership to presume that a partner is a foreign person, and pay the section 1446 withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid section 1446 withholding on your share of partnership income.

LAWN AND ORNAMENTAL PEST CON

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

Date	File No.	Expires
May 8, 2024	**JF9268**	**June 1, 2025**

THE **CERTIFIED PEST CONTROL OPERATOR** NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING: **June 1, 2025**

FREDERICK JOHN ARNDT JR
3454 BOCAGE APT412
ORLANDO, FL 32812

Lawn and Ornamental

WILTON SIMPSON, COMMISSIONER

Cut here

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

FREDERICK JOHN ARNDT JR
CERTIFIED PEST CONTROL OPERATOR

JF9268

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD EXPIRING ***June 1, 2025***

WILTON SIMPSON
COMMISSIONER

Signature

Wallet Card
Wallet Card - Fold Here

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

UF | IFAS Extension
UNIVERSITY of FLORIDA

GV14499-2
Certificate #

Certificat

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

Date	File No.	Expires
April 22, 2024	**LF351264**	**April 22, 2028**

THE **LTD COMMERCIAL FERTILIZER APPLICATOR HOLDER** NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING: **April 22, 2028**

FREDERICK JOHN ARNDT JR
3454 BOCAGE APT412
ORLANDO, FL 32812

WILTON SIMPSON, COMMISSIONER

Cut here

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

FREDERICK JOHN ARNDT JR
LTD COMMERCIAL FERTILIZER APPLICATOR HOLDER

LF351264

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD EXPIRING **April 22, 2028**

WILTON SIMPSON
COMMISSIONER

Signature

Wallet Card
Wallet Card - Fold Here

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

CERTIFICATE OF LIABILITY INSURANCE

DATE(MM/DD/YYYY) 03/17/2025

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
Aon Risk Services Central, Inc.
Philadelphia PA Office
100 North 18th Street
16th Floor
Philadelphia PA 19103 USA

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

INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A:	ACE American Insurance Company	22667
INSURER B:	American Guarantee & Liability Ins Co	26247
INSURER C:		
INSURER D:		
INSURER E:		
INSURER F:		

INSURED
BrightView Landscape Services, Inc.
Location #34520
7600 Mystic Dunes Lane
Kissimmee FL 34747 USA

COVERAGES **CERTIFICATE NUMBER:** 570111420333 **REVISION NUMBER:**

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

Limits shown are as requested

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT X LOC OTHER:			XSLG47317551 SIR applies per policy terms & conditions	10/01/2024	10/01/2025	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$2,000,000 $2,000,000 $10,000 $2,000,000 $5,000,000 $5,000,000
A	**AUTOMOBILE LIABILITY** X ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY			ISA H10719999	10/01/2024	10/01/2025	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$5,000,000
B	X **UMBRELLA LIAB** X OCCUR **EXCESS LIAB** CLAIMS-MADE DED X RETENTION			ZAU508596820 SIR applies per policy terms & conditions	10/01/2024	10/01/2025	EACH OCCURRENCE AGGREGATE	$3,000,000 $3,000,000
A A	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** ANY PROPRIETOR / PARTNER / EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N: N **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		WLRC72633660 WC - AOS SCFC72633702 WC - WI	10/01/2024 10/01/2024	10/01/2025 10/01/2025	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE-EA EMPLOYEE E.L. DISEASE-POLICY LIMIT	 $2,000,000 $2,000,000 $2,000,000

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

CERTIFICATE HOLDER

Risk Management Division
109 E. Church St., Suite 200
Orlando FL 32801 USA

CANCELLATION

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

AUTHORIZED REPRESENTATIVE

Aon Risk Services Central, Inc.

Holder Identifier :

Certificate No : 570111420333

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CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY) 03/17/2025

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.

PRODUCER
Aon Risk Services Central, Inc.
Philadelphia PA Office
100 North 18th Street
16th Floor
Philadelphia PA 19103 USA

CONTACT NAME:
PHONE (A/C. No. Ext): (866) 283-7122
FAX (A/C. No.): (800) 363-0105
E-MAIL ADDRESS:
PRODUCER CUSTOMER ID #: 570000090110

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

INSURED
BrightView Landscape Services, Inc.
Location #34520
7600 Mystic Dunes Lane
Kissimmee FL 34747 USA

COVERAGES **CERTIFICATE NUMBER:** 570111421341 **REVISION NUMBER:**

LOCATION OF PREMISES/ DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

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	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	COVERED PROPERTY	LIMITS
A	[X] PROPERTY CAUSES OF LOSS / DEDUCTIBLES [ ] BASIC — BUILDING [ ] BROAD [ ] SPECIAL — CONTENTS [ ] EARTHQUAKE [ ] WIND [ ] FLOOD [X] ALL RISK-Subject to Exclusions [ ] Blkt PP Ded	QT6307T756704TIL24	10/01/2024	10/01/2025	[ ] BUILDING [ ] PERSONAL PROPERTY [ ] BUSINESS INCOME [ ] EXTRA EXPENSE [ ] RENTAL VALUE [ ] BLANKET BUILDING [X] BLANKET PERS PROP [ ] BLANKET BLDG & PP	 $1,000,000
	[ ] INLAND MARINE CAUSES OF LOSS [ ] NAMED PERILS [ ]	TYPE OF POLICY POLICY NUMBER			[ ]	
	[ ] CRIME TYPE OF POLICY				[ ]	
	[ ] BOILER & MACHINERY / EQUIPMENT BREAKDOWN				[ ]	
					[ ]	

SPECIAL CONDITIONS / OTHER COVERAGES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

Risk Management Division
109 E. Church St., Suite 200
Orlando FL 32801 USA

CANCELLATION

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

AUTHORIZED REPRESENTATIVE
Aon Risk Services Central, Inc.

Holder Identifier :

CERTIFICATE NUMBER: 570111421341

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UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

FORM 10-Q

(Mark One)

☒ **QUARTERLY REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934**

For the quarterly period ended March 31, 2025

OR

☐ **TRANSITION REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934**

For the transition period from to

Commission File Number: 001-38579

BrightView Holdings, Inc.
(Exact name of Registrant as specified in its Charter)

Delaware	**46-4190788**
(State or other jurisdiction of incorporation or organization)	**(I.R.S. Employer Identification No.)**
980 Jolly Road Blue Bell, Pennsylvania	**19422**
(Address of principal executive offices)	**(Zip Code)**

Registrant's telephone number, including area code: (484) 567-7204

Securities registered pursuant to Section 12(b) of the Act:

Title of Each Class	Trading Symbol	Name of exchange on which registered
Common Stock, Par Value $0.01 Per Share	BV	New York Stock Exchange

Securities registered pursuant to Section 12(g) of the Act: None

Indicate by check mark whether the registrant (1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the registrant was required to file such reports), and (2) has been subject to such filing requirements for the past 90 days. Yes ☒ No ☐

Indicate by check mark whether the registrant has submitted electronically every Interactive Data File required to be submitted pursuant to Rule 405 of Regulation S-T (§ 232.405 of this chapter) during the preceding 12 months (or for such shorter period that the registrant was required to submit such files). Yes ☒ No ☐

Indicate by check mark whether the registrant is a large accelerated filer, an accelerated filer, a non-accelerated filer, a smaller reporting company or an emerging growth company. See the definitions of "large accelerated filer," "accelerated filer," "smaller reporting company," and "emerging growth company" in Rule 12b-2 of the Exchange Act.

Large accelerated filer	☐	Accelerated filer	☒
Non-accelerated filer	☐	Smaller reporting company	☐
Emerging growth company	☐		

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act. ☐

Indicate by check mark whether the registrant is a shell company (as defined in Rule 12b-2 of the Exchange Act). Yes ☐ No ☒

The number of shares of Registrant's Common Stock outstanding as of April 30, 2025 was 95,300,000.

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SPECIAL NOTE REGARDING FORWARD-LOOKING STATEMENTS

This Quarterly Report on Form 10-Q (this "Form 10-Q") contains "forward-looking statements" within the meaning of the safe harbor provision of the U.S. Private Securities Litigation Reform Act of 1995, Section 27A of the Securities Act of 1933, as amended (the "Securities Act"), and Section 21E of the Securities Exchange Act of 1934, as amended (the "Exchange Act"), which are subject to the "safe harbor" created by those sections. All statements, other than statements of historical facts included in this Form 10-Q, including statements concerning our plans, objectives, goals, beliefs, business outlook, business trends, expectations regarding our industry, strategy, future events, future operations, future liquidity and financial position, future revenues, projected costs, prospects, plans and objectives of management and other information, may be forward-looking statements.

Words such as "believes," "expects," "may," "will," "should," "seeks," "intends," "plans," "estimates," or "anticipates," and variations of such words or similar expressions are intended to identify forward-looking statements. The forward-looking statements are not historical facts, or guarantees of future performance and are based upon our current expectations, beliefs, estimates and projections, and various assumptions, many of which, by their nature, are inherently uncertain and beyond our control. Our expectations, beliefs, and projections are expressed in good faith, and we believe there is a reasonable basis for them. However, there can be no assurance that management's expectations, beliefs and projections will result or be achieved, and actual results may vary materially from what is expressed in or indicated by the forward-looking statements.

There are a number of risks, uncertainties and other important factors, many of which are beyond our control, that could cause our actual results to differ materially from the forward-looking statements contained in this Form 10-Q. Such risks, uncertainties and other important factors that could cause actual results to differ include, among others, the risks, uncertainties and factors set forth under the heading "Business", "Risk Factors" and "Management's Discussion and Analysis of Financial Condition and Results of Operations" and elsewhere in this Form 10-Q. New risk factors and uncertainties may emerge from time to time, and it is not possible for management to predict all risk factors and uncertainties. Some of the key factors that could cause actual results to differ from our expectations include risks related to:

- competitive industry pressures;
- our ability to preserve long-term customer relationships;
- a determination by customers to reduce their outsourcing or use of preferred vendors;
- inconsistent practices and the operating results of individual branches;
- our ability to implement our business strategies and achieve our growth objectives;
- impacts of future acquisitions or other strategic transactions;
- the possibility that costs or difficulties related to the integration of acquired businesses' operations will be greater than expected and the possibility that integration efforts will disrupt our business and strain management time and resources;
- the potential impacts on revenues and our financial condition caused by any disposition of assets or discontinuation of lines of business;
- the seasonal nature of our landscape maintenance services;
- our dependence on weather conditions and the impact of severe weather and climate change on our business;
- disruptions in our supply chain and changes in our ability to source adequate supplies and materials in a timely manner;
- any failure to accurately estimate the overall risk, requirements, or costs when we bid on or negotiate contracts that are ultimately awarded to us and, for such contracts, the ability to collect amounts owed under such contracts;
- the conditions and periodic fluctuations of the new commercial construction sector, as well as spending on repair and upgrade activities;
- the level, timing and location of snowfall;
- our ability to retain or hire our executive management and other key personnel;
- our ability to attract, retain and maintain positive relations with workers;

- any failure to properly verify employment eligibility of our employees;
- the liability exposure from our use of subcontractors to perform work under certain customer contracts;
- our recognition of future impairment charges;
- laws and governmental regulations, including those relating to employees, wage and hour, immigration, human health, safety, transportation and the associated financial impact of such regulations;
- environmental, health and safety laws and regulations, including laws pertaining to the use of pesticides, herbicides and fertilizers, or liabilities thereunder, as well as the related risk of potential litigation;
- the distraction and impact caused by litigation, of adverse litigation judgments and settlements resulting from legal proceedings;
- tax increases and changes in tax rules;
- any increase in on-job accidents involving employees;
- any failure, inadequacy, interruption, security failure or breach of our information technology systems;
- compliance with data privacy regulations;
- our ability to adequately protect our intellectual property;
- any adverse consequences of our substantial indebtedness;
- increases in interest rates governing our variable rate indebtedness increasing the cost of servicing our substantial indebtedness;
- risks related to counterparty credit worthiness or non-performance of the derivative financial instruments we utilize;
- restrictions within our debt agreements that limit our flexibility in operating;
- our ability to generate sufficient cash flow to satisfy our significant debt service obligations;
- the incurrence of substantially more debt, including off-balance sheet financing, contractual obligations and general and commercial liabilities;
- any failure to extend credit under our facility or reduce the borrowing base under our Revolving Credit Facility;
- any future sales, or the perception of future sales, by us or our affiliates, which could cause the market price for our common stock to decline;
- the ability of KKR and One Rock to exert significant influence over us;
- anti-takeover provisions in our organizational documents that could delay or prevent a change in control;
- the authorization of our Board of Directors to issue and designate shares of our preferred stock in additional series without stockholder approval;
- the fact that the holders of our Series A Preferred Stock may have different interests from and vote their shares in a manner deemed adverse to, holders of our common stock;
- the dividend, liquidation, and redemption rights of the holders of our Series A Preferred Stock;
- our certificate of incorporation restricting all stockholder litigation matters to the Court of Chancery of the State of Delaware and the federal district courts of the United States of America;

- general business, economic, and financial market conditions;
- increases in raw material costs, fuel prices, wages and other operating costs, and changes in our ability to source adequate supplies and materials in a timely manner;
- occurrence of natural disasters, terrorist attacks, global health emergencies and other external events;
- heightened inflation, geopolitical conflicts, recession, financial market disruptions, trade policies and tariffs, and other economic conditions;
- environmental, social and governance matters and/or our reporting of such matters;
- significant changes in our stock price and its ability for resale;
- securities analysts' reports about our business or their downgrade of our stock or sector;
- maintaining effective internal controls; and
- costs and requirements imposed as a result of maintaining compliance with the requirements of being a public company.

We caution you that the risks, uncertainties, and other factors referenced above may not contain all of the risks, uncertainties and other factors that are important to you. In addition, we cannot assure you that we will realize the results, benefits, or developments that we expect or anticipate or, even if substantially realized, that they will result in the consequences or affect us or our business in the way expected. We undertake no obligation to publicly update or revise any forward-looking statements to reflect subsequent events or circumstances, any change in assumptions, beliefs or expectations or any change in circumstances upon which any such forward-looking statements are based, except as required by law.

PART I—FINANCIAL INFORMATION

Item 1. Financial Statements.

BrightView Holdings, Inc.
Consolidated Balance Sheets
(Unaudited)
(In millions, except par value and share data)

	March 31, 2025	September 30, 2024
Assets		
Current assets:		
Cash and cash equivalents	$ 141.3	$ 140.4
Accounts receivable, net	394.9	415.2
Unbilled revenue	91.5	137.8
Other current assets	87.8	86.7
Total current assets	715.5	780.1
Property and equipment, net	404.5	391.9
Intangible assets, net	80.6	95.8
Goodwill	2,015.6	2,015.7
Operating lease assets	75.8	81.3
Other assets	32.8	27.0
Total assets	$ 3,324.8	$ 3,391.8
Liabilities and stockholders' equity		
Current liabilities:		
Accounts payable	$ 136.6	$ 144.1
Deferred revenue	113.4	83.8
Current portion of self-insurance reserves	52.2	52.8
Accrued expenses and other current liabilities	177.9	237.7
Current portion of operating lease liabilities	24.7	24.9
Total current liabilities	504.8	543.3
Long-term debt, net	798.9	802.5
Deferred tax liabilities	42.5	43.9
Self-insurance reserves	124.5	112.8
Long-term operating lease liabilities	57.2	62.6
Other liabilities	28.5	44.3
Total liabilities	1,556.4	1,609.4
Mezzanine equity:		
Series A convertible preferred shares, $0.01 par value, 7% cumulative dividends; 500,000 shares issued and outstanding as of March 31, 2025 and September 30, 2024, aggregate liquidation preference of $512.0 as of March 31, 2025 and September 30, 2024	507.1	507.1
Stockholders' equity:		
Preferred stock, $0.01 par value; 50,000,000 shares authorized; no shares issued or outstanding as of March 31, 2025 and September 30, 2024	—	—
Common stock, $0.01 par value; 500,000,000 shares authorized; 109,400,000 and 108,200,000 shares issued and 95,500,000 and 94,800,000 shares outstanding as of March 31, 2025 and September 30, 2024, respectively	1.1	1.1
Treasury stock, at cost; 13,900,000 and 13,400,000 shares as of March 31, 2025 and September 30, 2024, respectively	(180.6)	(173.5)
Additional paid-in capital	1,511.4	1,518.1
Accumulated deficit	(72.9)	(68.9)
Accumulated other comprehensive income (loss)	2.3	(1.5)
Total stockholders' equity	1,261.3	1,275.3
Total liabilities, mezzanine equity and stockholders' equity	$ 3,324.8	$ 3,391.8

The accompanying notes are an integral part of these unaudited consolidated financial statements.

BrightView Holdings, Inc.
Consolidated Statements of Operations
(Unaudited)
(In millions, except per share data)

	Three Months Ended March 31,		Six Months Ended March 31,	
	2025	2024	2025	2024
Net service revenues	$ 662.6	$ 672.9	$ 1,261.8	$ 1,299.6
Cost of services provided	515.1	520.9	987.5	1,013.7
Gross profit	147.5	152.0	274.3	285.9
Selling, general and administrative expense	118.1	125.0	237.4	255.0
Gain on divestiture	—	(43.9)	—	(43.9)
Amortization expense	7.1	8.7	15.2	18.8
Income from operations	22.3	62.2	21.7	56.0
Other expense (income)	0.8	(0.8)	0.7	(1.9)
Interest expense, net	12.8	16.0	26.9	33.0
Income (loss) before income taxes	8.7	47.0	(5.9)	24.9
Income tax expense (benefit)	2.3	13.3	(1.9)	7.6
Net income (loss)	$ 6.4	$ 33.7	$ (4.0)	$ 17.3
Less: Dividends on Series A convertible preferred shares	8.8	8.9	17.8	17.8
Net (loss) income attributable to common stockholders	$ (2.4)	$ 24.8	$ (21.8)	$ (0.5)
Earnings (loss) per share:				
Basic and diluted (loss) earnings per share	$ (0.03)	$ 0.17	$ (0.23)	$ (0.01)

The accompanying notes are an integral part of these unaudited consolidated financial statements.

BrightView Holdings, Inc.
Consolidated Statements of Comprehensive Income (Loss)
(Unaudited)
(In millions)

	Three Months Ended March 31,		Six Months Ended March 31,	
	2025	2024	2025	2024
Net income (loss)	$ 6.4	$ 33.7	$ (4.0)	$ 17.3
Net derivative (losses) gains and other costs arising during the period, net of tax (benefit) expense of $(1.4); $2.9; $1.9; and $(0.9), respectively [(1)]	(3.6)	8.0	5.8	(2.6)
Reclassification of (gains) into net income (loss), net of tax (expense) of $(0.3); $(0.9); $(0.8); and $(1.4), respectively	(0.8)	(1.9)	(2.0)	(4.2)
Other comprehensive (loss) income	(4.4)	6.1	3.8	(6.8)
Comprehensive income (loss)	$ 2.0	$ 39.8	$ (0.2)	$ 10.5

(1) Other costs include the effects of foreign currency translation adjustments which were immaterial during the periods presented.

The accompanying notes are an integral part of these unaudited consolidated financial statements.

BrightView Holdings, Inc.
Consolidated Statements of Changes in Stockholders' Equity and Mezzanine Equity
Three and Six Months Ended March 31, 2025 and 2024
(Unaudited)
(In millions)

	Stockholders' Equity							Mezzanine Equity	
	Common Stock		Additional Paid-In Capital	Accumulated Deficit	Accumulated Other Comprehensive Income (Loss)	Treasury Stock	Total Stockholders' Equity	Preferred Shares	Amount
	Shares	Amount							
Balance, December 31, 2024	109.2	$ 1.1	$ 1,515.6	$ (79.3)	$ 6.7	$ (178.6)	$ 1,265.5	0.5	$ 507.1
Net income	—	—	—	6.4	—	—	6.4	—	—
Other comprehensive (loss), net of tax	—	—	—	—	(4.4)	—	(4.4)	—	—
Capital contributions and issuance of common stock	0.2	—	—	—	—	—	—	—	—
Equity-based compensation	—	—	4.6	—	—	—	4.6	—	—
Repurchase of common stock and distributions	—	—	—	—	—	(2.0)	(2.0)	—	—
Series A Preferred Stock dividends	—	—	(8.8)	—	—	—	(8.8)	—	—
Balance, March 31, 2025	109.4	$ 1.1	$ 1,511.4	$ (72.9)	$ 2.3	$ (180.6)	$ 1,261.3	0.5	$ 507.1
Balance, September 30, 2024	108.2	$ 1.1	$ 1,518.1	$ (68.9)	$ (1.5)	$ (173.5)	$ 1,275.3	0.5	$ 507.1
Net (loss)	—	—	—	(4.0)	—	—	(4.0)	—	—
Other comprehensive income, net of tax	—	—	—	—	3.8	—	3.8	—	—
Capital contributions and issuance of common stock	1.2	—	2.0	—	—	—	2.0	—	—
Equity-based compensation	—	—	9.1	—	—	—	9.1	—	—
Repurchase of common stock and distributions	—	—	—	—	—	(7.1)	(7.1)	—	—
Series A Preferred Stock dividends	—	—	(17.8)	—	—	—	(17.8)	—	—
Balance, March 31, 2025	109.4	$ 1.1	$ 1,511.4	$ (72.9)	$ 2.3	$ (180.6)	$ 1,261.3	0.5	$ 507.1

	Stockholders' Equity							Mezzanine Equity	
	Common Stock		Additional Paid-In Capital	Accumulated Deficit	Accumulated Other Comprehensive Income	Treasury Stock	Total Stockholders' Equity	Preferred Shares	Amount
	Shares	Amount							
Balance, December 31, 2023	107.8	$ 1.1	$ 1,527.4	$ (151.7)	$ 4.2	$ (172.9)	$ 1,208.1	0.5	$ 507.1
Net income	—	—	—	33.7	—	—	33.7	—	—
Other comprehensive income, net of tax	—	—	—	—	6.1	—	6.1	—	—
Capital contributions and issuance of common stock	0.1	—	—	—	—	—	—	—	—
Equity-based compensation	—	—	4.9	—	—	—	4.9	—	—
Series A Preferred Stock dividends	—	—	(8.9)	—	—	—	(8.9)	—	—
Balance, March 31, 2024	107.9	$ 1.1	$ 1,523.4	$ (118.0)	$ 10.3	$ (172.9)	$ 1,243.9	0.5	$ 507.1
Balance, September 30, 2023	106.6	$ 1.1	$ 1,530.8	$ (135.3)	$ 17.1	$ (170.4)	$ 1,243.3	0.5	$ 498.2
Net income	—	—	—	17.3	—	—	17.3	—	—
Other comprehensive (loss), net of tax	—	—	—	—	(6.8)	—	(6.8)	—	—
Capital contributions and issuance of common stock	1.3	—	0.4	—	—	—	0.4	—	—
Equity-based compensation	—	—	10.0	—	—	—	10.0	—	—
Repurchase of common stock and distributions	—	—	—	—	—	(2.5)	(2.5)	—	—
Series A Preferred Stock dividends	—	—	(17.8)	—	—	—	(17.8)	—	8.9
Balance, March 31, 2024	107.9	$ 1.1	$ 1,523.4	$ (118.0)	$ 10.3	$ (172.9)	$ 1,243.9	0.5	$ 507.1

The accompanying notes are an integral part of these unaudited consolidated financial statements.

BrightView Holdings, Inc.
Consolidated Statements of Cash Flows
(Unaudited)
(In millions)

	Six Months Ended March 31,	
	2025	**2024**
Cash flows from operating activities:		
Net (loss) income	$ (4.0)	$ 17.3
Adjustments to reconcile net (loss) income to net cash provided by operating activities:		
Depreciation	62.3	51.7
Amortization of intangible assets	15.2	18.8
Amortization of financing costs and original issue discount	1.3	1.3
Loss on debt extinguishment	0.7	—
Deferred taxes	(3.8)	(7.2)
Equity-based compensation	9.1	10.0
Realized gain on hedges	(2.8)	(5.6)
Gain on divestiture	—	(43.9)
Other non-cash activities	3.2	2.1
Change in operating assets and liabilities:		
Accounts receivable	11.8	16.8
Unbilled and deferred revenue	75.9	67.4
Other operating assets	(3.2)	4.3
Accounts payable and other operating liabilities	(14.0)	(23.5)
Net cash provided by operating activities	151.7	109.5
Cash flows from investing activities:		
Purchase of property and equipment	(92.3)	(22.7)
Proceeds from sale of property and equipment	7.6	2.6
Proceeds from divestiture	—	51.6
Other investing activities	1.3	0.8
Net cash (used) provided by investing activities	(83.4)	32.3
Cash flows from financing activities:		
Repayments of finance lease obligations	(21.1)	(15.5)
Repayments of receivables financing agreement	(16.0)	(9.5)
Proceeds from receivables financing agreement, net of issuance costs	11.6	0.5
Debt issuance and prepayment costs	(1.3)	(0.4)
Series A preferred stock dividend	(18.0)	—
Proceeds from issuance of common stock, net of share issuance costs	1.8	0.6
Repurchase of common stock and distributions	(6.8)	(2.5)
Contingent business acquisition payments	(0.5)	(4.7)
Decrease in book overdrafts	(17.2)	—
Other financing activities	0.1	—
Net cash (used) by financing activities	(67.4)	(31.5)
Net change in cash and cash equivalents	0.9	110.3
Cash and cash equivalents, beginning of period	140.4	67.0
Cash and cash equivalents, end of period	$ 141.3	$ 177.3
Supplemental Cash Flow Information:		
Cash paid for income taxes, net	$ 1.2	$ 4.1
Cash paid for interest	$ 29.8	$ 35.3
Non-cash Series A Preferred Stock dividends	$ —	$ 8.9
Accrual for property and equipment	$ 25.8	$ —

The accompanying notes are an integral part of these unaudited consolidated financial statements.

BrightView Holdings, Inc.
Notes to Consolidated Financial Statements
(Unaudited)
(In millions, except per share and share data)

1. Business

BrightView Holdings, Inc. (the "Company" and, collectively with its consolidated subsidiaries, "BrightView") provides landscape maintenance and enhancements, landscape development, snow removal and other landscape related services for commercial customers throughout the United States. BrightView is aligned into two reportable segments: Maintenance Services and Development Services.

Basis of Presentation

These consolidated financial statements have been prepared by the Company in accordance with accounting principles generally accepted in the United States of America ("GAAP") for interim reporting and are unaudited.

In the opinion of management, the accompanying unaudited consolidated financial statements include all adjustments, including normal, recurring accruals that are necessary for a fair presentation of the Company's operations for the periods presented in conformity with GAAP. All intercompany activity and balances have been eliminated from the consolidated financial statements. The consolidated results of operations for the interim periods presented are not necessarily indicative of results for the full year.

The Consolidated Balance Sheet as of September 30, 2024, presented herein, has been derived from the Company's audited consolidated financial statements as of and for the fiscal year ended September 30, 2024, but does not include all disclosures required by GAAP, for annual financial statements. For a more complete discussion of the Company's accounting policies and certain other information, refer to the audited consolidated financial statements and the notes thereto included in the Company's annual report on Form 10-K for the fiscal year ended September 30, 2024, filed with the Securities and Exchange Commission ("SEC").

Use of Estimates

The preparation of the consolidated financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the consolidated financial statements and the reported amounts of revenues and expenses during the period. On an ongoing basis, management reviews its estimates, including those related to allowances for doubtful accounts, revenue recognition, self-insurance reserves, estimates related to the Company's assessment of goodwill for impairment, useful lives for depreciation and amortization, realizability of deferred tax assets, and litigation based on currently available information. Changes in facts and circumstances may result in revised estimates and actual results may differ from estimates.

2. Recent Accounting Pronouncements

Reference Rate Reform

In March 2020, the FASB issued ASU No. 2020-04, *Reference Rate Reform (Topic 848): Facilitation of the Effects of Reference Rate Reform on Financial Reporting* which provides optional expedients and exceptions for the accounting for contracts, hedging relationships, and other transactions affected by reference rate reform if certain criteria are met. The guidance in ASU 2020-04 is optional and may be elected over time as reference rate reform activities occur. In January 2021, the FASB issued ASU 2021-01 to clarify the scope of certain optional expedients for derivatives that are affected by the discounting transition. In December 2022, the FASB issued ASU 2022-06 to defer the sunset date of Topic 848 from December 31, 2022, to December 31, 2024, after which entities will no longer be permitted to apply the relief in Topic 848. As of March 31, 2025, the Company was not party to any contracts, hedging relationships, or other transactions affected by reference rate reform.

Segment Reporting

In November 2023, the FASB issued ASU No. 2023-07, Segment Reporting (Topic 280): Improvements to Reportable Segment Disclosures. The ASU expands public entities' segment disclosures by requiring disclosure of significant segment expenses that are regularly provided to the chief operating decision maker and included within each reported measure of segment profit or loss, an amount and description of its composition for other segment items, and interim disclosures of a reportable segment's profit or loss and assets. The purpose of the guidance is to enable investors to better understand an entity's overall performance and assess potential future cash flows. The amendment is effective for fiscal years beginning after December 15, 2023 and interim periods in fiscal years beginning after

December 15, 2024. The Company is in the process of evaluating the impact of ASU No. 2023-07 on its consolidated financial statements.

Income Taxes

In December 2023, the FASB issued ASU No. 2023-09, Income Taxes (Topic 740): Improvements to Income Tax Disclosures. The ASU expands public entities tax disclosures including improving disclosures surrounding the company's rate reconciliation, cash taxes paid, and disaggregation of income tax expense (or benefit) from continuing operations. The amendment is effective for annual periods beginning after December 15, 2024. The Company is in the process of evaluating the impact of ASU No. 2023-09 on its consolidated financial statements.

Disaggregation of Income Statement Expenses

In November 2024, the FASB issued ASU No. 2024-03, Income Statement (Subtopic 220-40): Expense Disaggregation Disclosures. The ASU enhances disclosure of income statement expense categories to improve transparency and provide financial statement users with more detailed information about the nature, amount, and timing of expenses impacting financial performance. In January 2025, the FASB issued ASU No. 2025-01 to clarify the effective date of the update. The amendment is effective for annual periods beginning after December 15, 2026 and interim periods beginning after December 15, 2027. The Company is in the process of evaluating the impact of ASU No. 2024-03 on its consolidated financial statements.

3. Revenue

The Company’s revenue is generated from Maintenance Services and Development Services. The Company generally recognizes revenue from the sale of services as the services are performed, typically ratably over the term of the contract(s), which the Company believes to be the best measure of progress. The Company recognizes revenues as it transfers control of products and services to its customers. The Company recognizes revenue in an amount reflecting the total consideration it expects to receive from the customer. Revenue is recognized according to the following five step model: (1) identify the contract with a customer, (2) identify the performance obligations in the contract, (3) determine the transaction price, (4) allocate the transaction price to the performance obligations in the contract, and (5) recognize revenues when a performance obligation is satisfied. The Company determined that for contracts containing multiple performance obligations, stand-alone selling price is readily determinable for each performance obligation and therefore allocation of the transaction price to multiple performance obligations is not necessary. The transaction price will include estimates of variable consideration, such as returns and provisions for doubtful accounts and sales incentives, to the extent it is probable that a significant reversal of revenue recognized will not occur. In all cases, when a sale is recorded by the Company, no significant uncertainty exists surrounding the purchaser’s obligation to pay.

Maintenance Services

The Company’s Maintenance Services revenues are generated primarily through landscape maintenance services and snow removal services. Landscape maintenance services that are primarily viewed as non-discretionary, such as lawn care, mowing, gardening, mulching, leaf removal, irrigation and tree care, are provided under recurring annual contracts, which typically range from one to three years in duration and are generally cancellable by the customer with 30-90 days’ notice. Snow removal services are provided on either fixed fee based contracts or per occurrence contracts. Both landscape maintenance services and snow removal services can also include enhancement services that represent supplemental maintenance or improvement services generally provided under contracts of short duration related to specific services. Revenue for landscape maintenance and snow removal services under fixed fee models is recognized over time using an output based method. Additionally, a portion of the Company’s recurring fixed fee landscape maintenance and snow removal services are recorded under the series guidance. The right to invoice practical expedient is generally applied to revenue related to landscape maintenance and snow removal services performed in relation to per occurrence contracts as well as enhancement services. When use of the practical expedient is not appropriate for these contracts, revenue is recognized using a cost-to-cost input method. Fees for contracted landscape maintenance services are typically billed on an equal monthly basis. Fees for fixed fee snow removal services are typically billed on an equal monthly basis during snow season, while fees for time and material or other activity-based snow removal services are typically billed as the services are performed. Fees for enhancement services are typically billed as the services are performed.

Development Services

Development Services revenues are generated primarily through landscape architecture and development services. These revenues are primarily recognized over time using the cost-to-cost input method, measured by the percentage of cost incurred to date to the estimated total cost for each contract, which we believe to be the best measure of progress. The full amount of anticipated losses on contracts is recorded as soon as such losses can be estimated. These losses are immaterial to current and historical operations. Changes in job performance, job conditions, and estimated profitability, including final contract settlements, may result in revisions to costs and revenue and are recognized in the period in which the revisions are determined.

Disaggregation of revenue

The following table presents the Company's reportable segment revenues, disaggregated by revenue type. The Company disaggregates revenue from contracts with customers into major services lines. The Company has determined that disaggregating revenue into these categories depicts how the nature, amount, timing, and uncertainty of revenue and cash flows are affected by economic factors. As noted in the business segment reporting information in Note 12 "Segments", the Company's reportable segments are Maintenance Services and Development Services.

	Three Months Ended March 31,		Six Months Ended March 31,	
	2025	2024	2025	2024
Landscape Maintenance	$ 320.3	$ 337.4	$ 697.3	$ 740.1
Snow Removal	172.5	173.1	204.8	212.7
Maintenance Services	492.8	510.5	902.1	952.8
Development Services	171.9	164.4	363.7	349.7
Eliminations	(2.1)	(2.0)	(4.0)	(2.9)
Net service revenues	$ 662.6	$ 672.9	$ 1,261.8	$ 1,299.6

Remaining Performance Obligations

Remaining performance obligations represent the estimated revenue expected to be recognized in the future related to performance obligations which are fully or partially unsatisfied at the end of the period.

As of March 31, 2025, the estimated future revenues for remaining performance obligations that are part of a contract that has an original expected duration of greater than one year was approximately $501.5. The Company expects to recognize revenue on 57% of the remaining performance obligations over the next 12 months and an additional 43% over the 12 months thereafter.

Contract Assets and Liabilities

When a contract results in revenue being recognized in excess of the amount the Company has invoiced or has the right to invoice to the customer, a contract asset is recognized. Contract assets are transferred to Accounts receivable, net when the rights to the consideration become unconditional. Contract assets are presented as Unbilled revenue on the Consolidated Balance Sheets.

There were $99.2 of amounts billed and $52.9 of additions to our unbilled revenue balance during the six month period ended March 31, 2025.

Contract liabilities consist of payments received from customers, or such consideration that is contractually due, in advance of providing the product or performing services such that control has not passed to the customer. Contract liabilities are presented as Deferred revenue on the Consolidated Balance Sheets.

Changes in Deferred revenue for the six month period ended March 31, 2025 were as follows:

	Deferred Revenue
Balance, September 30, 2024	$ 83.8
Recognition of revenue	(523.7)
Deferral of revenue	553.3
Balance, March 31, 2025	$ 113.4

Practical Expedients and Exemptions

The Company offers certain interest-free contracts to customers where payments are received over a period not exceeding one year. Additionally, certain Maintenance Services and Development Services customers may pay in advance for services. The Company does not adjust the promised amount of consideration for the effects of these financing components. At contract inception, the period of time between the performance of services and the customer payment is one year or less.

As permitted under the practical expedient available under ASU No. 2014-09, the Company does not disclose the value of unsatisfied performance obligations for (i) contracts with an original expected length of one year or less, (ii) contracts with variable consideration that is allocated entirely to unsatisfied performance obligations or to a wholly unsatisfied promise accounted for under the series guidance and (iii) contracts for which the Company recognizes revenue at the amount which we have the right to invoice for services performed.

4. Accounts Receivable, net

Accounts receivable of $394.9 and $415.2, is net of an allowance for doubtful accounts of $16.8 and $10.0 and includes amounts of retention on incomplete projects to be completed within one year of $60.3 and $65.7 as of March 31, 2025 and September 30, 2024, respectively.

5. Property and Equipment, net

Property and equipment, net consists of the following:

	Useful Life	March 31, 2025	September 30, 2024
Land	—	$ 42.9	$ 42.9
Buildings and leasehold improvements	2-40 yrs.	47.1	46.7
Operating equipment	2-7 yrs.	402.4	388.3
Transportation vehicles	3-7 yrs.	417.9	403.1
Office equipment and software	3-10 yrs.	53.9	48.6
Construction in progress	—	4.3	4.9
Property and equipment		968.5	934.5
Less: Accumulated depreciation		564.0	542.6
Property and equipment, net		$ 404.5	$ 391.9

Construction in progress includes costs incurred for software and other assets that have not yet been placed in service. Depreciation expense related to property and equipment was $31.8 and $26.1 for the three months ended March 31, 2025 and 2024, respectively. Depreciation expense related to property and equipment was $62.3 and $51.7 for the six months ended March 31, 2025 and 2024, respectively.

6. Intangible Assets, Goodwill, Acquisitions, and Divestitures

Intangible Assets, net

Identifiable intangible assets consist of acquired customer contracts and relationships. Amortization expense related to intangible assets was $7.1 and $8.7 for the three months ended March 31, 2025 and 2024, respectively. Amortization expense related to intangible assets was $15.2 and $18.8, respectively. These assets are amortized over their estimated useful lives of which the reasonableness is continually evaluated by the Company. There were no intangible assets acquired during the three and six months ended March 31, 2025 and 2024, respectively.

Intangible assets, net, as of March 31, 2025 and September 30, 2024 consisted of the following:

		March 31, 2025		September 30, 2024	
	Estimated Useful Life	Gross Carrying Amount	Accumulated Amortization	Gross Carrying Amount	Accumulated Amortization
Customer relationships	6-21 yrs.	$ 715.9	$ (635.3)	$ 715.9	$ (620.1)
Total intangible assets		$ 715.9	$ (635.3)	$ 715.9	$ (620.1)

Goodwill

The following is a summary of the goodwill activity for the periods ended September 30, 2024 and March 31, 2025:

	Maintenance Services	Development Services	Total
Balance, September 30, 2023	$ 1,803.4	$ 218.0	$ 2,021.4
Acquisitions [1]	0.1	—	0.1
Divestiture	(5.8)	—	(5.8)
Balance, September 30, 2024	$ 1,797.7	$ 218.0	$ 2,015.7
Acquisitions [1]	(0.1)	—	(0.1)
Balance, March 31, 2025	$ 1,797.6	$ 218.0	$ 2,015.6

[1] The acquisitions adjustment includes the immaterial impact of foreign currency adjustments during the period.

Divestiture

On January 12, 2024, the Company completed the sale of one of its fully owned subsidiaries, U.S. Lawns, for total cash consideration of $51.0. The gain on the transaction of $43.6 is included in Gain on divestiture in the Consolidated Statement of Operations for the three and six months ended March 31, 2024. The Maintenance Services operating segment includes the operations of the divested entity, and its results of operations are included in the Consolidated Statement of Operations through January 12, 2024.

7. Long-term Debt

Long-term debt consists of the following:

	March 31, 2025	September 30, 2024
Series B term loan	$ 733.4	$ 732.8
Receivables financing agreement	71.9	76.2
Financing costs, net	(6.4)	(6.5)
Total debt, net	$ 798.9	$ 802.5
Less: Current portion of long-term debt	—	—
Long-term debt, net	$ 798.9	$ 802.5

First Lien credit facility term loans and Series B Term Loan due 2029

On December 18, 2013, the Company and a group of financial institutions entered into a credit agreement (the “Credit Agreement”). The Credit Agreement consisted of seven-year $1,460.0 term loans and a five-year $210.0 revolving credit facility. All amounts outstanding under the Credit Agreement were collateralized by substantially all of the assets of the Company. The Credit Agreement, as amended, provides for: (i) a $1,200.0 seven-year term loan (the “Series B Term Loan”) and (ii) a $300.0 five-year revolving credit facility (the “Revolving Credit Facility”). The Series B Term Loan matures on April 22, 2029. An original issue discount of $12.0 was incurred when the Series B Term Loan was issued and is being amortized using the effective interest method over the life of the debt, resulting in an effective yield of 2.16%. There were no debt repayments for the Series B Term Loan for the three and six months ended March 31, 2025 and 2024, respectively.

On August 28, 2023, the Company voluntarily repaid $450.0 of the amount outstanding under the Company’s Agreement.

On January 29, 2025, the Company entered into Amendment No. 9 to the Credit Agreement (the "Ninth Credit Agreement Amendment"). Under the Ninth Credit Agreement Amendment, the existing Series B Term Loans were amended to bear interest at a rate per annum based on a secured overnight funding rate ("Term SOFR"), plus a margin of 2.00% or a base rate ("ABR") plus a margin of 1.00%, subject to SOFR and ABR floors of 0.50% and 1.50%, respectively.

Revolving credit facility

The Revolving Credit Facility matures on April 22, 2027. The Revolving Credit Facility currently bears interest at a rate per annum equal to Term SOFR plus a margin ranging from 2.00% to 2.50% or ABR plus a margin ranging from 1.00% to 1.50%, subject to SOFR and ABR floors of 0.00% and 1.00%, respectively, with the margin on the Revolving Credit Facility determined based on the Company's first lien net leverage ratio. There were no borrowings or repayments under the facility during the three and six months ended March 31, 2025 and 2024. The Company had no of letters of credit issued and outstanding as of March 31, 2025 and September 30, 2024.

Receivables financing agreement

On April 28, 2017, the Company, through a wholly-owned subsidiary, entered into a receivables financing agreement (the "Receivables Financing Agreement").

On June 27, 2024, the Company, through a wholly-owned subsidiary, entered into the Fifth Amendment to the Receivables Financing Agreement (the "Fifth Amendment"). The Fifth Amendment (i) increased the borrowing capacity to $325.0, (ii) extended the term through June 27, 2027, and (iii) established a swingline facility of up to $50.0.

All amounts outstanding under the Receivables Financing Agreement are collateralized by substantially all of the accounts receivable and unbilled revenue of the Company. During the six months ended March 31, 2025 the Company borrowed $11.6 against the capacity and voluntarily repaid $16.0. During the six months ended March 31, 2024 the Company borrowed $0.5 against the capacity and voluntarily repaid $9.5. The Company had $82.3 of letters of credit issued and outstanding as of each of March 31, 2025 and September 30, 2024.

The following are the scheduled maturities of long-term debt for the remainder of fiscal 2025 and the following four fiscal years and thereafter, which do not include any estimated excess cash flow payments:

2025	$	—
2026		—
2027		71.9
2028		—
2029		738.0
2030 and thereafter		—
Total long-term debt		809.9
Less: Current maturities		—
Less: Original issue discount		4.6
Less: Financing costs		6.4
Total long-term debt, net	$	798.9

The Company has estimated the fair value of its long-term debt to be approximately $801.5 and $812.4 as of March 31, 2025 and September 30, 2024, respectively. Fair value is based on market bid prices around period-end (Level 2 inputs).

8. Fair Value Measurements and Derivative Instruments

Fair value is defined as the price at which an orderly transaction to sell an asset or to transfer a liability would take place between market participants at the measurement date under current market conditions (that is, an exit price at the measurement date from the perspective of a market participant that holds the asset or owes the liability).

Fair Value Hierarchy

The following hierarchy for inputs used in measuring fair value should maximize the use of observable inputs and minimize the use of unobservable inputs by requiring that the most observable inputs be used when available:

Level 1 Quoted prices in active markets for identical assets or liabilities that are accessible at the measurement dates.

Level 2 Significant observable inputs that are used by market participants in pricing the asset or liability based on market data obtained from independent sources.

Level 3 Significant unobservable inputs the Company believes market participants would use in pricing the asset or liability based on the best information available.

The carrying amounts shown for the Company's cash and cash equivalents, restricted cash, accounts receivable and accounts payable approximate fair value due to the short-term maturity of those instruments. The valuation is based on settlements of similar financial instruments all of which are short-term in nature and are generally settled at or near cost.

Investments held in Rabbi Trust

A non-qualified deferred compensation plan is available to certain executives. Under this plan, participants may elect to defer up to 70% of their compensation. The Company invests the deferrals in participant-selected diversified investments that are held in a Rabbi Trust and which are classified within Other assets on the Consolidated Balance Sheets. The fair value of the investments held in the Rabbi Trust is based on the quoted market prices of the underlying mutual fund investments. These investments are based on the participants' selected investments, which represent the underlying liabilities to the participants in the non-qualified deferred compensation plan. Gains and losses on these investments are included in Other expense (income) on the Consolidated Statements of Operations.

Derivatives

The Company's objective in entering into derivative transactions is to manage its exposure to interest rate movements associated with its variable rate debt and changes in fuel prices. The Company recognizes derivatives as either assets or liabilities on the balance sheet and measures those instruments at fair value. The fair values of the derivative financial instruments are determined using widely accepted valuation techniques including discounted cash flow analysis based on the expected cash flows of each derivative. Although the Company has determined that the significant inputs, such as interest yield curve and discount rate, used to value its derivatives fall within Level 2 of the fair value hierarchy, the credit valuation adjustments associated with the Company's counterparties and its own credit risk utilize Level 3 inputs, such as estimates of current credit spreads to evaluate the likelihood of default by itself and its counterparties. However, as of March 31, 2025 and September 30, 2024, the Company assessed the significance of the impact of the credit valuation adjustments on the overall valuation of its derivative positions and determined that the credit valuation adjustments were not significant to the overall valuation of its derivatives. As a result, the Company has determined that its derivative valuations in their entirety are classified in Level 2 of the fair value hierarchy.

The following tables summarize the financial assets and liabilities measured at fair value on a recurring basis as of March 31, 2025 and September 30, 2024:

	March 31, 2025			
	Carrying Value	Level 1	Level 2	Level 3
Other assets:				
Investments held by Rabbi Trust	$ 7.6	$ 7.6	$ —	$ —
Interest rate derivative contracts	2.5	—	2.5	—
Total assets	$ 10.1	$ 7.6	$ 2.5	$ —
Other liabilities:				
Obligation to Rabbi Trust	$ (7.6)	$ (7.6)	—	—
Total liabilities	$ (7.6)	$ (7.6)	$ —	$ —

	September 30, 2024			
	Carrying Value	Level 1	Level 2	Level 3
Other assets:				
Investments held by Rabbi Trust	$ 9.7	$ 9.7	$ —	$ —
Total assets	$ 9.7	$ 9.7	$ —	$ —
Accrued expenses and other current liabilities:				
Fuel derivative contracts	$ (0.5)	$ —	$ (0.5)	$ —
Other liabilities:				
Interest rate derivative contracts	(2.5)	—	(2.5)	—
Obligation to Rabbi Trust	(9.7)	(9.7)	—	—
Total liabilities	$ (12.7)	$ (9.7)	$ (3.0)	$ —

Hedging Activities

As of March 31, 2025 and September 30, 2024, the Company's outstanding derivatives qualified as cash flow hedges. The Company assesses whether derivatives used in hedging transactions are "highly effective" in offsetting changes in the cash flow of the hedged forecasted transactions. Regression analysis is used for the hedge relationships and high effectiveness is achieved when a statistically valid relationship reflects a high degree of offset and correlation between the fair values of the derivative and the hedged forecasted transaction. The entire change in the fair value for highly effective derivatives is reported in Other comprehensive (loss) income and subsequently reclassified into Interest expense, net (in the case of interest rate contracts) and Cost of services provided (in the case of fuel hedge contracts) in the Consolidated Statements of Operations when the hedged item affects earnings. If the hedged forecasted transaction is no longer probable of occurring, then the amount recognized in Accumulated other comprehensive income (loss) is released to earnings. Cash flows from the derivatives are classified in the same category as the cash flows from the underlying hedged transaction.

Interest Rate Contracts

The Company has exposures to variability in interest rates associated with its variable interest rate debt, which includes the Series B Term Loan. As such, the Company has entered into interest rate contracts to help manage interest rate exposure by economically converting a portion of its variable-rate debt to fixed-rate debt. Effective for the periods March 18, 2016 through December 31, 2022, the Company held interest rate swaps with a notional amount of $500.0. In January 2023, the Company entered into an interest rate swap agreement with a notional amount of $500.0 and an interest rate collar agreement with a notional amount of $500.0, each effective for the period January 31, 2023 through January 31, 2028.

On August 28, 2023, the Company terminated $400.0 of the notional amount of its outstanding interest rate collar agreement.

The notional amount of interest rate contracts was $600.0 at March 31, 2025 and September 30, 2024. As of March 31, 2025, net deferred gain on the interest rate contracts of $2.1, net of taxes, is expected to be recognized in Interest expense over the next 12 months.

The effects on the consolidated financial statements of the interest rate contracts which were designated as cash flow hedges were as follows:

	Three Months Ended March 31,		Six Months Ended March 31,	
	2025	2024	2025	2024
(Loss) Income recognized in Other comprehensive (loss) income	$ (5.1)	$ 10.9	$ 8.0	$ (3.6)
Net income reclassified from Accumulated other comprehensive income (loss) into Interest expense	1.3	2.8	3.3	5.6

Fuel Contracts

The Company has exposures to variability in fuel pricing associated with its purchase and usage of fuel during the ordinary course of business operating a large fleet of vehicles and equipment. As such, the Company has entered into gasoline hedge contracts to help reduce its exposure to volatility in the fuel markets. In March 2025, the Company entered into a fuel swap agreement with a notional volume of 2.5 million gallons covering the period March 3, 2025 through February 23, 2026. The net deferred loss on the fuel swap as of March 31, 2025 was immaterial and is expected to be recognized in Cost of services provided over the next 12 months.

The effects on the consolidated financial statements of the fuel swap contracts which were designated as cash flow hedges were as follows:

	Three Months Ended March 31,		Six Months Ended March 31,	
	2025	2024	2025	2024
(Loss) recognized in Other comprehensive (loss) income	$ —	$ 0.1	$ —	$ 0.1
Net loss reclassified from Accumulated other comprehensive income (loss) into Cost of services provided	(0.2)	—	(0.5)	—

In April 2025 the Company entered into additional fuel swap agreements with a combined notional volume of 5.5 million gallons covering the period April, 2025 through April, 2026. These agreements will be reflected in the Company's results beginning in the third quarter of the fiscal year ending September 30, 2025.

9. Income Taxes

The following table summarizes the Company's income tax expense (benefit) and effective income tax rate for the three and six months ended March 31, 2025 and 2024.

	Three Months Ended March 31,		Six Months Ended March 31,	
	2025	2024	2025	2024
Income (loss) before income taxes	$ 8.7	$ 47.0	$ (5.9)	$ 24.9
Income tax expense (benefit)	2.3	13.3	(1.9)	7.6
Effective income tax rate	26.4%	28.3%	32.2%	30.5%

The decrease in the effective tax rate for the three months ended March 31, 2025, when compared to the three months ended March 31, 2024, is primarily attributable to the impact of the nonrecurring gain on the divestiture of the U.S. Lawns subsidiary on pre-tax book income in the prior year.

The increase in effective tax rate for the six months ended March 31, 2025, when compared to the six months ended March 31, 2024, is primarily attributable to equity-based compensation adjustments, partially offset by changes in pre-tax book income primarily attributable to the nonrecurring gain on the divestiture of the U.S. Lawns subsidiary that occurred in the prior fiscal year.

10. Equity-Based Compensation

Amended and Restated 2018 Omnibus Incentive Plan

On June 28, 2018 (and as amended and restated on March 10, 2020 and March 5, 2024), in connection with the IPO, the Company's Board of Directors adopted, and its stockholders approved, the BrightView Holdings, Inc. 2018 Omnibus Incentive Plan (the "2018 Omnibus Incentive Plan"). The total number of shares of common stock that may be issued under the 2018 Omnibus Incentive Plan is 24,650,000 Under the 2018 Omnibus Incentive Plan, the Company may grant stock options, stock appreciation rights, restricted stock, other equity-based awards and other cash-based awards to employees, directors, officers, consultants and advisors.

2023 Employment Inducement Incentive Award Plan

On September 11, 2023, the Company adopted the BrightView Holdings, Inc. 2023 Employment Inducement Incentive Award Plan (the "Inducement Plan"). Pursuant to the Inducement Plan, the Company may grant equity incentive compensation as a material inducement for certain individuals to commence employment with the Company. A total of 1,750,000 shares of common stock are reserved for grant under the Inducement Plan. Awards granted under the Inducement Plan may be in the form of non-qualified stock options, stock appreciation rights, restricted stock awards, restricted stock units, unrestricted stock awards, dividend equivalent rights and other equity-based awards, or any combination of those awards.

Restricted Stock Awards

A summary of the Company's restricted stock award activity for the six month period ended March 31, 2025 is presented in the following table:

	Shares	Weighted-Avg Distribution Price per Share
Outstanding at September 30, 2024	107,000	$ 14.66
Less: Forfeited	3,000	$ 14.66
Outstanding at March 31, 2025	104,000	$ 14.66

Restricted Stock Units

A summary of the Company's restricted stock unit activity for the six month period ended March 31, 2025 is presented in the following table:

	Shares	Weighted-Avg Distribution Price per Share
Outstanding at September 30, 2024	3,714,000	$ 8.50
Granted	704,000	$ 16.92
Less: Vested	972,000	$ 8.61
Less: Forfeited	85,000	$ 9.94
Outstanding at March 31, 2025	3,361,000	$ 10.20

During the six month period ended March 31, 2025, the Company issued 704,000 restricted stock units ("RSUs") at a weighted average grant date fair value of $16.92 per share, all of which are subject to vesting. The majority of these units vest ratably over a four-year period commencing on the grant date. Non-cash equity-based compensation expense associated with the new grants will total approximately $9.2 over the requisite service period.

Stock Option Awards

A summary of the Company's stock option activity for the six month period ended March 31, 2025 is presented in the following table:

	Shares	Weighted-Avg Exercise Price per Share
Outstanding at September 30, 2024	3,036,000	$ 19.37
Less: Exercised	74,000	$ 14.13
Less: Forfeited	278,000	$ 22.08
Outstanding at March 31, 2025	2,684,000	$ 19.23
Vested and exercisable at March 31, 2025	2,303,000	$ 19.00
Expected to vest after March 31, 2025	381,000	$ 20.64

Performance Stock Unit Awards

A summary of the Company's performance stock unit activity for the six month period ended March 31, 2025 is presented in the following table:

	Shares*	Weighted-Avg Distribution Price per Share
Outstanding at September 30, 2024	1,114,000	$ 7.40
Granted	281,000	$ 17.33
Less: Forfeited	3,000	$ 7.48
Outstanding at March 31, 2025	1,392,000	$ 9.40

* Awards above presented assuming 100% attainment

During the six month period ended March 31, 2025, the Company issued 281,000 performance stock units ("PSUs") at a weighted average distribution price of $17.33 per share and a weighted average grant date fair value of $17.33 per share, which cliff vest at the end of the three-year performance period. The number of the PSUs that vest upon completion of the performance period can range from 0% to 200% of the original grant, subject to certain limitations, contingent upon performance conditions. The performance condition metrics are the Company's three-year average Adjusted EBITDA margin and compound annual growth rate of the Company's land organic revenue. The fair value of these awards is determined based on the trading price of the company's common shares on the date of grant. Non-cash equity-based compensation expense associated with the grant will be approximately $4.1 over the requisite service period. During the six month period ended March 31, 2025, no PSUs vested and 3,000 PSUs were forfeited.

Equity-Based Compensation Expense

The Company recognizes equity-based compensation expense using the estimated fair value as of the grant date over the requisite service or performance period applicable to the grant. Estimates of future forfeitures are made at the date of grant and revised, if necessary, in subsequent periods if actual forfeitures differ from those estimates.

The Company recognized $4.6 and $4.8 in equity-based compensation expense for the three months ended March 31, 2025 and 2024, respectively, included in Selling, general and administrative expense in the accompanying Consolidated Statements of Operations. The resulting charges increased Additional paid in capital by the same amount for each applicable period. Total unrecognized compensation cost was $31.8 and $30.6 as of March 31, 2025 and September 30, 2024, respectively, which is expected to be recognized over a weighted average period of 1.3 and 1.2 years as of March 31, 2025 and September 30, 2024, respectively.

2018 Employee Stock Purchase Plan

The Company's Stockholders have approved the Company's 2018 Employee Stock Purchase Plan, (the "ESPP"). A total of 2,100,000 shares of the Company's common stock were made available for sale under the Company's 2018 Employee Stock Purchase Plan, of which 73,000 were issued on November 18, 2024, and 188,000 were issued on November 17, 2023. An additional portion thereof is expected to be issued in November 2025.

11. Commitments and Contingencies

Risk Management

The Company carries general liability, auto liability, workers' compensation, and employee health care insurance policies. In addition, the Company carries other reasonable and customary insurance policies for a Company of our size and scope, as well as umbrella liability insurance policies to cover claims over the liability limits contained in the primary policies. The Company's insurance programs, for workers' compensation, general liability, auto liability and employee health care for certain employees contain self-insured retention amounts, deductibles and other coverage limits ("self-insured liability"). Claims that are not self-insured as well as claims in excess of the self-insured liability amounts are insured. The Company uses estimates in the determination of the required reserves. These estimates are based upon calculations performed by third-party actuaries, as well as examination of historical trends and industry claims experience. The Company's reserve for unpaid and incurred but not reported claims under these programs at March 31, 2025 was $176.7, of which $52.2 was classified in current liabilities and $124.5 was classified in non-current liabilities in the accompanying unaudited Consolidated Balance Sheet. The Company's reserve for unpaid and incurred but not reported claims under these programs at September 30, 2024 was $165.6, of which $52.8 was classified in current liabilities and $112.8 was classified in non-current liabilities in the accompanying Consolidated Balance Sheet. While the ultimate amount of these claims is dependent on future developments, in management's opinion, recorded reserves are adequate to cover these claims. The Company's reserve for unpaid and incurred but not reported claims at March 31, 2025 includes $18.2 related to claims recoverable from third-party insurance carriers. Corresponding assets of $5.2 and $13.0 are recorded at March 31, 2025, as Other current assets and Other assets, respectively. The Company's reserve for unpaid and incurred but not reported claims at September 30, 2024 includes $13.4 related to claims recoverable from third-party insurance carriers. Corresponding assets of $4.0 and $9.4 were recorded at September 30, 2024, as Other current assets and Other assets, respectively.

Litigation Contingency

From time to time, the Company is subject to legal proceedings and claims in the ordinary course of its business, principally claims made alleging injuries (including vehicle and general liability matters as well as workers' compensation and property casualty claims). Such claims, even if lacking merit, can result in expenditures of significant financial and managerial resources. In the ordinary course of its business, the Company is also subject to investigations or claims involving current and/or former employees and disputes involving commercial and regulatory matters. Regulatory matters include, among other things, audits and reviews of local and federal tax compliance, safety and employment practices, and environmental matters. Although the process of resolving regulatory matters and claims through litigation and other means is inherently uncertain, the Company is not aware of any such matter, legal proceeding or claim that it believes will have, individually or in the aggregate, a material effect on the Company, its financial condition, and results of operations or cash flows. For all legal matters, an estimated liability is established in accordance with the loss contingencies accounting guidance. This estimated liability is included in Accrued expenses and other current liabilities in the accompanying Consolidated Balance Sheets.

12. Segments

The operations of the Company are conducted through two operating segments: Maintenance Services and Development Services, which are also its reportable segments.

Maintenance Services primarily consists of recurring landscape maintenance services and snow removal services as well as supplemental landscape enhancement services.

Development Services primarily consists of landscape architecture and development services for new construction and large scale redesign projects.

The operating segments identified above are determined based on the services provided, and they reflect the manner in which operating results are regularly reviewed by the Chief Operating Decision Maker ("CODM") to allocate resources and assess performance. The CODM is the Company's Chief Executive Officer. The CODM evaluates the performance of the Company's operating segments based upon Net Service Revenues, Adjusted EBITDA and Capital Expenditures. Management uses Adjusted EBITDA to evaluate performance and profitability of each operating segment.

The accounting policies of the segments are the same as those described in Note 2 "Summary of Significant Accounting Policies" in the notes to our consolidated financial statements in the Annual Report on Form 10-K for the fiscal year ended September 30, 2024. As previously disclosed, effective October 1, 2024, certain expenses previously classified as "Corporate", including corporate executive compensation, finance, legal and information technology and other corporate costs, are allocated to the two reportable segments on a pro rata basis, based on segment revenue. Prior period segment results have been recast to be consistent with the current presentation. There were no changes to the Company's consolidated financial statements. Eliminations represent eliminations of intersegment revenues. The Company does not currently provide asset information by segment, as this information is not used by management when allocating resources or evaluating performance.

The following is a summary of certain financial data for each of the segments:

	Three Months Ended March 31,		Six Months Ended March 31,	
	2025	2024	2025	2024
Maintenance Services	$ 492.8	$ 510.5	$ 902.1	$ 952.8
Development Services	171.9	164.4	363.7	349.7
Eliminations	(2.1)	(2.0)	(4.0)	(2.9)
Net Service Revenues	$ 662.6	$ 672.9	$ 1,261.8	$ 1,299.6
Maintenance Services	$ 31.3	$ 9.3	$ 73.0	$ 17.8
Development Services	2.3	3.3	19.3	4.9
Capital Expenditures	$ 33.6	$ 12.6	$ 92.3	$ 22.7
Maintenance Services	$ 56.3	$ 55.1	$ 91.0	$ 86.5
Development Services	17.2	9.7	34.6	25.0
Segment Adjusted EBITDA[(1)]	$ 73.5	$ 64.8	$ 125.6	$ 111.5

(1) Presented below is a reconciliation of (Loss) before income taxes to Segment Adjusted EBITDA:

	Three Months Ended March 31,		Six Months Ended March 31,	
	2025	2024	2025	2024
Segment Adjusted EBITDA	$ 73.5	$ 64.8	$ 125.6	$ 111.5
Interest expense, net	12.8	16.0	26.9	33.0
Depreciation expense	31.8	26.1	62.3	51.7
Amortization expense	7.1	8.7	15.2	18.8
Business transformation and integration costs (a)	7.8	6.1	17.0	16.9
Gain on divestiture (b)		(43.9)	—	(43.9)
Equity-based compensation (c)	4.6	4.8	9.4	10.1
Debt extinguishment (d)	0.7	—	0.7	—
Income (loss) before income taxes	$ 8.7	$ 47.0	$ (5.9)	$ 24.9

(a) Business transformation and integration costs consist of severance and related costs, information technology, infrastructure, transformation, and other costs. These costs represent expenses related to distinct initiatives, typically significant enterprise-wide changes, including actions taken as part of the Company's One BrightView initiative. Such expenses are excluded from Segment Adjusted EBITDA disclosed above since such expenses vary in amount based on occurrence as well as factors specific to each of the activities, are outside of the normal operations of the business, and create a lack of comparability between periods.

(b) Represents the realized gain on sale and transaction related expenses from the divestiture of U.S. Lawns on January 12, 2024

(c) Represents equity-based compensation expense and related taxes recognized for equity incentive plans outstanding.

(d) Represents losses on the extinguishment of debt related to Amendment No. 9 to the Credit Agreement, in the fiscal year ended September 30, 2025 and includes accelerated amortization of deferred financing fees and original issue discount as well as fees paid to lenders and third parties.

13. Mezzanine Equity

Series A Convertible Preferred Stock

On August 28, 2023 (the "Original Issuance Date"), BrightView Holdings, Inc. entered into an Investment Agreement with each of Birch Equity Holdings, LP, a Delaware limited partnership, and Birch-OR Equity Holdings, LLC, a Delaware limited liability company (collectively, the "Investors"), pursuant to which the Company issued and sold, in a private placement, an aggregate of 500,000 shares of the Company's Series A Convertible Preferred Stock, par value $0.01 per share (the "Series A Preferred Stock"), for an aggregate purchase price of $500.0 (the "Issuance"), excluding issuance costs.

On March 12, 2025 the company declared a cash dividend of $8.8 in aggregate on the Series A Preferred Stock, which was paid to the Investors on April 1, 2025. The accrued dividend is presented within Accrued expense and other current liabilities on the Consolidated Balance Sheet as of March 31, 2025.

14. Earnings (Loss) Per Share of Common Stock

The Company calculates basic and diluted (loss) earnings per common share using the two-class method. The two-class method is an allocation formula that determines net (loss) income per common share for each share of common stock and Series A Convertible Preferred Stock, a participating security, according to dividends declared and participation rights in undistributed earnings. Under this method, all earnings (distributed and undistributed) are allocated to common shares and Series A Convertible Preferred Stock based on their respective rights to receive dividends. The holders of the Series A Convertible Preferred Stock do not participate in losses. The holders of Series A Convertible Preferred Stock participate in cash dividends that the Company pays on its common stock in an as-converted basis. Diluted net (loss) income per common share is computed based on the weighted average number of shares of common stock outstanding during each period, plus potential common shares considered outstanding during the period, as long as the inclusion of such awards is not antidilutive. Potential common shares consist of unvested and unexercised stock compensation awards and the Series A Convertible Preferred Stock, using the more dilutive of either the two-class method or if-converted stock method.

Set forth below is a reconciliation of the numerator and denominator for basic and diluted (loss) earnings per share calculation for the periods indicated:

	Three Months Ended March 31,		Six Months Ended March 31,	
	2025	2024	2025	2024
Basic (Loss) per common share				
Numerator:				
Net income (loss)	$ 6.4	$ 33.7	$ (4.0)	$ 17.3
Less: Dividends on Series A convertible preferred shares	(8.8)	(8.9)	(17.8)	(17.8)
Less: Earnings allocated to Convertible Preferred Shares	—	(9.0)	—	—
Net (loss) income available to common shareholders	$ (2.4)	$ 15.8	$ (21.8)	$ (0.5)
Denominator:				
Weighted average number of common shares outstanding – basic	95,516,000	94,436,000	95,339,000	94,210,000
Basic (loss) earnings per share	$ (0.03)	$ 0.17	$ (0.23)	$ (0.01)
Diluted (loss) per common share				
Numerator:				
Net (loss) available to common shareholders – diluted	$ (2.4)	$ 15.8	$ (21.8)	$ (0.5)
Denominator:				
Weighted average number of common shares outstanding – basic	95,516,000	94,436,000	95,339,000	94,210,000
Dilutive effect of:				
Stock compensation awards	—	1,275,000	—	—
Series A convertible preferred stock	—	—	—	—
Weighted average number of common shares outstanding – diluted	95,516,000	95,711,000	95,339,000	94,210,000
Diluted (loss) earnings per share	$ (0.03)	$ 0.17	$ (0.23)	$ (0.01)
Other Information:				
Weighted average number of anti-dilutive Series A convertible preferred shares, options and restricted stock[(a)]	59,709,000	55,691,000	59,607,000	57,560,000

(a) Weighted average number of anti-dilutive options is based upon the average closing price of the Company's common stock on the NYSE for the period.

15. Subsequent events

In April 2025 the Company entered into gasoline hedge contracts to help reduce its exposure to volatility in the fuel markets. The Company entered into fuel swap agreements with a combined notional volume of 5.5 million gallons covering the period April, 2025 through April, 2026. These agreements will be reflected in the Company's results beginning in the third quarter of the fiscal year ending September 30, 2025.

Item 2. Management's Discussion and Analysis of Financial Condition and Results of Operations.

The following discussion and analysis supplements our management's discussion and analysis for the year ended September 30, 2024 as contained in our Annual Report on Form 10-K filed with the Securities and Exchange Commission on November 13, 2024, and presumes that readers have read or have access to such discussion and analysis. The following discussion and analysis should also be read together with the unaudited consolidated financial statements and the related notes thereto included elsewhere in this Quarterly Report on Form 10-Q. This discussion contains forward-looking statements that reflect our plans and strategy for our business, and involve risks and uncertainties. You should review the "Risk Factors" section of our Annual Report on Form 10-K for the fiscal year ended September 30, 2024, as updated by subsequent filings with the Securities and Exchange Commission, for a discussion of important factors that could cause actual results to differ materially from the results described in or implied by the forward-looking statements contained in the following discussion and analysis. You should carefully read "Special Note Regarding Forward-Looking Statements" in this Quarterly Report on Form 10-Q.

Overview

Our Company

We are the largest provider of commercial landscaping services in the United States, with revenues approximately 5 times those of our next largest commercial landscaping competitor. We provide commercial landscaping services ranging from landscape maintenance and enhancements to tree care and landscape development. We operate through a differentiated and integrated national service model which systematically delivers services at the local level by combining our network of over 280 branches with a qualified service partner network. Our branch delivery model underpins our position as a single-source end-to-end landscaping solution provider to our diverse customer base at the national, regional and local levels, which we believe represents a significant competitive advantage. We believe our commercial customer base understands the financial and reputational risk associated with inadequate landscape maintenance and considers our services to be essential and non-discretionary.

Our Segments

We report our results of operations through two reportable segments: Maintenance Services and Development Services. We serve a geographically diverse set of customers through our strategically located network of branches in 36 U.S. states.

Maintenance Services

Our Maintenance Services segment delivers a full suite of recurring commercial landscaping services in both evergreen and seasonal markets, ranging from mowing, gardening, mulching and snow removal, to more horticulturally advanced services, such as water management, irrigation maintenance, tree care, golf course maintenance and specialty turf maintenance. In addition to contracted maintenance services, we also have a strong track record of providing value-added landscape enhancements. We primarily self-perform our maintenance services through our national branch network, which are route-based in nature. Our maintenance services customers include Fortune 500 corporate campuses and commercial properties, HOAs, public parks, leading international hotels and resorts, airport authorities, municipalities, hospitals and other healthcare facilities, educational institutions, restaurants and retail, and golf courses, among others.

Development Services

Through our Development Services segment, we provide landscape architecture and development services for new facilities and significant redesign projects. Specific services include project design and management services, landscape architecture, landscape installation, irrigation installation, tree moving and installation, pool and water features and sports field services, among others. Our development services are comprised of sophisticated design, coordination and installation of landscapes at some of the most recognizable corporate, athletic and university complexes and showcase highly visible work that is paramount to our customers' perception of our brand as a market leader.

In our Development Services business, we are typically hired by general contractors, with whom we maintain strong relationships as a result of our superior technical and project management capabilities. We believe the quality of our work is also well-regarded by our end-customers, some of whom directly request that their general contractors utilize our services when outsourcing their landscape development projects.

Components of Our Revenues and Expenses

Net Service Revenues

Maintenance Services

Our Maintenance Services revenues are generated primarily through landscape maintenance services and snow removal services. Landscape maintenance services that are primarily viewed as non-discretionary, such as lawn care, mowing, gardening, mulching, leaf removal, irrigation and tree care, are provided under recurring annual contracts, which typically range from one to three years in duration and are generally cancellable by the customer with 30-90 days' notice. Snow removal services are provided on either fixed fee based contracts or per occurrence contracts. Both landscape maintenance services and snow removal services can also include enhancement services that represent supplemental maintenance or improvement services generally provided under contracts of short duration related to specific services. Revenue for landscape maintenance and snow removal services under fixed fee models is recognized over time using an output based method. Additionally, a portion of our recurring fixed fee landscape maintenance and snow removal services are recorded under the series guidance. The right to invoice practical expedient, defined within Note 3 "Revenue" to our unaudited consolidated financial statements, is generally applied to revenue related to landscape maintenance and snow removal services performed in relation to per occurrence contracts as well as enhancement services. When use of the practical expedient is not appropriate for these contracts, revenue is recognized using a cost-to-cost input method. Fees for contracted landscape maintenance services are typically billed on an equal monthly basis. Fees for fixed fee snow removal services are typically billed on an equal monthly basis during snow season, while fees for time and material or other activity-based snow removal services are typically billed as the services are performed. Fees for enhancement services are typically billed as the services are performed.

Development Services

For Development Services, revenue is primarily recognized over time using the cost-to-cost input method, measured by the percentage of cost incurred to date to the estimated total cost for each contract, which we believe to be the best measure of progress. The full amount of anticipated losses on contracts is recorded as soon as such losses can be estimated. These losses have been immaterial to current and historical operations. Changes in job performance, job conditions and estimated profitability, including final contract settlements, may result in revisions to costs and revenue and are recognized in the period in which the revisions are determined.

Expenses

Cost of Services Provided

Cost of services provided is comprised of direct costs we incur associated with our operations during a period and includes employee costs, subcontractor costs, purchased materials, and operating equipment and vehicle costs. Employee costs consist of wages and other labor-related expenses, including benefits, workers compensation and healthcare costs, for those employees involved in delivering our services. Subcontractor costs consist of costs relating to our qualified service partner network in our Maintenance Services segment and subcontractors we engage from time to time in our Development Services segment. When our use of subcontractors increases, we may experience incrementally higher costs of services provided. Operating equipment and vehicle costs primarily consist of depreciation related to branch operating equipment and vehicles and related fuel expenses. A large component of our costs are variable, such as labor, subcontractor expense and materials.

Selling, General and Administrative Expense

Selling, general and administrative expense consists of costs incurred related to compensation and benefits for management, sales and administrative personnel, equity-based compensation, branch and office rent and facility operating costs, depreciation expense related to branch and office locations, as well as professional fees, software costs and other miscellaneous expenses. Corporate expenses, including corporate executive compensation, finance, legal and information technology, are included in consolidated Selling, general and administrative expense.

Amortization Expense

Amortization expense consists of the periodic amortization of intangible assets, customer relationships. The corresponding intangible assets were originally recognized in connection with the KKR and ValleyCrest acquisitions, as well as from subsequent acquisitions.

Other Expense (Income)

Other expense (income) consists primarily of investment gains related to investments held in Rabbi Trust.

Interest Expense, Net

Interest expense, net consists primarily of interest expense related to our long-term debt as well as interest income related to our cash and cash equivalents. See Note 7 “Long-term Debt” in the unaudited consolidated financial statements included under Part I, Item 1, “Financial Statements”.

Income Tax Expense (Benefit)

Income tax expense (benefit) includes U.S. federal, state and local income taxes. Our effective tax rate differs from the statutory U.S. income tax rate due to the effect of state and local income taxes, tax credits and certain nondeductible expenses. Our effective tax rate may vary from quarter to quarter based on recurring and nonrecurring factors including, but not limited to, the geographical distribution of our pre-tax earnings, changes in the tax rates of different jurisdictions, the availability of tax credits and nondeductible items. Changes in judgment due to the evaluation of new information resulting in the recognition, derecognition or remeasurement of a tax position taken in a prior annual period are recognized separately in the period of the change.

Trends and Other Factors Affecting Our Business

Various trends and other factors affect or have affected our operating results, including:

Seasonality

Our services, particularly in our Maintenance Services segment, have seasonal variability such as increased mulching, flower planting and intensive mowing in the spring, leaf removal and cleanup work in the fall, snow removal services in the winter and potentially minimal mowing during drier summer months. This can drive fluctuations in revenue, costs and cash flows for interim periods.

We have a significant presence in geographies that have a year-round growing season, which we refer to as our evergreen markets. Such markets require landscape maintenance services twelve months per year. In markets that do not have a year-round growing season, which we refer to as our seasonal markets, the demand for our landscape maintenance services decreases during the winter months. Typically, our revenues and net income have been higher in the spring and summer seasons, which correspond with our third and fourth fiscal quarters of our fiscal year ending September 30. The lower level of activity in seasonal markets during our first and second fiscal quarters is partially offset by revenue from our snow removal services. Such seasonality causes our results of operations to vary from quarter to quarter.

One BrightView Initiative

In fiscal year 2024, the Company launched it’s One BrightView initiative. The One BrightView initiative represents a cultural change and encapsulates the Company’s effort to refocus our core service lines and position ourselves for long-term profitable growth by streamlining our operating structure, leveraging our size and scale, and becoming the employer of choice. As part of the initiative, the Company has introduced transformational changes designed to unite the organization as one comprehensive team, and drive a renewed focus on the Company’s profitable core businesses. The actions taken under the One BrightView initiative have resulted in improved customer and employee retention and contributed to sustainable improved profitability.

Weather Conditions

Weather may impact the timing of performance of landscape maintenance and enhancement services and progress on development projects from quarter to quarter. For example, snow events in the winter, hurricane-related cleanup in the summer and fall, and the effects of abnormally high rainfall or drought in a given market may impact our services. These less predictable weather patterns can impact both our revenues and our costs, especially from quarter to quarter, but also from year to year in some cases. Extreme weather events such as hurricanes and tropical storms can result in a positive impact to our business in the form of increased enhancement services revenues related to cleanup and other services. However, such weather events may also negatively impact our ability to deliver our contracted services or impact the timing of performance. In our seasonal markets, the performance of our snow removal services is correlated with the amount of snowfall and number of snowfall events in a given season.

Acquisitions

In addition to our organic growth, we have grown, and expect to continue to grow, our business through acquisitions in an effort to better service our existing customers and attract new customers. These acquisitions focused on increasing our density and

leadership positions in existing local markets, entering into attractive new geographic markets and expanding our portfolio of landscape enhancement services and improving technical capabilities in specialized services.

As we move forward, we will selectively pursue accretive acquisitions that will focus on increasing market density to build upon our existing footprint in strategic markets, entering new attractive geographies (i.e. 'greenfield'), and increasing service line density and entering adjacent service lines to provide a robust and consistent suite of services to our customers. Under this renewed strategy, we believe we are the acquirer of choice in the highly fragmented commercial landscaping industry because we offer the ability to leverage our significant size and scale to drive accretive acquisitions, quickly and seamlessly integrate new businesses into ours and provide stable and potentially expanding career opportunities for employees of acquired businesses.

In accordance with GAAP, the results of the acquisitions we have completed are reflected in our consolidated financial statements from the date of acquisition. We incur transaction costs in connection with identifying and completing acquisitions and ongoing integration costs as we integrate acquired companies and seek to achieve synergies. Integration costs vary based on factors specific to each acquisition, such costs are primarily comprised of one-time employee retention costs, employee onboarding and training costs, and fleet and uniform rebranding costs. We typically anticipate integration costs to represent approximately 7%-9% of the acquisition price, and to be incurred within 12 months of acquisition completion.

Goodwill

Goodwill represents the excess of the purchase price over the fair values of the underlying net assets acquired in an acquisition. Goodwill is not amortized, but rather is tested annually for impairment, or more frequently if events or changes in circumstances indicate that the carrying amount of the asset may not be recoverable. We test goodwill for impairment annually in the fourth quarter of each year using data as of July 1 of that year.

Goodwill is allocated to, and evaluated for impairment at our two identified reporting units. Goodwill is tested for impairment by either performing a qualitative evaluation or a quantitative test. The qualitative evaluation is an assessment of factors to determine whether it is more likely than not that a reporting unit's fair value is less than its carrying amount. We may elect not to perform the qualitative assessment for some or all reporting units and perform the quantitative impairment test. The quantitative goodwill impairment test requires us to compare the carrying value of the reporting unit's net assets to the fair value of the reporting unit. The Company determined fair values of each of the reporting units using a combination of the income and market multiple approaches. The estimates used in each approach include significant management assumptions, including valuation multiples of selected guideline public companies, long-term future growth rates, operating margins, and discount rates.

If the fair value exceeds the carrying value, no further evaluation is required, and no impairment loss is recognized. If the carrying amount of a reporting unit, including goodwill, exceeds the estimated fair value, the excess of the carrying value over the fair value is recorded as an impairment loss, the amount of which would not exceed the total amount of goodwill allocated to the reporting unit.

Our methodology for estimating the fair value of our reporting units utilizes a combination of the market and income approaches. The market approach is based on the guideline public company method, which measures the value of the reporting unit through applying valuation multiples of selected guideline public companies to the reporting unit's key operating metrics. The income approach is based on the Discounted Cash Flow ("DCF") method, which is based on the present value of future cash flows. The principal assumptions utilized in the DCF methodology include long-term future growth rates, operating margins, and discount rates. There can be no assurance that our estimates and assumptions regarding forecasted cash flow, long-term future growth rates and operating margins made for purposes of the annual goodwill impairment test will prove to be accurate predictions of the future. We believe the current assumptions and estimates utilized under each approach are both reasonable and appropriate.

Based on our most recent annual analysis as of July 1, 2024, the fair values for all identified reporting units exceeded the carrying values, and therefore no indicators of impairment existed for the reporting units; however, the fair value of the Maintenance reporting unit exceeded the carrying value by 9.6%. Since the Maintenance reporting unit fair value did not substantially exceed the carrying value, we may be at risk for an impairment loss in the future if interest rates and market conditions continue to trend unfavorably or if our forecasts assumed in the fair value calculation are not realized. As of March 31, 2025, there was $1,797.6 million of goodwill recorded related to the Maintenance reporting unit.

Industry and Economic Conditions

We believe the non-discretionary nature of our landscape maintenance services provides us with a fairly predictable recurring revenue model. The perennial nature of the landscape maintenance service sector, as well as its wide range of end users, minimizes the impact of a broad or sector-specific downturn. However, in connection with our enhancement services and development services, when demand for commercial construction declines, demand for landscape enhancement services and development projects may decline. When commercial construction activity rises, demand for landscape enhancement services to maintain green space may also increase.

This is especially true for new developments in which green space tends to play an increasingly important role. Economic conditions, including rising inflation and fuel prices, as well as rising interest rates and tariffs, have impacted and may further impact our costs and expenses, and fluctuations in labor markets, may impact our ability to identify, hire and retain employees.

Results of Operations

The following tables summarize key components of our results of operations for the periods indicated.

	Three Months Ended March 31,		Six Months Ended March 31,	
(in millions)	2025	2024	2025	2024
Net service revenues	$ 662.6	$ 672.9	$ 1,261.8	$ 1,299.6
Cost of services provided	515.1	520.9	987.5	1,013.7
Gross profit	147.5	152.0	274.3	285.9
Selling, general and administrative expense	118.1	125.0	237.4	255.0
Gain on divestiture	-	(43.9)	-	(43.9)
Amortization expense	7.1	8.7	15.2	18.8
Income from operations	22.3	62.2	21.7	56.0
Other expense (income)	0.8	(0.8)	0.7	(1.9)
Interest expense, net	12.8	16.0	26.9	33.0
Income (loss) before income taxes	8.7	47.0	(5.9)	24.9
Income tax expense (benefit)	2.3	13.3	(1.9)	7.6
Net income (loss)	$ 6.4	$ 33.7	$ (4.0)	$ 17.3
(Loss) Earnings per Share	$ (0.03)	$ 0.17	$ (0.23)	$ (0.01)
Adjusted EBITDA[(1)]	$ 73.5	$ 64.8	$ 125.6	$ 111.5
Adjusted Net Income[(1)]	$ 21.5	$ 16.9	$ 27.1	$ 20.0
Cash flows from operating activities	$ 91.3	$ 83.2	$ 151.7	$ 109.5
Adjusted Free Cash Flow[(1)]	$ 62.7	$ 72.0	$ 67.0	$ 89.4

(1) See the "Non-GAAP Financial Measures" section included below for a reconciliation to the most directly comparable GAAP measure.

Three Months Ended March 31, 2025 compared to Three Months Ended March 31, 2024

Net Service Revenues

Net service revenues for the three months ended March 31, 2025 decreased $10.3 million, or 1.5%, to $662.6 million, from $672.9 million in the 2024 period. The decrease was driven by a decrease in Maintenance Services revenues of $17.7 million, primarily driven by strategic reductions of non-core businesses, partially offset by an increase in Development Services revenues of $7.5 million as discussed further below in Segment Results.

Gross Profit

Gross profit for the three months ended March 31, 2025 decreased $4.5 million, or 3.0%, to $147.5 million, from $152.0 million in the 2024 period. Gross margin decreased 30 basis points, to 22.3%, in the three months ended March 31, 2025, from 22.6% in the comparable 2024 period. The decreases in gross profit was primarily driven by the decrease in Net Services revenues described above combined with increased depreciation expense.

Selling, General and Administrative Expense

Selling, general and administrative expense for the three months ended March 31, 2025 decreased $6.9 million, or 5.5%, to $118.1 million, from $125.0 million in the 2024 period. As a percentage of revenue, Selling, general and administrative expense decreased 80 basis points for the three months ended March 31, 2025 to 17.8% from 18.6% in the 2024 period. The decrease was driven primarily by decreases in compensation-related costs as a result of the Company's cost management initiatives.

Gain on divestiture

Gain on divestiture for the three months ended March 31, 2024 was $43.9 million which consisted of the realized gain on sale and transaction related expenses from the divestiture of U.S. Lawns on January 12, 2024.

Amortization Expense

Amortization expense for the three months ended March 31, 2025 decreased $1.6 million, or 18.4%, to $7.1 million from $8.7 million in the 2024 period. The decrease was principally due the decrease in the amortization of intangible assets, based on the pattern consistent with expected future cash flows calculated at the time the assets were acquired.

Other Expense (Income)

Other expense was $0.8 million for the three months ended March 31, 2025 compared to income of $0.8 million in the 2024 period. The decrease of $1.6 million was driven principally by the change in value of investments held in the Rabbi Trust and costs associated the repricing of the Company's term loan.

Interest Expense, Net

Interest expense, net for the three months ended March 31, 2025 decreased $3.2 million, or 20.0%, to $12.8 million from $16.0 million in the 2024 period. The decrease was driven by lower interest expense as a result of the decrease in interest rates as a result of the repricing of our Series B Term Loans in fiscal 2024 and the decrease in the Company's long-term debt balance partially offset by a decrease in interest income associated with the decrease in the cash and cash equivalents balance.

Income Tax Expense

For the three months ended March 31, 2025, Income tax expense was $2.3 million compared to $13.3 million in the 2024 period. The decrease was primarily attributable to the impact of the nonrecurring gain on the divestiture of the U.S. Lawns subsidiary on pre-tax book income in the prior year.

Net income

For the three months ended March 31, 2025, Net income was $6.4 million compared to $33.7 million in the 2024 period due to the changes noted above. Net loss as a percentage of revenue was 1.0% for the three months ended March 31, 2025 compared to 5.0% for the three months ended March 31, 2024.

Adjusted EBITDA

Adjusted EBITDA increased $8.7 million for the three months ended March 31, 2025, to $73.5 million, from $64.8 million in the 2024 period. Adjusted EBITDA as a percentage of revenue was 11.1% and 9.6% for the three months ended March 31, 2025 and 2024, respectively. The increase in Adjusted EBITDA was primarily driven by an increase of $1.2 million, or 2.2%, in Maintenance Services Segment Adjusted EBITDA, combined with an increase of $7.5 million, or 77.3%, in Development Services Segment Adjusted EBITDA, as discussed further below in Segment Results.

Adjusted Net Income

Adjusted Net Income for the three months ended March 31, 2025 increased $4.6 million to $21.5 million, from $16.9 million in the 2024 period due to the changes noted above.

Six Months Ended March 31, 2025 compared to Six Months Ended March 31, 2024

Net Service Revenues

Net service revenues for the six months ended March 31, 2025 decreased $37.8 million, or 2.9%, to $1,261.8 million from $1,299.6 in the 2024 period. The decrease was driven by a decrease in Maintenance Services revenues of $50.7 million, primarily driven by strategic reductions of non-core businesses, partially offset by an increase in Development Services revenues of $14.0 million as discussed further below in Segment Results.

Gross Profit

Gross profit for the six months ended March 31, 2025 decreased $11.6 million, or 4.1%, to $274.3 million from $285.9 million in the 2024 period. Gross margin decreased 30 basis points, to 21.7%, in the six months ended March 31, 2025 from 22.0% in the 2024 period. The decreases in gross profit and gross margin were driven by the decrease in Net Service Revenues described above combined with increased depreciation.

Selling, General and Administrative Expense

Selling, general and administrative expense for the six months ended March 31, 2025 decreased $17.6 million, or 6.9%, to $237.4 million from $255.0 million in the 2024 period. As a percentage of revenue, Selling, general and administrative expense decreased 80 basis points for the six months ended March 31, 2025 to 18.8% from 19.6% in the 2024 period. The decrease was driven primarily by decreases in compensation-related costs as a result of the Company's cost management initiatives.

Gain on divestiture

Gain on divestiture for the six months ended March 31, 2024 was $43.9 million which consisted of the realized gain on sale and transaction related expenses from the divestiture of U.S. Lawns on January 12, 2024.

Amortization Expense

Amortization expense for the six months ended March 31, 2025 decreased $3.6 million, or 19.1%, to $15.2 million from $$18.8 million in the 2024 period. The decrease was principally due the decrease in the amortization of intangible assets, based on the pattern consistent with expected future cash flows calculated at the time the assets were acquired.

Other Expense (Income)

Other expense was $0.7 million for the six months ended March 31, 2025 compared to other income of $1.9 million in the 2024 period. The decrease of $2.6 million was driven principally by changes in the value of investments held in the Rabbi Trust and costs associated the repricing of the Company's term loan.

Interest Expense, net

Interest expense, net for the six months ended March 31, 2025 decreased $6.1 million, or 18.5%, to $26.9 million from $33.0 million in the 2024 period. The decrease was driven by lower interest expense as a result of the decrease in interest rates as a result of the repricing of our Series B Term Loans in fiscal 2024 and the decrease in the Company's long-term debt balance combined with a decrease in interest income associated with the decrease in the Company's cash and cash equivalents balance.

Income Tax (Benefit) Expense

Income tax benefit for the six months ended March 31, 2025, was $1.9 million, compared to income tax expense of $7.6 million in the 2024 period. The change was primarily attributable to equity-based compensation adjustments, partially offset by changes in pre-tax book income primarily attributable to the nonrecurring gain on the divestiture of the U.S. Lawns subsidiary that occurred in the prior fiscal year.

Net Income

For the six months ended March 31, 2025, net loss was $4.0 million compared to net income of $17.3 million in the 2024 period due to the changes noted above. Net loss as a percentage of revenue was 0.3% for the six months ended March 31, 2025 compared to net income as a percentage of revenue of 1.3% in the 2024 period.

Adjusted EBITDA

Adjusted EBITDA increased $14.1 million for the six months ended March 31, 2025 to $125.6 million from $111.5 million in the 2024 period. Adjusted EBITDA as a percentage of revenue was 10.0% and 8.6% for the six months ended March 31, 2025 and 2024, respectively. The increase in Adjusted EBITDA was primarily driven by a increase of $4.5 million, or 5.2%, in Maintenance Services Segment Adjusted EBITDA, combined with an increase of $9.6 million, or 38.4% in Development Services Segment Adjusted EBITDA, as discussed further below in Segment Results.

Adjusted Net Income

Adjusted Net Income for the six months ended March 31, 2025 increased $7.1 million to $27.1 million from $20.0 million in the 2024 period due to the changes noted above.

Non-GAAP Financial Measures

In addition to our GAAP financial measures, we review various non-GAAP financial measures including Adjusted EBITDA, Adjusted Net Income, Adjusted Earnings per Share ("Adjusted EPS") and Adjusted Free Cash Flow.

We believe that Adjusted EBITDA, Adjusted Net Income and Adjusted EPS are helpful supplemental measures to assist us and investors in evaluating our operating results as they exclude certain items whose fluctuations from period to period do not necessarily correspond to changes in the operations of our business. Adjusted EBITDA represents net income (loss) before interest, taxes, depreciation, amortization and certain non-cash, non-recurring and other adjustment items. Adjusted Net Income is defined as net income (loss) including interest and depreciation and excluding other items used to calculate Adjusted EBITDA and further adjusted for the tax effect of these exclusions and the removal of the discrete tax items. Adjusted EPS is defined as Adjusted Net Income divided by the (i) weighted average number of common shares outstanding used in the calculation of basic earnings per share plus (ii) shares of common stock related to the Series A Preferred Stock on an as-converted basis, assumed to be converted for the entire period. We believe that the adjustments applied in presenting Adjusted EBITDA, Adjusted Net Income and Adjusted EPS are appropriate to provide additional information to investors about certain material non-cash items and about non-recurring items that we do not expect to continue at the same level in the future.

We believe Adjusted Free Cash Flow is a helpful supplemental measure to assist us and investors in evaluating our liquidity. Adjusted Free Cash Flow represents cash flows from operating activities less capital expenditures, net of proceeds from the sale of property and equipment. We believe Adjusted Free Cash Flow is useful to provide additional information to assess our ability to pursue business opportunities and investments and to service our debt. Adjusted Free Cash Flow has limitations as an analytical tool, including that it does not account for our future contractual commitments and excludes investments made to acquire assets under finance leases and required debt service payments.

Adjusted EBITDA, Adjusted Net Income, Adjusted EPS and Adjusted Free Cash Flow are not recognized terms under GAAP and should not be considered as an alternative to net income (loss) as a measure of financial performance or cash flows provided by operating activities as a measure of liquidity, or any other performance measure derived in accordance with GAAP. The presentations of these measures have limitations as analytical tools and should not be considered in isolation, or as a substitute for analysis of our results as reported under GAAP. Because not all companies use identical calculations, the presentations of these measures may not be comparable to the same or other similarly titled measures of other companies and can differ significantly from company to company.

Set forth below are the reconciliations of net income (loss) to Adjusted EBITDA and Adjusted Net Income, and cash flows from operating activities to Adjusted Free Cash Flow. Adjusted EPS is defined as Adjusted Net Income (shown below) divided by the Adjusted Weighted Average Number of Common Shares Outstanding for the period used in the calculation of basic EPS which is presented in Note 14 "Earnings (Loss) Per Share of Common Stock" in the Notes to our unaudited consolidated financial statements.

(in millions)	Three Months Ended March 31, 2025	Three Months Ended March 31, 2024	Six Months Ended March 31, 2025	Six Months Ended March 31, 2024
Adjusted EBITDA				
Net income (loss)	$ 6.4	$ 33.7	$ (4.0)	$ 17.3
Income tax expense (benefit)	2.3	13.3	(1.9)	7.6
Interest expense, net	12.8	16.0	26.9	33.0
Depreciation expense	31.8	26.1	62.3	51.7
Amortization expense	7.1	8.7	15.2	18.8
Business transformation and integration costs (a)	7.8	6.1	17.0	16.9
Gain on divestiture (b)	—	(43.9)	—	(43.9)
Equity-based compensation (c)	4.6	4.8	9.4	10.1
Debt extinguishment (d)	0.7	—	0.7	—
Adjusted EBITDA	**$ 73.5**	**$ 64.8**	**$ 125.6**	**$ 111.5**
Adjusted Net Income				
Net income (loss)	$ 6.4	$ 33.7	$ (4.0)	$ 17.3
Amortization expense	7.1	8.7	15.2	18.8
Business transformation and integration costs (a)	7.8	6.1	17.0	16.9
Gain on divestiture (b)	—	(43.9)	—	(43.9)
Equity-based compensation (c)	4.6	4.8	9.4	10.1
Debt extinguishment (d)	0.7	—	0.7	—
Income tax adjustment (e)	(5.1)	7.5	(11.2)	0.8
Adjusted Net Income	**$ 21.5**	**$ 16.9**	**$ 27.1**	**$ 20.0**
Adjusted Free Cash Flow				
Cash flows provided by operating activities	$ 91.3	$ 83.2	$ 151.7	$ 109.5
Minus:				
Capital expenditures	33.6	12.6	92.3	22.7
Plus:				
Proceeds from sale of property and equipment	5.0	1.4	7.6	2.6
Adjusted Free Cash Flow	**$ 62.7**	**$ 72.0**	**$ 67.0**	**$ 89.4**

(a) Business transformation and integration costs consist of (i) severance and related costs; (ii) business integration costs and (iii) information technology infrastructure, transformation costs, and other.

(in millions)	Three Months Ended March 31, 2025	Three Months Ended March 31, 2024	Six Months Ended March 31, 2025	Six Months Ended March 31, 2024
Severance and related costs	$ 0.3	$ 3.7	$ (0.5)	$ 6.2
Business integration (f)	0.1	(1.5)	(0.2)	(0.9)
IT, infrastructure, transformation, and other (g)	7.4	3.9	17.7	11.6
Business transformation and integration costs	$ 7.8	$ 6.1	$ 17.0	$ 16.9

(b) Represents the realized gain on sale and transaction related expenses from the divestiture of U.S. Lawns on January 12, 2024.

(c) Represents equity-based compensation expense and related taxes recognized for equity incentive plans outstanding.

(d) Represents losses on the extinguishment of debt related to Amendment No. 9 to the Credit Agreement, in the fiscal year ended September 30, 2025, and includes accelerated amortization of deferred financing fees and original issue discount as well as fees paid to lenders and third parties.

(e) Represents the tax effect of pre-tax items excluded from Adjusted Net Income and the removal of the applicable discrete tax items, which collectively result in a reduction of income tax expense (benefit). The tax effect of pre-tax items excluded from Adjusted Net Income is computed using the statutory rate related to the jurisdiction that was impacted by the adjustment after taking into account the impact of permanent differences and valuation allowances. Discrete tax items include tax impact of the gain on divestiture of U.S. Lawns, changes in laws or rates, changes in uncertain tax positions relating to prior years and changes in valuation allowances.

(in millions)	Three Months Ended March 31, 2025	Three Months Ended March 31, 2024	Six Months Ended March 31, 2025	Six Months Ended March 31, 2024
Tax impact of pre-tax income adjustments	5.0	4.8	10.9	12.2
Discrete tax items	0.1	(12.3)	0.3	(13.0)
Income tax adjustment	$ 5.1	$ (7.5)	$ 11.2	$ (0.8)

(f) Represents isolated expenses specifically related to the integration of acquired companies such as one-time employee retention costs, employee onboarding and training costs, fleet and uniform rebranding costs, and adjustments to performance based contingent consideration. The Company excludes Business integration costs from the measures disclosed above since such expenses vary in amount due to the number of acquisitions and size of acquired companies as well as factors specific to each acquisition, and as a result lack predictability as to occurrence and/or timing, and create a lack of comparability between periods.

(g) Represents expenses related to distinct initiatives, typically significant enterprise-wide changes, including actions taken as part of the Company's One BrightView initiative. Such expenses are excluded from the measures disclosed above since such expenses vary in amount based on occurrence as well as factors specific to each of the activities, are outside of the normal operations of the business, and create a lack of comparability between periods.

Segment Results

We classify our business into two segments: Maintenance Services and Development Services. Our corporate operations are allocated to the segments on a pro rata basis, based on segment revenue.

We evaluate the performance of our segments on Net service revenues, Segment Adjusted EBITDA and Segment Adjusted EBITDA Margin (Segment Adjusted EBITDA as a percentage of Net service revenues). Segment Adjusted EBITDA is indicative of operational performance and ongoing profitability. Our management closely monitors Segment Adjusted EBITDA to evaluate past performance and identify actions required to improve profitability.

As previously disclosed, effective October 1, 2024, certain expenses previously classified as "Corporate," including corporate executive compensation, finance, legal and information technology and other corporate costs, are allocated to the two reportable segments on a pro rata basis, based on segment revenue. Prior period segment results have been recast to be consistent with the current presentation. There were no changes to the Company's consolidated financial statements.

Segment Results for the Three Months Ended March 31, 2025 and 2024

The following tables present Net service revenues, Segment Adjusted EBITDA, and Segment Adjusted EBITDA Margin for each of our segments for the three months ended March 31, 2025 and 2024. Changes in Segment Adjusted EBITDA Margin are shown in basis points, or bps.

Maintenance Services Segment Results

(in millions)	Three Months Ended March 31, 2025	2024	Percent Change 2025 vs. 2024
Net Service Revenues	$ 492.8	$ 510.5	(3.5)%
Segment Adjusted EBITDA	$ 56.3	$ 55.1	2.2%
Segment Adjusted EBITDA Margin	11.4%	10.8%	60 bps

Maintenance Services Net Service Revenues

Maintenance Services net service revenues for the three months ended March 31, 2025 decreased by $17.7 million, or 3.5%, from the 2024 period. Commercial Landscaping services decreased by $17.1 million, or 5.1% and snow removal services decreased by $0.6 million, or 0.3%. The decrease was primarily driven by strategic reductions of non-core businesses and to a lesser extent a decline in commercial landscaping services revenue in our core business partially offset by an increase in snow removal services revenue in our core business.

Maintenance Services Segment Adjusted EBITDA

Segment Adjusted EBITDA for the three months ended March 31, 2025 increased by $1.2 million to $56.3 million from $55.1 million in the 2024 period. Segment Adjusted EBITDA Margin increased 60 basis points, to 11.4%, in the three months ended March 31, 2025, from 10.8% in the 2024 period. The increase in Segment Adjusted EBITDA and Segment Adjusted EBITDA Margin was primarily driven by lower overhead as a result of the Company's cost management initiatives and increased snow removal services revenue described above. These savings were partially offset by increased landscape maintenance labor costs.

Development Services Segment Results

(in millions)	Three Months Ended March 31, 2025	2024	Percent Change 2025 vs. 2024
Net Service Revenues	$ 171.9	$ 164.4	4.6%
Segment Adjusted EBITDA	$ 17.2	$ 9.7	77.3%
Segment Adjusted EBITDA Margin	10.0%	5.9%	410 bps

Development Services Net Service Revenues

Development Services net service revenues for the three months ended March 31, 2025 increased $7.5 million, or 4.6%, compared to the 2024 period. The increase was driven by an increase in Development Services project volumes.

Development Services Segment Adjusted EBITDA

Segment Adjusted EBITDA for the three months ended March 31, 2025 increased $7.5 million, to $17.2 million, compared to the 2024 period. Segment Adjusted EBITDA Margin increased 410 basis points to 10.0% for the three months ended March 31, 2025, from 5.9% in the 2024 period. The increase in Adjusted EBITDA and Segment Adjusted EBITDA Margin were primarily driven by the increase in net service revenues described above and a shift in the timing and mix of projects.

Segment Results for the Six Months Ended March 31, 2025 and 2024

The following tables present Net service revenues, Segment Adjusted EBITDA, and Segment Adjusted EBITDA Margin for each of our segments for the six months ended March 31, 2025 and 2024. Changes in Segment Adjusted EBITDA Margin are shown in basis points or bps.

Maintenance Services Segment Results

	Six Months Ended March 31,		Percent Change
(in millions)	**2025**	**2024**	**2025 vs. 2024**
Net Service Revenues	$ 902.1	$ 952.8	(5.3)%
Segment Adjusted EBITDA	$ 91.0	$ 86.5	5.2%
Segment Adjusted EBITDA Margin	10.1%	9.1%	100 bps

Maintenance Services Net Service Revenues

Maintenance Services net service revenues for the six months ended March 31, 2025 decreased by $50.7 million, or 5.3%, from the 2024 period. Commercial Landscaping services decreased by $42.8 million, or 5.8% and snow removal services decreased by $7.9 million, or 3.7%. The decrease was primarily driven by strategic reductions of non-core businesses and to a lesser extent a decline in commercial landscaping services revenue in our core business partially offset by an increase in snow removal services revenue in our core business.

Maintenance Services Segment Adjusted EBITDA

Segment Adjusted EBITDA for the six months ended March 31, 2025 increased by $4.5 million to $91.0 million from $86.5 million in the 2024 period. Segment Adjusted EBITDA Margin increased 100 basis points to 10.1% in the six months ended March 31, 2025, from 9.1% in the 2024 period. The increase in Segment Adjusted EBITDA and Adjusted EBITDA Margin was primarily driven by lower overhead as a result of the Company's cost management initiatives. These savings more than offset the decrease in revenues described above.

Development Services Segment Results

	Six Months Ended March 31,		Percent Change
(in millions)	**2025**	**2024**	**2025 vs. 2024**
Net Service Revenues	$ 363.7	$ 349.7	4.0%
Segment Adjusted EBITDA	$ 34.6	$ 25.0	38.4%
Segment Adjusted EBITDA Margin	9.5%	7.1%	240 bps

Development Services Net Service Revenues

Development Services net service revenues for the six months ended March 31, 2025 increased $14.0 million, or 4.0%, compared to the 2024 period. The increase was driven by an increase in Development Services project volumes.

Development Services Segment Adjusted EBITDA

Segment Adjusted EBITDA for the six months ended March 31, 2025 increased 9.5% million, to $34.6 million, compared to the 2024 period. Segment Adjusted EBITDA Margin increased 240 basis points to 9.5% in the six months ended March 31, 2025, from 7.1% in the 2024 period. The increase in Adjusted EBITDA and Segment Adjusted EBITDA Margin were primarily driven by the increase in net service revenues described above and a shift in the timing and mix of projects.

Liquidity and Capital Resources

Liquidity

Our principal sources of liquidity are existing cash and cash equivalents, cash generated from operations and borrowings under the Credit Agreement and the Receivables Financing Agreement. Our principal uses of cash are to provide working capital, meet debt service requirements, fund capital expenditures and finance strategic plans, including acquisitions and share repurchases under the share repurchase program announced in March 2025. We may also seek to finance capital expenditures under finance leases or other debt arrangements that provide liquidity or favorable borrowing terms. We continue to consider acquisition opportunities, but the size and timing of any future acquisitions and the related potential capital requirements cannot be predicted. While we have in the past financed certain acquisitions with internally generated cash, in the event that suitable businesses are available for acquisition upon acceptable terms, we may obtain all or a portion of the necessary financing through the incurrence of additional long-term borrowings.

Based on our current level of operations and available cash, we believe our cash flow from operations, together with availability under the Revolving Credit Facility under the Credit Agreement and the Receivables Financing Agreement, will provide sufficient liquidity to fund our current obligations, projected working capital requirements, debt service requirements and capital spending requirements and share repurchases for the next twelve months and the foreseeable future.

A substantial portion of our liquidity needs arise from debt service requirements, and from the ongoing cost of operations, working capital and capital expenditures.

(in millions)	March 31, 2025	September 30, 2024
Cash and cash equivalents	$ 141.3	$ 140.4
Long-term debt	$ 798.9	$ 802.5
Total debt	$ 798.9	$ 802.5

The Company is party to the Credit Agreement, a five-year revolving credit facility that, as amended, currently matures on April 22, 2027 (the "Revolving Credit Facility") and, through a wholly-owned subsidiary, a receivables financing agreement dated April 28, 2017 (as amended, the "Receivables Financing Agreement"). Each of the Company's credit facilities bear interest based in-part on a secured overnight financing rate.

We can increase the borrowing availability under the Credit Agreement or increase the term loans outstanding under the Credit Agreement by up to $303.0 million, in the aggregate, in the form of additional commitments under the Revolving Credit Facility and/or incremental term loans under the Credit Agreement, or in the form of other indebtedness in lieu thereof, plus an additional amount so long as we do not exceed a specified senior secured leverage ratio and, in the case of second lien indebtedness, a specified senior secured leverage ratio. We can incur such additional secured or other unsecured indebtedness under the Credit Agreement if certain specified conditions are met. Our liquidity requirements are significant primarily due to debt service requirements. See Note 7 "Long-term Debt" to our unaudited consolidated financial statements included under Part I, Item 1, "Financial Statements".

The Company is party to the Investment Agreement dated August 28, 2023, pursuant to which the Company issued and sold, in a private placement, an aggregate of 500,000 shares of the Company's Series A Convertible Preferred Stock, for an aggregate purchase price of $500.0 million. The Series A Convertible Preferred Stock is entitled to dividends at a rate of 7.0% per annum, compounding quarterly, paid in kind or paid in cash, at the Company's election.

Our business may not generate sufficient cash flows from operations or future borrowings may not be available to us under our Revolving Credit Facility or the Receivables Financing Agreement in an amount sufficient to enable us to pay our indebtedness, or to fund our other liquidity needs. Our ability to do so depends on, among other factors, prevailing economic conditions, many of which are beyond our control. In addition, upon the occurrence of certain events, such as a change in control, we could be required to repay or refinance our indebtedness. We may not be able to refinance any of our indebtedness, including the Series B Term Loan under the Credit Agreement, on commercially reasonable terms or at all. Any future acquisitions, joint ventures, or other similar transactions may require additional capital and there can be no assurance that any such capital will be available to us on acceptable terms or at all.

Cash Flows

Information about our cash flows, by category, is presented in our statements of cash flows and is summarized below:

(in millions)	Six Months Ended March 31, 2025	2024
Operating activities	$ 151.7	$ 109.5
Investing activities	$ (83.4)	$ 32.3
Financing activities	$ (67.4)	$ (31.5)
Adjusted Free Cash Flow [1]	$ 67.0	$ 89.4

[1] See "Non-GAAP Financial Measures" above for a reconciliation to the most directly comparable GAAP measure.

Cash Flows provided by Operating Activities

Net cash provided by operating activities for the six months ended March 31, 2025 increased $42.2 million to $151.7 million, from $109.5 million in the 2024 period. This increase was due to a decrease in net income, more than offset by increases in non-cash adjustments to reconcile net (loss) income to net cash provided by operating activities.

Cash Flows (used) provided by Investing Activities

Net cash used by investing activities increased $115.7 million to $83.4 million for the six months ended March 31, 2025 from Net cash provided by investing activities of $32.3 million in the 2024 period. The increase was driven by a $69.6 million increase in capital expenditures, and a $51.6 million decrease in proceeds from divestiture, partially offset by a $5.0 million increase in proceeds from the sale of property and equipment in comparison to the prior period.

Cash Flows (used) by Financing Activities

Net cash flows used by financing activities of $67.4 million for the six months ended March 31, 2025 included repayments of finance lease obligations of $21.1 million, Series A preferred stock dividends of $18.0 million, a decrease in book overdrafts of $17.2 million, repayments of our Receivables Financing Agreement of $16.0 million, and repurchase of common stock and distributions of $6.8 million. These uses of cash were partially offset by proceeds from our receivables financing agreement of 11.6 million.

Adjusted Free Cash Flow

Adjusted Free Cash Flow decreased $22.4 million to $67.0 million for the six months ended March 31, 2025 from $89.4 million in the 2024 period. The decrease in Adjusted Free Cash Flow was due to an increase in cash used for capital expenditures, partially offset by an increase in net cash provided by operating activities, each as described above.

Working Capital

(in millions)	March 31, 2025	September 30, 2024
Net Working Capital:		
Current assets	$ 715.5	$ 780.1
Less: Current liabilities	504.8	543.3
Net working capital	$ 210.7	$ 236.8

Net working capital is defined as current assets less current liabilities. Net working capital decreased $26.1 million to $210.7 million as of March 31, 2025, from $236.8 million as of September 30, 2024, primarily driven by a decrease in unbilled revenue of $46.3 million, increase in deferred revenue of $29.6 million, and decrease in accounts receivable of $20.3 million. This was partially offset by a decrease in accrued expenses and other current liabilities of $59.8 million, decrease in accounts payable of $7.5 million, and increase in other current assets of $1.1 million.

Description of Indebtedness

As of March 31, 2025, we were in compliance with all of our debt covenants and no event of default has occurred or was ongoing. See Note 7 "Long-term Debt" to our unaudited consolidated financial statements included under Part I, Item 1, "Financial Statements".

Contractual Obligations and Commercial Commitments

As of March 31, 2025, there were no material changes outside the ordinary course of business in our contractual obligations and commercial commitments from those reported as of September 30, 2024 in our Annual Report on Form 10-K.

Critical Accounting Policies and Estimates

Management has evaluated the accounting policies used in the preparation of the Company's consolidated financial statements and related notes and believe those policies to be reasonable and appropriate. Certain of these accounting policies require the application of significant judgment by management in selecting appropriate assumptions for calculating financial estimates. By their nature, these judgments are subject to an inherent degree of uncertainty. These judgments are based on historical experience, trends in the industry, information provided by customers and information available from other outside sources, as appropriate. The most significant areas involving management judgments and estimates may be found in the Annual Report on Form 10-K, in the "Critical Accounting Policies and Estimates" section of "Management's Discussion and Analysis of Financial Condition and Results of Operations." There have been no material changes to our critical accounting policies as compared to the critical accounting policies described in the Annual Report on Form 10-K for the year ended September 30, 2024.

Recently Issued Accounting Policies

The information set forth in Note 2 "Recent Accounting Pronouncements" to our unaudited consolidated financial statements under Part I, Item 1, "Financial Statements*"* is incorporated herein by reference.

Item 3. Quantitative and Qualitative Disclosures About Market Risk.

For quantitative and qualitative disclosures about market risk, see "Item 7A. Quantitative and Qualitative Disclosure of Market Risk" in the Annual Report on Form 10-K for the fiscal year ended September 30, 2024.

Item 4. Controls and Procedures.

Disclosure Controls and Procedures

We maintain disclosure controls and procedures as that term is defined in Rules 13a-15(e) and 15d-15(e) under the Securities Exchange Act of 1934, as amended (the "Exchange Act") that are designed to ensure that information required to be disclosed by the Company in reports that it files or submits under the Exchange Act, is recorded, processed, summarized and reported within the time periods specified in the SEC's rules and forms, and that such information is accumulated and communicated to our management, including our Chief Executive Officer ("CEO") and our Chief Financial Officer ("CFO"), as appropriate, to allow timely decisions regarding required disclosures. Any controls and procedures, no matter how well designed and operated, can provide only reasonable assurance of achieving the desired control objectives.

In accordance with Rule 13a-15(b) of the Exchange Act, we have evaluated, under the supervision of our CEO and our CFO, the effectiveness of disclosure controls and procedures as of March 31, 2025. Based on this evaluation, our CEO and our CFO concluded that our disclosure controls and procedures were effective as of March 31, 2025 at a reasonable assurance level.

Changes in Internal Control over Financial Reporting

There has not been any change in our internal control over financial reporting (as such term is defined in Rule 13a-15(f) under the Exchange Act) during the fiscal quarter to which this report relates that has materially affected, or is reasonably likely to materially affect, our internal control over financial reporting.

PART II—OTHER INFORMATION

Item 1. Legal Proceedings.

The information set forth in Note 11 “Commitments and Contingencies” to our Condensed Consolidated Financial Statements under Part I, Item 1, “Financial Statements,” is incorporated herein by reference.

Item 1A. Risk Factors.

There have been no material changes to the risk factors included in our Annual Report on Form 10-K for the fiscal year ended September 30, 2024, as filed with the SEC on November 13, 2024.

Item 2. Unregistered Sales of Equity Securities and Use of Proceeds.

Issuer Purchases of Equity Securities

The following table provides information about the Company's share repurchase activity during the second fiscal quarter of 2025:

Period	(a) Total number of shares purchased	(b) Average price paid per share	(c) Total number of shares purchased as part of publicly announced plans or programs	(d) Approximate dollar value of shares that may yet be purchased under the plans or programs[1]
January 1, 2025 - January 31, 2025	N/A	N/A	N/A	N/A
February 1, 2025 - February 28, 2025	N/A	N/A	N/A	N/A
March 1, 2025 - March 31, 2025	136,352	$ 13.11	136,352	$ 98,211,813
Total	136,352	$ 13.11	136,352	$ 98,211,813

[1] On March 13, 2025, the Company announced a share repurchase program allowing us to repurchase up to $100 million of common stock. Under the share repurchase program, any repurchases will be made at management’s discretion and may be through a variety of methods, such as open-market transactions (including pre-set trading plans), accelerated share repurchases, and other transactions in accordance with applicable securities laws. The Company anticipates repurchase activities to occur over an extended period of time. The program has no time limit. The share repurchase authorization does not obligate the Company to acquire any particular amount of common stock and can be discontinued at any time.

Item 3. Defaults Upon Senior Securities.

None.

Item 4. Mine Safety Disclosures.

Not applicable.

Item 5. Other Information.

None.

Item 6. Exhibits.

The following is a list of all exhibits filed or furnished as part of this report:

Exhibit No.	Description
3.1	Third Amended and Restated Certificate of Incorporation of the Company (incorporated by reference to Exhibit 3.1 to the Company's Current Report on Form 8-K filed on July 2, 2018)
3.2	Certificate of Amendment to the Third Amended and Restated Certificate of Incorporation of the Company (incorporated by reference to Exhibit 3.1 to the Company's Current Report on Form 8-K filed on March 7, 2023)
3.3	Amended and Restated Bylaws of the Company (incorporated by reference to Exhibit 3.2 to the Company's Current Report on Form 8-K filed on July 2, 2018)
3.4	Certificate of Designations of Series A Convertible Preferred Stock (incorporated by reference to Exhibit 3.1 to the Company's Current Report on Form 8-K filed on August 28, 2023)
10.1	Amendment No. 9 to Credit Agreement, dated as of January 29, 2025, by and among BrightView Holdings, Inc. BrightView Landscapes, LLC, each of the other credit parties thereto, the lenders or other financial institutions or entities party thereto and JPMorgan Chase Bank, N.A. as Administrative Agent and Collateral Agent (incorporated by reference to Exhibit 10.1 to the Company's Current Report on Form 8-K filed on January 29, 2025)
31.1*	Certification of Periodic Report by Chief Executive Officer under Section 302 of the Sarbanes-Oxley Act of 2002
31.2*	Certification of Periodic Report by Chief Financial Officer under Section 302 of the Sarbanes-Oxley Act of 2002
32.1**	Certification of Chief Executive Officer Pursuant to 18 U.S.C. Section 1350 as Adopted Pursuant to Section 906 of the Sarbanes-Oxley Act of 2002
32.2**	Certification of Chief Financial Officer Pursuant to 18 U.S.C. Section 1350 as Adopted Pursuant to Section 906 of the Sarbanes-Oxley Act of 2002
101.INS	Inline XBRL Instance Document – the instance document does not appear in the Interactive Data File because its XBRL tags are embedded within the Inline XBRL document
101.SCH	Inline XBRL Taxonomy Extension Schema With Embedded Linkbase Documents
104	The cover page for the Company's Quarterly Report on Form 10-Q for the quarter ended March 31, 2024 has been formatted in Inline XBRL.

* Filed herewith.

** Furnished herewith.

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned thereunto duly authorized.

BrightView Holdings, Inc.

Date: May 7, 2025

By: /s/ Brian Jackson

Brian Jackson
Chief Accounting Officer
(Principal Accounting Officer)

Exhibit 31.1

CERTIFICATION OF PERIODIC REPORT UNDER SECTION 302 OF THE SARBANES-OXLEY ACT OF 2002

I, Dale A. Asplund, certify that:

1. I have reviewed this Quarterly Report on Form 10-Q for the quarterly period ended March 31, 2025 of BrightView Holdings, Inc.;

2. Based on my knowledge, this report does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made, in light of the circumstances under which such statements were made, not misleading with respect to the period covered by this report;

3. Based on my knowledge, the financial statements, and other financial information included in this report, fairly present in all material respects the financial condition, results of operations and cash flows of the registrant as of, and for, the periods presented in this report;

4. The registrant's other certifying officer and I are responsible for establishing and maintaining disclosure controls and procedures (as defined in Exchange Act Rules 13a-15(e) and 15d-15(e)) and internal control over financial reporting (as defined in Exchange Act Rules 13a-15(f) and 15d-15(f)) for the registrant and have:

   a) Designed such disclosure controls and procedures, or caused such disclosure controls and procedures to be designed under our supervision, to ensure that material information relating to the registrant, including its consolidated subsidiaries, is made known to us by others within those entities, particularly during the period in which this report is being prepared;

   b) Designed such internal control over financial reporting, or caused such internal control over financial reporting to be designed under our supervision, to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles;

   c) Evaluated the effectiveness of the registrant's disclosure controls and procedures and presented in this report our conclusions about the effectiveness of the disclosure controls and procedures, as of the end of the period covered by this report based on such evaluation; and

   d) Disclosed in this report any change in the registrant's internal control over financial reporting that occurred during the registrant's most recent fiscal quarter (the registrant's fourth fiscal quarter in the case of an annual report) that has materially affected, or is reasonably likely to materially affect, the registrant's internal control over financial reporting; and

5. The registrant's other certifying officer and I have disclosed, based on our most recent evaluation of internal control over financial reporting, to the registrant's auditors and the audit committee of the registrant's board of directors (or persons performing the equivalent functions):

a) All significant deficiencies and material weaknesses in the design or operation of internal control over financial reporting which are reasonably likely to adversely affect the registrant's ability to record, process, summarize and report financial information; and

b) Any fraud, whether or not material, that involves management or other employees who have a significant role in the registrant's internal control over financial reporting.

Date: May 7, 2025

/s/ Dale A. Asplund
Dale A. Asplund
Chief Executive Officer and Director
(Principal Executive Officer)

Exhibit 31.2

CERTIFICATION OF PERIODIC REPORT UNDER SECTION 302 OF THE SARBANES-OXLEY ACT OF 2002

I, Brett Urban, certify that:

1. I have reviewed this Quarterly Report on Form 10-Q for the quarterly period ended March 31, 2025 of BrightView Holdings, Inc.;

2. Based on my knowledge, this report does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made, in light of the circumstances under which such statements were made, not misleading with respect to the period covered by this report;

3. Based on my knowledge, the financial statements, and other financial information included in this report, fairly present in all material respects the financial condition, results of operations and cash flows of the registrant as of, and for, the periods presented in this report;

4. The registrant's other certifying officer and I are responsible for establishing and maintaining disclosure controls and procedures (as defined in Exchange Act Rules 13a-15(e) and 15d-15(e)) and internal control over financial reporting (as defined in Exchange Act Rules 13a-15(f) and 15d-15(f)) for the registrant and have:

   a) Designed such disclosure controls and procedures, or caused such disclosure controls and procedures to be designed under our supervision, to ensure that material information relating to the registrant, including its consolidated subsidiaries, is made known to us by others within those entities, particularly during the period in which this report is being prepared;

   b) Designed such internal control over financial reporting, or caused such internal control over financial reporting to be designed under our supervision, to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles;

   c) Evaluated the effectiveness of the registrant's disclosure controls and procedures and presented in this report our conclusions about the effectiveness of the disclosure controls and procedures, as of the end of the period covered by this report based on such evaluation; and

   d) Disclosed in this report any change in the registrant's internal control over financial reporting that occurred during the registrant's most recent fiscal quarter (the registrant's fourth fiscal quarter in the case of an annual report) that has materially affected, or is reasonably likely to materially affect, the registrant's internal control over financial reporting; and

5. The registrant's other certifying officer and I have disclosed, based on our most recent evaluation of internal control over financial reporting, to the registrant's auditors and the audit committee of the registrant's board of directors (or persons performing the equivalent functions):

a) All significant deficiencies and material weaknesses in the design or operation of internal control over financial reporting which are reasonably likely to adversely affect the registrant's ability to record, process, summarize and report financial information; and

b) Any fraud, whether or not material, that involves management or other employees who have a significant role in the registrant's internal control over financial reporting.

Date: May 7, 2025

/s/ Brett Urban
Brett Urban
Executive Vice President, Chief Financial Officer
(Principal Financial Officer)

Exhibit 32.1

CERTIFICATION PURSUANT TO
18 U.S.C. SECTION 1350
AS ADOPTED PURSUANT TO SECTION 906
OF THE SARBANES-OXLEY ACT OF 2002

In connection with the Quarterly Report of BrightView Holdings, Inc. (the "Company") on Form 10-Q for the quarterly period ended March 31, 2025 filed with the Securities and Exchange Commission on the date hereof (the "Report"), I, Dale A. Asplund, Chief Executive Officer and Director of the Company, do hereby certify, pursuant to 18 U.S.C. Section 1350, as adopted pursuant to Section 906 of the Sarbanes-Oxley Act of 2002, that:

- The Report fully complies with the requirements of Section 13(a) or 15(d) of the Securities Exchange Act of 1934; and
- The information contained in the Report fairly presents, in all material respects, the financial condition and results of operations of the Company for the periods presented therein.

Date: May 7, 2025

/s/ Dale A. Asplund
Dale A. Asplund
Chief Executive Officer and Director
(Principal Executive Officer)

Exhibit 32.2

CERTIFICATION PURSUANT TO
18 U.S.C. SECTION 1350
AS ADOPTED PURSUANT TO SECTION 906
OF THE SARBANES-OXLEY ACT OF 2002

In connection with the Quarterly Report of BrightView Holdings, Inc. (the "Company") on Form 10-Q for the quarterly period ended March 31, 2025 filed with the Securities and Exchange Commission on the date hereof (the "Report"), I, Brett Urban, Executive Vice President, Chief Financial Officer of the Company, do hereby certify, pursuant to 18 U.S.C. Section 1350, as adopted pursuant to Section 906 of the Sarbanes-Oxley Act of 2002, that:

- The Report fully complies with the requirements of Section 13(a) or 15(d) of the Securities Exchange Act of 1934; and
- The information contained in the Report fairly presents, in all material respects, the financial condition and results of operations of the Company for the periods presented therein.

Date: May 7, 2025

/s/ Brett Urban
Brett Urban
Executive Vice President, Chief Financial Officer
(Principal Financial Officer)

BID BOND

Travelers Casualty and Surety Company of America
Hartford, CT 06183

KNOWN ALL BY THESE PRESENTS, That we, BRIGHTVIEW LANDSCAPE SERVICES, INC., as Principal, and Travelers Casualty and Surety Company of America, as Surety, are held and firmly bound unto RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT, as Obligee, in the sum of Five Percent of Amount bid Dollars (5% of Amount Bid) for the payment of which we bind ourselves, and our successors and assigns, jointly and severally, as provided herein.

WHEREAS, Principal has submitted or is about to submit a bid to the Obligee on a contract for Landscape Maintenance Services Request for Proposals: 2025-001 ("Project").

NOW, THEREFORE, the condition of this bond is that if Obligee accepts Principal's bid, and Principal enters into a contract with Obligee in conformance with the terms of the bid and provides such bond or bonds as may be specified in the bidding or contract documents, then this obligation shall be void; otherwise Principal and Surety will pay to Obligee the difference between the amount of Principal's bid and the amount for which Obligee shall in good faith contract with another person or entity to perform the work covered by Principal's bid, but in no event shall Surety's and Principal's liability exceed the penal sum of this bond.

Signed this 4th day of August, 2025.

BRIGHTVIEW LANDSCAPE SERVICES, INC.
(Principal)

By: _____
Meghan Haines, Attorney-in-Fact

Travelers Casualty and Surety Company of America

By: _____
Samantha Russell, Attorney-in-Fact

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On 08/04/25 before me, Becky Gomez. Notary Public, personally appeared Meghan Hanes who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity~~(ies)~~, and that by ~~his~~/her/~~their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

BECKY GOMEZ
Notary Public - California
Orange County
Commission # 2455974
My Comm. Expires Jul 30, 2027

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

Limited Power of Attorney

BrightView Holdings, Inc. of 980 Jolly Road, Blue Bell, PA 19422, Federal Employer Tax Identification Number 46-4190788, hereby constitutes and appoints, jointly and severally, the following employees of certain subsidiaries of Aon plc ("Aon"), as identified below, its true and lawful attorney-in fact, only upon BrightView's prior written consent, to execute and apply a corporate seal to all surety bonds issued on behalf of each of the subsidiaries of BrightView Holdings, Inc. listed on Exhibit A attached hereto.

Aon Employee	Aon Subsidiary
Los Angeles Becky Gomez Meghan Hanes Samantha Russell Vanessa Fong	**Aon Risk Services West, Inc.**
Philadelphia Catherine E. Smithson Sara Owens	**Aon Risk Services Northeast, Inc.**
New York Frances Rodriguez Francesca Kazmierczak	**Aon Risk Services Northeast, Inc.**
Chicago Jennifer L. Jakaitis Nicholas Kertesz	**Aon Risk Services Central, Inc.**
Atlanta Sandy K. McElhaney Mary Yohnke	**Aon Risk Services South, Inc.**

This Power-of-Attorney shall become effective upon the signing of this document and shall remain in effect until terminated by either party upon ten (10) days written notice.

IN WITNESS WHEREOF, the signing party below affirms his/her authority to sign this Designation of Representative and grant the powers contained therein.

Dated: December 12th, 2024

By
Name: Brian Jackson
Title: Chief Accounting Officer

Sworn and subscribed before me, Christine Tryon this 12th day of December, 2024.

Commonwealth of Pennsylvania - Notary Seal
Christine Tryon, Notary Public
Montgomery County
My Commission Expires August 7, 2028
Commission Number 1207324

Exhibit A

BrightView Landscape Services, Inc. (California)
BrightView Landscape Services, Inc. (Texas)
BrightView Landscape Services, Inc. (Arizona)
BrightView Landscape Services, Inc. (Colorado)
BrightView Landscape Services, Inc. (Florida)
BrightView Landscape Services, Inc. (Georgia)
BrightView Landscape Services, Inc. (Nevada)
BrightView Landscapes, LLC
BrightView Tree Care Services, Inc.
BrightView Golf Maintenance, Inc.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On 08/04/25 before me, Tracy Aston, Notary Public, personally appeared Samantha Russell who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity~~(ies)~~, and that by ~~his~~/her/~~their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

TRAVELERS

Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **Samantha Russell** of **LOS ANGELES**, **California**, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **21st** day of **April, 2021.**

State of Connecticut

City of Hartford ss.

By: _____
Robert L. Raney, Senior Vice President

On this the **21st** day of **April, 2021**, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June, 2026**

_____
Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this 8 day of AUGUST, 2025

_____
Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

LANDSCAPE MAINTENANCE SERVICES

Request for Proposals: 2025-001

PROJECT MANUAL

ISSUE DATE: JUNE 2025

District Manager: Governmental Management Services
219 East Livingston Street
Orlando, Florida 32801

RANDAL PARK
COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR PROPOSAL NUMBER 2025-001
LANDSCAPE MAINTENANCE SERVICES

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RANDAL PARK
COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF SOLICITAION FOR REQUEST FOR PROPOSALS

LANDSCAPE MAINTENANCE SERVICES
ORANGE COUNTY, FLORIDA

Notice is hereby given that the **Randal Park Community Development District** (referred to herein as the "District" or the "Owner") request proposals to provide landscape maintenance services (Request for Proposals 2025-001) including but limited to, maintenance of turf, trees, shrubs, ground cover and irrigation, as well as trash removal throughout the District, as more specifically set forth in the project manual (as described herein).

The project manual, comprised of proposal and contract documents, will be available for public inspection and may be obtained beginning Monday, June 23rd, 2025, at 9:00 a.m., from the District Manager's office, 219 East Livingston Street, Orlando, Florida 32801, by emailing the District's Field Manager Jarett Wright at jwright@gmscfl.com , or by calling the office at 407-841-5524.

Firms desiring to provide services for this project must submit one (1) original hard copy and one (1) electronic copy of the required proposal no later than **Wednesday, August 6th, 2025 by 11:00 a.m.** at the office of the District Manager, 219 East Livingston Street, Orlando, Florida 32801, ATTN: Jarett Wright, at which time the proposals will be publicly opened. Proposals must be submitted in a sealed envelope pursuant to the Instructions to Proposers. Proposals received after the time and date stipulated above will be returned unopened to the Proposer.

A pre-proposal conference will be held on Monday, June 30th, 2025 at 10:00 a.m. at the Randal Park Clubhouse located at 8730 Randal Park Blvd, Orlando, Florida, 32832. Attendance is voluntary, however, it is strongly encouraged.

Ranking of Proposals will be made on in accordance with the criteria set forth on the ranking worksheet contained within the Request for Proposal. The District reserves the right to reject any and all proposals, with or without cause, to waive minor technical errors and informalities, or to accept the proposal which, in its judgment, is in the best interest of the District.

Randal Park Community Development District
Jason Showe, District Manager

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR PROPOSAL NUMBER 2025-001
LANDSCAPE/GROUNDS MAINTENANCE SERVICES

INSTRUCTIONS TO PROPOSERS

1. Due Date: Sealed proposals must be received no later than **August 6th, 2025 at 11:00 a.m.** at the office of the Governmental Management Services, 219 East Livingston Street, Orlando, Florida 32801, ATTN: Jarett Wright. Proposals will be opened publicly at that time.

2. Proposal Guaranty: A certified or cashiers check on any national or state bank, or a proposal bond, in a sum not less than five (5) percent of the amount proposed, made payable to the Owner, must accompany each proposal as a guarantee that the Proposer will promptly enter into an agreement to do the work. The Proposal Guaranty shall be submitted with the understanding that the Proposer will not withdraw his proposal for a period of sixty (60) days after proposals are received.

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

4. Familiarity with Laws: The Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility.

5. Qualifications of Proposer: The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared with the necessary organization, capital, and equipment to complete the work to the satisfaction of the Owner.

6. No Proposer shall submit more than one proposal. Proposers shall be disqualified and their proposals rejected if Owner has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any existing contract, or for failure to demonstrate proper licensure and business organization.

7. Interpretations and Addenda: All questions about the meaning or intent of the proposal documents are to be directed in writing via email only to the District Field Manager Jarett Wright, jwright@gmscfl.com. Interpretations or clarifications considered necessary by the District Manager in response to such questions will be issued by Addenda e-mailed or delivered to all parties recorded as having received the proposal documents. Questions received less than seven (7) days prior to the date of opening of proposals may not be

answered. Only questions answered by formal written Addenda will be binding. No interpretations will be given verbally. All questions and answers will be distributed to all Proposers.

8. Submission of Proposal: Submit one (1) original hard copy and one (1) electronic copy of the proposal forms, the proposal security and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the project title and name and address of the Proposer and accompanied by the required documents. If the proposal is sent through the mail or other delivery system, the sealed envelope shall be enclosed in a separate envelope with a notation (RESPONSE TO PROPOSAL NO. 2025-001 ENCLOSED) on the face of it.

9. Modification and Withdrawal: Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of sixty (60) days.

10. Proposal Documents: The Request for Proposal will be available on June 23rd, 2025 at 09:00 a.m., by emailing the District Field Manager Jarett Wright, jwright@gmscfl.com, or from the District Office, 219 East Livingston Street, Orlando, Florida 32801. Contact Jason Showe at 407-841-5524.

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

12. Basis of Award/Right to Reject or Award: The Owner reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed appropriate.

13. Contract Award: Within fourteen (14) days of receipt of the Notice of Award, the Proposer shall enter into and execute the Contract in substantially the form included herein.

14. Pre-Proposal Conference: A pre-proposal conference will be held on Monday, June 30th, 2025, at 10:00 a.m. at the Randal Park Clubhouse located at 8730 Randal Park Blvd, Orlando, Florida, 32832. Attendance is voluntary but strongly encouraged. The Proposer is assumed to be familiar with the area and any natural features that will in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility.

15. Insurance: All Proposers shall include as part of their proposal a current Certificate of Insurance detailing the company's insurance coverage and including the required minimum coverages and information as listed below. In the event the Proposer is notified of award, it shall provide proof of Insurance Coverage within fourteen (14) calendar days after notification, or within such approved extended period as the Owner may grant. Failure to provide proper proof of insurance coverage shall constitute a default.

A. Minimum Limits

Commercial General Liability:	$2,000,000 per occurrence
Automobile Liability:	$2,000,000 per occurrence
Workers Compensation:	Statutory
Employers Liability	$1,000,000

B. **Please include the following on the certificate of insurance**:

1. Reference the Randal Park Community Development District and contract number on the certificate.

2. All coverage must be written with an insurance carrier that has an A.M Best's Key Rating of at least A and a financial rating of VII.

3. State additional insured on certificate and mark box with a "Y" for certificate holder as additional insured. Additional insured: *Randal Park Community Development District must be listed as an additional insured with respect to all coverage, except workers compensation and employers liability.*

4. General liability must include contractual liability

5. Waiver of subrogation: *"A Waiver of subrogation applies in favor of the Randal Park Community Development District with respects to all coverage."*

6. A 30 days notice of cancellation is required.

7. All Auto policies need to cover "any Auto" **or** "Hired, Non-Owned and scheduled".

8. An authorized agent must sign the certificate.

9. Certificate Holder MUST Read:

Randal Park CDD
Attn: District Manager
219 East Livingston Street
Orlando, Florida 32801

16. Indemnification: The successful Proposer shall fully indemnify and hold harmless Owner, the District Manager and the District Engineer, from and against all claims, damages, costs and losses arising, in whole or in part, from Contractor's negligence or breach of contract, as more fully set forth in the Contract form, provided herein.

17. Limitation of Liability: Nothing herein shall be construed as or constitute a waiver of Owner's limitations on liability contained in section 768.28, Florida Statutes, or other statute or law.

18. Irrigation: The successful Proposer shall operate the irrigation system in conformance with the applicable consumptive use permit ("CUP") for the areas within the contract. The operation of the irrigation system shall include record keeping and reporting as required by the CUP and the provision of records upon request.

19. All proposals shall include the following information in addition to any other requirements of the proposal documents:

A. A narrative description of the Proposer's approach to providing the services as described in the scope of services, provided herein. (Limited to 5 pages).

B. Proposer's organizational chart.

C. List position or title and corporate responsibilities of key management or supervisory personnel-Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.

D. Describe proposed staffing levels.

E. A list and description of landscaping/grounds maintenance projects undertaken for each of the last three (3) years, including the scope of services provided, the name of the project owner and a contact name and phone number.

F. A listing of the total annual dollar value of work, as described above under G, completed for each of the last three (3) years.

G. List all other contracts related to the provision of services by the Proposer in which the company is presently engaged.

H. Three References, including the name address and phone number of a contact person, from projects of similar size and scope. The references may, but are not required to, overlap with projects or current contracts as listed above under E and G.

I. Current certificates of insurance including certificates for any sub-contractors that will be used.

J. A list of any and all lawsuits that the Proposer is or has been a party to in the past five (5) years.

K. A list of any and all licensure disciplinary actions the Proposer or its employees is or has been a party to in the past five (5) years.

L. Completed copies of all other forms included within the proposal documents

20. Any protest regarding the Proposal Documents, including specifications or other requirements contained in the Request for Proposal, must be filed in writing within seventy-two (72) hours after the receipt of the proposed project plans and specifications or other contract documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents.

21. The proposals shall be ranked based on the Owner's evaluation of the Proposer's ability to perform the services for the project as demonstrated by the documentation provided by the Proposer and reference checks of the Proposer's clients. The criteria to be used in the

evaluation are presented in the Evaluation Criteria sheet, contained within the proposal documents.

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR PROPOSAL NUMBER 2025-001
LANDSCAPE MAINTENANCE SERVICES

EVALUATION CRITERIA

1. Personnel **(25 points)**

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

2. Experience **(25 points)**

(E.g., past record and experience of the respondent in similar projects; volume of work previously awarded to the firm; past performance for the District in other contracts; character, integrity, reputation, of respondent, etc.)

3. Understanding of Scope of Work **(25 points)**

Does the proposal demonstrate an understanding of the Districts' needs for the services requested?

4. Financial Capability **(10 points)**

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

5. Price **(15 points)**

Points available for price will be allocated as follows:

10 points will be awarded to the Proposer submitting the lowest total bid for completing the work for the initial two year term of the contract. All other proposals will receive a percentage of this amount based upon the difference between that Proposer's bid and the low bid.

5 points are allocated for the reasonableness of unit prices.

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

BASIC ORGANIZATION INFORMATION

DATE SUBMITTED Aug. 6, 2025

1. Proposer BrightView Landscapes
[Company Name]

/_/ An Individual
/_/ A Limited Liability Company
/_/ A Limited Liability Partnership
/_/ A Partnership
/_/ A Corporation
/_/ A Subsidiary Corporation

2. Proposer Company Address:

Street Address 103 W. Seventh Street

P.O. Box (if any) _____

City Orlando State FL Zip Code 32824

Telephone 407-222-1339 Fax no. _____

1st Contact Name Austin Israel Title BD

2nd Contact Name Tim Baker Title Branch MGR.

3. Parent Company Name (if applicable) _____

4. Parent Company Address (if different):

Street Address _____

P.O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

5. List the location of the Proposer's office which would perform the work.

Street Address 103 W. Seventh St.

P.O. Box (if any) _____

City Orlando State FL Zip Code 32824

Telephone 407-222-1339 Fax no. _____

1st Contact Name Austin Israel Title BD

6. If the Proposer is a corporation, is it incorporated in the State of Florida?

yes (✓) (Proceed to Question 6.1) no ( ) (Proceed to Question 6.2)

6.1 If yes, provide the following:

Is the Company in good standing with the Florida Secretary of State Division of Corporations? yes (✓) no ( )

If no, please explain

_____

_____

_____

Date incorporated 12/15/1998 Charter No. K51636 95-4194223

6.2 If no, provide the following:

The State in which Proposer is incorporated? _____

Is the Company in good standing with that State? yes ( ) no ( )

If no, please explain

_____

_____

_____

Date incorporated _____ Charter No. _____

Is the applicant registered with the State of Florida? yes ( ) no ( )

7. If the Proposer is a partnership (including a limited partnership or limited liability partnership) or limited liability company, is it organized in the State of Florida?

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

7.1 If yes, is the Proposer registered with the Florida Department of State, Division of Corporations? yes ( ) no ( )

If no, please explain

_____

_____

_____

Is the Proposer in good standing with the State of Florida? yes (✓) no ( )

If no, please explain

_____

_____

_____

Date Proposer was organized: 12/15/1988

7.2 If no, provide the following:

The State in which Proposer is organized: _____

Is the Proposer in good standing with that State? yes ( ) no ( )

If no, please explain

_____

_____

Date Proposer was organized: _____

Is the Proposer registered as a foreign partnership or limited company with the State of Florida? yes ( ) no (✓)

If no, please explain _____

8. Does Proposer hold any registrations or licenses with the State of Florida applicable to the contract?
yes (✓) no ( )

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

Type of registration Documents Attached

License No _____ Expiration Date _____

Qualifying individual _____ Title _____

List company(s) currently qualified under this license _____

_____

8.2 Does the Proposer hold any registrations or licenses with Polk County applicable to the contract? yes ( ) no (✓)

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

_____

9. List the Proposer's total annual dollar value of work completed for each of the last three (3) years starting with the latest year and ending with the most current year

(2022) _____, (2023) _____, (2024) _____.

10. What are the Proposer's current insurance limits? (Provide a copy of applicant's Certificate of Insurance)

General Liability $ Docs included
Automobile Liability $ Docs
Workers Compensation $ Docs
Expiration Date Docs

11. Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past two years? yes ( ) no (✓)

If yes, please describe each violation, fine, and resolution_____

_____

11.1 What is the Proposer's current worker compensation rating? _____

11.2 Has the Proposer experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past two years?
yes ( ) no (✓)

If yes, please describe each incident _____

_____

_____

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the Randal Park Community Development District, or their authorized agents, deemed necessary to verify the statements made in this application or attachments hereto, or regarding the ability, standing and general reputation of the applicant.

Rikard Beaton
Name of Proposer

By: Aug 6, 2025

This Aug 6, 202 day of Aug 6, 2025, 2025 By: Rikard Beaton
[Type Name and Title of Person Signing]

(Apply Corporate Seal, if filing as a corporation)

State of Florida
County of ORANGE

The foregoing instrument was acknowledged before me this 6 day of August, 2025, by Austin Isreal, of the Brightview who is personally known to me or who has produced License as identification and who did (did not) take an oath.

Signature of Notary taking acknowledgment

Notary Public State of Florida
Michelle Laborde
My Commission HH 625159
Expires 1/2/2029

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

AFFIDAVIT OF NON-COLLUSION

STATE OF _____
COUNTY OF _____

I _____, do hereby certify that I have not, either directly or indirectly, participated in collusion or proposal rigging. Affiant is a _____ in the firm of _____, and authorized to make this affidavit on behalf of the same. I understand that I am swearing or affirming under oath to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement includes fines and/or imprisonment.

Dated this _____ day of _____, 2025.

Richard Beaton
_____
Signature by authorized representative of Proposer

State of Florida
County of Orange

The foregoing instrument was acknowledged before me this 6 day of August, 2025, by Justin Israel, of the Brotherhood who is personally known to me or who has produced License as identification and who did (did not) take an oath.

_____
Signature of Notary taking acknowledgment

Notary Public State of Florida
Michelle Laborde
My Commission HH 625158
Expires 1/2/2029

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

ACKNOWLEDGMENT OF RECEIPT OF DOCUMENTS AND PROPOSAL SIGNATURE FORM

This Proposal for landscape maintenance services has been submitted on this ____ day of _____, 2025 by _____ [company] whose business address is _____, _____ telephone number is _____, and fax number is _____.

The undersigned acknowledges, by the below execution of this proposal, that all information provided herein has been provided in full and that such information is truthful and accurate. Proposer agrees through submission of this Proposal to honor all pricing information sixty (60) days from the date of the Proposal opening, and if awarded the contract on the basis of this Proposal to enter into and execute the services contract in substantially the form included in the proposal documents.

Proposer understands that inclusion of false, deceptive or fraudulent statements on this proposal constitutes fraud; and, that the District consider such action on the part of the Proposer to constitute good cause for denial, suspension or revocation of a proposal for work for the Randal Park Community Development District.

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

Addendum No. 1 dated 7/24/25

Addendum No. 2 dated 7/30/25

Addendum No. _____ dated _____

Addendum No. _____ dated _____

Addendum No. _____ dated _____

THIS AGREEMENT ("**Agreement**") is made and entered into this ___day of _____ 2025, by and between:

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Orange County, Florida, whose mailing address is c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (the "**District**"), and

_____, _____., a Florida _____, whose mailing and principal address is _____("**Contractor**").

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including landscaping and irrigation; and

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

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

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

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

2. CONTRACTOR OBLIGATIONS.

A. ***Scope of Services***. Contractor shall provide the services described in the Scope of Services attached hereto as **Exhibit A** ("**Work**"), for the areas identified in the Landscape Maintenance Map attached hereto as **Exhibit B** ("**Landscape Maintenance Area**"), both of which are incorporated herein by this reference. Contractor acknowledges and agrees that the Landscape Maintenance Area may be reasonably adjusted, in the sole discretion of the District, to accurately reflect areas of the Work actually being performed, which adjustments shall not result in change in the price for the Work as reflected in Contractor's fee summary attached hereto as **Exhibit C** ("**Fee Summary**") and incorporated herein by this reference. Should any work and/or services be required which are not specified in this Agreement or any amendments, addenda, or change orders but

which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by Contractor as if described and delineated in this Agreement. In the event of any conflict between the terns in this Agreement and the terms in any of the exhibits attached hereto, the terms in this Agreement shall control.

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

C. ***Manner of Contractor's Performance.*** The Contractor agrees, as an independent contractor, to undertake the Work as specified in this Agreement or any Work Authorization (defined herein) issued in connection with this Agreement. All Work shall be performed in a neat and professional manner acceptable to the District and shall be in accordance with all applicable standards, and as required by the Scope of Services. The performance of all Work and additional services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District. The Contractor warrants that the Work shall be free from any defects in workmanship and Contractor agrees to a warranty for a period of one year from completion of any portion of the Work to repair any deficiencies, fixes or touch-ups needed.

D. ***Discipline, Employment, Uniforms.*** Contractor shall maintain at all times strict discipline among its employees, subcontractors, agents and assigns and represents to the District that it has performed all necessary background checks of the same. Contractor shall not employ for work on the project any person unfit or without sufficient skills to perform the job for which such person is employed. All laborers and foremen of the Contractor shall perform all Work on the premises in a uniform to be designed by the Contractor. No shirtless attire, no torn or tattered attire or slang graphic T-shirts are permitted. No smoking in or around the buildings will be permitted. Rudeness or discourteous acts by Contractor employees will not be tolerated. No Contractor solicitation of any kind is permitted on property.

E. ***Rain Days***. In the event that time is lost due to heavy rains ("**Rain Days**"), Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. Contractor shall provide services on Saturdays, if needed to make up Rain Days, with prior notification to and approval by the District Representative(s) (defined herein).

F. ***Protection of Property.*** Contractor shall use all due care to protect against

any harm to persons or property while performing the Work. If Contractor's acts or omissions result in any damage to property within the District, including but not limited to damage to landscape lighting and irrigation system components, entry monuments, etc., the Contractor shall immediately notify the District and promptly repair all damage – and/or promptly replace damaged property – to the sole satisfaction of the District. If Contractor fails to do so, the District reserves the right to make such repairs and Contractor shall reimburse the costs of such repair or replacement.

G. ***District Representative; Reporting***. The District shall designate in writing a person to act as the District Representative with respect to the Work to be performed under this Agreement. The District Representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to Contractor's services, including the Work.

i. The District hereby designates the District Manager (Governmental Management Services – Central Florida, LLC) or its designee, to act as the District Representative.

ii. The District shall have the right to change its designated Representative with written notice to Contractor.

iii. Contractor agrees to meet with the District's representative no less than bi-weekly to walk the property and discuss conditions, schedules, and items of concern regarding this Agreement and to provide a monthly written report summarizing, at minimum, the Work performed during the month, any issues and/or areas of concern and the schedule of Work to be performed for the upcoming month.

iv. Contractor agrees to attend the regularly scheduled meetings of the Board of Supervisors of the District, upon request.

H. ***Deficiencies***. Contractor shall identify and promptly notify the District Representative of any deficient areas by written communication, including any explanations of proposed actions to remedy such deficiencies. Upon approval by the District Representative, the Contractor shall take such actions as are necessary to address the deficiencies within a reasonable time period specified by the District Representative, or if no time is specified by the District, within three (3) days and prior to submitting any invoices to the District. Contractor and the District recognize that time is of the essence with this Agreement and that the District will suffer financial loss if the deficiencies are not timely addressed. Should the Contractor fail to address any deficiencies within the time set forth by the District Representatives, the District shall have the rights to, among other remedies available at law or in equity, fine the Contractor one hundred dollars ($100.00) per day; to withhold some or all of the Contractor's compensation under this Agreement; and to contract with outside sources to perform necessary work with all charges for such services to be reimbursed by Contractor or deducted from the Contractor's compensation.

I. ***Compliance with Laws***. The Contractor shall keep, observe, and perform

all requirements of applicable local, state and federal laws, rules, regulations, ordinances, permits, licenses, or other requirements or approvals. Further, the Contractor shall notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, state, or federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any act or omission of the Contractor or any of its agents, servants, employees, or material men, or appliances, or any other requirements applicable to provision of services. Additionally, the Contractor shall promptly comply with any requirement of such governmental entity after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation. In the event of any conflict between the terms of Florida law and the terms herein, the terms of Florida law shall prevail.

J. ***Safety***. Contractor shall provide for and oversee all safety orders, precautions, and programs necessary for the Work. Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this Agreement. Contractor shall comply with all OSHA standards. Contractor shall take precautions at all times to protect any persons and property in performing the Work, utilizing safety equipment including but not limited to bright vests and traffic cones.

K. ***Environmental Activities*****.** The Contractor agrees to use best management practices, consistent with presently accepted industry standards, with respect to the storage, handling and use of chemicals (e.g., fertilizers, pesticides, etc.) and fuels. The Contractor shall keep all equipment clean (e.g., chemical sprayers) and properly dispose of waste. Further, the Contractor shall immediately notify the District of any chemical or fuel spills. The Contractor shall be responsible for any environmental cleanup, replacement of any turf or plants harmed from chemical burns, and correcting any other harm resulting from the Work to be performed by Contractor.

L. ***Payment of Taxes; Procurement of Licenses and Permits.*** Contractor shall pay all taxes required by law in connection with the Work, including sales, use, and similar taxes, and shall secure all licenses and permits necessary for proper completion of the Work, paying the fees therefore and ascertaining that the permits meet all requirements of applicable federal, state and local laws or requirements.

M. ***Subcontractors*****.** Contractor shall not assign any portion of the Work to subcontractors without prior, written approval of the District. In the event any portions of the Work are assigned to subcontractors, Contractor shall be responsible for the satisfactory performance of such work by subcontractors. Nothing in this Agreement shall be construed to create a contractual relationship between any subcontractor and the District.

N. ***Independent Contractor Status*****.** In all matters relating to this Agreement, Contractor shall be acting as an independent contractor. Neither Contractor nor employees of Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of Contractor, if any, in the performance of this Agreement. Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and Contractor shall have no authority to

represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

3. COMPENSATION; TERM.

A. ***Term***. The term of this Agreement is _____ years, comprised of an initial one (1) year term from _____ to _____ ("**Year 1**"), with four (4) additional automatic renewals on an annual basis, unless terminated earlier in accordance with the terms herein.

B. ***Compensation***. As compensation for the Work, the District agrees to pay Contractor an amount not-to-exceed per year for Year 1, all in accordance with the Fee Summary attached hereto as **Exhibit X**. Compensation for the Work in subsequent renewal years shall be in accordance with the with the Fee Summary attached hereto as **Exhibit X.**

C. ***Additional Work.*** Should the District desire that the Contractor provide additional work and/or services relating to the District's landscaping and/or irrigation systems (e.g., additional services or services for other areas not specified in this Agreement), such additional work and/or services shall be fully performed by the Contractor after prior approval of a required Work Authorization. The Contractor agrees that the District shall not be liable for the payment of any additional work and/or services unless the District first authorizes the Contractor to perform such additional work and/or services through an authorized and fully executed Work Authorization, a form of which is attached hereto as **Exhibit X**. The Contractor shall be compensated for such agreed additional work and/or services based upon a payment amount derived from the prices set forth in the Contractor's Fee Summary attached hereto as **Exhibit X**. If pricing for any such additional work or services is not specifically provided for in the exhibits hereto, Contractor agrees to negotiate in good faith on such pricing. Nothing herein shall be construed to require the District to use the Contractor for any such additional work and/or services, and the District reserves the right to retain a different contractor to perform any additional work and/or services.

D. ***Payments by the District.*** The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, section 218.70, et seq., *Florida Statutes*, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.

E. ***Payments by Contractor***. Subject to the terms herein, Contractor will promptly pay in cash for all costs of labor, materials, services and equipment used in the performance of the Work, and upon the request of the District, Contractor will provide proof of such payment. Contractor agrees that it shall comply with Section 218.735(6), *Florida Statutes*, requiring payments to subcontractors, material men, suppliers or laborers be made within ten (10) days of receipt of payment from the District. The District may require, as a condition precedent to making any payment to Contractor, that all

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

4. TERMINATION. The District agrees that the Contractor may terminate this Agreement for cause by providing sixty (60) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that, notwithstanding any other provision of this Agreement, and regardless of whether any of the procedural steps set forth in Section 2(H) of this Agreement are taken, the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Any termination by the District shall not result in liability for consequential damages, lost profits, or any other damages or liability. However, upon any termination of this Agreement by the District, the Contractor shall be entitled to payment for all Work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor. In the event of a default by Contractor, the District may elect not to terminate the Agreement, and instead to demand that Contractor cure any failure constituting default and make appropriate deduction or revision to the payment to become due to Contractor. Furthermore, the District reserves the right to pursue any and all available remedies under the law, including but not limited to equitable and legal remedies and withhold payment pending outcome of such dispute.

5. INSURANCE.

A. ***Insurance Required***. Before commencing any Work, the Contractor shall furnish the District with a Certificate of Insurance evidencing compliance with the requirements of this section. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be primary and written on forms acceptable to the District. Additionally, insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of A-VII. The procuring of required policies of insurance shall not be construed to limit Contractor's liability or to fulfill the indemnification provisions and requirements of this Agreement.

B. ***Types of Insurance Coverage Required***. Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance: [Policy limits listed in Paragraph 15. a. of Instructions to Propers will be inserted here.]

i. Worker's Compensation Insurance in accordance with the laws of the State of Florida. In the event the Contractor has "leased" employees, the Contractor or the employee leasing company must provide evidence of a Minimum Premium Workers' Compensation policy, along with a Waiver of Subrogation in favor of the District. All documentation must be provided to the District at the address listed below. No contractor or sub-contractor operating under a worker's compensation exemption shall access or work on the site.

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

iii. Commercial General Liability Insurance covering Contractor's legal liability for bodily injuries, property damage, contractual, products and completed operations, and personal injury, with limits of not less than $2,000,000 per occurrence, and further, including, but not being limited to, Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.

iv. Automobile Liability Insurance for bodily injuries in limits of not less than $2,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

v. Umbrella Excess Liability Insurance to cover any liability in excess of the limits of coverage already required and with limits of at least $1,000,000 per occurrence and $1,000,000 on aggregate.

C. ***Additional Insured***. All policies required by this Agreement, with the exception of Workers' Compensation, or unless specific approval is given by the District, are to be written on an occurrence basis, and shall name the District, and its supervisors, officers, staff, agents, employees, and representatives as additional insured (with the exception of Workers' Compensation insurance) as their interest may appear under this Agreement. Insurer(s), with the exception of Workers' Compensation on non-leased employees, shall agree to waive all rights of subrogation against the District and its supervisors, officers, staff, agents, employees, and representatives.

D. ***Sub-Contractors.*** Insurance requirements itemized in this Agreement and required of the Contractor shall be provided on behalf of all sub-contractors, if any and if approved, to cover their operations performed under this Agreement. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to sub-contractors.

E. ***Payment of Premiums.*** The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Agreement and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.

F. ***Notice of Claims.*** Notices of accidents (occurrences) and notices of claims

associated with work being performed under this Agreement shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.

G. ***Failure to Provide Insurance.*** The District shall retain the right to review, at any time, coverage, form, and amount of insurance. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance to the District and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance. If Contractor fails to pay such cost to the District, the District may deduct such amount from any payment due the Contractor.

6. INDEMNIFICATION.

A. The Contractor shall indemnify, defend, and hold harmless, the District, the District's Board of Supervisors, District staff and the District's agents, officers, employees, contractors, and representatives from and against any and all liability, actions, claims, demands, loss, damage, injury, or harm of any nature whatsoever, arising from the acts or omissions of Contractor, or the Contractor's officers, directors, agents, assigns, employees, subcontractors, or representatives.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, fines, forfeitures, back pay, awards, court costs, mediation costs, litigation expenses, attorney fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), or other amounts of any kind.

C. The Contractor agrees that nothing in this Agreement shall serve as or be construed as a waiver of the District's or its staff, supervisors or consultant's limitations on liability contained in section 768.28, *Florida Statutes*, or other law. Any subcontractor retained by the Contractor shall acknowledge the same in writing, and it shall be Contractor's responsibility to secure such acknowledgments. Further, nothing herein shall be construed to limit or restrict the District's rights against the Contractor under applicable law.

D. It is understood and agreed that this Agreement is not a construction contract as that term is referenced in Section 725.06, *Florida Statutes*, and that said statutory provision does not govern, restrict or control this Agreement

7. MISCELLANEOUS PROVISIONS

A. ***Default and Protection Against Third-party Interference*****.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

B. ***Custom and Usage*****.** It is hereby agreed, any law, custom, or usage to the

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

C. ***Successors*****.** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators and successors of the parties to this Agreement, except as expressly limited in this Agreement.

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

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

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

G. ***Agreement*****.** This instrument, together with its Exhibits, shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement. All prior agreements regarding the matters provided herein are hereby superseded and replaced by this Agreement. The Exhibits attached herein are incorporated to the extent that it clarifies certain terms of the Agreement, and to the extent there are any inconsistencies or conflict between this instrument and the Exhibits, this instrument shall control.

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

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

J. ***Notices*****.** All notices, requests, consents and other communications under this Agreement ("**Notices**") shall be in writing and shall be delivered via hand delivery, mailed by United States certified mail, or by overnight delivery service, to the parties, as follows:

A. **If to the District:** Randal Park Community Development District

c/o Governmental Management Services – Central Florida, LLC

219 East Livingston Street
Orlando, Florida 32801

Attn.: District Manager, Jason Showe

With a copy to: Latham, Luna, Eden & Beaudine, LLP
201 S. Orange Ave, Ste. 1400

Orlando, Florida 32801

Attn.: District Counsel, Jan A. Carpenter, Esq.

B. **If to Contractor:**

103 W. Seventh St.
Orlando, FL. 32824

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

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

L. ***Controlling Law; Venue.*** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Parties consent to and agree that the exclusive venue for any litigation

arising out of or related to this Agreement shall be in a court of appropriate jurisdiction in and for Osceola County, Florida.

M. ***Public Records*****.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **TBD** ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT XXXXXX@GMSCFL.COM, (407) 841-5524, AND 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801.

N. ***Severability*****.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

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

P. ***Counterparts*****.** This Agreement may be executed in any number of

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

Q. ***Scrutinized Companies Statement*.** Contractor certifies that it is not in violation of Section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

E-Verify.

(a) The Contractor shall comply with and perform all applicable provisions and requirements of Section 448.095, *Florida Statutes* and Section 448.09(1), *Florida Statues*. Accordingly, beginning on the Effective Date, to the extent required by Section 448.095*, Florida Statutes*, the Contractor shall enroll with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

(b) If the Contractor anticipates entering into agreements with a subcontractor for the work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

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

R. ***Compliance with section 20.055, Florida Statutes***. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with section 20.055(5), *Florida Statutes.*

[*Remainder of this page intentionally left blank*]

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

ATTEST:

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

_____

By: _____

☐ Secretary

☐ Assistant Secretary

_____

By:_____

☐ Chairperson

☐ Vice Chairperson

WITNESS:

[SERVICE PROVIDER]

_____

By: _____

Its: _____

_____

By: Richard Beaton

Its: _____

Exhibit A: Scope of Services
Exhibit B: Landscape Map
Exhibit C: Fee Summary

Exhibit A - Scope of Services

Randal Park CDD

LANDSCAPE SCOPE OF WORK

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

General Services- Component "A"

Turf Maintenance

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

Mowing

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

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

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

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

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

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

Edging

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

String Trimming

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

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

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

Blowing

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

Damage Prevention/Repair

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

Detailing

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

needed to accomplish the full amount of detail rotations.

Pruning

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

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

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

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

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

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

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

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

Weed Control

Bed areas are to be left in a weed free condition after each detail service. While pre and post- emergent

chemicals are acceptable means of control, weeds in bed areas larger than 3" shall be pulled by hand or string trimmed.

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

Trash Removal

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

Policing

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

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

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

Communication

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

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

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

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

Staffing

The Contractor shall have a well-experienced Foreman/Supervisor supervising all work onsite. This

person should have knowledge of horticultural practices and be capable of properly supervising others. The Foreman/Supervisor should communicate regularly, daily when needed, with CDD management. Further, In order to maintain continuity, the same Foreman/Supervisor shall direct the scheduled maintenance operations throughout the year. Any anticipated changes in supervisory personnel shall be brought to the attention of the CDD representative prior to any such change. The intent is for maintenance personnel to familiarize themselves with the site.
The crew members should be properly trained to carry out their assigned task and should work in a safe professional manner. Each crew member should be in full uniform at all times.

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

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

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

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

Application Maintenance Information

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

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

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

St. Augustine

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

Monthly Application schedule – St. Augustine

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

Application Requirements: ST AUGUSTINE

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

BAHIA – Where Applicable (Irrigated areas only)

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

Monthly Application Schedule - Bahia

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

Application Requirements: BAHIA

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

Bermuda - SPORTS Field

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

- January:Liquid or granular Fertilization - Disease & Insect Control
- February:Liquid or granular Fertilization
- March: Core Aeration
- April: Liquid or granular Fertilization Sedge & Broadleaf Weed Control/Disease & Insect Control
- June: Disease & Insect Control as needed.
- July: Liquid or granular Fertilization
- August: Sedge & Broadleaf Weed Control/Disease & Insect Control
- September: Liquid or granular Fertilization
- October: Disease & Insect Control
- December: Liquid or granular Fertilization

Bermuda - Standard

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

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

Application Requirements: BERMUDA

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

coated products.

Zoysia

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

Monthly Application Schedule - Zoysia

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

Application Requirements: ZOYSIA

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

General

Insect/Disease Control - ALL TURF

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

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

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

Weed Control - ALL TURF

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

Contractor shall alert management of outbreaks of Crabgrass, wild Bermuda, Alexander and Dove grasses. Failure to do so will make the contractor liable for resulting turf loss. Supplemental insecticide

applications will be provided in addition to the normal preventive program as needed to provide control.

Warranty - ALL TURF

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

Component "C" – Tree/Shrub Care Program

Application Schedule – Trees and Shrubs

Monthly Application Schedule -

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

Application Requirements: Fertilization

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

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

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

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

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

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

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

Insect/Disease Control

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

Contractor is responsible for the continuous monitoring for the presence of damaging insects or disease. Any problems noted between regularly scheduled visits will be treated as a service call and responded to within 48 hours. Service calls due to active infestations are included in this program.

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

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

Specialty Palms

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

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

Warranty

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

Component "D" – Irrigation Maintenance

Frequency of Service

Contractor will perform the following itemized services under "Specifications" on a monthly basis completing 25% of the inspection each week. The irrigation inspection should be performed during the

same week(s) each month. Repairs under $500 should be carried out each month with just verbal confirmation. Anything over $500 requires written approval.

Specifications

- Activate each zone of the system.
- Visually check for any damaged heads or heads needing repair.
- Visually check all landscape areas irrigated with Netafim drip lines to ensure proper water flow and pressure.
- Clean filters located at each zone valve monthly if applicable. Clean, straighten or adjust any heads not functioning properly.
- Straighten, re-attach to bracing and touch up paint on riser heads as needed. Report any valve or valve box that may be damaged in any way.
- Leave areas in which repairs or adjustments are made free of debris.
- Adjust controllers to the watering needs as dictated by weather conditions, seasonal requirements, and water management district restrictions including adjusting of rain sensors.
- Contractor will provide a written report of the findings by zone.
- Repairs that become necessary and that are over and above the routine monthly inspections will be done on a time and material basis. Hourly irrigation repair rates will be defined in the overall landscape maintenance contract.
- Request for authorization must be submitted to the CDD representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by the CDD representative prior to initiating any work. It is up to CDD management's discretion to allow the contractor to proceed with repairs at an agreed threshold without prior approval.

Service Calls

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

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

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

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

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

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

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

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

Component "E" – Additional Services

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

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

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

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

Schedule

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

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

All newly planted beds will have a minimum of 50% of the plants in bloom at the time of installation and they shall be 4 ½" individual pots.

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

Installation

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

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

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

plants.

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

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

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

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

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

Maintenance

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

Removal of all litter and debris.
Beds are to remain weed – free at all times.
All declining blooms are to be removed immediately.
Inspect for the presence of insect or disease activity and treat immediately.

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

Prolific bloomers such as Salvia require that 10% to 20% of healthy blooms are to be removed weekly.
Pre-emergent herbicides are not to be used in annual beds.
Contractor guarantees the survivability and performance of all annual plantings for a period of 90 days. Any plant that fails to perform during this period will be immediately replaced at the contractor’s expense.

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

E.2 - Bed Dressing

Application of designated mulching to community bed spaces.

Schedule

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

Installation

Prior to application, areas will be prepared by removing all foreign debris and establishing a defined,

uniform edge to all bed and tree rings as well as a 1” to 2” deep trench along all hardscape surfaces to include equipment pads, in order to hold the mulch in place. Bed dressing should be installed in weed free beds that have been properly edged and prepared.

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

E.3 - Palm Trimming Schedule

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

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

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

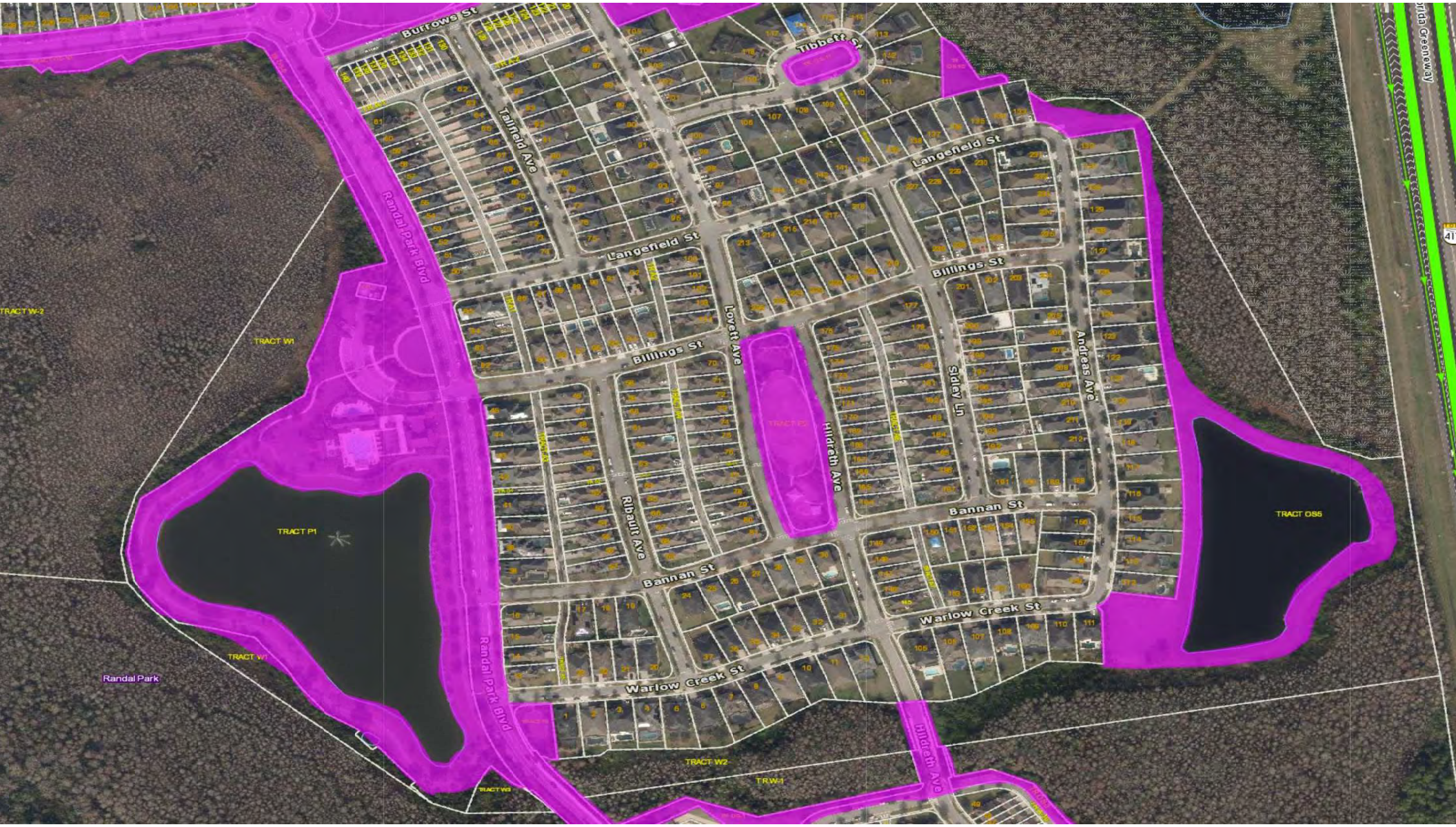
Trimming shall include removal of all dead fronds, loose boots and seed stalks.

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

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

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

Exhibit B - Landscape Map


Burrows St
Tibbett St
Tallfield Ave
Randal Park Blvd
Langefield St
Billings St
Loyett Ave
Hildreth Ave
Sipley Ln
Andreas Ave
Ribault Ave
Bannan St
Warlow Creek St
TRACT W-2
TRACT W1
TRACT P1
TRACT W
Randal Park
TRACT W2
T.R.W-1
TRACT W3
TRACT OS5
Florida Greenway

Corkfield AVE
Platte AVE
Bushmaster AVE
Scogoll St
Loft AVE
Deerhaven St
Tremont Ave
Lovatt
Tallfie
Buttons St
Gnatcatcher AVE
Gnatcatcher St
Meadowlark Ave
Gnatcatcher AVE
Gnatcatcher St


TRACT W-3
De Haven St
Tremerton Aly
Hedrick Aly
Vedder Ln
Grenny St
Kendren Aly
Durrein Ln
Pape Aly
TRACT W-2
TRACT B-NV8
TRACT W-3


Alley 303
Fullerwood Ave
Alley 304
Macaria St
Highland Sky Aly
Randal Walk St
Poplar Ridge Ave
Eagle Rock Aly
Laurel Glen Aly
Randal Park Blvd
Dowden Rd
Kristen Park Dr
East Park
Green Ivy Ln

Exhibit C – Fee Summary

Randal Park Community Development District Landscape Fee Summary

Contractor: BirghtView Landscape Services

Address: 103 W. Seventh Street Orlando, FL. 32824

Phone: 407-222-1339

Fax:

Contact: Austin Israel

Email: austin.israel@brightview.com

Property: Randal Park CDD

Address: 6200 Lee Vista Blvd, Suite 300
Orlando, FL, 32822

Phone: 407-841-5524

Contact: Jarett Wright

Email: jwright@gmscfl.com

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Turf Maintenance and Detailing (Component A) - *Turf Maintenance/Detailing/Communication/Staffing*	$18,840.00	$18,840.00	$18,840.00	$18,840.00	$18,840.00	$18,840.00	$18,840.00	$18,840.00	$18,840.00	$18,840.00	$18,840.00	$18,840.00	$226,080.00
TURF CARE (Component B) Bahia/St Augustine/Zoysia	$1,222.00	$1,222.00	$1,222.00	$1,222.00	$1,222.00	$1,222.00	$1,222.00	$1,222.00	$1,222.00	$1,222.00	$1,222.00	$1,222.00	$14,664.00
TREE/SHRUB CARE Includes OTC if Applicable (Component C) Tree/Shrub Fert/OTC/Drenching	$1,672.00	$1,672.00	$1,672.00	$1,672.00	$1,672.00	$1,672.00	$1,672.00	$1,672.00	$1,672.00	$1,672.00	$1,672.00	$1,672.00	$20,064.00
IRRIGATION MAINT. (Component D) *Irrigation Inspections*	$1,806.00	$1,806.00	$1,806.00	$1,806.00	$1,806.00	$1,806.00	$1,806.00	$1,806.00	$1,806.00	$1,806.00	$1,806.00	$1,806.00	$21,672.00
ANNUAL CHANGES - **(Component E.1)** *Per Annual Pricing: $2.20*	$0.00 *[Count]*	$0.00	$0.00	$0.00 *[Count]*	$0.00	$0.00	$0.00 *[Count]*	$0.00	$0.00	$0.00 *[Count]*	$0.00	$0.00	$0.00
BED DRESSING - Estimate mulch yds (Component E.2) *[Mulch Type] Per Yard Pricing: $55.65*	$3,942.00	$3,942.00	$3,942.00	$3,942.00	$3,942.00 *[Count]*	$3,942.00	$3,942.00	$3,942.00	$3,942.00	$3,942.00	$3,942.00 *[Count]*	$3,942.00	$47,304.00
PALM TRIMMING 2x Per Year (Component E.3) *Per Palm Price:* *Palm counts:*	$2,580.00	$2,580.00	$2,580.00	$2,580.00	$2,580.00 *[Count]*	$2,580.00	$2,580.00	$2,580.00	$2,580.00	$2,580.00	$2,580.00	$2,580.00	$30,960.00
TOTAL FEE PER MONTH:	$30,062.00	$30,062.00	$30,062.00	$30,062.00	$30,062.00	$30,062.00	$30,062.00	$30,062.00	$30,062.00	$30,062.00	$30,062.00	$30,062.00	$360,744
Fee Schedule with Extra Services	$30,062.00	$30,062.00	$30,062.00	$30,062.00	$30,062.00	$30,062.00	$30,062.00	$30,062.00	$30,062.00	$30,062.00	$30,062.00	$30,062.00	
Fee Schedule Essential Services Only	$23,540	$23,540	$23,540	$23,540	$23,540	$23,540	$23,540	$23,540	$23,540	$23,540	$23,540	$23,540	

Essential Services **Mowing/Detailing/Irrigation/Fert and Pest**	$282,480.00
Extra Services **Annual Changes, Palm Pruning, Mulch**	$78,264.00
TOTAL	$360,744.00

Initials_____ _____

EXHIBIT E
GENERAL RELEASE

The undersigned, for and in consideration of the payment of the sum of $_____, paid by Randal Park Community Development District, (hereinafter referred to as Owner), receipt of which is hereby acknowledged as complete compensation for performance of Contract Number _____, does hereby fully and completely discharge and release the Owner, its agents, employees, consultants, officers, directors, successors and assigns, the District Manager, and the District Engineer from any and all debts, accounts, promises, damages, liens, encumbrances, causes of action, suits, bonds, liabilities, judgments, claims and demands whatsoever, in law or in equity, which the undersigned ever had, now has or might hereafter have on account of labor performed, material furnished or services rendered, directly or indirectly, for the contract between the parties dated _____ (the Contract). The undersigned here certifies that all material, men, suppliers, subcontractors or others furnishing labor, goods, supplies or materials in connection with the Contract have been fully paid and satisfied and hereby agrees to hold harmless and indemnify Owner from any such claims, liens, demands, judgments, causes of action, suits or other liabilities which Owner/Engineer may incur as a result of any such non-payment or other dispute. The undersigned further agrees that in the event Owner is required, in its sole discretion, to enforce this release or the Contract in court proceedings or otherwise, then Owner shall be allowed to recover reasonable attorneys fees and costs incurred, whether incurred at trial, on appeal or in alternative dispute resolution.

Witnesses:

_____

_____

Contractor:

_____

Richard Beaton

_____

Authorized Signature

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ___ day of _____, 20___, by _____, who is personally known / produced identification.

_____

Notary Public
State of Florida at Large
My Commission Expires:

Randal Park CDD - Formal Landscape Maintenance Services Request for Proposal - Bid Packet (v2) (1) (1) (003)

Final Audit Report 2025-08-06

Created:	2025-08-05
By:	Austin Israel (austin.israel@brightview.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAv0Od5mlpae18Cl_LSAXwkhq7UcV48Bmy

"Randal Park CDD - Formal Landscape Maintenance Services Request for Proposal - Bid Packet (v2) (1) (1) (003)" History

Document created by Austin Israel (austin.israel@brightview.com)
2025-08-05 - 7:14:29 PM GMT

Document emailed to Rikard Beaton (rikard.beaton@brightview.com) for signature
2025-08-05 - 7:25:03 PM GMT

Email viewed by Rikard Beaton (rikard.beaton@brightview.com)
2025-08-05 - 10:13:29 PM GMT

Document e-signed by Rikard Beaton (rikard.beaton@brightview.com)
Signature Date: 2025-08-06 - 2:00:45 PM GMT - Time Source: server

Agreement completed.
2025-08-06 - 2:00:45 PM GMT

Adobe Acrobat Sign

Addendum #1
Randal Park CDD RFP 2025-001
Landscape Maintenance Services

July 24, 2025

To: All Prospective Proposers:

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

CLARIFICATIONS/QUESTIONS:

Q1: Is a district staff representative able to meet on site for a property review?

A1: The site is available for inspection at any time by bidders during the published timelines. District staff members will not be participating in any site reviews with bidders, and bidders are expected to perform these inspections on their own and use the bid packet information to generate their proposal. Any additional questions need to be submitted in writing by email to Jarett Wright - jwright@gmscfl.com.

Q2: In lieu of a certified check or cashiers check, would a Brunswick Letter be sufficient for the Proposal Guarantee?

A2: A Brunswick Letter will be sufficient for meeting the requirements of the Proposal Guarantee as long as it is dated within the last 30 days of the bid packet submittal deadline on August 6th, 2025.

Q3: Who is responsible for replacing the doggie pot station bags and trash liners around the community and how many are there?

A3: Currently, there are 20 dog stations located throughout the community. GMS maintenance staff changes and replaces the bags on Mondays, and it will be the bidders responsibility to provide ALL necessary bags, and assist with changing the stations bags once a week. This would occur preferably on the last day of weekly services. If the vendor intends to service the property early in the week these timelines can be adjusted, but once a week is the intended goal. A map showing the location of all dog stations will be provided in this document below.

Q4: Which verge areas in the community will the contractor be responsible for maintenance of?

*A4: Any common area space that is **NOT** located directly in front of a residence will be the CDD's responsibility to maintain and will be included in the contract. Homeowners are responsible for the verge areas in front of their houses, including mowing of the sod and maintaining their trees. Updated maps clearly defining these areas will be provided shortly along with the next Addendum.*

Q5: What are the palm counts and mulch yards for this project?

*A5: Palm counts are currently being calculated and will be included with the next addendum when the information becomes available. Palm pruning will be conducted **TWICE** a year. There are 860 yards of mulch that will be expected to be delivered **ONCE** a year. If the board desires to conduct an additional mulching throughout the year a proposal will be requested and will be subject to board approval at a public board meeting.*

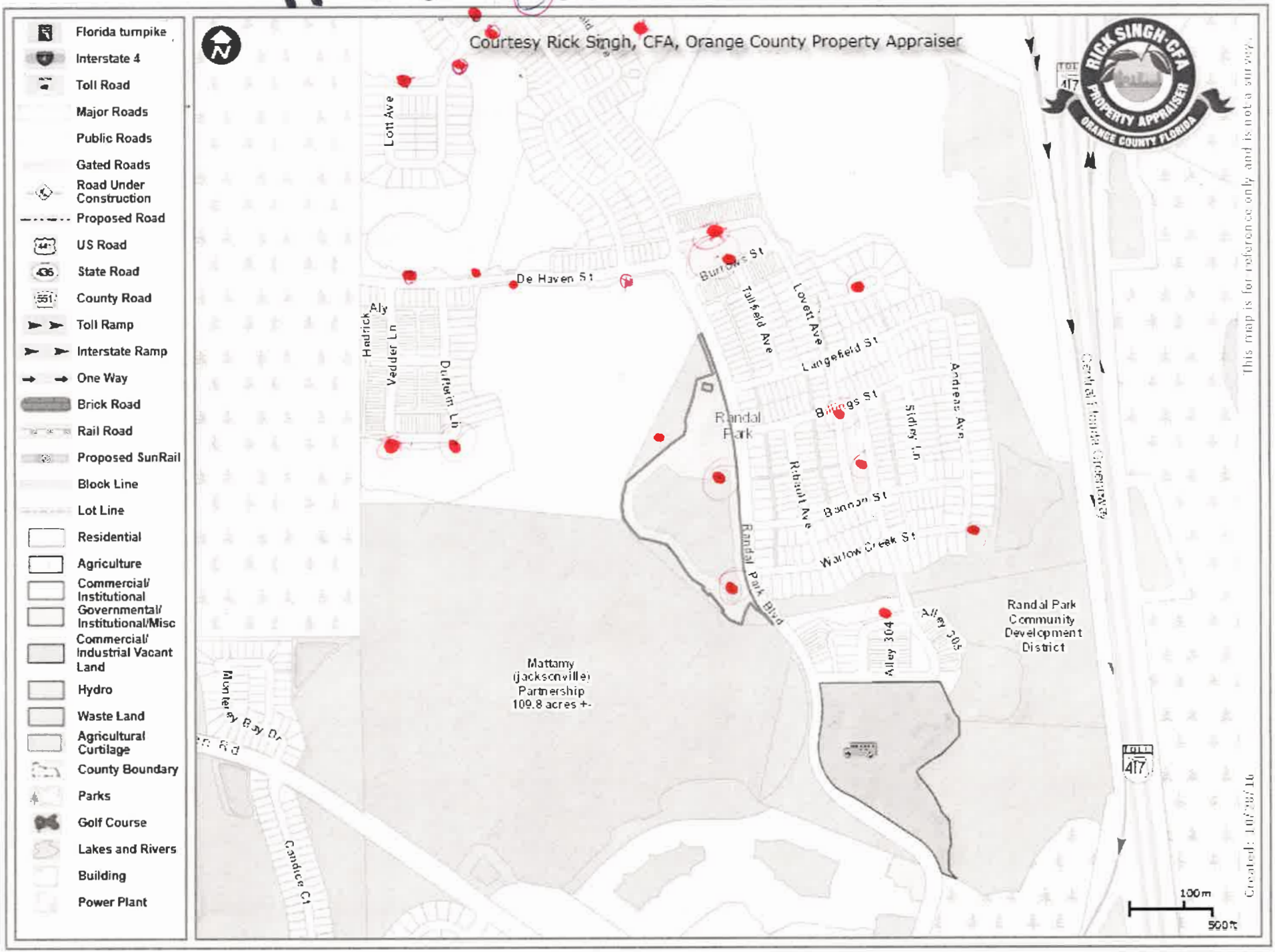
Q6: Is Yellowstone the current service provider for landscape maintenance of the CDD areas?

A6: Yes, Yellowstone is the current landscape vendor for the CDD.

Q7: Are Tracts TR 01, TR 02, TR 03, and TR 04 to be included in this bid?

A7: Yes, Tracts TR 01, TR 02, TR 03, and TR 04 are owned and maintained by the CDD. This is a walking path that leads in between Randal Park BLVD and Lovett AVE. This area is to be included in the contract and an updated map will be provided in the next addendum.

Doggie Pot Park



Randal Park Community Development District

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

NAME OF FIRM:

BrightView Landscapes Services, Inc.

SIGNATURE:

Austin Israel

DATE: 08/05/25

Addendum #2
Randal Park CDD RFP 2025-001
Landscape Maintenance Services

July 30, 2025

To: All Prospective Proposers:

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

CLARIFICATIONS/QUESTIONS:

Q1: What is the total number of palms the CDD is responsible for?

A1: This information is unavailable at this time and we cannot provide an accurate count of the palms at this time. All bidders are expected to inspect the property and gather these counts on their own.

Q2: For trees, palms, shrubs, and turf that are within 15ft of the pond waters edge what are the expectations for maintenance?

A2: Fertilizers will not be applied to any plant material or turf within 15 ft of the pond waters edge to help ensure the water source is not being contaminated. Only weeds in the plant bed and tree beds will be treated.

Q3: Can you confirm how many irrigation zones exist within the property and provide the locations of all irrigation timers and controllers?

A3: We are currently working on gathering this information and may provide it as soon as possible. Please use a best estimate for the time being, and if an amendment to the contract is needed in the future that will be discussed with the board of supervisors for approval.

Q4: Which verge areas in the community will the contractor be responsible for maintenance of?

*A4: Any common area space that is **NOT** located directly in front of a residence will be the*

CDD's responsibility to maintain and will be included in the contract. Homeowners are responsible for the verge areas in front of their houses, including mowing of the sod and maintaining their trees. Updated maps clearly defining these areas have been included along with this Addendum.

Q5: What are the palm counts and mulch yards for this project?

*A5: Palm counts are currently being calculated and will be included with the next addendum when the information becomes available. Palm pruning will be conducted **TWICE** a year. There are 860 yards of mulch that will be expected to be delivered **ONCE** a year. If the board desires to conduct an additional mulching throughout the year a proposal will be requested and will be subject to board approval at a public board meeting.*

Q6: What areas of the highlighted map on Dowden Rd are expected to be included in the contract?

A6: The CDD is responsible for maintaining both the north and south verge areas (between sidewalk and curb) of Dowden Rd in the areas highlighted on the map, as well as the median.

Q7: Are Tracts TR 01, TR 02, TR 03, and TR 04 to be included in this bid?

A7: Yes, Tracts TR 01, TR 02, TR 03, and TR 04 are owned and maintained by the CDD. This is a walking path that leads in between Randal Park BLVD and Lovett AVE. This area is to be included in the contract and an updated map has been included in this Addendum.

Q8: Which park Tract is considered to be the "Sports Field" referenced on page 6 of the scope?

A8: Tract P-3 is the park that is designated as the "Sports Field". This park is located at the intersection of Randal Park BLVD and Burrows Street and includes the fountain feature.

Q9: Fertilization treatments for shrubs and trees were noted near the recreation grounds by the clubhouse and along the Randal Park BLVD entrance. Are there any additional areas where fertilization should be included?

A9: All trees, shrubs, and turf that are irrigated and are outside of the 15ft boundaries

along the pond waters edge should be included in the fertilization program.

Q10: What are the different types of turf located on the property?

A10: The CDD areas include a mix of Zoysia, Bermuda, and unirrigated Bahia. The scope may encompass turf types or other specifications that are not currently being utilized on property, but establishes guidelines for any potential future installations.

Q11: Are annuals included in this scope?

A11: While there are annuals located on property, the CDD is not responsible for these areas and no annuals are to be included in the contract at this time.

Q12: For the Fee Summary Schedule, should the price for annuals / mulch / palm pruning be broken down into unit pricing, or a total per cycle pricing?

A12: The numbers on the Fee Summary Schedule should reflect the total price per cycle for each instance of mulching and palm pruning, and there are no annuals to be included at this time. The intent is to clearly define the cost of each service and then combine the Essential Services cost with the Extra Services cost and break the total down to a flat monthly rate. For example if the combined total is $120,000, the flat rate fee that should be invoiced monthly would be $10,000.

Q13: Where is the access point for the service area behind the homes in the Tibbett Street Cul-de-sac?

A13: Tract OS-10 can be accessed via the conservation area border located behind the homeowner lots. A review of the area will be conducted with the bidder who the contract is awarded to.

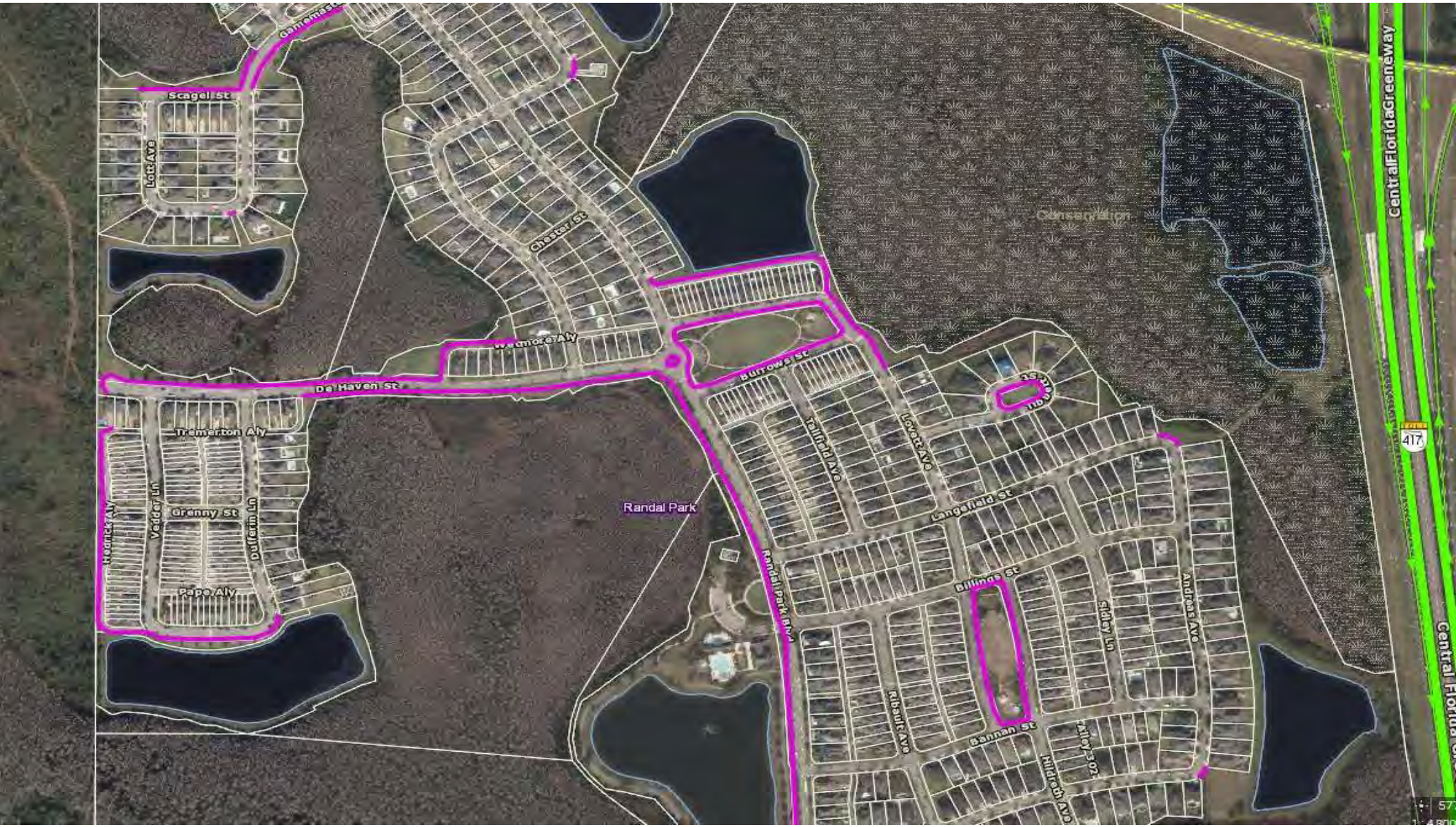
Q14: Will the vendor be provided a gate code to access the ponds in the Randal Walk part of the scope?

A14: Yes, a code will be provided to the bidder who is awarded the contract in order to have access to Tracts SW-1, and SW-2. For Tract SW-2 the expectation is to maintain everything between sidewalk and pond bank, the HOA is responsible for the verge area here.

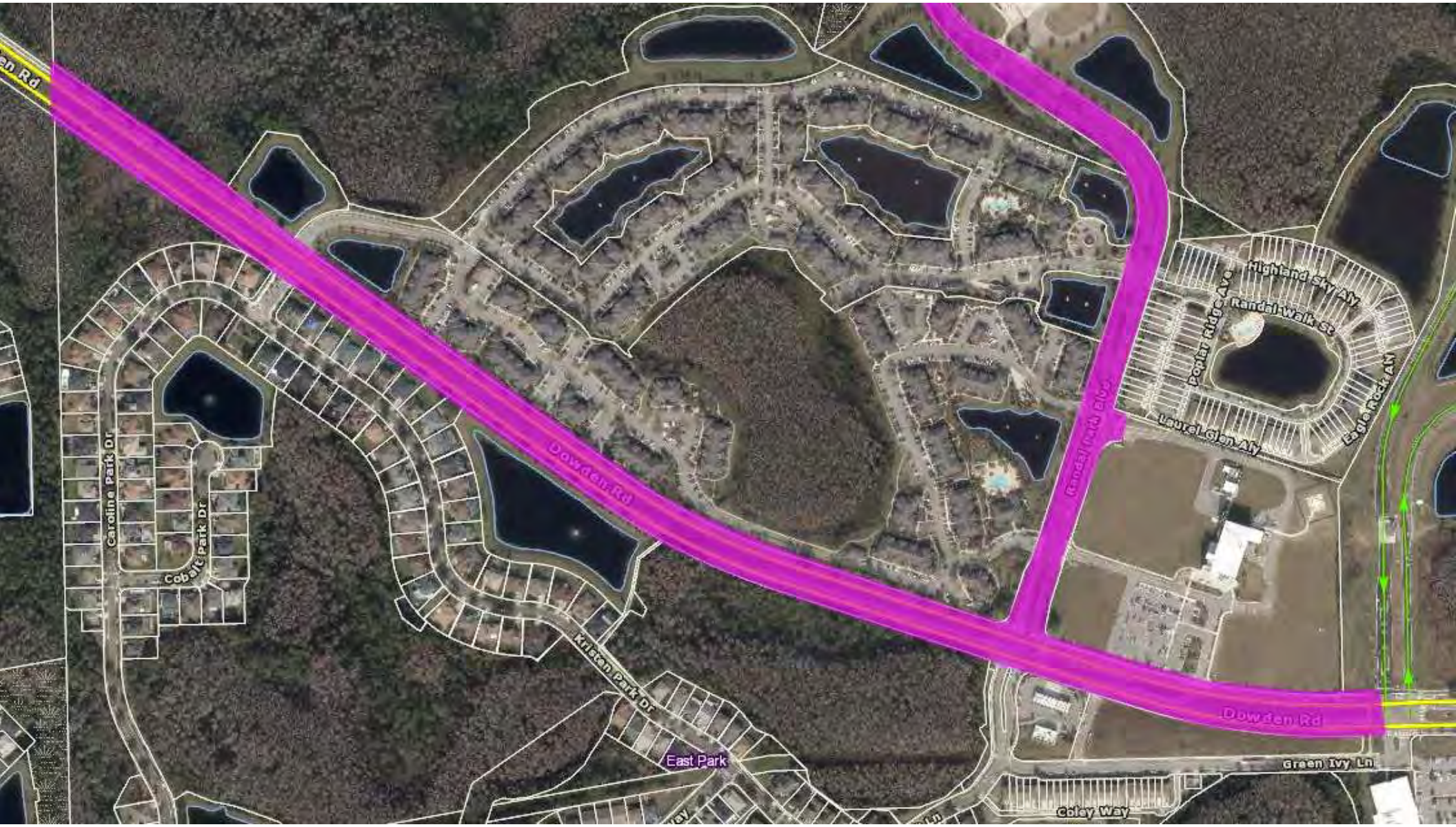
Q15: Is pinestraw expected to be included in this bid, and if so will quantities be provided?

A15: Pinestraw should not be included in this bid. Installation of pinestraw will be conducted on an as needed basis and a proposal will be requested when the service is desired by the board of supervisors.


Corkfield Ave
Randal Park
TR OS-24
Platts Ave
Bushmaster Ave
Cadman Ct
TRACT B-NV2
TRACT W-2
Gamemaster Ave
Corkfield Ave
TR OS-20
TR OS-22
TRACT O S-23
Scagel, St
TR OS-18


Scagel St
Lott Ave
Chester St
De Haven St
Burrows St
Tremerton Aly
Hedrick Aly
Vedder Ln
Grenny St
Dufferin Ln
Pape Aly
Randal Park
Randal Park Blvd
Talliard Ave
Lovett Ave
Langefield St
Billings St
Ribault Ave
Sibley Ln
Andreas Ave
Bannan St
Alley 302
Hildreth Ave
Central Florida Greeneway
417


Randal Park
Tallahassee Ave
Loyett Ave
Langefield St
Billings St
Randal Park Blvd
Sidley Ln
Andreas Ave
Ribault Ave
Bannan St
Alley 302
Hildreth Ave
Warlow Creek St
Alley 303
Fullerwood Ave
Alley 304
Alley 305
Macarthur St
417
Central Florida Greenway
417
Central Florid


Dowden Rd
Randal Park Blvd
Caroline Park Dr
Cobalt Park Dr
Kristen Park Dr
East Park
Poplar Ridge Ave
Highland Sky Aly
Randal Walk St
Laurel Glen Aly
Eagle Rock Aly
Green Ivy Ln
Coley Way

Randal Park Community Development District

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

NAME OF FIRM:

BrightView Landscapes Services, Inc.

SIGNATURE:

Austin Israel

DATE: 08/05/25

SECTION C

DOWN TO EARTH
LANDSCAPE & IRRIGATION

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT
PROPOSAL: 2025-001

Landscape | Irrigation | Construction | Golf

Prepared For:

JARETT WRIGHT
DISTRICT MANAGER

219 East Livingston Street
Orlando FL. 32801
Phone: (407) 841-5524
jwright@gmscfl.com

Proposal issued:
August 6, 2025

*Proposal valid for 120 days

TABLE OF CONTENTS

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August 6, 2025

Randal Park Community Development District

RE: RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT Landscape and Irrigation Maintenance Request for Proposal

Dear Jarett,

I personally want to thank you for considering Down To Earth as your Landscape Maintenance partner and for inviting us to participate in your RFP. We are confident that the following information will help to make the best decision and appreciate all the time you have taken to ensure we are submitting the most accurate proposal that reflects the expectations of the community.

Down To Earth has been in business for more than 30 years and we pride ourselves on providing superior service that brings “Natural Joy” to our customers. We understand the high standards our customers require and constantly seek to be the “Service Provider of Choice” in the green industry by delivering uncompromising quality that will exceed your expectations. There are many choices for your landscape management services, but what makes Down To Earth different is our ICARE values.

I	C	A	R	E
Integrity	**Care**	**Accountability**	**Relentlessness**	**Excellence**
We act with honesty, transparency, and reliability, always doing what is right for our customers, environment, and our team.	We are one team that respects and cares for each other, continuously striving to beautify and improve the communities we serve.	We meet our commitments to each other and to our valued customers and act if we fall short on expectations.	We are constant in our efforts to provide solutions to customers and satisfy their needs.	We strive to deliver best-in-class quality and safety while improving our services and results every day.

Thank you for your consideration and we look forward to the opportunity of working with you to achieve your landscape vision and experiencing the Down To Earth Difference!

Respectfully,

Tom Lazarro / Chief Executive Officer

321-263-2700

Tom.Lazarro@down2earthinc.com

Company Overview

Down To Earth is a premier, full-service landscape company proudly providing maintenance, irrigation, design, and construction services serving multiple regions across Florida.

Specializing in large-scale commercial, residential, and resort services, we deliver unparalleled service and unmatched quality from design and installation to ongoing maintenance.



*Click on image to learn more.

Our Goal

Our goal for all three divisions is to approach it with the same business strategy and principles that have made the company a success for 30+ years:

*Surround yourself with great people that demonstrate **"ICARE"** values and offer a service that brings **Natural Joy** to our customers.*

Licenses, Certifications, & Insurance Bonds



To deliver the very best customer service, we currently hold the following licenses, certifications, and insurance bonding:

- BMP Certified– Florida Green Industries
- Florida Department of Agriculture and Consumer Services, Certificate of Nursery Registration
- Florida Department of Agriculture and Consumer Services Certified Pest Control Operator
- Florida Department of Agriculture and Consumer Services Registered Pest Control Firm
- Florida Department of Agriculture and Consumer Services, License as Dealer in Agriculture Products
- Florida Nursery, Growers and Landscape Association (FNGLA) – Certified Horticulture Professional (FCHP)
- FNGLA Certified Horticulturalists Florida Nursery, Growers and Landscape Association (FNGLA) – Florida Certified Landscape Contractor (FCLC)
- International Society of Arboriculture (ISA), Certified Arborist
- Rain Bird – Certified Maxicom Operator, Maxicom Software Level 1 and 2, Maxicom Hardware Level 1 & 2

***All certificates & licenses are available upon request.**

Licenses & Certifications

MAITLAND

City of Maitland
1776 Independence Lane, Maitland, FL 32751
(407)539-6248

BUSINESS LICENSE CERTIFICATE

Business Tax Receipt

Business Name: SEASONS SERVICE SELECT LLC
DBA: DOWN TO EARTH

Business Location: 500 WINDERLEY Place 222
MAITLAND , FL 32751

Owner:

License Number: 13606

Issued Date: 9/30/2024

Expiration Date: 9/30/2025

Type Of Business: Landscape Services

Business Type(s): 561499 All Other Business Support Services

Mailing Address: 500 WINDERLEY Place 222
MAITLAND, FL 32751

License Type: BTR

Classification: Business Tax Reciept

Fees Paid: $158.03

NOT VALID UNLESS SIGNED BY CITY OFFICIAL

The person, firm, or corporation named above is hereby granted this receipt for fees paid to the City of Maitland for the business described above for the period indicated. Granting of this receipt does not entitle the holder to operate or maintain a business in violation of law or ordinance. The City of Maitland does not guarantee the qualifications of the holder of this receipt.

TO BE POSTED IN A CONSPICUOUS PLACE

UF IFAS UNIVERSITY of FLORIDA

GV917082-1
Certificate #

GV917082
Trainee ID #

Florida-Friendly Landscaping™ GI-BMP PROGRAM

Certificate of Training
Best Management Practices
Florida Green Industries

The undersigned hereby acknowledges that

Thomas S Lazzaro

has successfully completed the Green Industries Best Management Practices Program developed by the Florida Department of Environmental Protection with the University of Florida Institute of Food and Agricultural Sciences.

Tom Wichman	T. Wichman	6/13/2021	Esen Momol, Ph.D.
GI-BMP Statewide Coordinator	Instructor	Date of Class	Director Florida-Friendly Landscaping™ Program

Licenses & Certifications



State of Florida

Department of Agriculture and Consumer Services

Bureau of Licensing and Enforcement

PEST CONTROL LICENSE

Number: JB361259

DOWN TO EARTH
4801 PATCH RD, ORLANDO, FL 32822-3302

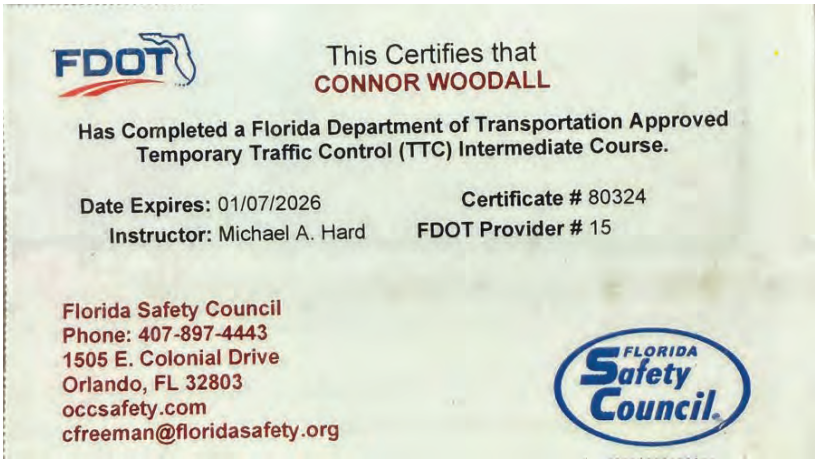
This is to Certify that the Pest Control Firm named above is licensed by the State of Florida, Department of Agriculture and Consumer Services for the Year Ending February 28, 2026 as prescribed by Law.

WILTON SIMPSON
Commissioner of Agriculture

Issue Date: February 4, 2025

DACS 13657, 09/01

Licenses & Certifications



FDOT

This Certifies that
CONNOR WOODALL

Has Completed a Florida Department of Transportation Approved Temporary Traffic Control (TTC) Intermediate Course.

Date Expires: 01/07/2026 **Certificate #** 80324
Instructor: Michael A. Hard **FDOT Provider #** 15

Florida Safety Council
Phone: 407-897-4443
1505 E. Colonial Drive
Orlando, FL 32803
occsafety.com
cfreeman@floridasafety.org

FLORIDA Safety Council



The mission of the Florida Nursery, Growers & Landscape Association is to promote and protect the interests of Florida's nursery and landscape industry.

Down To Earth

is a member of the

Florida Nursery, Grower & Landscape Association

through 6/30/2026

A. Talmadge Coley, Chief Executive Officer

FNGLA
FLORIDA NURSERY, GROWERS AND LANDSCAPE ASSOCIATION
Leading Florida's Green Industry

Member since 7/13/2017

Licenses & Certifications



Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

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

PARRISH, SHANE
DOWN TO EARTH
500 WINDERLEY PLACE
#222
MAITLAND FL 32751

LICENSE NUMBER: SCC131152593
EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 08/05/2024

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.



RAIN BIRD
Factory Trained

This is to Certify that

Shane Parrish

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

Maxicom Technician

20 CEU Hours

Las Vegas, NV PITC - December 11th, 2022

Designation Expiration 12/11/2025

New



Modernize the employment eligibility verification process today!

Learn More | Enable E-Verify+

My Company Profile

Company Information

Company Name

SSS Down to Earth OPCO LLC

Doing Business As (DBA) Name

Down to Earth

Company ID

2159709

Enrollment Date

May 26, 2023

Employer Identification Number (EIN)

384006336

Unique Entity Identifier (UEI)

DUNS Number

Total Number of Employees

500 to 999

NAICS Code

561

Sector

Administrative and Support and Waste Management and Remediation Services

Subsector

Administrative and Support Services

BRUNSWICK COMPANIES

Managing Risk · Insuring Success · Since 1972

August 6th, 2025

Down To Earth
500 Winderley Place, #222
Maitland, FL 32751

Re: Letter of Bondability - Randal Park CDD RFP 2025-001 Landscape Maintenance Services

To Whom It May Concern,

It has been the privilege of Brunswick Companies and Hanover Insurance Company to provide surety bonds on behalf of Down to Earth for over 6 years, during which time Down To Earth has performed and we have issued performance and payment bonds for contracts valued in the range of $5,000,000. In our opinion, Down To Earth remains properly financed, well equipped, and capably managed.

At the present time, Hanover Insurance Company provides a $5,000,000 single project / $15,000,000 aggregate surety program to Down To Earth. As always, Hanover Insurance Company reserves the right to perform normal underwriting at the time of any bond request, including, without limitation, prior review and approval of relevant contract documents, bond forms, and project financing. Therefore, Down To Earth has 100% bonding capabilities for the above captioned project.

Hanover Insurance Company is listed on the U.S. Treasury Department's Listing of Approved Sureties (Department Circular 570) and is rated A(XV) by A.M. Best Company and is licensed to do business in the State of Florida.

Regards,

Mark Levinson

Mark Levinson
Attorney-in-Fact, Hanover Insurance Company
Sr. VP. Brunswick Companies

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 7/23/2025

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
The Baldwin Group Southeast, LLC
4211 W. Boy Scout
Suite 800
Tampa FL 33607

License#: L002281

CONTACT NAME: Susanne Fischer
PHONE (A/C, No, Ext): 239-734-3309 **FAX (A/C, No):** 239-931-5604
E-MAIL ADDRESS: certificates@bks-partners.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Greenwich Insurance Company	22322
INSURER B : XL Specialty Insurance Company	37885
INSURER C : Westchester Surplus Lines Insu	10172
INSURER D : Gemini Insurance Company	10833
INSURER E : CNA Insurance Co	35289
INSURER F : Steadfast Insurance Company	26387

INSURED
SSS Down to Earth Opco, LLC
dba Down to Earth
500 Winderley Place Suite 222
Maitland FL 32751

SEASSER-01

COVERAGES **CERTIFICATE NUMBER:** 416949626 **REVISION NUMBER:** MASTER25

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X **COMMERCIAL GENERAL LIABILITY** [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [X] PRO-JECT [ ] LOC [ ] OTHER:	Y	Y	RGD3002006-01	1/1/2025	1/1/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 2,000,000 $ 100,000 $ 5,000 $ 2,000,000 $ 4,000,000 $ 4,000,000
A	**AUTOMOBILE LIABILITY** X ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY	Y	Y	RAD9438300-01	1/1/2025	1/1/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 2,000,000 $ $ $
F F	X **UMBRELLA LIAB** X OCCUR X **EXCESS LIAB** [ ] CLAIMS-MADE [ ] DED X RETENTION $ 0			AEC416850300 140002274	1/1/2025 1/1/2025	1/1/2026 1/1/2026	EACH OCCURRENCE AGGREGATE	$ 5,000,000 $ 5,000,000
B	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y / N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	Y	RWD3002005-01	1/1/2025	1/1/2026	X PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
C D E	Pollution Coverage Professional Coverage Inland Marine			G7444748A 002 VNPL013755 7018535549	2/28/2025 7/31/2024 2/28/2025	2/28/2026 7/31/2025 2/28/2026	Each Occurr/Aggregate Each Occurr/Aggregate Leased/Rented Equip	1,000,000/2000000 1,000,000/2,000000 300,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Excess Liability Layer $3,000,000 over the Primary $2,000,000 - 140002274 - QBE Insurance Company NAIC# 39217
SSS Down To Earth Opco LLC is a subsidiary of Seasons Service Select LLC
RE: Proposal Number: 2025-001.
Randal Park Community Development District is included as Additional Insured with respect to General Liability and Auto Liability if required by written contract and subject to terms, conditions and exclusions of the policies. A Waiver of Subrogation in favor of the Randal Park Community Development District applies to General Liability, Auto Liability and Workers Compensation if required by written contract, and subject to terms, conditions, and exclusions of the policies. Excess Liability policy follows form over General Liability, Auto Liability and Workers Compensation/ Employers Liability subject to terms, conditions, and exclusions of the policies. 30-day notice of cancellation, except for nonpayment of premium - in regard(s) to General Liability and Auto Liability.

CERTIFICATE HOLDER

Randal Park Community Development District
Attn: District Manager
219 East Livingston Street
Orlando FL 32801

CANCELLATION

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

AUTHORIZED REPRESENTATIVE
Kim L. Ovaitt

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Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

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

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

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See ***Specific Instructions*** on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

SSS Down To Earth Opco, LLC

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

Down To Earth

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☑ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . P

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . ☐

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)

(Applies to accounts maintained outside the United States.)

5 Address (number, street, and apt. or suite no.). See instructions.

500 Winderley Place, Suite 222

6 City, state, and ZIP code

Maitland, FL 32751

Requester's name and address (optional)

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

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

Social security number

			–		–				

or

Employer identification number

3	8	–	4	0	0	6	3	3	6

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here **Signature of U.S. person** Tom Zappia **Date** 01/03/2025

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

Approach to Services

An Overview of What We Do & How We Do It

We are driven by bringing natural joy to every client and property we service.



Core Competencies

- Maintenance
- Irrigation
- Construction
- Enhancements
- Installation
- Fertilization & Pest Control
- Golf Maintenance
- Golf Construction

OUR APPROACH TO RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

After touring the site and reviewing the scope, it is understood that extreme quality and consistency are paramount for The Randal Park Community Development District. It is our belief that this is achieved through a regimented plan, broken out below, consisting of detailed timelines explaining actions to be taken to provide the best possible property conditio ns. We feel, if awarded the contract, our key points at the District will be:

- Initial transition "Walk the site" with the Randal Park Community Development District's Representative(s).
- Conduct Plant and Turf health Evaluation.
- Irrigation System Evaluation-this is a full audit including infrastructure.
- Review Safety concerns and existing damages.
- Confirm Mow and Trim Detail schedules – Maps.
- Report Initial Assessment Report Information with corrective action recommendations to the District.
- DTE to provide the District with site specific agronomics plan and schedule.
- Discuss irrigation system deficiencies with recommendations for proper corrections.
- Discuss Landscape issues and Concerns with recommendations for proper corrections.
- Communicate with the District to insure we are moving in the right direction for our new long-term partnership.
- Implement monthly ride thru inspections.

1. Approach to Pruning

Down To Earth will implement a trimming schedule that allows us to keep all areas looking beautiful and well kept. This schedule is designed so when we leave a section of the property, everything in that section is complete. Our staff that will be transferred to the District are trained to prune using horticultural best practices. Some existing plant varieties will require selective pruning rather than shearing techniques to allow proper plant growth and health.

- Pruning will be performed as needed to remove dead material, promote healthy growth, best possible aesthetic appeal and to keep plant material from spreading over curbs, walkways, roadways, parking areas and up walls.

- Natural growth pattern will be promoted as much as possible. However, special pruning of materials, which may inhibit sight at intersections or passage at certain areas, light fixtures, will be performed. Safety for our employees and customers is our #1 priority.

2. Approach to Pest, Weed and Disease Control

- Insects and pests can play a detrimental role in ruining a community's landscape. Down To Earth takes pride in performing proactive measures to make sure that trees, plants, and turf are not compromised by a preventable disease or infestation. Our team utilizes Integrated Pest Management and utilizes industry leading pest control practices. We log all issues in our Aspire program and implement systemic approaches to prevent a reoccurrence of the same issue.

- Down to Earth uses trained personnel to focus on weed control. These individuals have been instructed and certified to apply chemicals safely and properly based on weather and site conditions. We apply pre and post emergent chemicals, if applicable, along with hand pulling all weeds larger than 3" inches. Paver driveways and concrete crack weeds are also sprayed or removed during each detail rotation or as needed.

3. PM of Irrigation Systems

Irrigation is the most vital procedure to ensure a healthy-looking landscape year-round. This is precisely why Down To Earth takes meticulous measures to employ the most knowledgeable and experienced managers and technicians. Here is an example of how we provide Best in Class Irrigation Services:

- Once our detailed assessment of the Randal Park Community Development District's irrigation system is complete, we will implement programming that maximizes the water output within the restrictions alaudid along with reducing the wear and tear on the infrastructure. Water velocities, psi, and pump capacities are just some of the specifications we will use to develop this programming.
- Within the limitations of water use allocations and applicable water restrictions, all landscaping will receive irrigation for proper growth and a turgid, vigorous appearance. Where necessary to maintain high value plantings, watering will even be done by hand, if required.
- Irrigation systems and components will be monitored to ensure that proper coverage is always achieved.
- Upon completion of watering by automatic irrigation systems, erosion, puddling, or excessive runoff will not be evident.
- Watering frequencies and duration's will be adjusted to insure healthy growth and prevention of disease and pest damage.
- Cleaning of heads, lines, and other components to be accomplished as needed. Changing of spray types or heights to be done to insure proper coverage.
- Down To Earth will be responsible for staying abreast of all governmental water restrictions, which may be imposed.
- All irrigation systems to be thoroughly inspected at a minimum of one time per month.
- Only approved heads and nozzles will be used for all updates.
- All bleed valves will be returned to the closed position upon completion of wet checks and repairs.

4. ***Mowing***

- After our many site inspections of the Randal Park Community Development District, we feel we have developed with a best-in-class plan to purchase the right equipment to mow all areas most efficiently, safely, and at top quality cutting.

5. Quality Control – A Dedicated team will be assigned to maintain Quality at your property.

- We will have an Account Manager oversee the District, ensuring that our schedules are kept, scope of services are completed, the District is maintained and looking beautiful. Wewill maintain an open line of communication so the management at the District know exactly what is going on at all times.

6. Down To Earth

- When we say, "**ICARE**", it is backed with the full confidence of knowing that our staff embodies **Integrity**, **Community**, **Accountability**, **Relentlessness**, and **Excellence**. Our highest-skilled and trained landscape technicians will be onsite to care for your property each day. Our staff of certified horticulturalists, arborists, pest control operators, irrigation specialists, landscape designers, and equipment operators are committed to creating the healthiest and most vibrant landscape possible for your community.

Integrity:	We act with honesty, transparency, and reliability, always doing what is right for our customers, our environment, and our teams.
Community:	We are one team that respects and cares for each other, continuously striving to beautify and improve the communities we serve.
Accountable:	We meet our commitments to each other and to our valued customers and act if we fall short of expectations.
Relentlessness:	We are constant in our efforts to provide solutions to customers and to satisfy their needs.
Excellence:	We strive to deliver best in class quality and safety while improving our services and results every day.

Respectfully,

Tom Lazzaro
Chief Executive Officer
321.263.2700
Tom.Lazzaro@down2earthinc.com
www.dtelandscape.com

Service Map


Feature Measurements
Lot area: 2,128,443 sq.ft. (48.86 acres)
Randal Park CDD - Patch Rd.
8730 Randal Park Blvd, Orlando,
DOWN TO EARTH
LANDSCAPE & IRRIGATION
Lawn-Bermuda
Lawn-Zoysia
Bahia-Standard
Bahia-Pond Banks
Mulch Bed
Hard Edge

Our Commitment to the Randal Park Community Development District

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.*

30

- Meet with key stakeholders and residents to understand customer preferences.
- Implementation of Down to Earth's CustomerLink work order if requested.
- Begin Initial Assessment Report Information *(can take up to 90 days)*
- Conduct Soil Tests throughout the community, *optional, varies by property.*

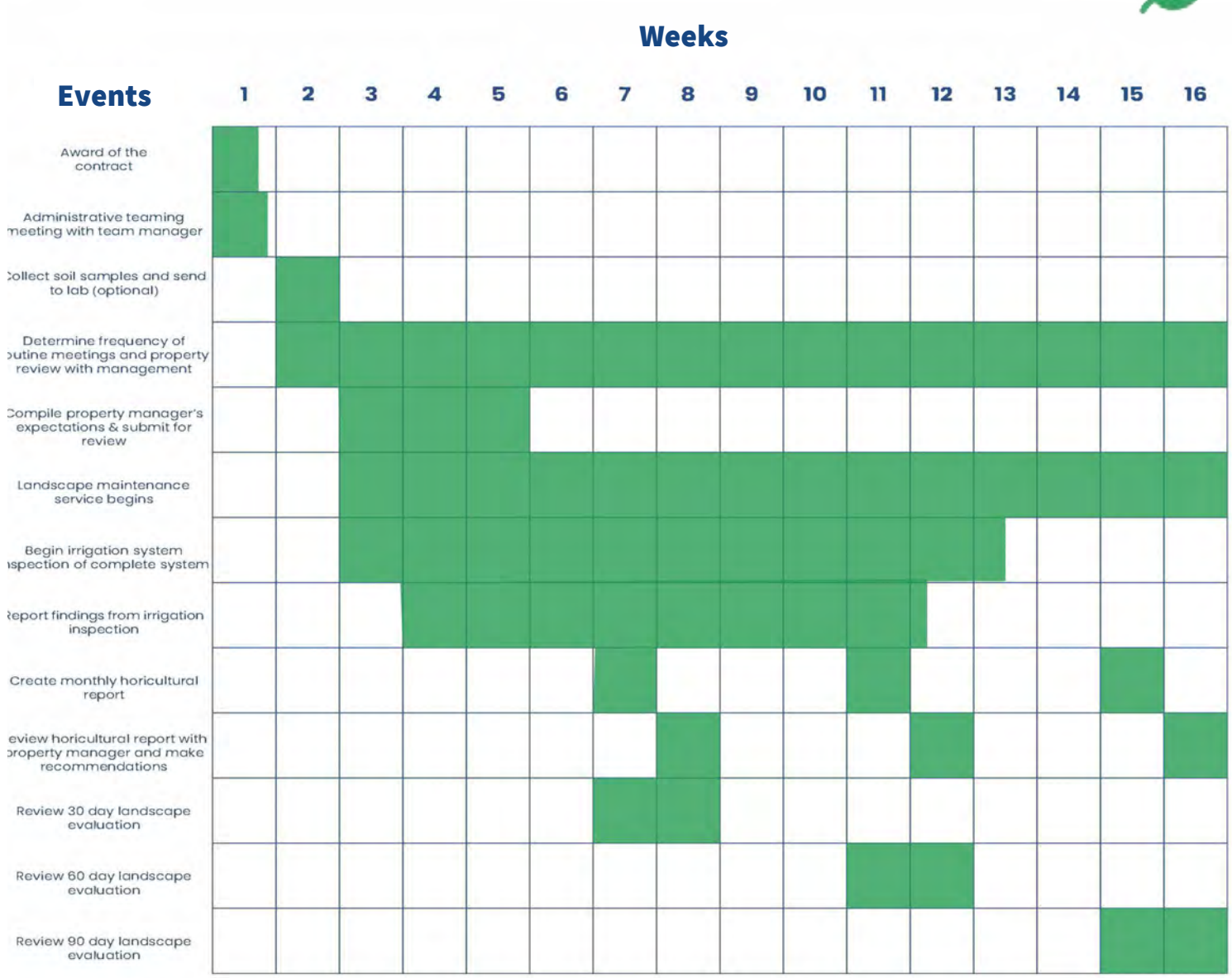
60

- Continue Initial Assessment Report Information with corrective action recommendations to the management team.
- Review Soil Tests and report findings with recommendations.
- Provide a site-specific agronomics plan and schedule.
- Discuss irrigation system deficiencies with recommendations for proper corrections.
- Submit proactive proposals based on budgets and expectations.

90

- Continue routine communication and cadence with property.
- Begin irrigation system corrections/ repairs based on findings.
- Conduct turf replacement if required and approved.
- Landscape replacement and enhancements for the communal areas(s).

Management *Timeline*



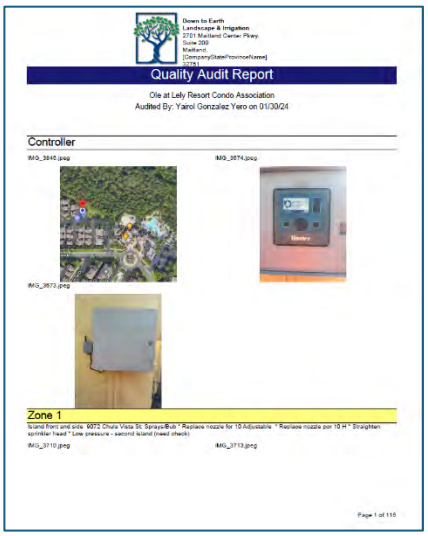
***Can vary by property or specific community needs.**

Irrigation Reporting

Our irrigation assessments are designed to ensure peak system performance, water efficiency, and long-term reliability. We take a proactive approach to monitoring, maintaining, and improving irrigation systems to support healthy landscapes and reduce unnecessary water use.

Comprehensive Irrigation System Assessment

- **Controller Locations**: Documented with photos and map pin drops for easy reference and accessibility.
- **Zone Details:** Each zone is reviewed with supporting photos and detailed repair notes as needed.
- **Programming Optimization:** Custom programming developed to maximize water efficiency and system performance.
- **Ongoing Monitoring**: Regular checks and adjustments to ensure proper functionality throughout the season.
- **Monthly Inspections:** Thorough inspections conducted monthly, with findings included in detailed reports.
- **Quality Components:** Use of approved parts and immediate reporting of any damage for timely resolution.







Landscape Reporting

At Down to Earth, we're committed to proactive reporting that ensures your landscape is consistently maintained to the highest standard. Through regular site visits and detailed communication, we work to protect your investment and identify opportunities for continued improvement.

Routine Reviews:

We will conduct routine site visits to thoroughly review the property and identify any notable items or areas of concern. A summary of our findings will be communicated promptly to ensure full transparency and proactive management.

Detailed Reports:

We will provide reporting that includes identification of enhancement opportunities, and routine updates on your landscape maintenance services. This report will be presented to the Property Management, Board and Committee for their review and strategic planning.







WE ARE HERE FOR YOU!

Let us help you

Weather the Storm.



Have Peace of Mind With *Pre-Authorized Storm Clean-Up*

When you approve a clean-up plan, we are on the ground canvassing your property to assess damage as soon as the storm has passed. We quickly dispatch the appropriate teams to address your needs, prioritizing safety first:

Our record over the years and our ICARE values have proven that we will do everything we can to alleviate the stress caused by inclement weather in a **3-phrase approach:**

Phase 1: Emergency services to clear roadways, driveways, and walkways for first responders.

Phase 2: Complete clean-up, staking, and specific rebuilds as requested, so that recurring maintenance can begin.

Phase 3: Property rebuild: Normal enhancement rates would apply.

Normal Maintenance operations can typically resume the week following clean-up for all but the most severely impacted properties. Utilizing our network of vendor partners and leveraging our Construction Division, we can bring resources to address the situation.

2025

DOWN TO EARTH
LANDSCAPE & IRRIGATION

Hurricane season is upon us again. No matter what the weather may bring, your Down to Earth team is looking out for you.

To ensure we can provide you with a swift response following severe weather, we recommend the following:

Pre-Authorize Storm Clean-Up

See our **3-phrase approach** below.

Keep Us Apprised of your Insurance Requirements

Let us know of any requirements your insurance carrier may have for documenting damages or corrective actions resulting from a storm. Our team will take photos of damages and keep track of manpower, equipment, and work provided in our repairs.

Let Us Know How to Reach You

Communications can be vulnerable in case of a storm. Remember to keep your contact information updated.

Prepare Your Trees

Reduce the risk of damage and injury by pruning weak branches and opening canopies. Schedule an assessment with our team to ensure your trees are ready.

Hurricane Price List

General Labor	$80 / per man / per hour ($110 per man hour OT)
Bucket Truck & Chipper	$200 / per man / per hour ($250 per man hour OT)
Loader & Operator Large	$270 / per hour ($320 per hour OT)
Loader/ Operator Dump	$270 / per hour ($320 per hour OT)
Dump Fees	Market Rate (~$110 per cubic yard)
Arbor Crew with Dump Truck & Chipper	$180 / per man / per hour ($230 per hour OT)
Irrigation Repair	$110 / per person/ per hour ($150 per hour OT)
Lodge Pole & Stalking Rope	$35 / unit
Banding Kits (4X2)	$40 / unit
Crane	Priced per request

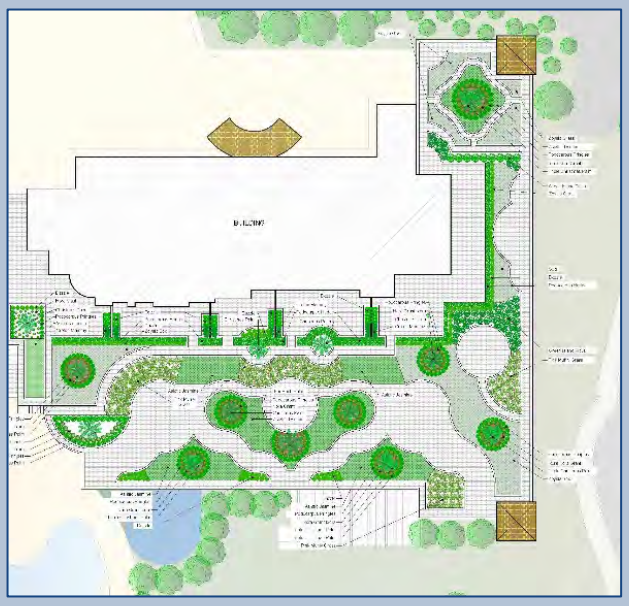
**Please note: All prices and availability for landscape materials are subject to change and can vary depending on market conditions which are beyond our immediate control. Disruption in normal maintenance services will not result in credits. However, schedules will be adjusted to catch up maintenance services as conditions allow over time unless otherwise agreed in advance. Additional proposals may be required for additional cleanup or arbor care.*

Payments are progress billed, and due immediately for all severe hurricane and/or severe weather-related charges.

Our Design Capabilities

Our team of experts specializes in landscape transformation through installation and design, *bringing your community visions to life*.



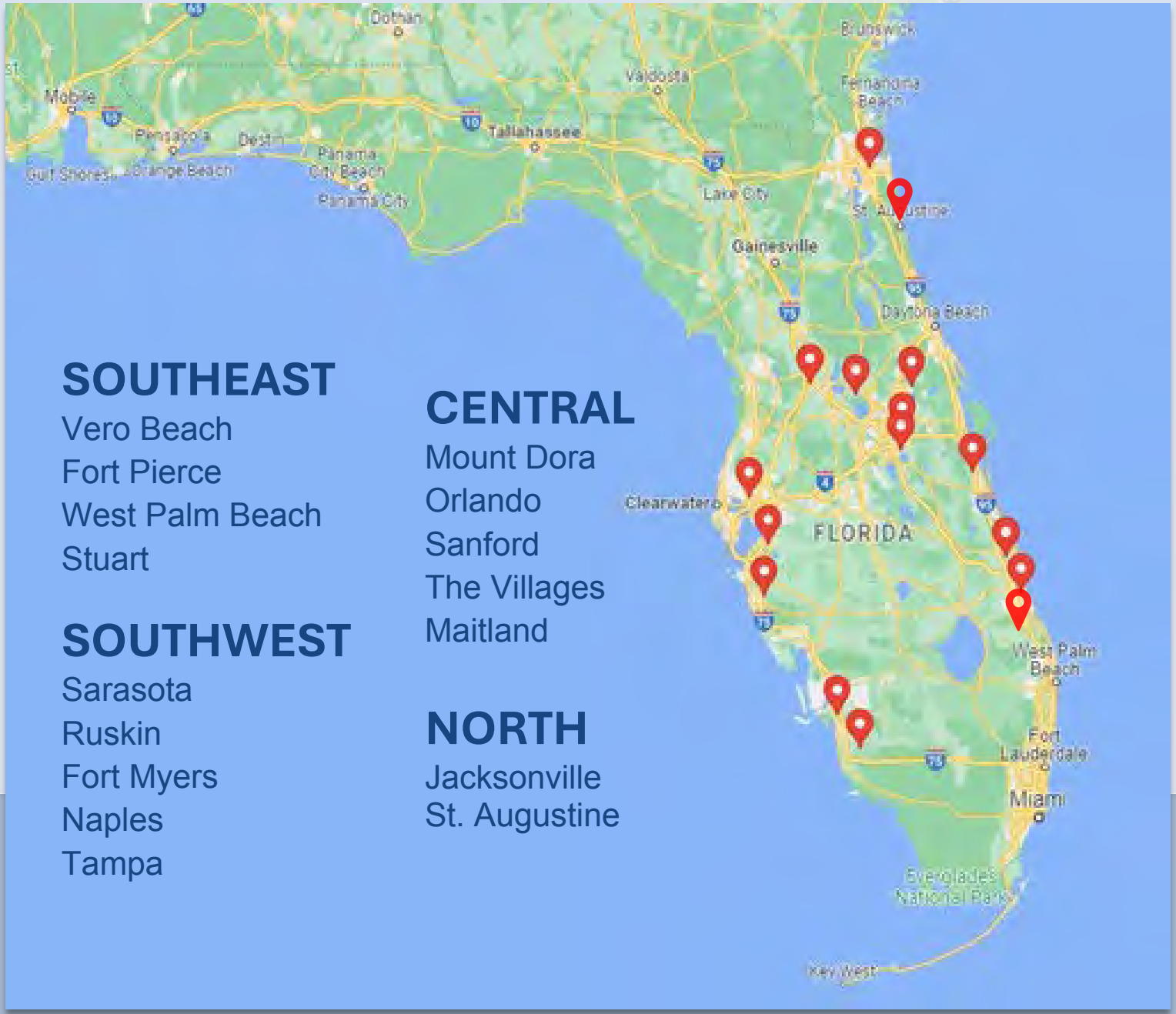






Locations

*Down To Earth is continuously expanding across Florida, with **16 different branch locations**.*



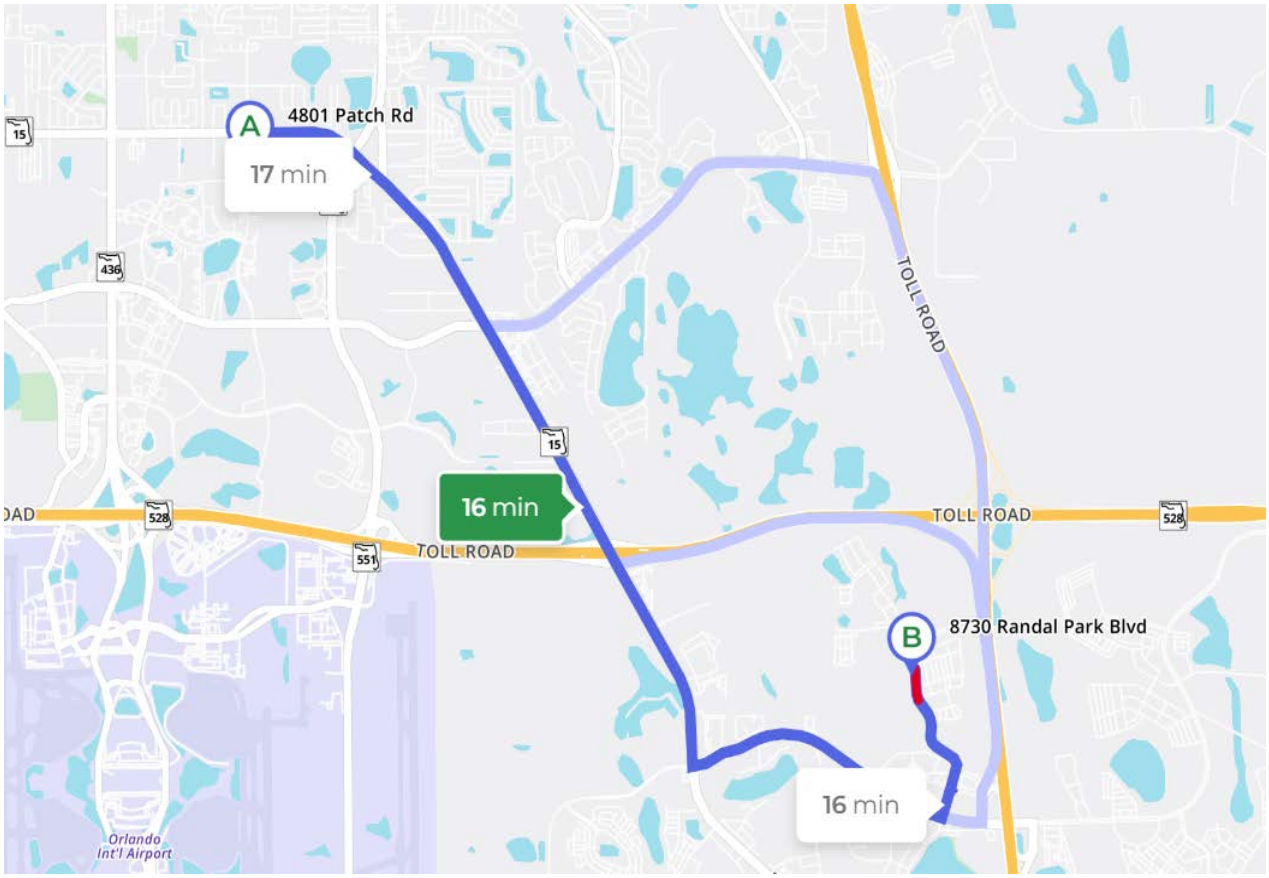
SOUTHEAST
Vero Beach
Fort Pierce
West Palm Beach
Stuart

SOUTHWEST
Sarasota
Ruskin
Fort Myers
Naples
Tampa

CENTRAL
Mount Dora
Orlando
Sanford
The Villages
Maitland

NORTH
Jacksonville
St. Augustine

DOWN TO EARTH PATCH ROAD TO RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT



COMPANY SAFETY PLAN

OUR NUMBER ONE PRIORITY



THE TEAM THAT CARES

Down To Earth understands that safety is the number one priority for both you and our employees. All personnel wear the following necessary protective equipment during the performance of their duties:

- DTE branded protective clothing, reflective, high visibility shirts, and safety vests.
- Protective eye wear or face shields
- Respiratory protection
- Gloves
- Ear/Hearing protection

Down To Earth personnel will adhere to all local, state, and federal safety guidelines and will observe all safety precautions when performing services on property, roadways and rights-of- way. The following measures will be employed when active in these areas:

- Safe location of parked vehicles
- Use of safety cones/signage
- Flag personnel as necessary

HIRING PROGRAM

- Mandatory drug screening prior to employment – zero-tolerance policy.
- Each new employee must complete our "**Green Vest Training**" program that focuses on the safe operation of all equipment and machinery.

SAFETY TRAINING PROGRAM

- Employees participate in scheduled equipment training programs demonstrating the correct way to operate machinery and tools utilized for day-to-day job activities.
- Fertilizer/Pest Control Applicators take the Florida Best Management Practices Class and stay current on all continuing education units.
- Weekly Safety topic as well as scheduled Safety bulletins to raise awareness and reinforce training.

PREVENTIVE MAINTENANCE PROGRAM

- Participate in weekly "toolbox talks" to review the correct maintenance procedures and inspect current equipment.
- Equipment is cleaned and maintained daily which includes sharpening mower blades and servicing equipment to ensure proper working order.
- Weekly **Vehicle Condition Report** to ensure that all repairs and maintenance have been completed.
- Monthly **Branch & Site Audits** to ensure compliance.

DTE EQUIPMENT LIST

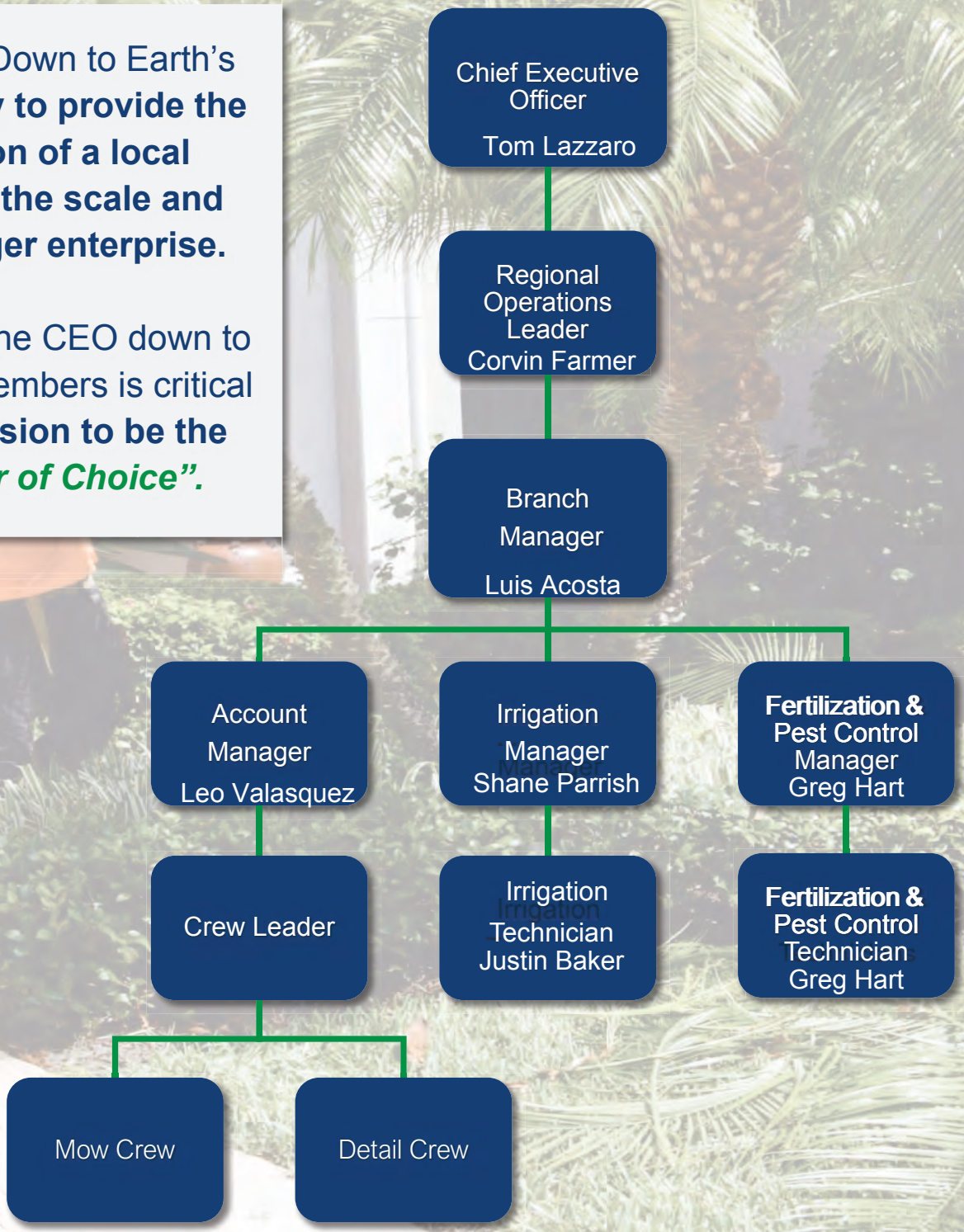
Augers/Tillers for Annual Beds	30
Dump Trailer	23
Dump Trailer with Large Leaf Vacuum	2
Dump Trucks	3
Enclosed Trailer	98
GMC/Chevy 1500 Crew Cab	35
GMC/Chevy 2500 Extra Cab	89
GMC/Chevy Van	12
Golf Cart	60
Hustler 104" Commercial Mower	3
John Deere 21" Commercial Mower	60
John Deere 36" Commercial Mower	53
John Deere 48" Stand Up Mower	15
John Deere 60" Commercial Mower	225
John Deere 72" Commercial Mover	128
John Deere Gator Spray Unit (Fert/Pest)	23
John Deere Gators (2 Seat)	38
John Deere Gators (4 Seat)	15
8' Ladders	113
Large Isuzu Truck with Landscape Bed	3
Large Truck with Gooseneck Trailer	5
Leaf Vacuum	5
8' Open Trailer	48
20' Open Trailer	45

PSI Washer	30
Pull Behind Buffalo Blower	23
Roller	2
Semi with Drop Trailer	3
Service Truck	3
Skid Steer	2
Smithco Sprayer (Fert/Pest)	15
Sod Cutter	15
Stihl Backpack Blowers	600
Stihl Edgers	375
Stihl Long Trimmers	375
Stihl Medium Trimmers	300
Stihl Pole Saw	120
Stihl Short Trimmers	225
Stihl Weed Eaters	375
TMC Loaders	20
Toro Side Winder	3
Tractor with Bushhog	6
Tractor with Disk	2
Trenchers	14
Vortex Blower	38
Water Trailer	6
Water Truck	3
"Z" Sprays (Fert/Pest)	14

Organizational Chart

One of the keys To Down to Earth's success is **the ability to provide the care and attention of a local company but with the scale and resources of a larger enterprise.**

This alignment from the CEO down to the individual crew members is critical to **delivering our vision to be the *"Service Provider of Choice".***



Your Dedicated *Landscape Team*



Regional Operations Leader

CORVIN FARMER

Oversees multiple branches, ensuring operational excellence, efficiency, and alignment with company standards to drive service quality and customer satisfaction.

Branch Manager

LUIS ACOSTA

Leads branch operations, managing teams, overall performance, and client relationships to ensure successful service delivery and growth.

Account Manager

LEO VALASQUEZ

Serves as the primary client contact, overseeing services, service quality, and customer satisfaction while identifying opportunities for enhancements and renewals.

Production Manager

ENERALDO REYES SERRANO

Specializes in day to day management and efficiency of crews, ensuring quality of work and crew training.

.

Irrigation Manager

JUSTIN BAKER

Specializes in the irrigation maintenance and efficiency of irrigation systems, ensuring optimal water management and system performance for the client landscapes.

Corvin Farmer
Regional Operations Leader

Summary

Business professional focused on supporting cross-functional teams to increase customer satisfaction through process improvements. Exceptional knowledge of developing strategic plans to drive efficiencies and achieve excellence. 15 years of experience in the green industry implementing marketing strategies and accomplishing revenue goals.

Qualifications

- Certified in Best Management Practices of the Florida Green Industries – University of Florida
- Licensed Commercial Fertilizer Applicator by the Florida Department of Agriculture
- Palm Disease and Diagnosis, 3-day course completion

Work Experience

Down To Earth – Regional Operations Leader	2023 - Present
Down To Earth – Continuous Improvement Manager	2022 – 2023
Down To Earth – Branch Manager SW Orlando	2021 - 2022
Tri-Choice Services – VP of Operations	2015 – 2021
Brickman Group – Senior Account Manager	2014 – 2015
Tri-Choice Services – Senior Account Manager	2011 – 2014
Southern Image Landscape – Operations Manager/GM	2008 - 2010

Luis Acosta
Branch Manager – Orlando

Summary

Landscape professional with 16+ years of experience in large scale, commercial accounts with a proven track record of establishing and maintaining cooperative and effective working relationships with customers and employees, especially at high end communities. Experience in Landscape design and installation with a vast knowledge of plants including hardwood trees, ornamental plant material, perennials, palm trees, and turfgrass climatically applicable in the Central and South Florida regions.

Qualifications

- Green Industries Best Management Practices certification
- Bilingual – Spanish

Work Experience

Down to Earth -Orlando- Branch Manager	2025-Present
Down To Earth - Account Manager NW Orlando	2019-2025
LandCare LLC - Production Manager	2019-2019
TriChoice – Account Manager	2017-2018
Down To Earth - Spray Technician	2016-2017

Shane Parrish
Regional Director Irrigation – Central FL

Summary

20+ years in the Green Industry with focus on installation, troubleshooting, and repair of Irrigation systems.

Qualifications

- Certified Rain Bird Maxicom installer and controller
- State of Florida Certified Irrigation Contractor
- Certified Landscape Irrigation Auditor
- Certified Toro Osmac
- Experience Pipe Installation, including ½ inch through 18-inch, Schedule 40, Class 200, Ductile Iron, and HDPE
- Installation experience for Mainline, Pump stations, Recharge and Wet Wells, Reverse Osmosis Systems, Valves, Laterals, Point of Connections, Flow Meters, Controllers, and Weather Stations.
- Knowledge of AutoCAD, Interpreting blueprints, and various stages of construction and design

Work Experience

Down to Earth – Regional Director Irrigation – Central FL	2004 - Present
Valley Crest Landscape – Irrigation Specialist	1998 - 2004

Staffing Plan for the Randal Park Community Development District



STAFFING

*** Down to Earth will supply year round fully staffed crews.**

*** During peak season, the district will be serviced by a 6-person crew for two full days each week. In the off-season, the crew size will adjust to a 5-person crew for two full days. Additionally, a dedicated porter will support the district weekly, providing service across 51 total visits per year.**

*** The same crew numbers that will provide great service during the summer months will also provide the great service during winter months.**

*** During the winter months, the laying of mulch and palm trimming will take place.**

*** Down to Earth's Enhancement team will be separate from the year around staffing.**

References



PROJECT NAME: The Overlook at Hamlin

CLIENT SINCE: 2023

SERVICES PROVIDED:
Full Landscape services

CLIENT CONTACT:
Zachary Adams
Phone: 407-654-2899



PROJECT NAME:
Paradise Palms

CLIENT SINCE: 2019

SERVICES PROVIDED:
Full landscape services

CLIENT CONTACT:
Craig Crenshaw
Email:
Craig.Crenshaw@fsresidential.com
Phone: 407-390-0065



PROJECT NAME:
Avalon Park
CLIENT SINCE: 2009

SERVICES PROVIDED:
Full Landscape services

CLIENT CONTACT:
Sara Cortes
Email:
scortes@lelandmanagement.com
Phone: 407-249-9395

ADDITIONAL REFERENCES

Avalon Groves CDD	$314,715	Kyle Darin	321-263-0132
Grammercy Farms CDD	$210,000	Bryan Schaub	407-472-2471
Remington CDD	$308,159	Alan Scheerer	407-398-2890
Sawgrass Association	$298,289	Evan Holden	866-378-1099
Shingle Creek CDD	$339,000	Alan Scheerer	407-398-2890
Fountain Park at Lake Mary	$301,153	Diane Busby	407-878-5929
Two Rivers CDD/ Tampa	$1,500,000	Jayna Cooper	813-608-8242
Lucaya CDD/ Ft . Myers	$19,959	Jordan Lansford	813-344-4844

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

LANDSCAPE MAINTENANCE SERVICES

Request for Proposals: 2025-001

PROJECT MANUAL

ISSUE DATE: JUNE 2025

District Manager: Governmental Management Services
219 East Livingston Street
Orlando, Florida 32801

RANDAL PARK
COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR PROPOSAL NUMBER 2025-001
LANDSCAPE MAINTENANCE SERVICES

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RANDAL PARK
COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF SOLICITAION FOR REQUEST FOR PROPOSALS

LANDSCAPE MAINTENANCE SERVICES
ORANGE COUNTY, FLORIDA

Notice is hereby given that the **Randal Park Community Development District** (referred to herein as the "District" or the "Owner") request proposals to provide landscape maintenance services (Request for Proposals 2025-001) including but limited to, maintenance of turf, trees, shrubs, ground cover and irrigation, as well as trash removal throughout the District, as more specifically set forth in the project manual (as described herein).

The project manual, comprised of proposal and contract documents, will be available for public inspection and may be obtained beginning Monday, June 23rd, 2025, at 9:00 a.m., from the District Manager's office, 219 East Livingston Street, Orlando, Florida 32801, by emailing the District's Field Manager Jarett Wright at jwright@gmscfl.com , or by calling the office at 407-841-5524.

Firms desiring to provide services for this project must submit one (1) original hard copy and one (1) electronic copy of the required proposal no later than **Wednesday, August 6th, 2025 by 11:00 a.m.** at the office of the District Manager, 219 East Livingston Street, Orlando, Florida 32801, ATTN: Jarett Wright, at which time the proposals will be publicly opened. Proposals must be submitted in a sealed envelope pursuant to the Instructions to Proposers. Proposals received after the time and date stipulated above will be returned unopened to the Proposer.

A pre-proposal conference will be held on Monday, June 30th, 2025 at 10:00 a.m. at the Randal Park Clubhouse located at 8730 Randal Park Blvd, Orlando, Florida, 32832. Attendance is voluntary, however, it is strongly encouraged.

Ranking of Proposals will be made on in accordance with the criteria set forth on the ranking worksheet contained within the Request for Proposal. The District reserves the right to reject any and all proposals, with or without cause, to waive minor technical errors and informalities, or to accept the proposal which, in its judgment, is in the best interest of the District.

Randal Park Community Development District
Jason Showe, District Manager

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR PROPOSAL NUMBER 2025-001
LANDSCAPE/GROUNDS MAINTENANCE SERVICES

INSTRUCTIONS TO PROPOSERS

1. Due Date: Sealed proposals must be received no later than **August 6th, 2025 at 11:00 a.m.** at the office of the Governmental Management Services, 219 East Livingston Street, Orlando, Florida 32801, ATTN: Jarett Wright. Proposals will be opened publicly at that time.

2. Proposal Guaranty: A certified or cashiers check on any national or state bank, or a proposal bond, in a sum not less than five (5) percent of the amount proposed, made payable to the Owner, must accompany each proposal as a guarantee that the Proposer will promptly enter into an agreement to do the work. The Proposal Guaranty shall be submitted with the understanding that the Proposer will not withdraw his proposal for a period of sixty (60) days after proposals are received.

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

4. Familiarity with Laws: The Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility.

5. Qualifications of Proposer: The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared with the necessary organization, capital, and equipment to complete the work to the satisfaction of the Owner.

6. No Proposer shall submit more than one proposal. Proposers shall be disqualified and their proposals rejected if Owner has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any existing contract, or for failure to demonstrate proper licensure and business organization.

7. Interpretations and Addenda: All questions about the meaning or intent of the proposal documents are to be directed in writing via email only to the District Field Manager Jarett Wright, jwright@gmscfl.com. Interpretations or clarifications considered necessary by the District Manager in response to such questions will be issued by Addenda e-mailed or delivered to all parties recorded as having received the proposal documents. Questions received less than seven (7) days prior to the date of opening of proposals may not be

answered. Only questions answered by formal written Addenda will be binding. No interpretations will be given verbally. All questions and answers will be distributed to all Proposers.

8. Submission of Proposal: Submit one (1) original hard copy and one (1) electronic copy of the proposal forms, the proposal security and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the project title and name and address of the Proposer and accompanied by the required documents. If the proposal is sent through the mail or other delivery system, the sealed envelope shall be enclosed in a separate envelope with a notation (RESPONSE TO PROPOSAL NO. 2025-001 ENCLOSED) on the face of it.

9. Modification and Withdrawal: Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of sixty (60) days.

10. Proposal Documents: The Request for Proposal will be available on June 23rd, 2025 at 09:00 a.m., by emailing the District Field Manager Jarett Wright, jwright@gmscfl.com, or from the District Office, 219 East Livingston Street, Orlando, Florida 32801. Contact Jason Showe at 407-841-5524.

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

12. Basis of Award/Right to Reject or Award: The Owner reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed appropriate.

13. Contract Award: Within fourteen (14) days of receipt of the Notice of Award, the Proposer shall enter into and execute the Contract in substantially the form included herein.

14. Pre-Proposal Conference: A pre-proposal conference will be held on Monday, June 30th, 2025, at 10:00 a.m. at the Randal Park Clubhouse located at 8730 Randal Park Blvd, Orlando, Florida, 32832. Attendance is voluntary but strongly encouraged. The Proposer is assumed to be familiar with the area and any natural features that will in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility.

15. Insurance: All Proposers shall include as part of their proposal a current Certificate of Insurance detailing the company's insurance coverage and including the required minimum coverages and information as listed below. In the event the Proposer is notified of award, it shall provide proof of Insurance Coverage within fourteen (14) calendar days after notification, or within such approved extended period as the Owner may grant. Failure to provide proper proof of insurance coverage shall constitute a default.

A. Minimum Limits

Commercial General Liability:	$2,000,000 per occurrence
Automobile Liability:	$2,000,000 per occurrence
Workers Compensation:	Statutory
Employers Liability	$1,000,000

B. **Please include the following on the certificate of insurance**:

1. Reference the Randal Park Community Development District and contract number on the certificate.

2. All coverage must be written with an insurance carrier that has an A.M Best's Key Rating of at least A and a financial rating of VII.

3. State additional insured on certificate and mark box with a "Y" for certificate holder as additional insured. Additional insured: *Randal Park Community Development District must be listed as an additional insured with respect to all coverage, except workers compensation and employers liability.*

4. General liability must include contractual liability

5. Waiver of subrogation: *"A Waiver of subrogation applies in favor of the Randal Park Community Development District with respects to all coverage."*

6. A 30 days notice of cancellation is required.

7. All Auto policies need to cover "any Auto" **or** "Hired, Non-Owned and scheduled".

8. An authorized agent must sign the certificate.

9. Certificate Holder MUST Read:

Randal Park CDD
Attn: District Manager
219 East Livingston Street
Orlando, Florida 32801

16. Indemnification: The successful Proposer shall fully indemnify and hold harmless Owner, the District Manager and the District Engineer, from and against all claims, damages, costs and losses arising, in whole or in part, from Contractor's negligence or breach of contract, as more fully set forth in the Contract form, provided herein.

17. Limitation of Liability: Nothing herein shall be construed as or constitute a waiver of Owner's limitations on liability contained in section 768.28, Florida Statutes, or other statute or law.

18. Irrigation: The successful Proposer shall operate the irrigation system in conformance with the applicable consumptive use permit ("CUP") for the areas within the contract. The operation of the irrigation system shall include record keeping and reporting as required by the CUP and the provision of records upon request.

19. All proposals shall include the following information in addition to any other requirements of the proposal documents:

A. A narrative description of the Proposer's approach to providing the services as described in the scope of services, provided herein. (Limited to 5 pages).

B. Proposer's organizational chart.

C. List position or title and corporate responsibilities of key management or supervisory personnel-Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.

D. Describe proposed staffing levels.

E. A list and description of landscaping/grounds maintenance projects undertaken for each of the last three (3) years, including the scope of services provided, the name of the project owner and a contact name and phone number.

F. A listing of the total annual dollar value of work, as described above under G, completed for each of the last three (3) years.

G. List all other contracts related to the provision of services by the Proposer in which the company is presently engaged.

H. Three References, including the name address and phone number of a contact person, from projects of similar size and scope. The references may, but are not required to, overlap with projects or current contracts as listed above under E and G.

I. Current certificates of insurance including certificates for any sub-contractors that will be used.

J. A list of any and all lawsuits that the Proposer is or has been a party to in the past five (5) years.

K. A list of any and all licensure disciplinary actions the Proposer or its employees is or has been a party to in the past five (5) years.

L. Completed copies of all other forms included within the proposal documents

20. Any protest regarding the Proposal Documents, including specifications or other requirements contained in the Request for Proposal, must be filed in writing within seventy-two (72) hours after the receipt of the proposed project plans and specifications or other contract documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents.

21. The proposals shall be ranked based on the Owner's evaluation of the Proposer's ability to perform the services for the project as demonstrated by the documentation provided by the Proposer and reference checks of the Proposer's clients. The criteria to be used in the

evaluation are presented in the Evaluation Criteria sheet, contained within the proposal documents.

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR PROPOSAL NUMBER 2025-001
LANDSCAPE MAINTENANCE SERVICES

EVALUATION CRITERIA

1. Personnel **(25 points)**

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

2. Experience **(25 points)**

(E.g., past record and experience of the respondent in similar projects; volume of work previously awarded to the firm; past performance for the District in other contracts; character, integrity, reputation, of respondent, etc.)

3. Understanding of Scope of Work **(25 points)**

Does the proposal demonstrate an understanding of the Districts' needs for the services requested?

4. Financial Capability **(10 points)**

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

5. Price **(15 points)**

Points available for price will be allocated as follows:

10 points will be awarded to the Proposer submitting the lowest total bid for completing the work for the initial two year term of the contract. All other proposals will receive a percentage of this amount based upon the difference between that Proposer's bid and the low bid.

5 points are allocated for the reasonableness of unit prices.

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

BASIC ORGANIZATION INFORMATION

DATE SUBMITTED August 6, 2025

1. Proposer SSS Down To Earth OPCO LLC
[Company Name]

/_/ An Individual
/_/ A Limited Liability Company
/_/ A Limited Liability Partnership
/_/ A Partnership
/X/ A Corporation
/_/ A Subsidiary Corporation

2. Proposer Company Address:

Street Address 500 Winderley Place #222

P.O. Box (if any) _____

City Maitland State FL Zip Code 32751

Telephone 321-263-2700 Fax no. _____

1st Contact Name Tom Lazzaro Title CEO

2nd Contact Name Joe Iafigliola Title CFO

3. Parent Company Name (if applicable) Safeguard Properties Management LLC

4. Parent Company Address (if different):

Street Address 7887 Safeguard Circle

P.O. Box (if any) _____

City Valley View State OH Zip Code 44125

Telephone 216-739-2900 Fax no. 321-203-5173

1st Contact Name Tom Lazarro Title CEO

2nd Contact Name Joe Iafigliola Title CFO

5. List the location of the Proposer's office which would perform the work.

Street Address 4801 Patch Road

P.O. Box (if any)_____

City Orlando State FL Zip Code 32822

Telephone 321-263-2700 Fax no. _____

1st Contact Name Luis Acosta Title Branch Manager

6. If the Proposer is a corporation, is it incorporated in the State of Florida?

yes (X) (Proceed to Question 6.1) no ( ) (Proceed to Question 6.2)

6.1 If yes, provide the following:

Is the Company in good standing with the Florida Secretary of State Division of Corporations? yes (X) no ( )

If no, please explain

_____

_____

_____

Date incorporated _____Charter No. _____

6.2 If no, provide the following:

The State in which Proposer is incorporated? _____ Is

the Company in good standing with that State? yes (X) no ( )

If no, please explain

_____

_____

_____

Date incorporated _____Charter No. _____ Is

the applicant registered with the State of Florida? yes (X) no ( )

7. If the Proposer is a partnership (including a limited partnership or limited liability partnership) or limited liability company, is it organized in the State of Florida?

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

7.1 If yes, is the Proposer registered with the Florida Department of State, Division of Corporations? yes (X) no ( )

If no, please explain

_____

_____

_____

Is the Proposer in good standing with the State of Florida? yes (X) no ( ) If no, please explain

_____

_____

_____

Date Proposer was organized: 8/18/2016

7.2 If no, provide the following:

The State in which Proposer is organized: _____

Is the Proposer in good standing with that State? yes (X) no ( )

If no, please explain

_____

_____

Date Proposer was organized: _____

Is the Proposer registered as a foreign partnership or limited company with the State of Florida? yes ( ) no (X)

If no, please explain State of Florida License SCC131152749

8. Does Proposer hold any registrations or licenses with the State of Florida applicable to the contract?
yes (X) no ( )

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

Type of registration State of Florida License

License No SCC131152749 Expiration Date 9/30/2025

Qualifying individual Tom Lazarro Title CEO

List company(s) currently qualified under this license

SSS Down To Earth OPCO LLC

8.2 Does the Proposer hold any registrations or licenses with Polk County applicable to the contract? yes (X) no ( )

If yes, please list and provide a photocopy of each listed license or registration: State of Florida License SCC131152749

9. List the Proposer's total annual dollar value of work completed for each of the last three (3) years starting with the latest year and ending with the most current year

(2022) $105,000,000 , (2023) $121,000,000 , (2024) $148,300,000.

10. What are the Proposer's current insurance limits? (Provide a copy of applicant's Certificate of Insurance)

General Liability	$ 2,000,000
Automobile Liability	$ 2,000,000
Workers Compensation	$ 1,000,000
Expiration Date	1/1/2026

11. Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past two years? yes ( ) no (X)

If yes, please describe each violation, fine, and resolution 8/27/24 Fine. Other than serious-there was no infirmary, clinic, or hospital used for the treatment of all injured employees in the near proximity to the workplace nor a person or person adequately trained to service First Aid. Resolved at $7,260.40

11.1 What is the Proposer's current worker compensation rating? 1.09

11.2 Has the Proposer experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past two years?

yes (X) no ( )

If yes, please describe each incident 5/5/25 Employee tried stepping on ladder to get down, missed and slipped to the ground resulting in sprain of right knee. 4/7/25 Employee fractured foot after tractor bucket fell on foot 1/3/25 Employee hurt shoulder lifting water cooler. 8/7/24 Employee was offloading debris from back of work truck and slipped on the tongue of the truck 7/1/24 Employee was mowing near a lake and the blades of mower cut his foot. 5/22/24 Employee attempted to push a marble tree monument into the upright position. This caused pain and discomfort in his shoulder

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the Randal Park Community Development District, or their authorized agents, deemed necessary to verify the statements made in this application or attachments hereto, or regarding the ability, standing and general reputation of the applicant.

SSS Down to Earth OPCO, LLC
Name of Proposer

By: Tom Lazzaro

This 31st day of July, 2025 By: Tom Lazzaro
[Type Name and Title of Person Signing]

(Apply Corporate Seal, if filing as a corporation)

State of Florida
County of Orange

The foregoing instrument was acknowledged before me this 31st day of July, 2025, by Tom Lazzaro, of the _____ who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

LUCIA D. LINDELL
Notary Public-State of Florida
Commission # HH 591895
My Commission Expires
September 16, 2028

Lucia D. Lindell
Signature of Notary taking acknowledgment

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

AFFIDAVIT OF NON-COLLUSION

STATE OF Florida
COUNTY OF Orange

I Tom Lazzaro, do hereby certify that I have not, either directly or indirectly, participated in collusion or proposal rigging. Affiant is a CEO in the firm of Down To Earth, and authorized to make this affidavit on behalf of the same. I understand that I am swearing or affirming under oath to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement includes fines and/or imprisonment.

Dated this 31st day of July, 2025.

Tom Lazzaro

Signature by authorized representative of Proposer

State of Florida
County of Orange

The foregoing instrument was acknowledged before me this 31st day of July, 2025, by Tom Lazzaro, of the _____ who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

LUCIA D. LINDELL
Notary Public-State of Florida
Commission # HH 591895
My Commission Expires
September 16, 2028

LuciaD.Lindell

Signature of Notary taking acknowledgment

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

ACKNOWLEDGMENT OF RECEIPT OF DOCUMENTS AND PROPOSAL SIGNATURE FORM

This Proposal for landscape maintenance services has been submitted on this 30th day of July, 2025 by SSS Down to Earth OPCO, LLC [company] whose business address is 500 Winderley Place, Suite 222, Maitland, FL 32751, telephone number is 321-263-2700, and fax number is 321-203-5173.

The undersigned acknowledges, by the below execution of this proposal, that all information provided herein has been provided in full and that such information is truthful and accurate. Proposer agrees through submission of this Proposal to honor all pricing information sixty (60) days from the date of the Proposal opening, and if awarded the contract on the basis of this Proposal to enter into and execute the services contract in substantially the form included in the proposal documents.

Proposer understands that inclusion of false, deceptive or fraudulent statements on this proposal constitutes fraud; and, that the District consider such action on the part of the Proposer to constitute good cause for denial, suspension or revocation of a proposal for work for the Randal Park Community Development District.

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

Addendum No. Addendum #1 dated July 24, 2025

Addendum No. Addendum #2 dated July 30, 2025

Addendum No. _____ dated _____

Addendum No. _____ dated _____

Addendum No. _____ dated _____

Addendum #1
Randal Park CDD RFP 2025-001
Landscape Maintenance Services

July 24, 2025

To: All Prospective Proposers:

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

CLARIFICATIONS/QUESTIONS:

Q1: Is a district staff representative able to meet on site for a property review?

A1: The site is available for inspection at any time by bidders during the published timelines. District staff members will not be participating in any site reviews with bidders, and bidders are expected to perform these inspections on their own and use the bid packet information to generate their proposal. Any additional questions need to be submitted in writing by email to Jarett Wright - jwright@gmscfl.com.

Q2: In lieu of a certified check or cashiers check, would a Brunswick Letter be sufficient for the Proposal Guarantee?

A2: A Brunswick Letter will be sufficient for meeting the requirements of the Proposal Guarantee as long as it is dated within the last 30 days of the bid packet submittal deadline on August 6th, 2025.

Q3: Who is responsible for replacing the doggie pot station bags and trash liners around the community and how many are there?

A3: Currently, there are 20 dog stations located throughout the community. GMS maintenance staff changes and replaces the bags on Mondays, and it will be the bidders responsibility to provide ALL necessary bags, and assist with changing the stations bags once a week. This would occur preferably on the last day of weekly services. If the vendor intends to service the property early in the week these timelines can be adjusted, but once a week is the intended goal. A map showing the location of all dog stations will be provided in this document below.

Q4: Which verge areas in the community will the contractor be responsible for maintenance of?

*A4: Any common area space that is **NOT** located directly in front of a residence will be the CDD's responsibility to maintain and will be included in the contract. Homeowners are responsible for the verge areas in front of their houses, including mowing of the sod and maintaining their trees. Updated maps clearly defining these areas will be provided shortly along with the next Addendum.*

Q5: What are the palm counts and mulch yards for this project?

*A5: Palm counts are currently being calculated and will be included with the next addendum when the information becomes available. Palm pruning will be conducted **TWICE** a year. There are 860 yards of mulch that will be expected to be delivered **ONCE** a year. If the board desires to conduct an additional mulching throughout the year a proposal will be requested and will be subject to board approval at a public board meeting.*

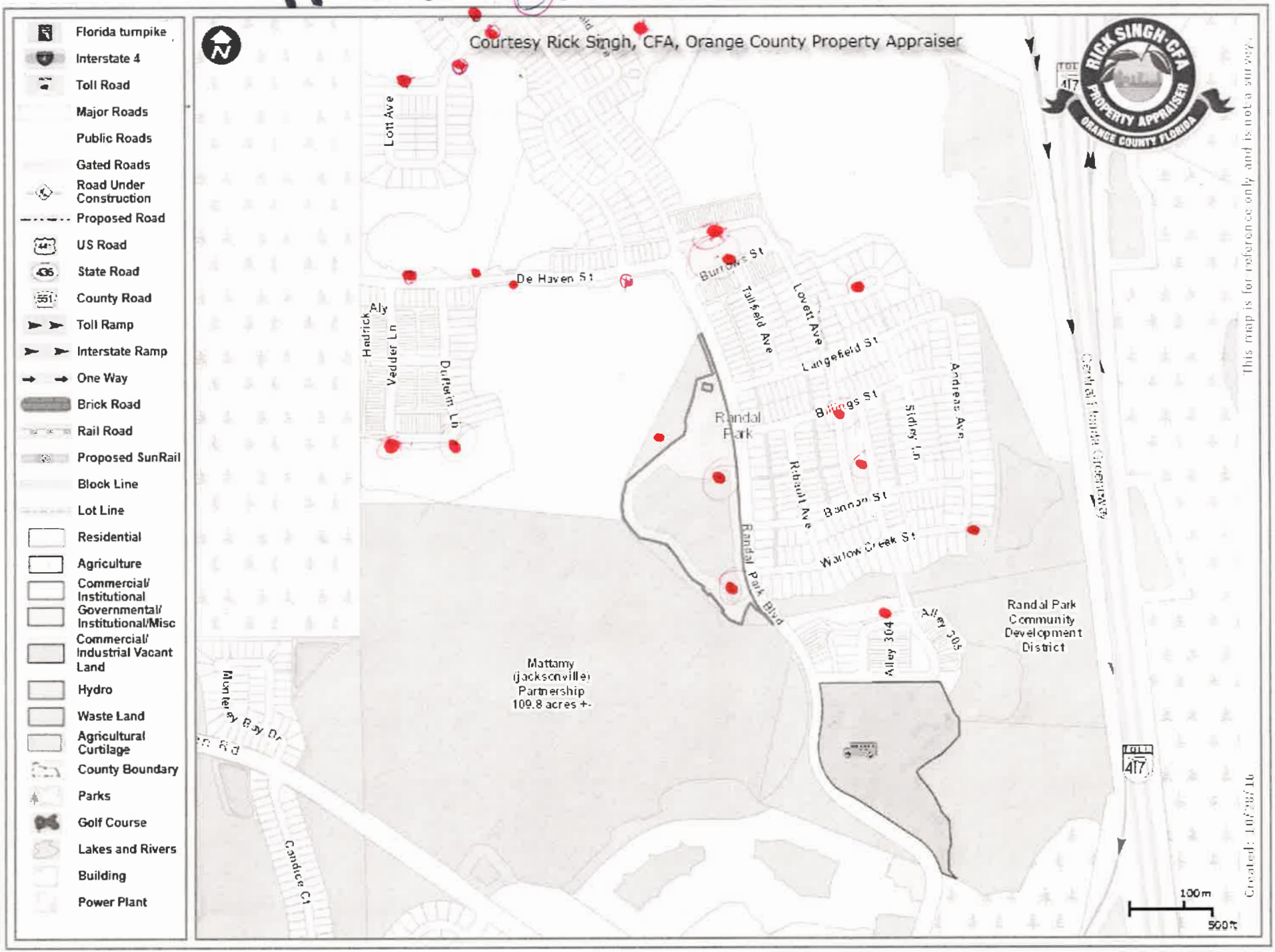
Q6: Is Yellowstone the current service provider for landscape maintenance of the CDD areas?

A6: Yes, Yellowstone is the current landscape vendor for the CDD.

Q7: Are Tracts TR 01, TR 02, TR 03, and TR 04 to be included in this bid?

A7: Yes, Tracts TR 01, TR 02, TR 03, and TR 04 are owned and maintained by the CDD. This is a walking path that leads in between Randal Park BLVD and Lovett AVE. This area is to be included in the contract and an updated map will be provided in the next addendum.

Doggie Pot Park



Randal Park Community Development District

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

NAME OF FIRM:

SSS Down To Earth OPCO LLC

SIGNATURE:

Tom Lozzaro

DATE: July 30, 2025

Addendum #2
Randal Park CDD RFP 2025-001
Landscape Maintenance Services

July 30, 2025

To: All Prospective Proposers:

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

CLARIFICATIONS/QUESTIONS:

Q1: What is the total number of palms the CDD is responsible for?

A1: This information is unavailable at this time and we cannot provide an accurate count of the palms at this time. All bidders are expected to inspect the property and gather these counts on their own.

Q2: For trees, palms, shrubs, and turf that are within 15ft of the pond waters edge what are the expectations for maintenance?

A2: Fertilizers will not be applied to any plant material or turf within 15 ft of the pond waters edge to help ensure the water source is not being contaminated. Only weeds in the plant bed and tree beds will be treated.

Q3: Can you confirm how many irrigation zones exist within the property and provide the locations of all irrigation timers and controllers?

A3: We are currently working on gathering this information and may provide it as soon as possible. Please use a best estimate for the time being, and if an amendment to the contract is needed in the future that will be discussed with the board of supervisors for approval.

Q4: Which verge areas in the community will the contractor be responsible for maintenance of?

*A4: Any common area space that is **NOT** located directly in front of a residence will be the*

CDD's responsibility to maintain and will be included in the contract. Homeowners are responsible for the verge areas in front of their houses, including mowing of the sod and maintaining their trees. Updated maps clearly defining these areas have been included along with this Addendum.

Q5: What are the palm counts and mulch yards for this project?

*A5: Palm counts are currently being calculated and will be included with the next addendum when the information becomes available. Palm pruning will be conducted **TWICE** a year. There are 860 yards of mulch that will be expected to be delivered **ONCE** a year. If the board desires to conduct an additional mulching throughout the year a proposal will be requested and will be subject to board approval at a public board meeting.*

Q6: What areas of the highlighted map on Dowden Rd are expected to be included in the contract?

A6: The CDD is responsible for maintaining both the north and south verge areas (between sidewalk and curb) of Dowden Rd in the areas highlighted on the map, as well as the median.

Q7: Are Tracts TR 01, TR 02, TR 03, and TR 04 to be included in this bid?

A7: Yes, Tracts TR 01, TR 02, TR 03, and TR 04 are owned and maintained by the CDD. This is a walking path that leads in between Randal Park BLVD and Lovett AVE. This area is to be included in the contract and an updated map has been included in this Addendum.

Q8: Which park Tract is considered to be the "Sports Field" referenced on page 6 of the scope?

A8: Tract P-3 is the park that is designated as the "Sports Field". This park is located at the intersection of Randal Park BLVD and Burrows Street and includes the fountain feature.

Q9: Fertilization treatments for shrubs and trees were noted near the recreation grounds by the clubhouse and along the Randal Park BLVD entrance. Are there any additional areas where fertilization should be included?

A9: All trees, shrubs, and turf that are irrigated and are outside of the 15ft boundaries

along the pond waters edge should be included in the fertilization program.

Q10: What are the different types of turf located on the property?

A10: The CDD areas include a mix of Zoysia, Bermuda, and unirrigated Bahia. The scope may encompass turf types or other specifications that are not currently being utilized on property, but establishes guidelines for any potential future installations.

Q11: Are annuals included in this scope?

A11: While there are annuals located on property, the CDD is not responsible for these areas and no annuals are to be included in the contract at this time.

Q12: For the Fee Summary Schedule, should the price for annuals / mulch / palm pruning be broken down into unit pricing, or a total per cycle pricing?

A12: The numbers on the Fee Summary Schedule should reflect the total price per cycle for each instance of mulching and palm pruning, and there are no annuals to be included at this time. The intent is to clearly define the cost of each service and then combine the Essential Services cost with the Extra Services cost and break the total down to a flat monthly rate. For example if the combined total is $120,000, the flat rate fee that should be invoiced monthly would be $10,000.

Q13: Where is the access point for the service area behind the homes in the Tibbett Street Cul-de-sac?

A13: Tract OS-10 can be accessed via the conservation area border located behind the homeowner lots. A review of the area will be conducted with the bidder who the contract is awarded to.

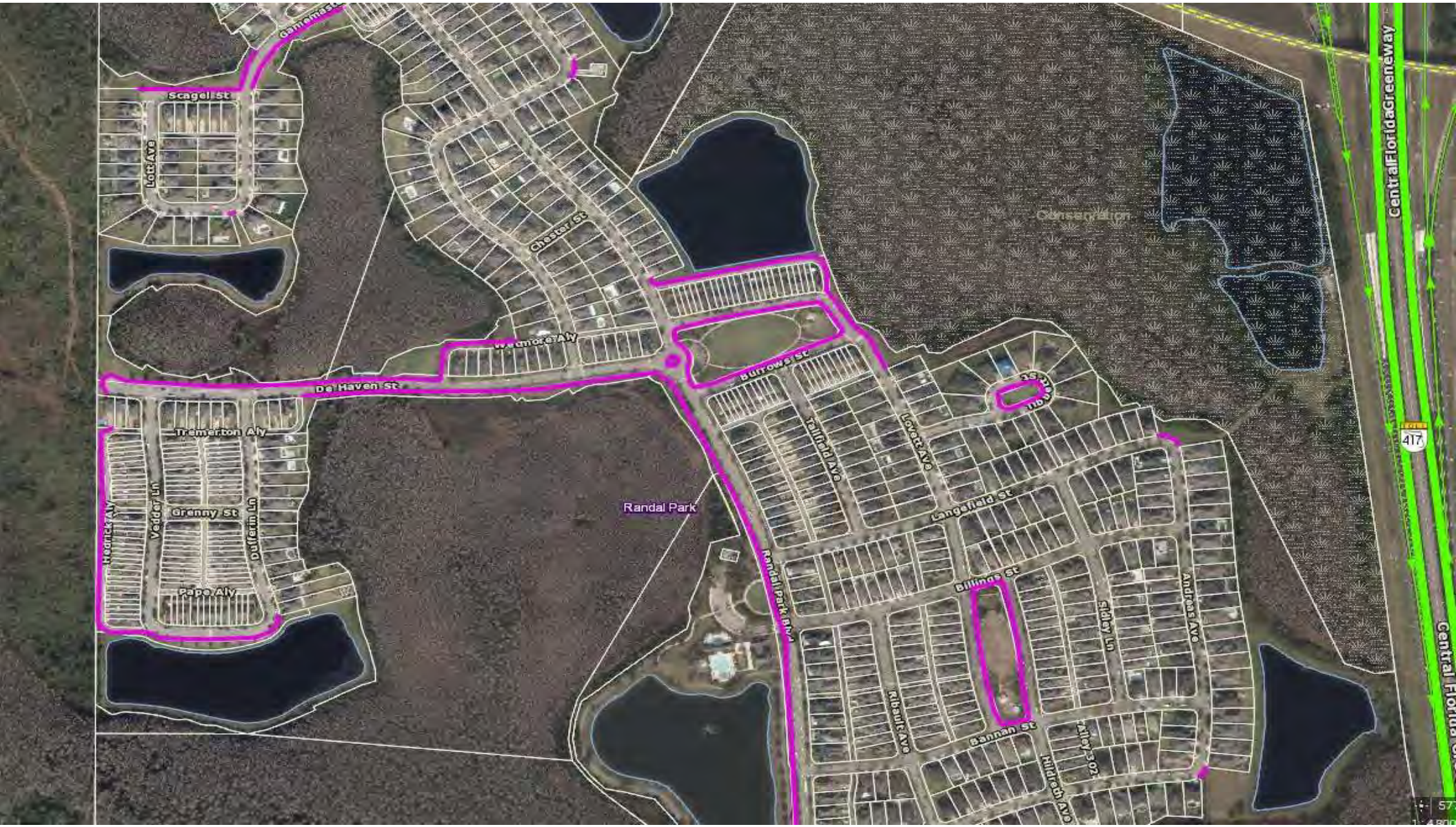
Q14: Will the vendor be provided a gate code to access the ponds in the Randal Walk part of the scope?

A14: Yes, a code will be provided to the bidder who is awarded the contract in order to have access to Tracts SW-1, and SW-2. For Tract SW-2 the expectation is to maintain everything between sidewalk and pond bank, the HOA is responsible for the verge area here.

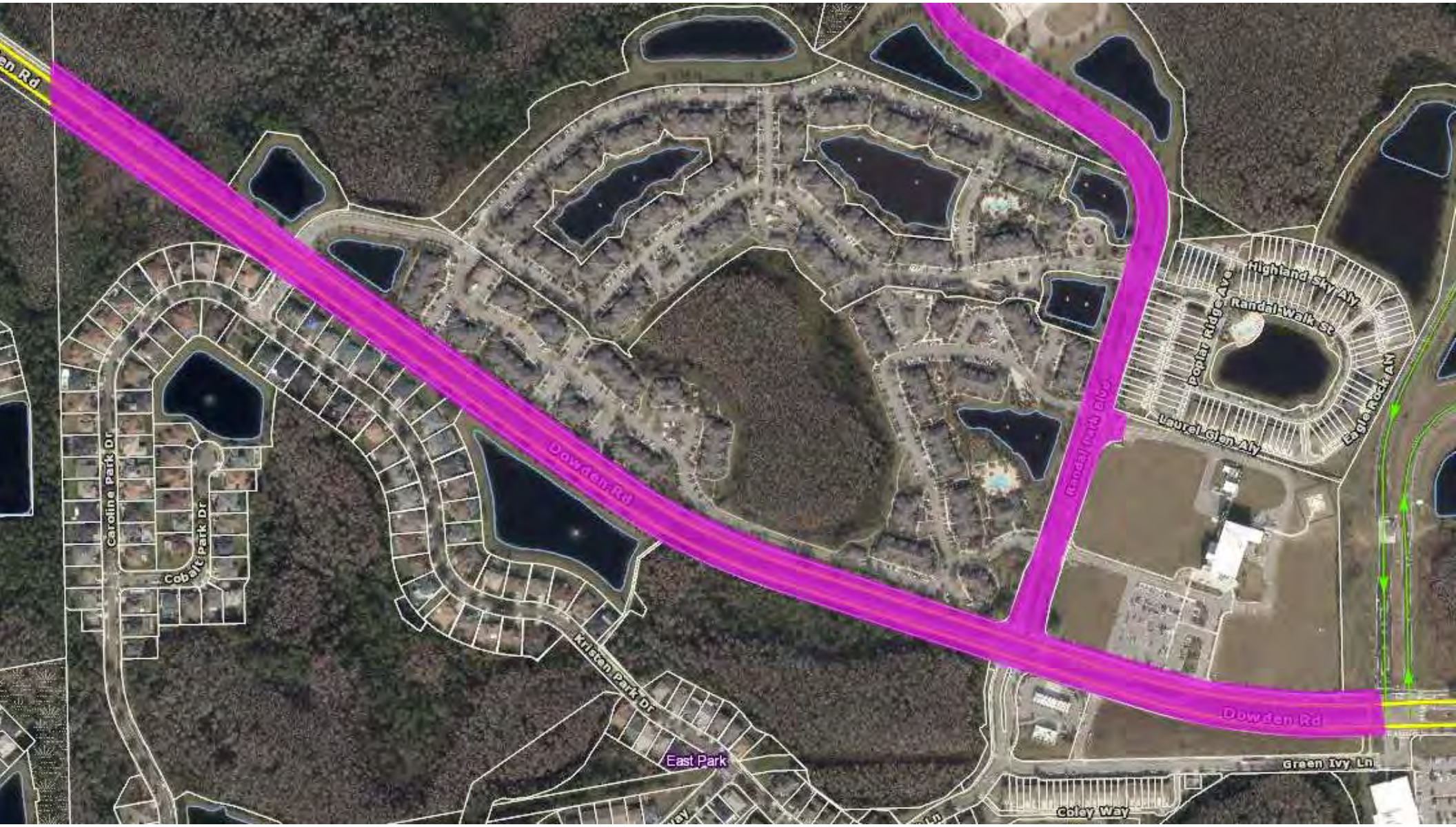
Q15: Is pinestraw expected to be included in this bid, and if so will quantities be provided?

A15: Pinestraw should not be included in this bid. Installation of pinestraw will be conducted on an as needed basis and a proposal will be requested when the service is desired by the board of supervisors.


Corkfield Ave
Randal Park
TR OS-24
Platts Ave
Bushmaster Ave
Cadman Ct
TRACT B-NV2
TRACT W-2
Gamemaster Ave
Corkfield Ave
TR OS-20
TR OS-22
TRACT O S-23
Scagel, St
TR OS-18


Scagel St
Lott Ave
Chester St
De Haven St
Burrows St
Tremerton Aly
Hedrick Aly
Vedder Ln
Grenny St
Dufferin Ln
Pape Aly
Randal Park
Randal Park Blvd
Talliard Ave
Lovett Ave
Langefield St
Billings St
Ribault Ave
Sibley Ln
Andreas Ave
Bannan St
Alley 302
Hildreth Ave
Central Florida Greeneway
417


Randal Park
Tallahassee Ave
Loyett Ave
Langefield St
Billings St
Randal Park Blvd
Sidley Ln
Andreas Ave
Ribault Ave
Bannan St
Alley 302
Hildreth Ave
Warlow Creek St
Alley 303
Fullerwood Ave
Alley 304
Alley 305
Macarthur St
417
Central Florida Greenway
417
Central Florid


Dowden Rd
Randal Park Blvd
Caroline Park Dr
Cobalt Park Dr
Kristen Park Dr
East Park
Poplar Ridge Ave
Highland Sky Aly
Randal Walk St
Laurel Glen Aly
Eagle Rock Aly
Green Ivy Ln
Coley Way

Randal Park Community Development District

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

NAME OF FIRM:

SSS Down to Earth OPCO, LLC

SIGNATURE: Tom Zoppo

DATE: July 31, 2025

Exhibit A - Scope of Services

Randal Park CDD

LANDSCAPE SCOPE OF WORK

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

General Services- Component "A"

Turf Maintenance

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

Mowing

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

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

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

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

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

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

Edging

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

String Trimming

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

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

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

Blowing

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

Damage Prevention/Repair

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

Detailing

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

needed to accomplish the full amount of detail rotations.

Pruning

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

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

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

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

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

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

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

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

Weed Control

Bed areas are to be left in a weed free condition after each detail service. While pre and post- emergent

chemicals are acceptable means of control, weeds in bed areas larger than 3” shall be pulled by hand or string trimmed.

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

Trash Removal

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

Policing

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

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

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

Communication

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

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

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

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

Staffing

The Contractor shall have a well-experienced Foreman/Supervisor supervising all work onsite. This

person should have knowledge of horticultural practices and be capable of properly supervising others. The Foreman/Supervisor should communicate regularly, daily when needed, with CDD management. Further, In order to maintain continuity, the same Foreman/Supervisor shall direct the scheduled maintenance operations throughout the year. Any anticipated changes in supervisory personnel shall be brought to the attention of the CDD representative prior to any such change. The intent is for maintenance personnel to familiarize themselves with the site.
The crew members should be properly trained to carry out their assigned task and should work in a safe professional manner. Each crew member should be in full uniform at all times.

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

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

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

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

Application Maintenance Information

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

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

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

St. Augustine

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

Monthly Application schedule – St. Augustine

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

Application Requirements: ST AUGUSTINE

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

BAHIA – Where Applicable (Irrigated areas only)

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

Monthly Application Schedule - Bahia

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

Application Requirements: BAHIA

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

Bermuda - SPORTS Field

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

- January:Liquid or granular Fertilization - Disease & Insect Control
- February:Liquid or granular Fertilization
- March: Core Aeration
- April: Liquid or granular Fertilization Sedge & Broadleaf Weed Control/Disease & Insect Control
- June: Disease & Insect Control as needed.
- July: Liquid or granular Fertilization
- August: Sedge & Broadleaf Weed Control/Disease & Insect Control
- September: Liquid or granular Fertilization
- October: Disease & Insect Control
- December: Liquid or granular Fertilization

Bermuda - Standard

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

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

Application Requirements: BERMUDA

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

coated products.

Zoysia

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

Monthly Application Schedule - Zoysia

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

Application Requirements: ZOYSIA

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

General

Insect/Disease Control - ALL TURF

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

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

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

Weed Control - ALL TURF

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

Contractor shall alert management of outbreaks of Crabgrass, wild Bermuda, Alexander and Dove grasses. Failure to do so will make the contractor liable for resulting turf loss. Supplemental insecticide

applications will be provided in addition to the normal preventive program as needed to provide control.

Warranty - ALL TURF

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

Component “C” – Tree/Shrub Care Program

Application Schedule – Trees and Shrubs

Monthly Application Schedule -

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

Application Requirements: Fertilization

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

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

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

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

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

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

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

Insect/Disease Control

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

Contractor is responsible for the continuous monitoring for the presence of damaging insects or disease. Any problems noted between regularly scheduled visits will be treated as a service call and responded to within 48 hours. Service calls due to active infestations are included in this program.

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

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

Specialty Palms

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

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

Warranty

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

Component "D" – Irrigation Maintenance

Frequency of Service

Contractor will perform the following itemized services under "Specifications" on a monthly basis completing 25% of the inspection each week. The irrigation inspection should be performed during the

same week(s) each month. Repairs under $500 should be carried out each month with just verbal confirmation. Anything over $500 requires written approval.

Specifications

- Activate each zone of the system.
- Visually check for any damaged heads or heads needing repair.
- Visually check all landscape areas irrigated with Netafim drip lines to ensure proper water flow and pressure.
- Clean filters located at each zone valve monthly if applicable. Clean, straighten or adjust any heads not functioning properly.
- Straighten, re-attach to bracing and touch up paint on riser heads as needed. Report any valve or valve box that may be damaged in any way.
- Leave areas in which repairs or adjustments are made free of debris.
- Adjust controllers to the watering needs as dictated by weather conditions, seasonal requirements, and water management district restrictions including adjusting of rain sensors.
- Contractor will provide a written report of the findings by zone.
- Repairs that become necessary and that are over and above the routine monthly inspections will be done on a time and material basis. Hourly irrigation repair rates will be defined in the overall landscape maintenance contract.
- Request for authorization must be submitted to the CDD representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by the CDD representative prior to initiating any work. It is up to CDD management's discretion to allow the contractor to proceed with repairs at an agreed threshold without prior approval.

Service Calls

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

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

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

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

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

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

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

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

Component “E” – Additional Services

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

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

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

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

Schedule

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

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

All newly planted beds will have a minimum of 50% of the plants in bloom at the time of installation and they shall be 4 ½” individual pots.

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

Installation

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

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

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

plants.

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

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

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

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

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

Maintenance

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

Removal of all litter and debris.
Beds are to remain weed – free at all times.
All declining blooms are to be removed immediately.
Inspect for the presence of insect or disease activity and treat immediately.

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

Prolific bloomers such as Salvia require that 10% to 20% of healthy blooms are to be removed weekly.
Pre-emergent herbicides are not to be used in annual beds.
Contractor guarantees the survivability and performance of all annual plantings for a period of 90 days. Any plant that fails to perform during this period will be immediately replaced at the contractor’s expense.

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

E.2 - Bed Dressing

Application of designated mulching to community bed spaces.

Schedule

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

Installation

Prior to application, areas will be prepared by removing all foreign debris and establishing a defined,

uniform edge to all bed and tree rings as well as a 1” to 2” deep trench along all hardscape surfaces to include equipment pads, in order to hold the mulch in place. Bed dressing should be installed in weed free beds that have been properly edged and prepared.

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

E.3 - Palm Trimming Schedule

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

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

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

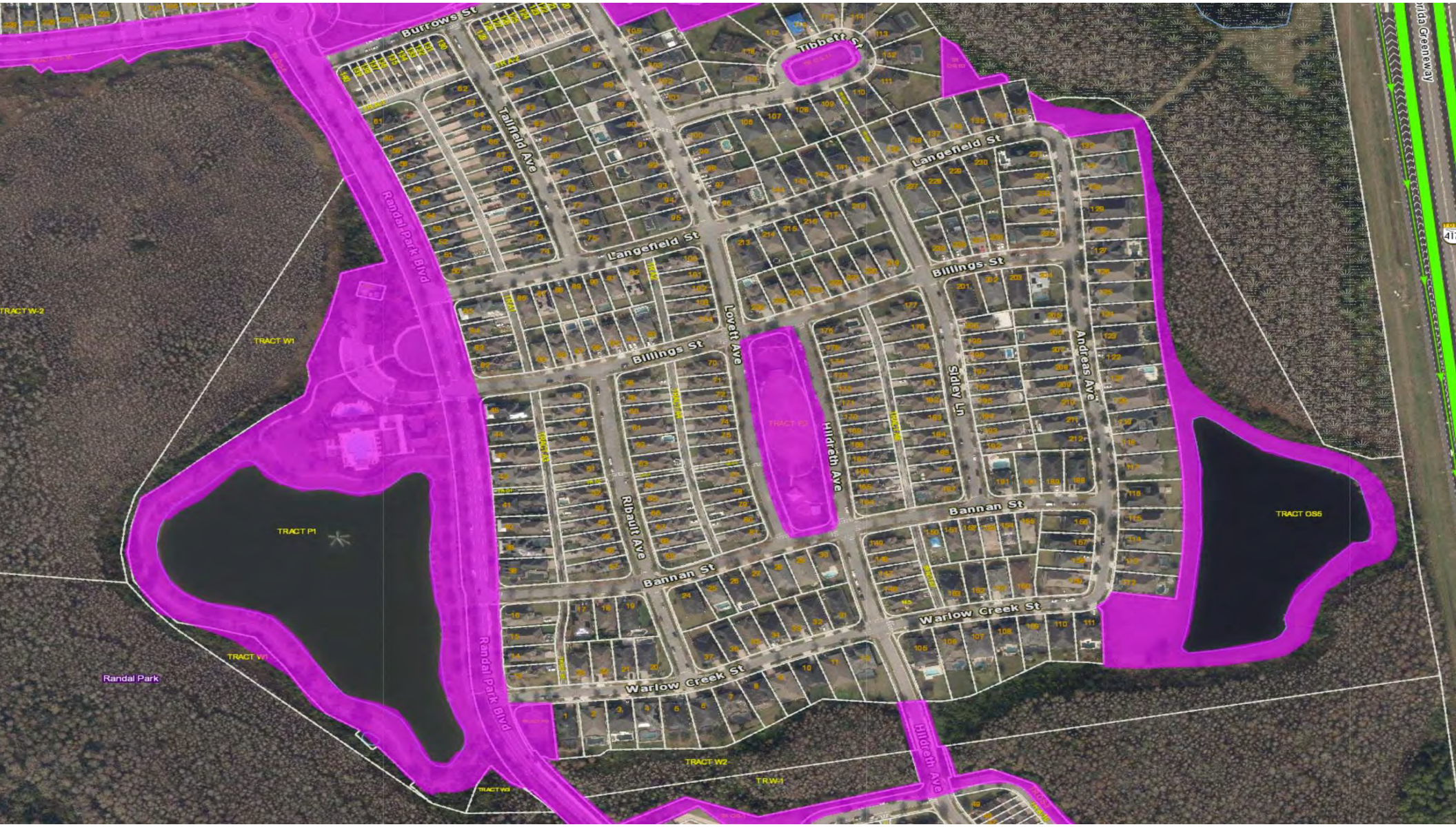
Trimming shall include removal of all dead fronds, loose boots and seed stalks.

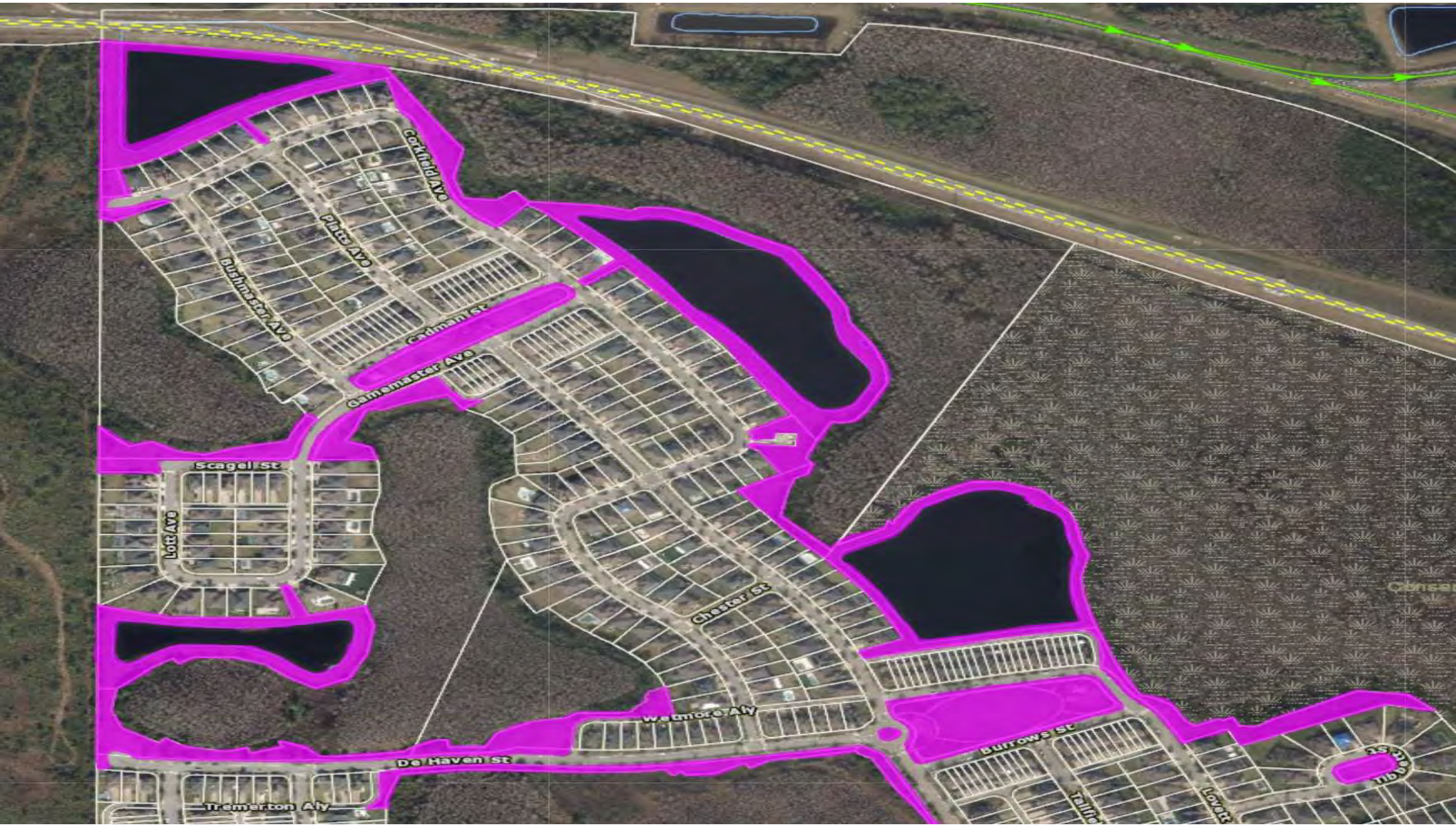
Trim palms so that the lowest remaining fronds are left at a ten and two o’clock profile or nine and three o’clock at the discretion of management. “Hurricane” cuts are only to be done at the direction of the CDD representative.

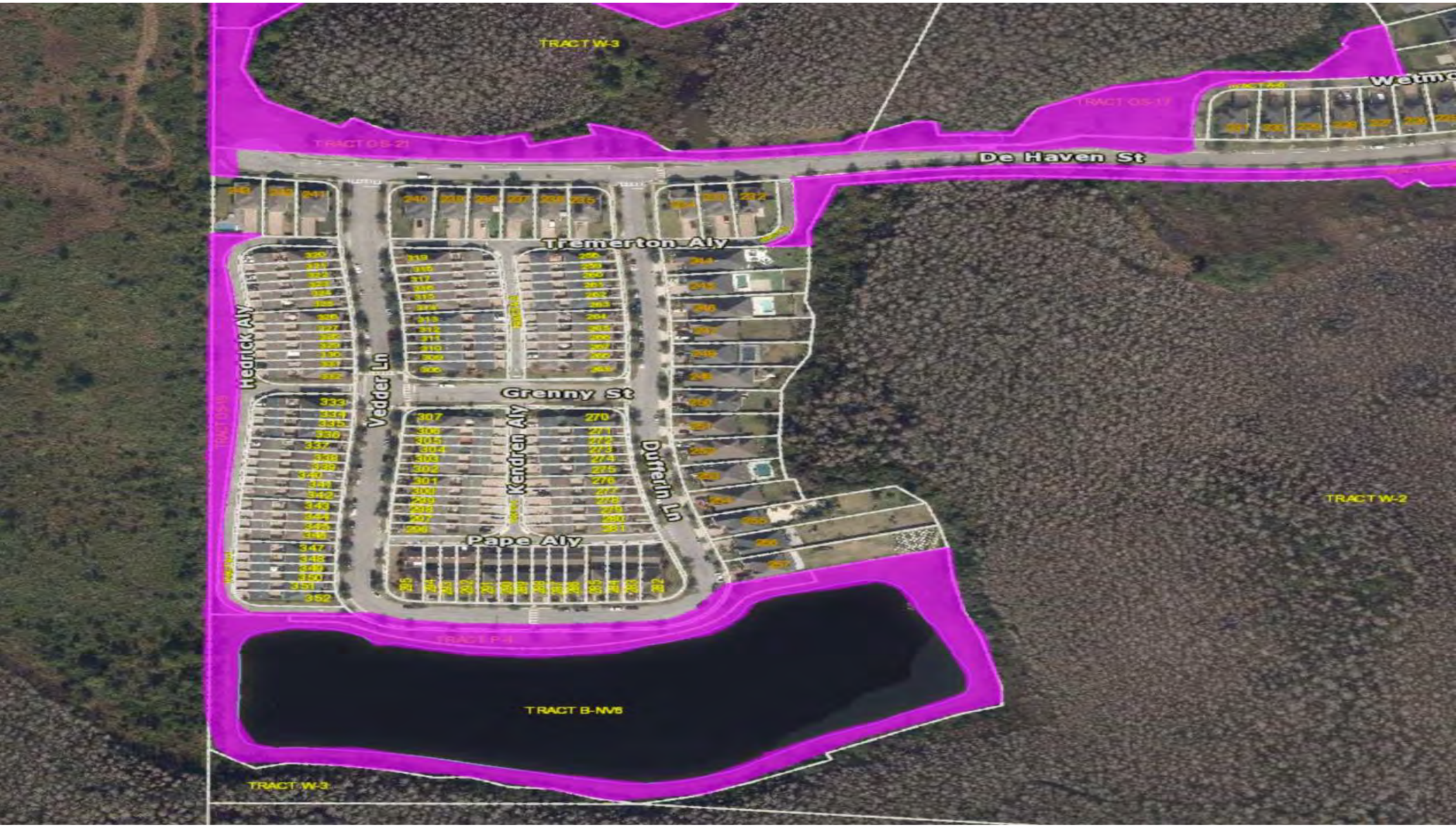
When trimming, cut the frond close to the trunk without leaving “stubs”.

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

Exhibit B - Landscape Map


Burrows St
Tibbett St
Tallfield Ave
Randal Park Blvd
Langefield St
Billings St
Lovett Ave
Hildreth Ave
Sidey Ln
Andreas Ave
Ribault Ave
Bannan St
Warlow Creek St
TRACT W-2
TRACT W1
TRACT P1
TRACT W-1
Randal Park
TRACT W2
T.R.W-1
TRACT W3
TRACT OS5
Florida Greenway


Corfield Ave
Platts Ave
Bushmaster Ave
Catman St
Gamemaster Ave
Scagel St
Lott Ave
Chester St
Watmore Aly
De Haven St
Burrows St
Tremerton Aly


TRACT W-3
TRACT OS-21
De Haven St
Tremerton Aly
Hedrick Aly
Vedder Ln
Grenny St
Kendren Aly
Dufferin Ln
Pape Aly
TRACT W-2
TRACT P-1
TRACT B-NV6
TRACT W-3

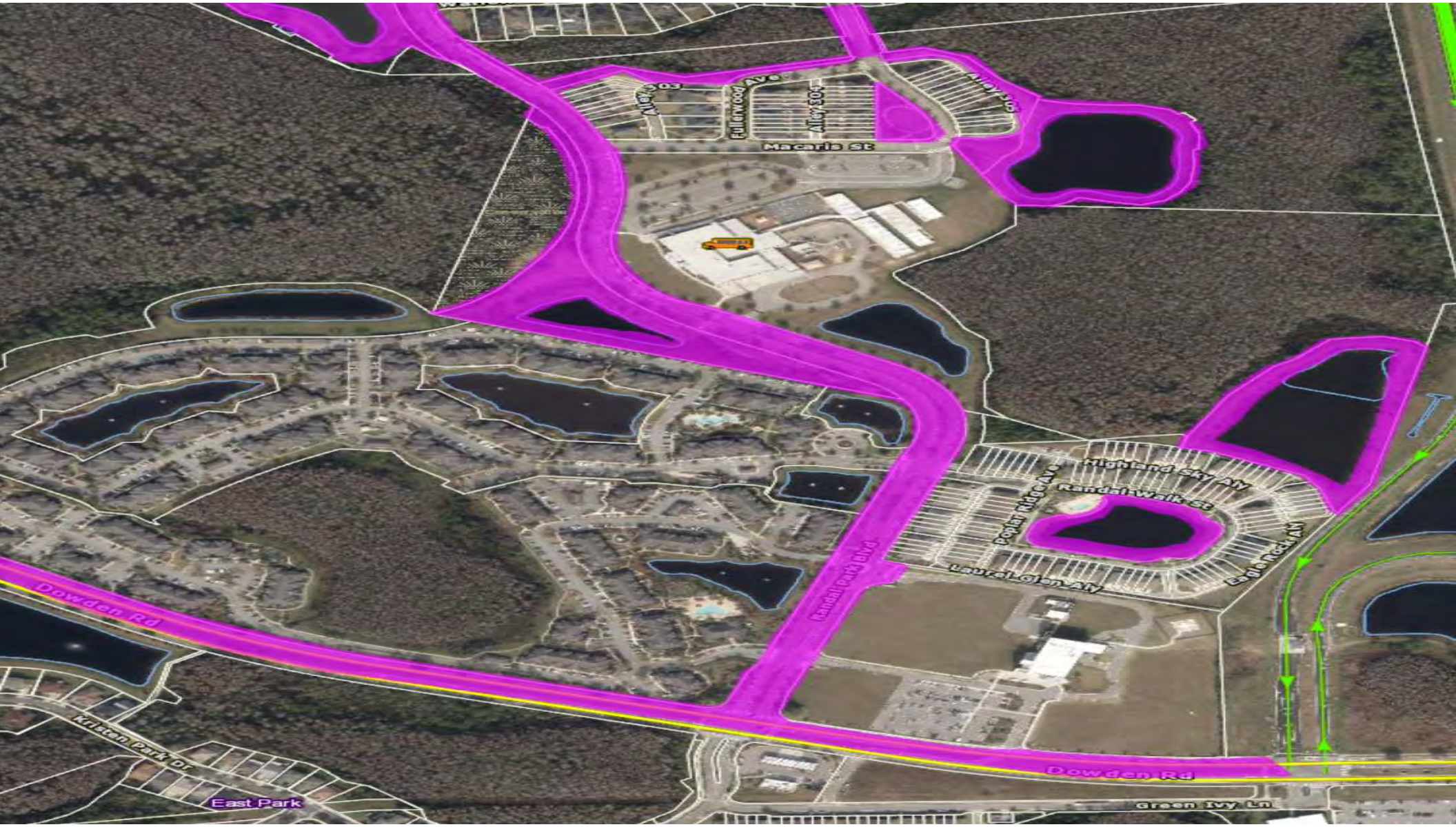

Alley 303
Fullerwood Ave
Alley 305
Macaria St
Highland Sky Aly
Randal Walk St
Poplar Ridge Ave
Eagle Rock Aly
Laurel Glen Aly
Randall Park Blvd
Dowden Rd
Kristen Park Dr
East Park
Green Ivy Ln
Dowden Rd

Exhibit C – Fee Summary

Randal Park Community Development District Landscape Fee Summary - Year 1

Contractor: Down To Earth

Address: 500 Winderley Place, #222
Maitland, FL 32751
Phone: 321-263-2700
Fax:
Contact: Dennis Milavec
Email: dennis.milavec@down2earthinc.com

Property: Randal Park CDD

Address: 6200 Lee Vista Blvd, Suite 300
Orlando, FL, 32822

Phone: 407-841-5524
Contact: Jarett Wright
Email: jwright@gmscfl.com

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Turf Maintenance and Detailing (Component A) - *Turf Maintenance/Detailing/Communication/Staffing*	$17,763.19	$17,763.19	$22,838.39	$22,838.39	$22,838.39	$22,838.39	$22,838.39	$22,838.39	$22,838.39	$22,838.39	$17,763.19	$17,763.19	$253,759.86
TURF CARE (Component B) Bahia/St Augustine/Zoysia	$1,437.09	$958.06	$2,504.01	$958.06	$4,572.55	$958.06	$2,504.01	$2,504.01	$958.06	$958.06	$2,504.01	$958.06	$21,774.03
TREE/SHRUB CARE Includes OTC if Applicable (Component C) Tree/Shrub Fert/OTC/Drenching	$1,175.80	$3,028.57	$1,175.80	$1,175.80	$1,175.80	$1,175.80	$1,175.80	$1,175.80	$1,175.80	$3,028.57	$1,175.80	$1,175.80	$17,815.11
IRRIGATION MAINT. (Component D) *Irrigation Inspections*	$1,950.00	$1,950.00	$1,950.00	$1,950.00	$1,950.00	$1,950.00	$1,950.00	$1,950.00	$1,950.00	$1,950.00	$1,950.00	$1,950.00	$23,400.00
ANNUAL CHANGES - **(Component E.1)** *Per Annual Pricing: ****See Note Below***	*[Count]*			*[Count]*			*[Count]*			*[Count]*			$0.00
BED DRESSING - Estimate mulch yds (Component E.2) *[Mulch Type] Per Yard Pricing: **$65***					$55,900.00 *860*						$55,900.00 *860*		$111,800.00
PALM TRIMMING 2x Per Year (Component E.3) *Per Palm Price: ****See Note Below*** *Palm counts:*					*[Count]*								$0.00
TOTAL FEE PER MONTH:	$22,326.07	$23,699.82	$28,468.20	$26,922.24	$86,436.73	$26,922.24	$28,468.20	$28,468.20	$26,922.24	$28,775.01	$79,293.00	$21,847.04	$428,549
Fee Schedule with Extra Services	$35,712.42	$35,712.42	$35,712.42	$35,712.42	$35,712.42	$35,712.42	$35,712.42	$35,712.42	$35,712.42	$35,712.42	$35,712.42	$35,712.42	
Fee Schedule Essential Services Only	$26,396	$26,396	$26,396	$26,396	$26,396	$26,396	$26,396	$26,396	$26,396	$26,396	$26,396	$26,396	

		Renewal Year 2	Renewal Year 3	Renewal Year 4	Renewal Year 5
Essential Services **Mowing/Detailing/Irrigation/Fert and Pest**	$316,749.00	$329,418.96	$329,418.96	$342,595.72	$356,299.55
Extra Services **Annual Changes, Palm Pruning, Mulch**	$111,800.00 ***				
TOTAL	$428,549.00	$445,690.96	$445,690.96	$463,518.60	$482,059.34

*** **Annuals**- each 4" pot size at $2.50 per change out labor & material
Mulch- $65 per cubic foot installed labor & material installed
Palm Trees above 12' per cut each- palms under 12' in height are included in Maintenance and Detail
Specialty "DATE"- $175 each
Washingtonias- $65 each
Standards- $55 each

Initials DM

Randal Park Community Development District Landscape Fee Summary - Year 2

Contractor: Down To Earth

Address: 500 Winderley Place, #222
Maitland, FL 32751
Phone: 321-263-2700
Fax:
Contact: Dennis Milavec
Email: dennis.milavec@down2earthinc.com

Property: Randal Park CDD

Address: 6200 Lee Vista Blvd, Suite 300
Orlando, FL, 32822
Phone: 407-841-5524
Contact: Jarett Wright
Email: jwright@gmscfl.com

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Turf Maintenance and Detailing (Component A) - *Turf Maintenance/Detailing/Communication/Staffing*	$18,473.72	$18,473.72	$23,751.92	$23,751.92	$23,751.92	$23,751.92	$23,751.92	$23,751.92	$23,751.92	$23,751.92	$18,473.72	$18,473.72	$263,910.25
TURF CARE (Component B) Bahia/St Augustine/Zoysia	$1,494.57	$996.38	$2,604.17	$996.38	$4,755.45	$996.38	$2,604.17	$2,604.17	$996.38	$996.38	$2,604.17	$996.38	$22,644.99
TREE/SHRUB CARE Includes OTC if Applicable (Component C) Tree/Shrub Fert/OTC/Drenching	$1,222.83	$3,149.71	$1,222.83	$1,222.83	$1,222.83	$1,222.83	$1,222.83	$1,222.83	$1,222.83	$3,149.71	$1,222.83	$1,222.83	$18,527.72
IRRIGATION MAINT. (Component D) *Irrigation Inspections*	$2,028.00	$2,028.00	$2,028.00	$2,028.00	$2,028.00	$2,028.00	$2,028.00	$2,028.00	$2,028.00	$2,028.00	$2,028.00	$2,028.00	$24,336.00
ANNUAL CHANGES - (Component E.1) *Per Annual Pricing: **See Note Below*	*[Count]*			*[Count]*			*[Count]*			*[Count]*			$0.00
BED DRESSING - Estimate mulch yds (Component E.2) *[Mulch Type] Per Yard Pricing: $65*					$58,136.00 *860*						$58,136.00 *860*		$116,272.00
PALM TRIMMING 2x Per Year (Component E.3) *Per Palm Price: **See Note Below* *Palm counts:*					*[Count]*								$0.00
TOTAL FEE PER MONTH:	$23,219.12	$24,647.81	$29,606.93	$27,999.13	$89,894.20	$27,999.13	$29,606.93	$29,606.93	$27,999.13	$29,926.01	$82,464.72	$22,720.93	$445,691
Fee Schedule with Extra Services	$37,140.91	$37,140.91	$37,140.91	$37,140.91	$37,140.91	$37,140.91	$37,140.91	$37,140.91	$37,140.91	$37,140.91	$37,140.91	$37,140.91	
Fee Schedule Essential Services Only	$27,452	$27,452	$27,452	$27,452	$27,452	$27,452	$27,452	$27,452	$27,452	$27,452	$27,452	$27,452	

Essential Services Mowing/Detailing/Irrigation/Fert and Pest	**$329,418.96**
Extra Services Annual Changes, Palm Pruning, Mulch	**$116,272.00** ***
TOTAL	**$445,690.96**

*** **Annuals-** each 4" pot size at $2.50 per change out labor & material
Mulch- $65 per cubic foot installed labor & material installed
Palm Trees above 12' per cut each- palms under 12' in height are included in Maintenance and Detail
Specialty "DATE"- $175 each
Washingtonias- $65 each
Standards- $55 each

Initials DM

Randal Park Community Development District Landscape Fee Summary - Year 3

Contractor: Down To Earth

Address: 500 Winderley Place, #222
Maitland, FL 32751
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Contact: Dennis Milavec
Email: dennis.milavec@down2earthinc.com

Property: Randal Park CDD

Address: 6200 Lee Vista Blvd, Suite 300
Orlando, FL, 32822
Phone: 407-841-5524
Contact: Jarett Wright
Email: jwright@gmscfl.com

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Turf Maintenance and Detailing (Component A) - *Turf Maintenance/Detailing/Communication/Staffing*	$18,473.72	$18,473.72	$23,751.92	$23,751.92	$23,751.92	$23,751.92	$23,751.92	$23,751.92	$23,751.92	$23,751.92	$18,473.72	$18,473.72	$263,910.25
TURF CARE (Component B) Bahia/St Augustine/Zoysia	$1,494.57	$996.38	$2,604.17	$996.38	$4,755.45	$996.38	$2,604.17	$2,604.17	$996.38	$996.38	$2,604.17	$996.38	$22,644.99
TREE/SHRUB CARE Includes OTC if Applicable (Component C) Tree/Shrub Fert/OTC/Drenching	$1,222.83	$3,149.71	$1,222.83	$1,222.83	$1,222.83	$1,222.83	$1,222.83	$1,222.83	$1,222.83	$3,149.71	$1,222.83	$1,222.83	$18,527.72
IRRIGATION MAINT. (Component D) *Irrigation Inspections*	$2,028.00	$2,028.00	$2,028.00	$2,028.00	$2,028.00	$2,028.00	$2,028.00	$2,028.00	$2,028.00	$2,028.00	$2,028.00	$2,028.00	$24,336.00
ANNUAL CHANGES - (Component E.1) *Per Annual Pricing: **See Note Below*	*[Count]*			*[Count]*			*[Count]*			*[Count]*			$0.00
BED DRESSING - Estimate mulch yds (Component E.2) *[Mulch Type] Per Yard Pricing: $65*					$58,136.00 *860*						$58,136.00 *860*		$116,272.00
PALM TRIMMING 2x Per Year (Component E.3) *Per Palm Price: **See Note Below* *Palm counts:*					*[Count]*								$0.00
TOTAL FEE PER MONTH:	$23,219.12	$24,647.81	$29,606.93	$27,999.13	$89,894.20	$27,999.13	$29,606.93	$29,606.93	$27,999.13	$29,926.01	$82,464.72	$22,720.93	$445,691
Fee Schedule with Extra Services	$37,140.91	$37,140.91	$37,140.91	$37,140.91	$37,140.91	$37,140.91	$37,140.91	$37,140.91	$37,140.91	$37,140.91	$37,140.91	$37,140.91	
Fee Schedule Essential Services Only	$27,452	$27,452	$27,452	$27,452	$27,452	$27,452	$27,452	$27,452	$27,452	$27,452	$27,452	$27,452	

Essential Services Mowing/Detailing/Irrigation/Fert and Pest	**$329,418.96**
Extra Services Annual Changes, Palm Pruning, Mulch	**$116,272.00** ***
TOTAL	**$445,690.96**

*** **Annuals-** each 4" pot size at $2.50 per change out labor & material
Mulch- $65 per cubic foot installed labor & material installed
Palm Trees above 12' per cut each- palms under 12' in height are included in Maintenance and Detail
Specialty "DATE"- $175 each
Washingtonias- $65 each
Standards- $55 each

Initials DM

Randal Park Community Development District Landscape Fee Summary - Year 4

Contractor: Down To Earth

Address: 500 Winderley Place, #222
Maitland, FL 32751
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Property: Randal Park CDD

Address: 6200 Lee Vista Blvd, Suite 300
Orlando, FL, 32822
Phone: 407-841-5524
Contact: Jarett Wright
Email: jwright@gmscfl.com

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Turf Maintenance and Detailing (Component A) - *Turf Maintenance/Detailing/Communication/Staffing*	$19,212.67	$19,212.67	$24,702.00	$24,702.00	$24,702.00	$24,702.00	$24,702.00	$24,702.00	$24,702.00	$24,702.00	$19,212.67	$19,212.67	$274,466.66
TURF CARE (Component B) Bahia/St Augustine/Zoysia	$1,554.35	$1,036.23	$2,708.34	$1,036.23	$4,945.67	$1,036.23	$2,708.34	$2,708.34	$1,036.23	$1,036.23	$2,708.34	$1,036.23	$23,550.79
TREE/SHRUB CARE Includes OTC if Applicable (Component C) Tree/Shrub Fert/OTC/Drenching	$1,271.74	$3,275.70	$1,271.74	$1,271.74	$1,271.74	$1,271.74	$1,271.74	$1,271.74	$1,271.74	$3,275.70	$1,271.74	$1,271.74	$19,268.83
IRRIGATION MAINT. (Component D) *Irrigation Inspections*	$2,109.12	$2,109.12	$2,109.12	$2,109.12	$2,109.12	$2,109.12	$2,109.12	$2,109.12	$2,109.12	$2,109.12	$2,109.12	$2,109.12	$25,309.44
ANNUAL CHANGES - (Component E.1) *Per Annual Pricing: **See Note Below*	*[Count]*			*[Count]*			*[Count]*			*[Count]*			$0.00
BED DRESSING - Estimate mulch yds (Component E.2) *[Mulch Type] Per Yard Pricing: $65*					$60,461.44 *860*						$60,461.44 *860*		$120,922.88
PALM TRIMMING 2x Per Year (Component E.3) *Per Palm Price: **See Note Below* *Palm counts:*					*[Count]*								$0.00
TOTAL FEE PER MONTH:	$24,147.88	$25,633.72	$30,791.20	$29,119.10	$93,489.97	$29,119.10	$30,791.20	$30,791.20	$29,119.10	$31,123.05	$85,763.31	$23,629.76	$463,519
Fee Schedule with Extra Services	$38,626.55	$38,626.55	$38,626.55	$38,626.55	$38,626.55	$38,626.55	$38,626.55	$38,626.55	$38,626.55	$38,626.55	$38,626.55	$38,626.55	
Fee Schedule Essential Services Only	$28,550	$28,550	$28,550	$28,550	$28,550	$28,550	$28,550	$28,550	$28,550	$28,550	$28,550	$28,550	

Essential Services Mowing/Detailing/Irrigation/Fert and Pest	**$342,595.72**
Extra Services Annual Changes, Palm Pruning, Mulch	**$120,922.88** ***
TOTAL	**$463,518.60**

*** **Annuals-** each 4" pot size at $2.50 per change out labor & material
Mulch- $65 per cubic foot installed labor & material installed
Palm Trees above 12' per cut each- palms under 12' in height are included in Maintenance and Detail
Specialty "DATE"- $175 each
Washingtonias- $65 each
Standards- $55 each

Initials DM

Randal Park Community Development District Landscape Fee Summary - Year 5

Contractor: Down To Earth

Address: 500 Winderley Place, #222
Maitland, FL 32751
Phone: 321-263-2700
Fax:
Contact: Dennis Milavec
Email: dennis.milavec@down2earthinc.com

Property: Randal Park CDD

Address: 6200 Lee Vista Blvd, Suite 300
Orlando, FL, 32822
Phone: 407-841-5524
Contact: Jarett Wright
Email: jwright@gmscfl.com

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Turf Maintenance and Detailing (Component A) - *Turf Maintenance/Detailing/Communication/Staffing*	$19,981.17	$19,981.17	$25,690.08	$25,690.08	$25,690.08	$25,690.08	$25,690.08	$25,690.08	$25,690.08	$25,690.08	$19,981.17	$19,981.17	$285,445.33
TURF CARE (Component B) Bahia/St Augustine/Zoysia	$1,616.53	$1,077.68	$2,816.67	$1,077.68	$5,143.49	$1,077.68	$2,816.67	$2,816.67	$1,077.68	$1,077.68	$2,816.67	$1,077.68	$24,492.82
TREE/SHRUB CARE Includes OTC if Applicable (Component C) Tree/Shrub Fert/OTC/Drenching	$1,322.61	$3,406.73	$1,322.61	$1,322.61	$1,322.61	$1,322.61	$1,322.61	$1,322.61	$1,322.61	$3,406.73	$1,322.61	$1,322.61	$20,039.58
IRRIGATION MAINT. (Component D) *Irrigation Inspections*	$2,193.48	$2,193.48	$2,193.48	$2,193.48	$2,193.48	$2,193.48	$2,193.48	$2,193.48	$2,193.48	$2,193.48	$2,193.48	$2,193.48	$26,321.82
ANNUAL CHANGES - **(Component E.1)** *Per Annual Pricing: ****See Note Below***	*[Count]*			*[Count]*			*[Count]*			*[Count]*			$0.00
BED DRESSING - Estimate mulch yds (Component E.2) *[Mulch Type] Per Yard Pricing: $65*					$62,879.90 *860*						$62,879.90 *860*		$125,759.80
PALM TRIMMING 2x Per Year (Component E.3) *Per Palm Price: ****See Note Below*** *Palm counts:*					*[Count]*								$0.00
TOTAL FEE PER MONTH:	$25,113.80	$26,659.07	$32,022.85	$30,283.86	$97,229.57	$30,283.86	$32,022.85	$32,022.85	$30,283.86	$32,367.98	$89,193.84	$24,574.95	$482,059
Fee Schedule with Extra Services	$40,171.61	$40,171.61	$40,171.61	$40,171.61	$40,171.61	$40,171.61	$40,171.61	$40,171.61	$40,171.61	$40,171.61	$40,171.61	$40,171.61	
Fee Schedule Essential Services Only	$29,692	$29,692	$29,692	$29,692	$29,692	$29,692	$29,692	$29,692	$29,692	$29,692	$29,692	$29,692	

Essential Services Mowing/Detailing/Irrigation/Fert and Pest	**$356,299.55**
Extra Services Annual Changes, Palm Pruning, Mulch	**$125,759.80** ***
TOTAL	**$482,059.34**

*** **Annuals-** each 4" pot size at $2.50 per change out labor & material
Mulch- $65 per cubic foot installed labor & material installed
Palm Trees above 12' per cut each- palms under 12' in height are included in Maintenance and Detail
Specialty "DATE"- $175 each
Washingtonias- $65 each
Standards- $55 each

Initials DM

EXHIBIT E
GENERAL RELEASE

The undersigned, for and in consideration of the payment of the sum of $ 428,549.00 , paid by Randal Park Community Development District, (hereinafter referred to as Owner), receipt of which is hereby acknowledged as complete compensation for performance of Contract Number 2025-001 , does hereby fully and completely discharge and release the Owner, its agents, employees, consultants, officers, directors, successors and assigns, the District Manager, and the District Engineer from any and all debts, accounts, promises, damages, liens, encumbrances, causes of action, suits, bonds, liabilities, judgments, claims and demands whatsoever, in law or in equity, which the undersigned ever had, now has or might hereafter have on account of labor performed, material furnished or services rendered, directly or indirectly, for the contract between the parties dated August 6, 2025 (the Contract). The undersigned here certifies that all material, men, suppliers, subcontractors or others furnishing labor, goods, supplies or materials in connection with the Contract have been fully paid and satisfied and hereby agrees to hold harmless and indemnify Owner from any such claims, liens, demands, judgments, causes of action, suits or other liabilities which Owner/Engineer may incur as a result of any such non-payment or other dispute. The undersigned further agrees that in the event Owner is required, in its sole discretion, to enforce this release or the Contract in court proceedings or otherwise, then Owner shall be allowed to recover reasonable attorneys fees and costs incurred, whether incurred at trial, on appeal or in alternative dispute resolution.

Witnesses:

Contractor:

Tom Lazzaro

Authorized Signature

STATE OF FLORIDA
COUNTY OF
Orange

The foregoing instrument was acknowledged before me this 31st day of July, 2025, by Tom Lazzaro, who is personally known / produced identification.

LUCIA D. LINDELL
Notary Public-State of Florida
Commission # HH 591895
My Commission Expires
September 16, 2028

Notary Public
State of Florida at Large
My Commission Expires: 9/16/2028

DOWN TO EARTH
LANDSCAPE & IRRIGATION

Thank You!

We look forward to working with the Randal Park Community Development District.

Down To Earth
500 Winderley Place, #222
Maitland, FL 32751
(321) 263-2700
dtelandscape.com

Visit our website @ ***dtelandscape.com***

SECTION D



Randal Park CDD

Community Development District

By: Jack Gillespie
Business Development Manager

Maintenance Services Proposal

Duval Landscape
MAINTENANCE

Maintenance Overview

Roadside / High Traffic Turf

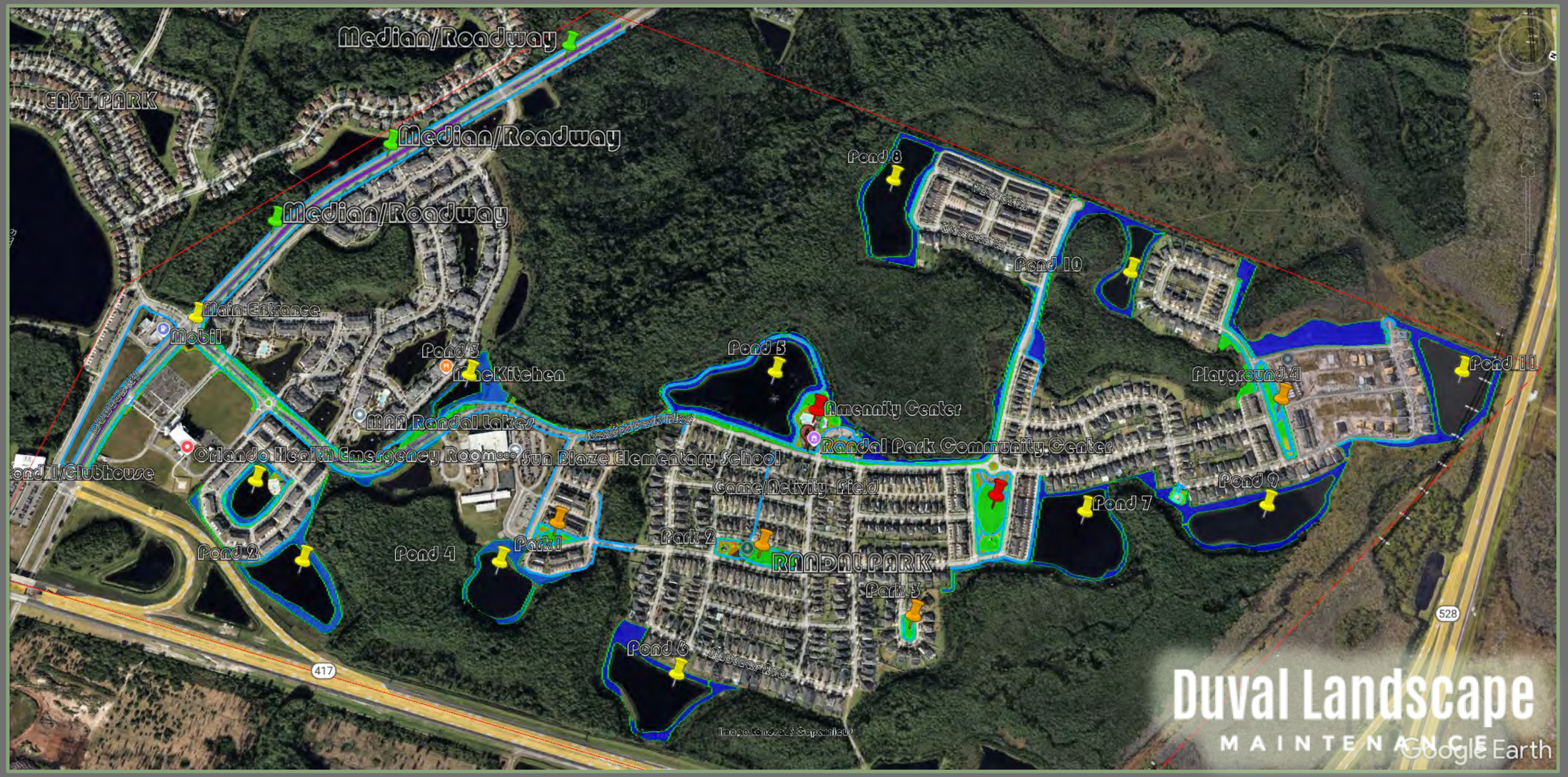
Bedding Space / Hedges

Sidewalk Edging

Median Turf / Bed Space

Dry Retention & Pond Maintenance

String Trim



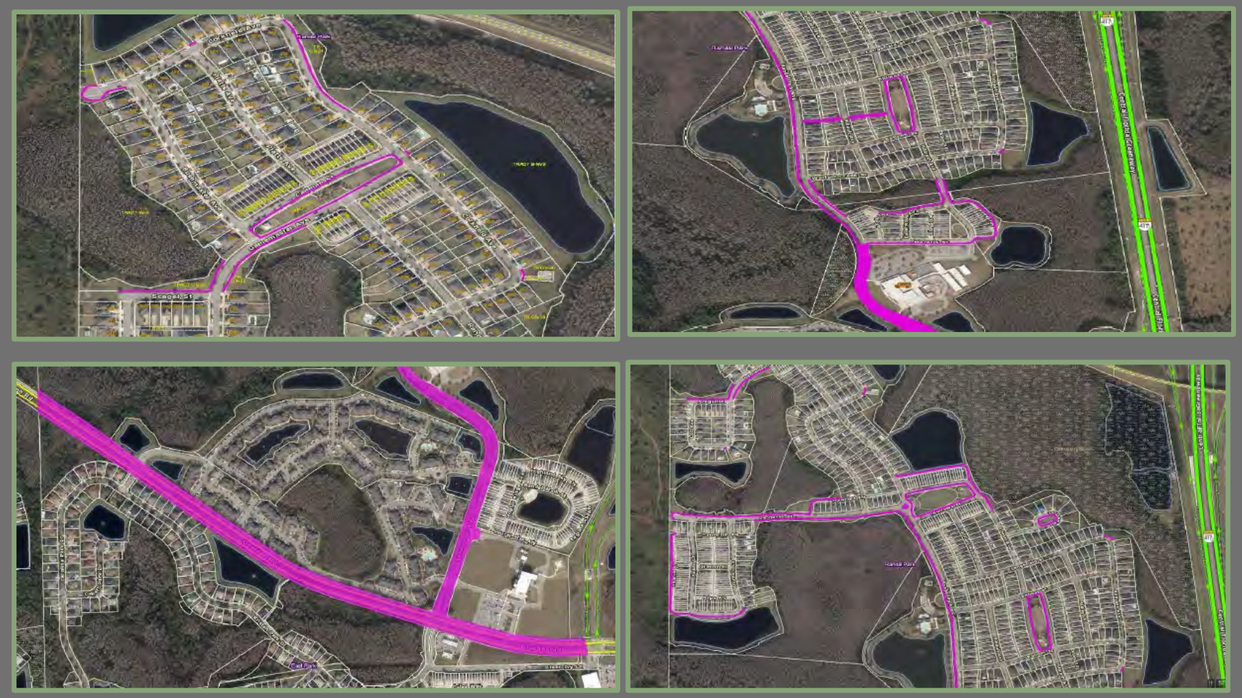
Duval Landscape
MAINTENANCE

RFP Maintenance Overview

Development District RFP

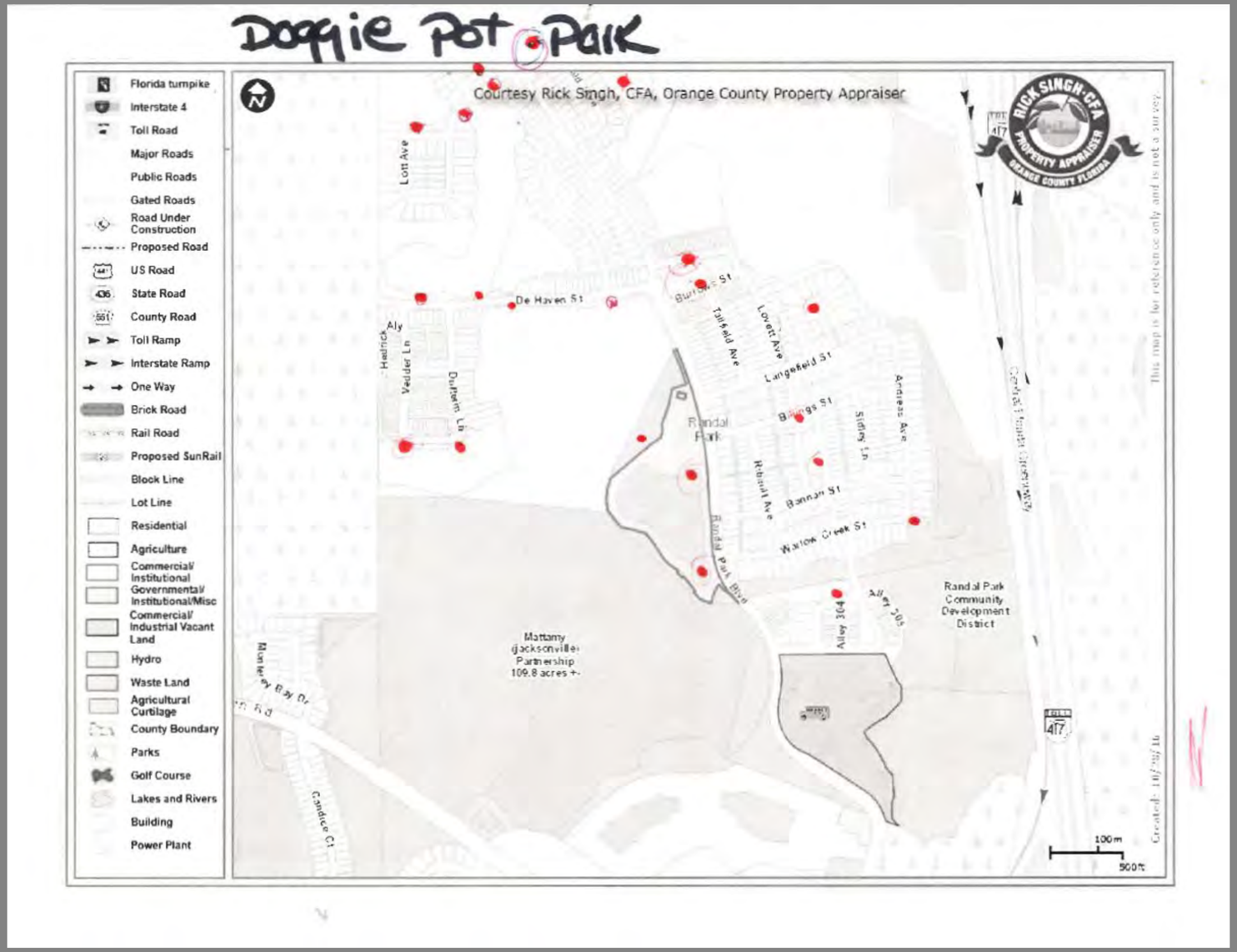


RFP Addendum 2



Duval Landscape
MAINTENANCE

Maintenance Overview



Duval Landscape
MAINTENANCE

Randal Park CDD

Scope Takeoffs







Randall Park CDD- Takoff Mapping

Non-Irrigated Mowing	Non-Irrigated Mowing	Non-Irrigated Mowing	High Traffic Turf	High Traffic Turf	Bed Space	Bed Space	Medians	Sidfewalk Edge	Sidfewalk Edge	Sidfewalk Edge	Sidfewalk Edge
92383	99,025	33000	49195	2107	4050	514	5264	120	554	3076	1020
41262	65000	8447	1453	6177	5539	241	5314	135	1145	538	2654
98309	91196	15062	989	2957	5805	12391	33978	1060	1200	842	745
55271	68932	9386	8520	28919	8767	10193	78336	576	1610	360	406
126002	10771	26527	686	14947	1997	12145	26161	1188	3592	2164	
120522	2703	30728	614	17599	759	641	13000	930	13486	387	
64413	3951	7335	10170	7049	6000	3000	10037	1228	2124	584	
13715	3454	3981	6753	22686	8042	4589	1230	920	318	5278	
119344	25000	10	5015	20575	323	1719	5347	1266	4566	7132	
163146	4634	18867	10701	27946	176	228	3740	6622	2170	7068	
			These areas are Irrigated and will require aplplication under Agronomy Program.								
		Totals:		Totals:		Totals:	Totals:				Totals:
Non- Irrigated/ Pond Mowing	Non- Irrigated/ Pond Mowing	Non- Irrigated/ Pond Mowing	High Traffic Mowing	High Traffic Mowing	Bed Space	Bed Space	Median Turf	Sidfewalk Edge	Sidfewalk Edge	Sidfewalk Edge	Sidfewalk Edge
		1422376.00		245058.00		45661.00	182407.00				77064.00
		Square Feet		Square Feet		Square Feet	Square Feet				Linear Feet

Maintenance Overview

4-Day Mowing Schedule

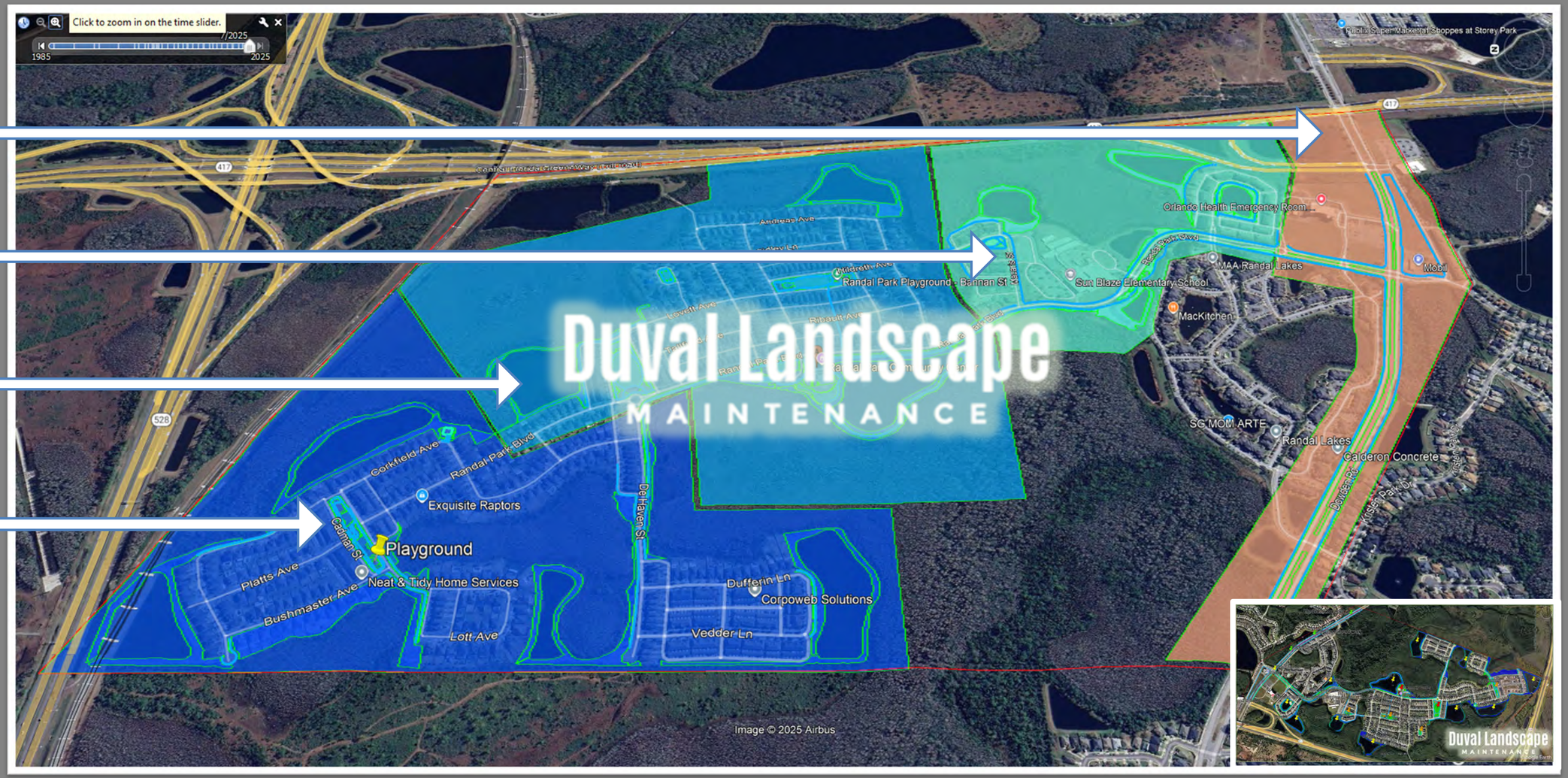
Monday- Section 1

Tuesday- Section 2

Wednesday- Section 3

Thursday- Section 4

Friday- 1/3 Section Detail Visit

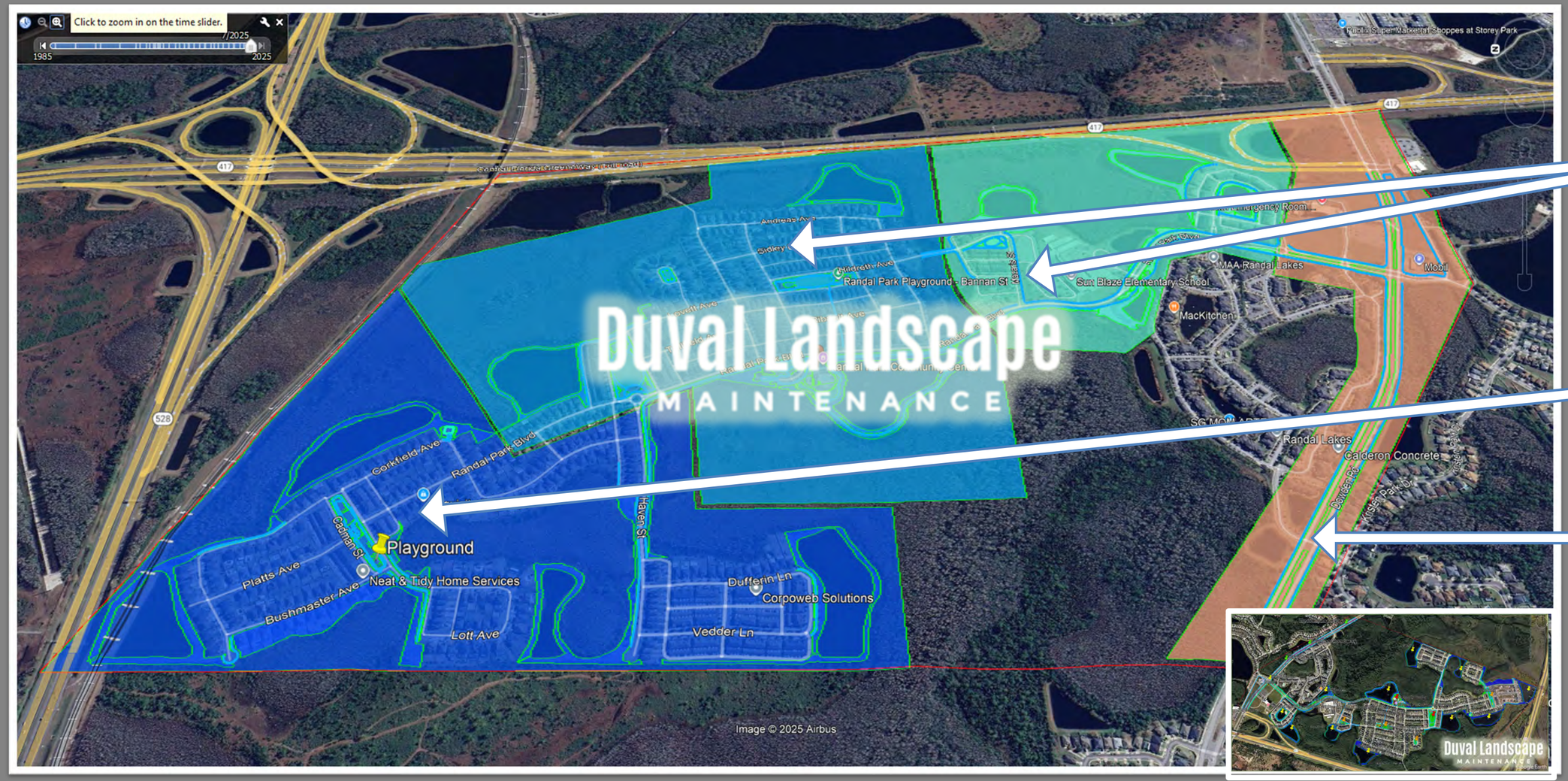


Note: Fridays are reserved for detailing to be completed on a 3-week rotation for a total of 17 dedicated Detail Visits.

Duval Landscape
MAINTENANCE

Maintenance Overview

3-Week Detail / Trimming Schedule



Week 1

Week 2

Week 3

Duval Landscape
MAINTENANCE

Equipment Plan



Equipment List

2 F-550

1 Irrigation Van

3 Mowers with mulching decks

4 Line trimmers

4 Edgers

4 Hedge trimmers

1 Fertilization machine (Z-spray)

4 Blowers

4 Backpack sprayers



Duval Landscape
MAINTENANCE

Staffing Plan

5-Day Schedule

(1) Account Manager

(1) On-Site Foreman

(4) Total- Full-Time Weekly Ops Personnel

(1) Irrigation Manager

(1) Agronomy Manager One

(1) Enhancement Team



Agronomy Program Summary

Total Annual Turf Area: +/- 250,000 sq ft.

RFP Requirement	Duval Landscape Response
Turf Fertilization (4x/year minimum)	✓ 4x/year for Zoysia & Bahia; 6x/year for Bermuda (sports field). Includes SRN, Fe, pre/post-emergents.
Palm Fertilization (4x/year)	✓ Quarterly 8-2-12 + 4% Mg applied per UF/IFAS.
Ornamental Beds (2x/year)	✓ 2x/year with 12-6-8 slow-release + micros.
Weed & Pest Control	✓ Pre-emergent (Feb), post-emergent every 6–8 weeks, monthly pest scouting.
Monthly Reporting	✓ Application logs, dates, products, and optional soil testing.

Duval Landscape MAINTENANCE

Service Pricing

Randal Park CDD

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Turf Maintenance and Detailing (Component A) - *Turf Maintenance/Detailing/Communication/Staffing/* ***Dog Stations (52 visits Annually)***	$18,307.61	$18,307.61	$18,307.61	$18,307.61	$18,307.61	$18,307.61	$18,307.61	$18,307.61	$18,307.61	$18,307.61	$18,307.61	$18,307.61	$219,691.32
TURF CARE (Component B) Bahia/St Augustine/Zoysia/**Bermuda/Sports Fiels (12x's Annually)**	$767.87	$767.87	$767.87	$767.87	$767.87	$767.87	$767.87	$767.87	$767.87	$767.87	$767.87	$767.87	$9,214.44
TREE/SHRUB CARE Includes OTC if Applicable (Component C) Tree/Shrub Fert/OTC/Drenching/**Palm Fertilization (323 Units -4x's Annually)**	$653.20	$653.20	$653.20	$653.20	$653.20	$653.20	$653.20	$653.20	$653.20	$653.20	$653.20	$653.20	$7,838.40
IRRIGATION MAINT. (Component D) *Irrigation Inspections*	$914.00	$914.00	$914.00	$914.00	$914.00	$914.00	$914.00	$914.00	$914.00	$914.00	$914.00	$914.00	$10,968.00
ANNUAL CHANGES - (Component E.1)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	$0.00
Per Annual Pricing: $1.50-$2.25	*0*			*0*			*0*			*0*			
Bed Dressing (Estimed Quntity: (860 Cubic Yards) Pine Bark $48.00 / Hardwood=$ (Component E.2)	$3,440.00	$3,440.00	$3,440.00	$3,440.00	$3,440.00	$3,440.00	$3,440.00	$3,440.00	$3,440.00	$3,440.00	$3,440.00	$3,440.00	$41,280.00
[Pine Bark] Per Yard Pricing: $48.00					*430 Yards*						*430 Yards*		
PALM TRIMMING 2x Per Year (Component E.3) *Per Palm Price: $45.00*	$2,422.50	$2,422.50	$2,422.50	$2,422.50	$2,422.50	$2,422.50	$2,422.50	$2,422.50	$2,422.50	$2,422.50	$2,422.50	$2,422.50	$29,070.00
Palm counts: 323					*Palm counts: 323*								
TOTAL FEE PER MONTH:	$26,505.18	$26,505.18	$26,505.18	$26,505.18	$26,505.18	$26,505.18	$26,505.18	$26,505.18	$26,505.18	$26,505.18	$26,505.18	$26,505.18	$318,062
Fee Schedule with Extra Services	$26,505.18	$26,505.18	$26,505.18	$26,505.18	$26,505.18	$26,505.18	$26,505.18	$26,505.18	$26,505.18	$26,505.18	$26,505.18	$26,505.18	$318,062
Fee Schedule Essential Services Only	$20,643	$20,643	$20,643	$20,643	$20,643	$20,643	$20,643	$20,643	$20,643	$20,643	$20,643	$20,643	$247,712

Essential Services **Mowing/Detailing/Irrigation/Fert and Pest**	$247,712.16
Extra Services- **Annual Changes, Palm Pruning, Mulch**	$70,350.00
TOTAL	$318,062.16

Duval Landscape
MAINTENANCE

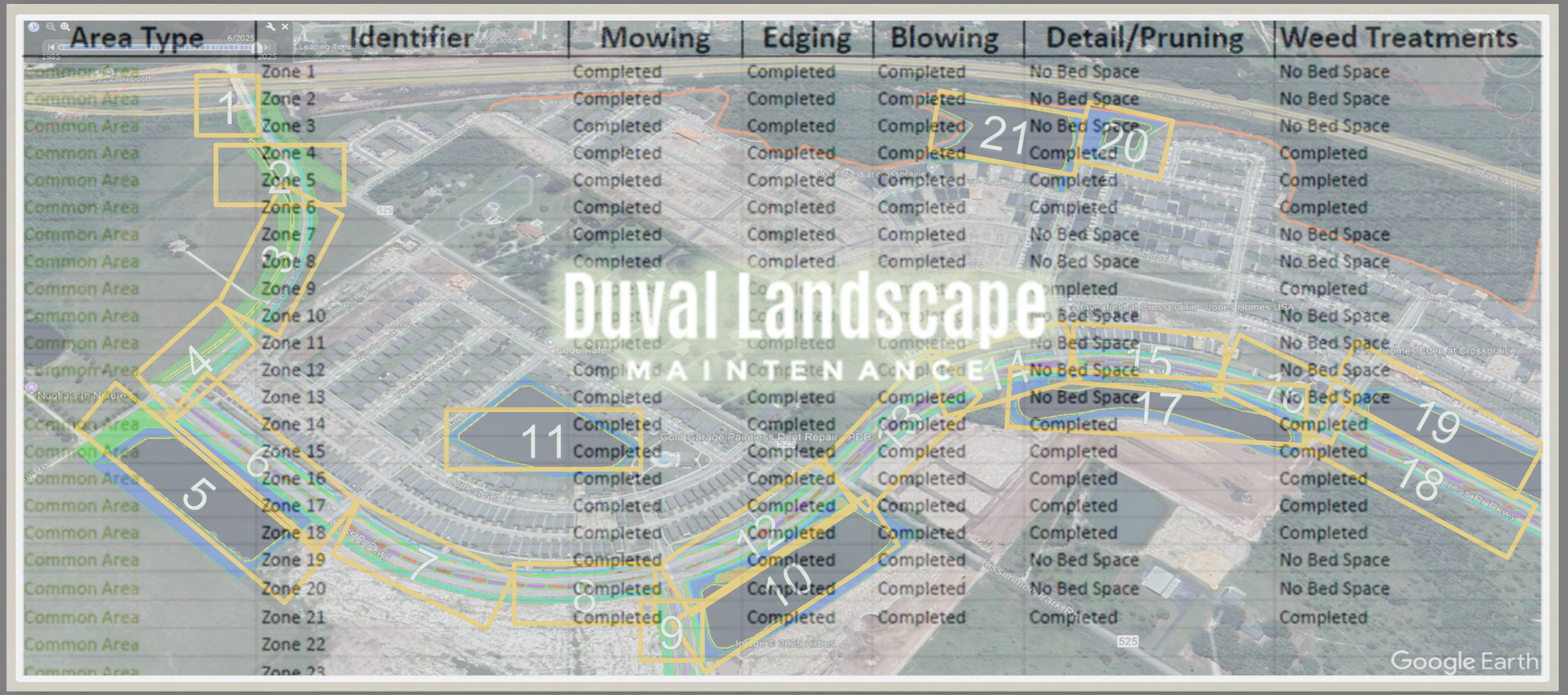
Agronomy Program Summary

Total Annual Treated Turf Area: (+/- 250,000 sq ft.)

Month	Application Type	Target Areas	Product / Notes
February	Pre-Emergent #1	All Turf Areas	Protamine or equivalent
March	Fertilizer #1	Zoysia, Bahia, Medians	24-0-11 + Fe (slow-release)
April	Bio-Carbonate #1	General Turf	Biochar Soil Conditioner
May	Fertilizer #2 + Pest #1	Turf + Beds	Fertilizer + Bifenthrin
June	Fertilizer #3	Turf + Bermuda Field	24-0-11 + Fe
July	Tree/Shrub App #1	Ornamentals, Palms	12-6-8 + Micros
August	Pre-Emergent #2 + Pest #2	Turf + Beds	Second Crabgrass + Bifenthrin
September	Fertilizer #4	All General Turf	24-0-11 + Fe
October	Bio-Carbonate #2	All Turf	Biochar Soil Conditioner
November	Tree/Shrub App #2	Ornamentals, Palms	12-6-8 or 8-2-12
December	Spot Treatments	As Needed	Based on monthly scouting

Accountability Mapping & Reporting

Track what is happening on site in real time.



Area Type	Identifier	Mowing	Edging	Blowing	Detail/Pruning	Weed Treatments
Common Area	Zone 1	Completed	Completed	Completed	No Bed Space	No Bed Space
Common Area	Zone 2	Completed	Completed	Completed	No Bed Space	No Bed Space
Common Area	Zone 3	Completed	Completed	Completed	No Bed Space	No Bed Space
Common Area	Zone 4	Completed	Completed	Completed	Completed	Completed
Common Area	Zone 5	Completed	Completed	Completed	Completed	Completed
Common Area	Zone 6	Completed	Completed	Completed	Completed	Completed
Common Area	Zone 7	Completed	Completed	Completed	No Bed Space	No Bed Space
Common Area	Zone 8	Completed	Completed	Completed	No Bed Space	No Bed Space
Common Area	Zone 9	Completed	Completed	Completed	Completed	Completed
Common Area	Zone 10	Completed	Completed	Completed	No Bed Space	No Bed Space
Common Area	Zone 11	Completed	Completed	Completed	No Bed Space	No Bed Space
Common Area	Zone 12	Completed	Completed	Completed	No Bed Space	No Bed Space
Common Area	Zone 13	Completed	Completed	Completed	No Bed Space	No Bed Space
Common Area	Zone 14	Completed	Completed	Completed	Completed	Completed
Common Area	Zone 15	Completed	Completed	Completed	Completed	Completed
Common Area	Zone 16	Completed	Completed	Completed	Completed	Completed
Common Area	Zone 17	Completed	Completed	Completed	Completed	Completed
Common Area	Zone 18	Completed	Completed	Completed	Completed	Completed
Common Area	Zone 19	Completed	Completed	Completed	No Bed Space	No Bed Space
Common Area	Zone 20	Completed	Completed	Completed	No Bed Space	No Bed Space
Common Area	Zone 21	Completed	Completed	Completed	Completed	Completed
Common Area	Zone 22					
Common Area	Zone 23					

Duval Landscape
MAINTENANCE

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
06/30/2022

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
Lassiter-Ware Insurance
3305 Hendricks Avenue
Jacksonville FL 32207

CONTACT NAME: Debbie Weigel
PHONE (A/C, No, Ext): (904) 646-8437 FAX (A/C, No): (888) 883-8690
E-MAIL ADDRESS: debbiew@lassiterware.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: Arch Insurance Company	11150
INSURER B: Scottsdale Insurance Company	41297
INSURER C: Westchester Surplus Lines Insurance Company	10172
INSURER D:	
INSURER E:	
INSURER F:	

INSURED
Duval Landscape Maintenance LLC
7011 Business Park Blvd N.
Jacksonville FL 32256

COVERAGES CERTIFICATE NUMBER: 22-23C REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT LOC OTHER:			ZAGLD1953291	07/01/2022	07/01/2023	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 $ 1,000,000 $
A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY			ZACAT1847191	07/01/2022	07/01/2023	COMBINED SINGLE LIMIT (Ea accident) $ 2,000,000 BODILY INJURY (Per person) $ BODILY INJURY (Per accident) $ PROPERTY DAMAGE (Per accident) $ $
B	X UMBRELLA LIAB X OCCUR X EXCESS LIAB CLAIMS-MADE DED RETENTION $			XLS01255 10	07/01/2022	07/01/2023	EACH OCCURRENCE $ 5,000,000 AGGREGATE $ 5,000,000 $
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N N N/A If yes, describe under DESCRIPTION OF OPERATIONS below			ZWVC1923151	07/01/2022	07/01/2023	X PER STATUTE OTH-ER E.L. EACH ACCIDENT $ 1,000,000 E.L. DISEASE - EA EMPLOYEE $ 1,000,000 E.L. DISEASE - POLICY LIMIT $ 1,000,000
C	Pollution Liability			07/30014/0001	02/01/2022	07/01/2023	Each Pollution Condition $1,000,000 General Aggregate $2,000,000

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

Re: Greater Pines Homeowners' Association Inc. - Hancock Rd, Clermont, FL - The attached page(s) noting additional terms, conditions, coverage and/or comments apply. All supporting endorsements and policy form(s) attached. If any, comprise the Certificate of Liability Insurance in its entirety. Please review these endorsement(s) and policy form(s) as certain coverage provided by them may only apply when a written contract or agreement between the parties requires such coverage be provided.

CERTIFICATE HOLDER

Greater Pines Homeowners' Association Inc. c/o Triad Association
403 S Fort King St.
Ocala FL 34471

CANCELLATION

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

AUTHORIZED REPRESENTATIVE

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Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

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

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

Print or type. See Specific Instructions on page 3.

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

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

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.
☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate
☑ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ S
Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.
☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
Exempt payee code (if any)
Exemption from FATCA reporting code (if any)
(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
7011 Business Park Blvd N

Requester's name and address (optional)

6 City, state, and ZIP code
Jacksonville, FL 32256

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

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

Social security number
___ - ___ - ____

or

Employer identification number
27-0877531

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ▶ Date ▶ 01/03/2024

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.

Cat. No. 10231X Form **W-9** (Rev. 10-2018)

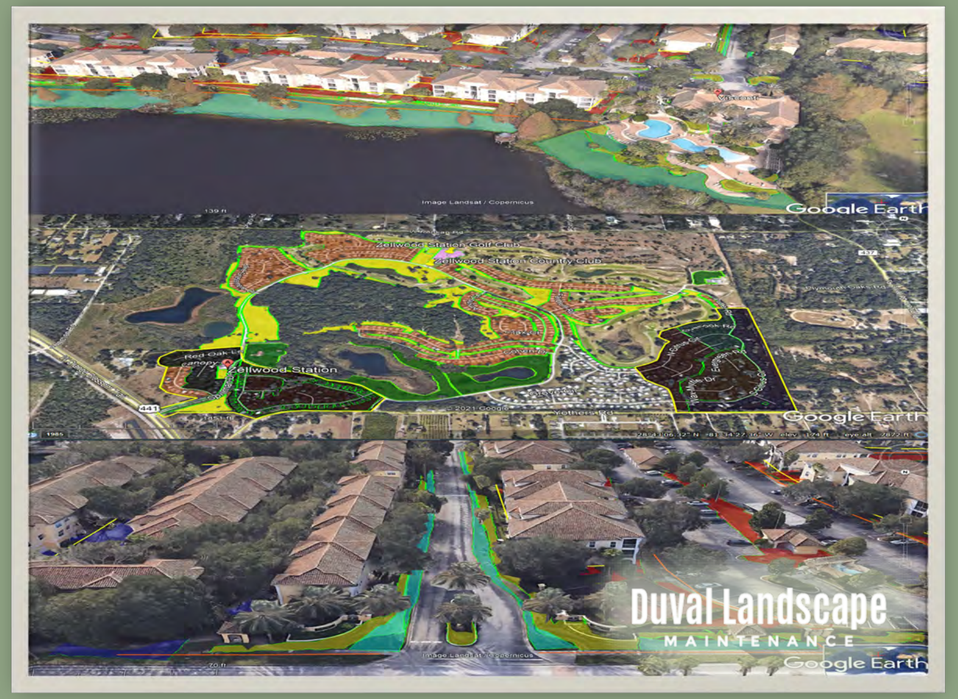
Licenses & Certifications

Business Entity Registration

Company Name: Duval Landscape Maintenance, LLC
Entity Type: Florida Limited Liability Company
State Filing Number: L09000077374
Status: Active and in Good Standing with the Florida Division of Corporations
Registered State: Florida

Duval Landscape Maintenance, LLC operates in full compliance with all applicable local, state, and federal regulations. The company ensures that all services are performed by appropriately licensed and certified personnel, including staff members and subcontractors where applicable. Duval Landscape maintains all required certifications and credentials as outlined below:

All licenses and certifications are monitored for renewal compliance and are maintained as required for the execution of landscape maintenance, irrigation, and fertilizer application services across the State of Florida.



License/Certification Limited Commercial Landscape Maintenance	Issuing Authority State of Florida
Commercial Fertilizer Applicator License	Florida Department of Agriculture & Consumer Services (FDACS)
Green Industries Best Management Practices (GI-BMP)	Florida Department of Environmental Protection (FDEP)
Irrigation Contractor License	State of Florida / Local Jurisdictions
Local Business Tax Receipt	Orange County, Florida (Orlando)

Technical Personnel

Josh Boucher
Position: Irrigation & Horticulture Regional Manager
Certifications/Licenses: State of Florida Pesticide Applicator License, State of Florida Limited Commercial Fertilizer Applicator License, Certified BMP, Florida Certified Irrigation Contractor License Duties / Responsibilities: Oversees irrigation programs, horticultural care, fertilization, turf health, and drought planning
Percent of Time to Be Dedicated to This Project: 25%-50% Years of Experience: 10+ years

Michael Wunder
Position: On-Site Irrigation Manager/Technician Certifications/Licenses: Florida Certified Irrigation Contractor License
Duties / Responsibilities: Conducts daily irrigation inspections, troubleshooting, controller programming, and drought response.
Percent of Time to Be Dedicated to This Project: 25%-50% Years of Experience: 8+ years

Sergio Loyd
Position: On-Site Irrigation Technician
Certifications/Licenses: Florida Certified Irrigation Contractor License
Duties / Responsibilities: Performs zone inspections, minor irrigation repairs, controller adjustments, and supports drought initiatives
Percent of Time to Be Dedicated to This Project: 100% Years of Experience: 5+ years

Malcomb Reed
Position: Spray Technician
Certifications/Licenses: Limited Commercial Fertilizer Applicator License LF License , Commercial Pesticide Applicator License
Duties / Responsibilities: Oversees turf and ornamental fertilization, pest control applications, and supports plant health programs.
Percent of Time to Be Dedicated to This Project: 100%Years of Experience: 7+ years

Duval Landscape MAINTENANCE

Duval Landscape Maintenance References

Full Landscape Service Contract: Mowing, Fertilization, Pest Control, Shrub Trimming, Mulch, Palm Trimming, Irrigation, and Enhancement Services for the entire CDD.

Sweetwater CDD- $300K Contract

Jerry Lambert, Property Manager/LCAM

Phone- (248) 807-2763

Email- jlambert@rmsnf.com



Duval Landscape Maintenance References

Hamlin Reserve- $185K Contract

Mark Koury- Property Manager- Leland Management

Phone- 321-231-0833

Email- mkoury@lelandmanagement.com

Full Landscape Service Contract:

Mowing, Fertilization, Pest Control, Shrub Trimming, Mulch, Palm Trimming, Irrigation, and Enhancement Services for 300 Town Home & Large Common Area.



Duval Landscape Maintenance References

Cascades of Groveland HOA- $1.8 Million Contract Value

Cheryl Bell- Property Manager– KW Property Management

Email- cbell@kwpmc.com

Phone- (352) 432-5034

Full Landscape Service Contract:

Mowing, Fertilization, Pest Control, Shrub Trimming, Mulch, Tree Trimming, Irrigation, and Enhancement Services for the entire Common Area and 1145 Single-Family Homes.



Duval Landscape Maintenance References

Victoria Park $350K Contract

Jim Huffmyer- Landscape

Chairman– VPHOA

Phone- (859) 240-6005

Email- avgc7781@gmail.com

Full Landscape Service Contract: Mowing, Fertilization, Pest Control, Shrub Trimming, Mulch, Palm Trimming, Irrigation, and Enhancement Services for the Common Area, Cottages and Townhomes at a 1500+ Unit Residential Community.



Duval Landscape Maintenance References

Flagler Center Owners Association

General Manager/Landscape Chairman- Brian Baker

Phone– 904-686-4844

Full landscape service contract:

Mowing, fertilization, pest control, trimming, mulch, palm trimming, irrigation, and enhancement services of 175 Acres of Commercial Business Park & Common Area.



Duval Landscape Maintenance References

Sorrento Pines- 150K Contract

Jo Costa- Property Manager– Great Communities Management

Phone- (407) 647-2622

Email- jcosta@greatcommunities.com

Full Landscape Service Contract:

Mowing, Fertilization, Pest Control, Shrub Trimming, Mulch, Palm Trimming, Irrigation, and Enhancement Services for the entire Common Area at a 150 Single-Family Residential Community.



Duval Landscape
MAINTENANCE

National Landscape Awards of Excellence

Merit Award-Campfield Condo Association

Grand Award-Flagler Center

Grand Award-Flagler Center



Merit Award-Campfield Condo Association

Merit Award-Summer House, Ponte Vedra

Merit Awards-Deerwood Park South





Duval Landscape
MAINTENANCE

Thank you!

Jack Gillespie
Director of Business Development

407-383-2379

Jack@Duvallandscape.com

www.duvallandscape.com

Randal Park CDD
Fertilization & Agronomic Program

Prepared By: Duval Landscape Maintenance

This fertilization and agronomic program has been developed in full compliance with the Randal Park CDD Scope of Services as outlined in the 2025 RFP. The program includes turf, ornamental bed, and palm care, aligned with Florida BMPs and UF/IFAS guidelines.

Turf Fertilization Program

All fertilizers will contain a minimum of 50% slow-release nitrogen, with iron included for consistent color. No phosphorus will be applied unless indicated by soil test results.

Turf Type	Applications/Year	Timing & Product Example	Objective
Bermuda (sports field)	6x/year	Feb–Oct: Includes pre-emergent, SRN fertilizers, and foliar iron	High-performance density and recovery
Zoysia (entry/high-profile)	4x/year	Mar, May, Jul, Oct: 15-0-15 w/ Fe	Rich color and stress tolerance
Bahia (non-irrigated)	2x/year	Jun & Sep: 8-2-12 w/ micros	Chlorosis prevention and baseline support

Shrub & Ornamental Bed Fertilization

- Frequency: 2x/year (March and September)
- Product: 12-6-8 or 8-10-10 with micronutrients
- Method: Hand-application around signage, monuments, amenity beds, and medians
- Purpose: Support flowering, foliage health, and stress resistance

Palm Tree Fertilization

- Frequency: 4x/year (Quarterly)
- Product: 8-2-12 + 4% Magnesium and full micronutrient package

• Method: Broadcast application under palm canopy per UF/IFAS best practices
• Purpose: Prevent deficiencies such as frizzle top, and support healthy frond production

Weed & Pest Control Program

• Turf Weed Control: Pre-emergent (February), spot post-emergent every 6–8 weeks as needed
• Bed Weed Management: Hand-pulling during 3-week detail rotations, supplemented by contact herbicides
• Insect & Disease Monitoring: Monthly scouting with targeted treatment for chinch bugs, webworms, and turf fungus

Reporting & Compliance

• Monthly Agronomic Reports provided upon request by District Management
• Reports include product types, application rates, turf conditions, and treatment dates
• Optional annual soil testing and coordination with irrigation cycles to optimize uptake and reduce runoff

Site Takeoff Summary – Randal Park CDD

Below is the total square footage and linear footage by service category based on site measurements and service overlays. These measurements support our fertilization and agronomic planning as well as labor modeling.

Service Area	Total Quantity
Pond & Non-Irrigated Mowing / String Trimming	1,229,291 sq ft
High Traffic Mowing	450,500 sq ft
Bedding Space (Detail Areas)	99,077 sq ft
Median Turf & Bedspace	162,053 sq ft
Sidewalk/Curb Edging	77,064 linear ft

Scope Alignment Summary – Randal Park CDD RFP

The following chart outlines how Duval Landscape's fertilization and agronomic program aligns with the specific requirements outlined in Exhibit A – Scope of Services in the Randal Park CDD RFP.

RFP Requirement	Duval Landscape Response
Turf Fertilization (4x/year minimum)	✓ 4x/year for Zoysia & Bahia; 6x/year for Bermuda (sports field). Pre/post-emergents, SRN, and Fe included.
Palm Fertilization (4x/year)	✓ Quarterly 8-2-12 + 4% Mg applied per UF/IFAS guidelines.
Ornamental Bed Fertilization (2x/year)	✓ 2x/year with 12-6-8 slow-release fertilizer with micronutrients.
Weed and Pest Control	✓ Pre-emergent (Feb), 6–8 week spot post-emergent, monthly pest scouting & reactive treatment.
Monthly Reporting (Upon Request)	✓ Fertilizer logs, rates, timing, and optional soil test results available to management.

Document A310™ – 2010

Conforms with The American Institute of Architects AIA Document 310

Bid Bond

CONTRACTOR:
(Name, legal status and address)

Duval Landscape Maintenance, LLC
7011 N. Business Park Blvd., #103
Jacksonville, FL 32256

SURETY:
(Name, legal status and principal place of business)

Travelers Casualty and Surety Company of America
One Tower Square
Hartford, CT 06183

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

OWNER:
(Name, legal status and address)

Randal Park Community Development District
219 E Livingston St
Orlando, FL 32801

BOND AMOUNT: $ 5% Five Percent of Amount Bid

PROJECT:
(Name, location or address, and Project number, if any)

Landscape Maintenance Services, Orange County, Florida, Proposal 2025-001

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 6th day of August, 2025

(Witness)

(Witness) Eileen Heard, Surety Witness

Duval Landscape Maintenance, LLC
(Principal) *(Seal)*

By:
(Title) President

Travelers Casualty and Surety Company of America
(Surety) *(Seal)*

By:
(Title) Jessica P. Pedro : Attorney-in-Fact
and Florida Licensed Nonresident Agent

TRAVELERS

Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **JESSICA P RENO** of **SAINT PETERSBURG** **Florida**, their true and lawful Attorney-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **3rd** day of **February, 2017.**

State of Connecticut

City of Hartford ss.

By: _____
Robert L. Raney, Senior Vice President

On this the **3rd** day of **February, 2017**, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

In Witness Whereof, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June, 2021**

Marie C. Tetreault
Marie C. Tetreault, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this 16th day of August 2025

Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney-in-Fact and the details of the bond to which the power is attached.

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

LANDSCAPE MAINTENANCE SERVICES

Request for Proposals: 2025-001

PROJECT MANUAL

ISSUE DATE: JUNE 2025

District Manager: Governmental Management Services
219 East Livingston Street
Orlando, Florida 32801

RANDAL PARK
COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR PROPOSAL NUMBER 2025-001
LANDSCAPE MAINTENANCE SERVICES

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RANDAL PARK
COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF SOLICITAION FOR REQUEST FOR PROPOSALS

LANDSCAPE MAINTENANCE SERVICES
ORANGE COUNTY, FLORIDA

Notice is hereby given that the **Randal Park Community Development District** (referred to herein as the "District" or the "Owner") request proposals to provide landscape maintenance services (Request for Proposals 2025-001) including but limited to, maintenance of turf, trees, shrubs, ground cover and irrigation, as well as trash removal throughout the District, as more specifically set forth in the project manual (as described herein).

The project manual, comprised of proposal and contract documents, will be available for public inspection and may be obtained beginning Monday, June 23rd, 2025, at 9:00 a.m., from the District Manager's office, 219 East Livingston Street, Orlando, Florida 32801, by emailing the District's Field Manager Jarett Wright at jwright@gmscfl.com , or by calling the office at 407-841-5524.

Firms desiring to provide services for this project must submit one (1) original hard copy and one (1) electronic copy of the required proposal no later than **Wednesday, August 6th, 2025 by 11:00 a.m.** at the office of the District Manager, 219 East Livingston Street, Orlando, Florida 32801, ATTN: Jarett Wright, at which time the proposals will be publicly opened. Proposals must be submitted in a sealed envelope pursuant to the Instructions to Proposers. Proposals received after the time and date stipulated above will be returned unopened to the Proposer.

A pre-proposal conference will be held on Monday, June 30th, 2025 at 10:00 a.m. at the Randal Park Clubhouse located at 8730 Randal Park Blvd, Orlando, Florida, 32832. Attendance is voluntary, however, it is strongly encouraged.

Ranking of Proposals will be made on in accordance with the criteria set forth on the ranking worksheet contained within the Request for Proposal. The District reserves the right to reject any and all proposals, with or without cause, to waive minor technical errors and informalities, or to accept the proposal which, in its judgment, is in the best interest of the District.

Randal Park Community Development District
Jason Showe, District Manager

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR PROPOSAL NUMBER 2025-001
LANDSCAPE/GROUNDS MAINTENANCE SERVICES

INSTRUCTIONS TO PROPOSERS

1. Due Date: Sealed proposals must be received no later than **August 6th, 2025 at 11:00 a.m.** at the office of the Governmental Management Services, 219 East Livingston Street, Orlando, Florida 32801, ATTN: Jarett Wright. Proposals will be opened publicly at that time.

2. Proposal Guaranty: A certified or cashiers check on any national or state bank, or a proposal bond, in a sum not less than five (5) percent of the amount proposed, made payable to the Owner, must accompany each proposal as a guarantee that the Proposer will promptly enter into an agreement to do the work. The Proposal Guaranty shall be submitted with the understanding that the Proposer will not withdraw his proposal for a period of sixty (60) days after proposals are received.

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

4. Familiarity with Laws: The Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility.

5. Qualifications of Proposer: The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared with the necessary organization, capital, and equipment to complete the work to the satisfaction of the Owner.

6. No Proposer shall submit more than one proposal. Proposers shall be disqualified and their proposals rejected if Owner has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any existing contract, or for failure to demonstrate proper licensure and business organization.

7. Interpretations and Addenda: All questions about the meaning or intent of the proposal documents are to be directed in writing via email only to the District Field Manager Jarett Wright, jwright@gmscfl.com. Interpretations or clarifications considered necessary by the District Manager in response to such questions will be issued by Addenda e-mailed or delivered to all parties recorded as having received the proposal documents. Questions received less than seven (7) days prior to the date of opening of proposals may not be

answered. Only questions answered by formal written Addenda will be binding. No interpretations will be given verbally. All questions and answers will be distributed to all Proposers.

8. Submission of Proposal: Submit one (1) original hard copy and one (1) electronic copy of the proposal forms, the proposal security and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the project title and name and address of the Proposer and accompanied by the required documents. If the proposal is sent through the mail or other delivery system, the sealed envelope shall be enclosed in a separate envelope with a notation (RESPONSE TO PROPOSAL NO. 2025-001 ENCLOSED) on the face of it.

9. Modification and Withdrawal: Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of sixty (60) days.

10. Proposal Documents: The Request for Proposal will be available on June 23rd, 2025 at 09:00 a.m., by emailing the District Field Manager Jarett Wright, jwright@gmscfl.com, or from the District Office, 219 East Livingston Street, Orlando, Florida 32801. Contact Jason Showe at 407-841-5524.

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

12. Basis of Award/Right to Reject or Award: The Owner reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed appropriate.

13. Contract Award: Within fourteen (14) days of receipt of the Notice of Award, the Proposer shall enter into and execute the Contract in substantially the form included herein.

14. Pre-Proposal Conference: A pre-proposal conference will be held on Monday, June 30th, 2025, at 10:00 a.m. at the Randal Park Clubhouse located at 8730 Randal Park Blvd, Orlando, Florida, 32832. Attendance is voluntary but strongly encouraged. The Proposer is assumed to be familiar with the area and any natural features that will in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility.

15. Insurance: All Proposers shall include as part of their proposal a current Certificate of Insurance detailing the company's insurance coverage and including the required minimum coverages and information as listed below. In the event the Proposer is notified of award, it shall provide proof of Insurance Coverage within fourteen (14) calendar days after notification, or within such approved extended period as the Owner may grant. Failure to provide proper proof of insurance coverage shall constitute a default.

A. Minimum Limits

Commercial General Liability:	$2,000,000 per occurrence
Automobile Liability:	$2,000,000 per occurrence
Workers Compensation:	Statutory
Employers Liability	$1,000,000

B. **Please include the following on the certificate of insurance**:

1. Reference the Randal Park Community Development District and contract number on the certificate.

2. All coverage must be written with an insurance carrier that has an A.M Best's Key Rating of at least A and a financial rating of VII.

3. State additional insured on certificate and mark box with a "Y" for certificate holder as additional insured. Additional insured: *Randal Park Community Development District must be listed as an additional insured with respect to all coverage, except workers compensation and employers liability.*

4. General liability must include contractual liability

5. Waiver of subrogation: *"A Waiver of subrogation applies in favor of the Randal Park Community Development District with respects to all coverage."*

6. A 30 days notice of cancellation is required.

7. All Auto policies need to cover "any Auto" **or** "Hired, Non-Owned and scheduled".

8. An authorized agent must sign the certificate.

9. Certificate Holder MUST Read:

Randal Park CDD
Attn: District Manager
219 East Livingston Street
Orlando, Florida 32801

16. Indemnification: The successful Proposer shall fully indemnify and hold harmless Owner, the District Manager and the District Engineer, from and against all claims, damages, costs and losses arising, in whole or in part, from Contractor's negligence or breach of contract, as more fully set forth in the Contract form, provided herein.

17. Limitation of Liability: Nothing herein shall be construed as or constitute a waiver of Owner's limitations on liability contained in section 768.28, Florida Statutes, or other statute or law.

18. Irrigation: The successful Proposer shall operate the irrigation system in conformance with the applicable consumptive use permit ("CUP") for the areas within the contract. The operation of the irrigation system shall include record keeping and reporting as required by the CUP and the provision of records upon request.

19. All proposals shall include the following information in addition to any other requirements of the proposal documents:

A. A narrative description of the Proposer's approach to providing the services as described in the scope of services, provided herein. (Limited to 5 pages).

B. Proposer's organizational chart.

C. List position or title and corporate responsibilities of key management or supervisory personnel-Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.

D. Describe proposed staffing levels.

E. A list and description of landscaping/grounds maintenance projects undertaken for each of the last three (3) years, including the scope of services provided, the name of the project owner and a contact name and phone number.

F. A listing of the total annual dollar value of work, as described above under G, completed for each of the last three (3) years.

G. List all other contracts related to the provision of services by the Proposer in which the company is presently engaged.

H. Three References, including the name address and phone number of a contact person, from projects of similar size and scope. The references may, but are not required to, overlap with projects or current contracts as listed above under E and G.

I. Current certificates of insurance including certificates for any sub-contractors that will be used.

J. A list of any and all lawsuits that the Proposer is or has been a party to in the past five (5) years.

K. A list of any and all licensure disciplinary actions the Proposer or its employees is or has been a party to in the past five (5) years.

L. Completed copies of all other forms included within the proposal documents

20. Any protest regarding the Proposal Documents, including specifications or other requirements contained in the Request for Proposal, must be filed in writing within seventy-two (72) hours after the receipt of the proposed project plans and specifications or other contract documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents.

21. The proposals shall be ranked based on the Owner's evaluation of the Proposer's ability to perform the services for the project as demonstrated by the documentation provided by the Proposer and reference checks of the Proposer's clients. The criteria to be used in the

evaluation are presented in the Evaluation Criteria sheet, contained within the proposal documents.

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR PROPOSAL NUMBER 2025-001
LANDSCAPE MAINTENANCE SERVICES

EVALUATION CRITERIA

1. **Personnel** **(25 points)**

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

2. **Experience** **(25 points)**

(E.g., past record and experience of the respondent in similar projects; volume of work previously awarded to the firm; past performance for the District in other contracts; character, integrity, reputation, of respondent, etc.)

3. **Understanding of Scope of Work** **(25 points)**

Does the proposal demonstrate an understanding of the Districts' needs for the services requested?

4. **Financial Capability** **(10 points)**

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

5. **Price** **(15 points)**

Points available for price will be allocated as follows:

10 points will be awarded to the Proposer submitting the lowest total bid for completing the work for the initial two year term of the contract. All other proposals will receive a percentage of this amount based upon the difference between that Proposer's bid and the low bid.

5 points are allocated for the reasonableness of unit prices.

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

BASIC ORGANIZATION INFORMATION

DATE SUBMITTED 8/5/2025, 2025

1. Proposer Duval Landscape Maintenance LLC
[Company Name]

/_/ An Individual
/✓/ A Limited Liability Company
/_/ A Limited Liability Partnership
/_/ A Partnership
/_/ A Corporation
/_/ A Subsidiary Corporation

2. Proposer Company Address:

Street Address 7011 Business Park Blvd. N.

P.O. Box (if any) _____

City Jacksonville State FL Zip Code 32256

Telephone _____ Fax no. _____

1st Contact Name Rob Bullock Title Owner/President

2nd Contact Name Edwin Cintron Title CFO

3. Parent Company Name (if applicable) N/A

4. Parent Company Address (if different):

Street Address N/A

P.O. Box (if any) N/A

City N/A State N/A Zip Code N/A

Telephone N/A Fax no. N/A

1st Contact Name N/A Title N/A

2nd Contact Name N/A Title N/A

5. List the location of the Proposer's office which would perform the work.

Street Address 833 Nicolet Ave.

P.O. Box (if any) _____

City Winter Park State FL Zip Code 32789

Telephone (904) 900-1127 Fax no. _____

1st Contact Name Rob Bullock Title Owner/CEO

6. If the Proposer is a corporation, is it incorporated in the State of Florida?

yes (✓) (Proceed to Question 6.1) no ( ) (Proceed to Question 6.2)

6.1 If yes, provide the following:

Is the Company in good standing with the Florida Secretary of State Division of Corporations? yes (✓) no ( )

If no, please explain

N/A

Date incorporated 9/1/2009 Charter No. Charter No. L 09000077374

6.2 If no, provide the following:

The State in which Proposer is incorporated? N/A

Is the Company in good standing with that State? yes (✓) no ( )

If no, please explain N/A

Date incorporated N/A Charter No. N/A

Is the applicant registered with the State of Florida? yes (✓) no ( )

7. If the Proposer is a partnership (including a limited partnership or limited liability partnership) or limited liability company, is it organized in the State of Florida?

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

7.1 If yes, is the Proposer registered with the Florida Department of State, Division of Corporations? yes (✓) no ( )

If no, please explain

N/A

Is the Proposer in good standing with the State of Florida? yes (✓) no ( )

If no, please explain

N/A

Date Proposer was organized: 9/1/2009

7.2 If no, provide the following:

The State in which Proposer is organized: Florida

Is the Proposer in good standing with that State? yes (✓) no ( )

If no, please explain

N/A

Date Proposer was organized: 9/1/2009

Is the Proposer registered as a foreign partnership or limited company with the State of Florida? yes ( ) no (✓)

If no, please explain N/A- It's not foreign.

8. Does Proposer hold any registrations or licenses with the State of Florida applicable to the contract?
yes (✓) no ( )

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

Type of registration State of Florida Irrigation Contractor

License No C 11528 Expiration Date December 2026

Qualifying individual Joshua Bouchier Title Reginal Irrigation/Agronomy Manager

List company(s) currently qualified under this license

Duval Landscape Maintenance LLC.

8.2 Does the Proposer hold any registrations or licenses with Polk County applicable to the contract? yes (✓) no ( )

If yes, please list and provide a photocopy of each listed license or registration:
Limited Commercial Landscape Maintenance License
Limited Commercial Fertilizer Applicator/Pest Management License JF293326
FDACS Limited Commercial Landscape Maintenance License

9. List the Proposer's total annual dollar value of work completed for each of the last three (3) years starting with the latest year and ending with the most current year

(2022) 20,358,000.00, (2023) $21,945,000.00, (2024) $22,835,000.00.

10. What are the Proposer's current insurance limits? (Provide a copy of applicant's Certificate of Insurance)

General Liability	$ 2,000,000
Automobile Liability	$ 1,000,000
Workers Compensation	$ 1,000,000
Expiration Date	7/01/2026

11. Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past two years? yes ( ) no (✓)

If yes, please describe each violation, fine, and resolution _____

_____

11.1 What is the Proposer's current worker compensation rating? 1.0

11.2 Has the Proposer experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past two years?
yes ( ) no (✓)

If yes, please describe each incident _____

_____

_____

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the Randal Park Community Development District, or their authorized agents, deemed necessary to verify the statements made in this application or attachments hereto, or regarding the ability, standing and general reputation of the applicant.

Duval Landscape Maintenance LLC.
Name of Proposer

By: Jack Gillespie

This 5th day of August, 2025

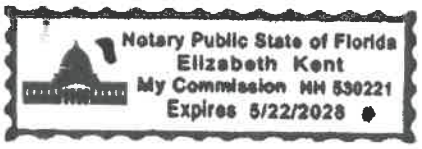
By: Jack Gillespie- Business Developemt Manager
[Type Name and Title of Person Signing]

(Apply Corporate Seal, if filing as a corporation)

State of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 5th day of August, 2025, by Jack Gillespie, of the Duval Landscape Maintenance LLC. who is personally known to me or who has produced (Personally known to me) as identification and who did (did not) take an oath.

Elizabeth Kent
Signature of Notary taking acknowledgment



RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

ACKNOWLEDGMENT OF RECEIPT OF DOCUMENTS AND PROPOSAL SIGNATURE FORM

This Proposal for landscape maintenance services has been submitted on this 5th day of August, 2025 by Duval Landscape Maintenance LLC. [company] whose business address is 7011 Business Park Blvd. N. / Jacksonville, FL 32256, telephone number is 904-900-1127, and fax number is (904)-686-4844.

The undersigned acknowledges, by the below execution of this proposal, that all information provided herein has been provided in full and that such information is truthful and accurate. Proposer agrees through submission of this Proposal to honor all pricing information sixty (60) days from the date of the Proposal opening, and if awarded the contract on the basis of this Proposal to enter into and execute the services contract in substantially the form included in the proposal documents.

Proposer understands that inclusion of false, deceptive or fraudulent statements on this proposal constitutes fraud; and, that the District consider such action on the part of the Proposer to constitute good cause for denial, suspension or revocation of a proposal for work for the Randal Park Community Development District.

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

Addendum No. 1 dated July 24, 2025

Addendum No. 2 dated July 30, 2025

Addendum No. _____ dated _____

Addendum No. _____ dated _____

Addendum No. _____ dated _____

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

AFFIDAVIT OF NON-COLLUSION

STATE OF Florida
COUNTY OF Seminole

I Jack Gillespie, do hereby certify that I have not, either directly or indirectly, participated in collusion or proposal rigging. Affiant is a employee in the firm of Duval Landscape Maintenance LLC., and authorized to make this affidavit on behalf of the same. I understand that I am swearing or affirming under oath to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement includes fines and/or imprisonment.

Dated this 5th day of August, 2025.

Jack Gillespie
Signature by authorized representative of Proposer

State of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 5th day of August, 2025, by Jack Gillespie, of the firm Duval Landscape Maintenance LLC. who is personally known to me or who has produced (Personally known to me) as identification and who did (did not) take an oath.

Elizabeth Kent
Signature of Notary taking acknowledgment

Notary Public State of Florida
Elizabeth Kent
My Commission HH 530221
Expires 5/22/2028

THIS AGREEMENT ("**Agreement**") is made and entered into this 5th day of August 2025, by and between:

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Orange County, Florida, whose mailing address is c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (the "**District**"), and

Duval Landscape Maintenance, LLC., a Florida LLC, whose mailing and principal address is 7011 Business Park Blvd. N. / Jacksonville, FL 32256 ("**Contractor**").

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including landscaping and irrigation; and

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

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

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

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

2. CONTRACTOR OBLIGATIONS.

A. ***Scope of Services***. Contractor shall provide the services described in the Scope of Services attached hereto as **Exhibit A** ("**Work**"), for the areas identified in the Landscape Maintenance Map attached hereto as **Exhibit B** ("**Landscape Maintenance Area**"), both of which are incorporated herein by this reference. Contractor acknowledges and agrees that the Landscape Maintenance Area may be reasonably adjusted, in the sole discretion of the District, to accurately reflect areas of the Work actually being performed, which adjustments shall not result in change in the price for the Work as reflected in Contractor's fee summary attached hereto as **Exhibit C** ("**Fee Summary**") and incorporated herein by this reference. Should any work and/or services be required which are not specified in this Agreement or any amendments, addenda, or change orders but

which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by Contractor as if described and delineated in this Agreement. In the event of any conflict between the terns in this Agreement and the terms in any of the exhibits attached hereto, the terms in this Agreement shall control.

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

C. ***Manner of Contractor's Performance.*** The Contractor agrees, as an independent contractor, to undertake the Work as specified in this Agreement or any Work Authorization (defined herein) issued in connection with this Agreement. All Work shall be performed in a neat and professional manner acceptable to the District and shall be in accordance with all applicable standards, and as required by the Scope of Services. The performance of all Work and additional services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District. The Contractor warrants that the Work shall be free from any defects in workmanship and Contractor agrees to a warranty for a period of one year from completion of any portion of the Work to repair any deficiencies, fixes or touch-ups needed.

D. ***Discipline, Employment, Uniforms.*** Contractor shall maintain at all times strict discipline among its employees, subcontractors, agents and assigns and represents to the District that it has performed all necessary background checks of the same. Contractor shall not employ for work on the project any person unfit or without sufficient skills to perform the job for which such person is employed. All laborers and foremen of the Contractor shall perform all Work on the premises in a uniform to be designed by the Contractor. No shirtless attire, no torn or tattered attire or slang graphic T-shirts are permitted. No smoking in or around the buildings will be permitted. Rudeness or discourteous acts by Contractor employees will not be tolerated. No Contractor solicitation of any kind is permitted on property.

E. ***Rain Days.*** In the event that time is lost due to heavy rains ("**Rain Days**"), Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. Contractor shall provide services on Saturdays, if needed to make up Rain Days, with prior notification to and approval by the District Representative(s) (defined herein).

F. ***Protection of Property.*** Contractor shall use all due care to protect against

any harm to persons or property while performing the Work. If Contractor's acts or omissions result in any damage to property within the District, including but not limited to damage to landscape lighting and irrigation system components, entry monuments, etc., the Contractor shall immediately notify the District and promptly repair all damage – and/or promptly replace damaged property – to the sole satisfaction of the District. If Contractor fails to do so, the District reserves the right to make such repairs and Contractor shall reimburse the costs of such repair or replacement.

G. ***District Representative; Reporting***. The District shall designate in writing a person to act as the District Representative with respect to the Work to be performed under this Agreement. The District Representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to Contractor's services, including the Work.

i. The District hereby designates the District Manager (Governmental Management Services – Central Florida, LLC) or its designee, to act as the District Representative.

ii. The District shall have the right to change its designated Representative with written notice to Contractor.

iii. Contractor agrees to meet with the District's representative no less than bi-weekly to walk the property and discuss conditions, schedules, and items of concern regarding this Agreement and to provide a monthly written report summarizing, at minimum, the Work performed during the month, any issues and/or areas of concern and the schedule of Work to be performed for the upcoming month.

iv. Contractor agrees to attend the regularly scheduled meetings of the Board of Supervisors of the District, upon request.

H. ***Deficiencies***. Contractor shall identify and promptly notify the District Representative of any deficient areas by written communication, including any explanations of proposed actions to remedy such deficiencies. Upon approval by the District Representative, the Contractor shall take such actions as are necessary to address the deficiencies within a reasonable time period specified by the District Representative, or if no time is specified by the District, within three (3) days and prior to submitting any invoices to the District. Contractor and the District recognize that time is of the essence with this Agreement and that the District will suffer financial loss if the deficiencies are not timely addressed. Should the Contractor fail to address any deficiencies within the time set forth by the District Representatives, the District shall have the rights to, among other remedies available at law or in equity, fine the Contractor one hundred dollars ($100.00) per day; to withhold some or all of the Contractor's compensation under this Agreement; and to contract with outside sources to perform necessary work with all charges for such services to be reimbursed by Contractor or deducted from the Contractor's compensation.

I. ***Compliance with Laws***. The Contractor shall keep, observe, and perform

all requirements of applicable local, state and federal laws, rules, regulations, ordinances, permits, licenses, or other requirements or approvals. Further, the Contractor shall notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, state, or federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any act or omission of the Contractor or any of its agents, servants, employees, or material men, or appliances, or any other requirements applicable to provision of services. Additionally, the Contractor shall promptly comply with any requirement of such governmental entity after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation. In the event of any conflict between the terms of Florida law and the terms herein, the terms of Florida law shall prevail.

J. ***Safety***. Contractor shall provide for and oversee all safety orders, precautions, and programs necessary for the Work. Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this Agreement. Contractor shall comply with all OSHA standards. Contractor shall take precautions at all times to protect any persons and property in performing the Work, utilizing safety equipment including but not limited to bright vests and traffic cones.

K. ***Environmental Activities.*** The Contractor agrees to use best management practices, consistent with presently accepted industry standards, with respect to the storage, handling and use of chemicals (e.g., fertilizers, pesticides, etc.) and fuels. The Contractor shall keep all equipment clean (e.g., chemical sprayers) and properly dispose of waste. Further, the Contractor shall immediately notify the District of any chemical or fuel spills. The Contractor shall be responsible for any environmental cleanup, replacement of any turf or plants harmed from chemical burns, and correcting any other harm resulting from the Work to be performed by Contractor.

L. ***Payment of Taxes; Procurement of Licenses and Permits.*** Contractor shall pay all taxes required by law in connection with the Work, including sales, use, and similar taxes, and shall secure all licenses and permits necessary for proper completion of the Work, paying the fees therefore and ascertaining that the permits meet all requirements of applicable federal, state and local laws or requirements.

M. ***Subcontractors.*** Contractor shall not assign any portion of the Work to subcontractors without prior, written approval of the District. In the event any portions of the Work are assigned to subcontractors, Contractor shall be responsible for the satisfactory performance of such work by subcontractors. Nothing in this Agreement shall be construed to create a contractual relationship between any subcontractor and the District.

N. ***Independent Contractor Status.*** In all matters relating to this Agreement, Contractor shall be acting as an independent contractor. Neither Contractor nor employees of Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of Contractor, if any, in the performance of this Agreement. Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and Contractor shall have no authority to

represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

3. COMPENSATION; TERM.

A. ***Term***. The term of this Agreement is _____ years, comprised of an initial one (1) year term from _____ to _____ ("**Year 1**"), with four (4) additional automatic renewals on an annual basis, unless terminated earlier in accordance with the terms herein.

B. ***Compensation***. As compensation for the Work, the District agrees to pay Contractor an amount not-to-exceed per year for Year 1, all in accordance with the Fee Summary attached hereto as **Exhibit X**. Compensation for the Work in subsequent renewal years shall be in accordance with the with the Fee Summary attached hereto as **Exhibit X.**

C. ***Additional Work.*** Should the District desire that the Contractor provide additional work and/or services relating to the District's landscaping and/or irrigation systems (e.g., additional services or services for other areas not specified in this Agreement), such additional work and/or services shall be fully performed by the Contractor after prior approval of a required Work Authorization. The Contractor agrees that the District shall not be liable for the payment of any additional work and/or services unless the District first authorizes the Contractor to perform such additional work and/or services through an authorized and fully executed Work Authorization, a form of which is attached hereto as **Exhibit X**. The Contractor shall be compensated for such agreed additional work and/or services based upon a payment amount derived from the prices set forth in the Contractor's Fee Summary attached hereto as **Exhibit X**. If pricing for any such additional work or services is not specifically provided for in the exhibits hereto, Contractor agrees to negotiate in good faith on such pricing. Nothing herein shall be construed to require the District to use the Contractor for any such additional work and/or services, and the District reserves the right to retain a different contractor to perform any additional work and/or services.

D. ***Payments by the District.*** The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, section 218.70, et seq., *Florida Statutes*, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.

E. ***Payments by Contractor***. Subject to the terms herein, Contractor will promptly pay in cash for all costs of labor, materials, services and equipment used in the performance of the Work, and upon the request of the District, Contractor will provide proof of such payment. Contractor agrees that it shall comply with Section 218.735(6), *Florida Statutes*, requiring payments to subcontractors, material men, suppliers or laborers be made within ten (10) days of receipt of payment from the District. The District may require, as a condition precedent to making any payment to Contractor, that all

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

4. TERMINATION. The District agrees that the Contractor may terminate this Agreement for cause by providing sixty (60) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that, notwithstanding any other provision of this Agreement, and regardless of whether any of the procedural steps set forth in Section 2(H) of this Agreement are taken, the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Any termination by the District shall not result in liability for consequential damages, lost profits, or any other damages or liability. However, upon any termination of this Agreement by the District, the Contractor shall be entitled to payment for all Work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor. In the event of a default by Contractor, the District may elect not to terminate the Agreement, and instead to demand that Contractor cure any failure constituting default and make appropriate deduction or revision to the payment to become due to Contractor. Furthermore, the District reserves the right to pursue any and all available remedies under the law, including but not limited to equitable and legal remedies and withhold payment pending outcome of such dispute.

5. INSURANCE.

A. ***Insurance Required.*** Before commencing any Work, the Contractor shall furnish the District with a Certificate of Insurance evidencing compliance with the requirements of this section. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be primary and written on forms acceptable to the District. Additionally, insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of A-VII. The procuring of required policies of insurance shall not be construed to limit Contractor's liability or to fulfill the indemnification provisions and requirements of this Agreement.

B. ***Types of Insurance Coverage Required.*** Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance: [Policy limits listed in Paragraph 15. a. of Instructions to Propers will be inserted here.]

i. Worker's Compensation Insurance in accordance with the laws of the State of Florida. In the event the Contractor has "leased" employees, the Contractor or the employee leasing company must provide evidence of a Minimum Premium Workers' Compensation policy, along with a Waiver of Subrogation in favor of the District. All documentation must be provided to the District at the address listed below. No contractor or sub-contractor operating under a worker's compensation exemption shall access or work on the site.

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

iii. Commercial General Liability Insurance covering Contractor's legal liability for bodily injuries, property damage, contractual, products and completed operations, and personal injury, with limits of not less than $2,000,000 per occurrence, and further, including, but not being limited to, Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.

iv. Automobile Liability Insurance for bodily injuries in limits of not less than $2,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

v. Umbrella Excess Liability Insurance to cover any liability in excess of the limits of coverage already required and with limits of at least $1,000,000 per occurrence and $1,000,000 on aggregate.

C. ***Additional Insured.*** All policies required by this Agreement, with the exception of Workers' Compensation, or unless specific approval is given by the District, are to be written on an occurrence basis, and shall name the District, and its supervisors, officers, staff, agents, employees, and representatives as additional insured (with the exception of Workers' Compensation insurance) as their interest may appear under this Agreement. Insurer(s), with the exception of Workers' Compensation on non-leased employees, shall agree to waive all rights of subrogation against the District and its supervisors, officers, staff, agents, employees, and representatives.

D. ***Sub-Contractors.*** Insurance requirements itemized in this Agreement and required of the Contractor shall be provided on behalf of all sub-contractors, if any and if approved, to cover their operations performed under this Agreement. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to sub-contractors.

E. ***Payment of Premiums.*** The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Agreement and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.

F. ***Notice of Claims.*** Notices of accidents (occurrences) and notices of claims

associated with work being performed under this Agreement shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.

G. ***Failure to Provide Insurance.*** The District shall retain the right to review, at any time, coverage, form, and amount of insurance. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance to the District and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance. If Contractor fails to pay such cost to the District, the District may deduct such amount from any payment due the Contractor.

6. INDEMNIFICATION.

A. The Contractor shall indemnify, defend, and hold harmless, the District, the District's Board of Supervisors, District staff and the District's agents, officers, employees, contractors, and representatives from and against any and all liability, actions, claims, demands, loss, damage, injury, or harm of any nature whatsoever, arising from the acts or omissions of Contractor, or the Contractor's officers, directors, agents, assigns, employees, subcontractors, or representatives.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, fines, forfeitures, back pay, awards, court costs, mediation costs, litigation expenses, attorney fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), or other amounts of any kind.

C. The Contractor agrees that nothing in this Agreement shall serve as or be construed as a waiver of the District's or its staff, supervisors or consultant's limitations on liability contained in section 768.28, *Florida Statutes*, or other law. Any subcontractor retained by the Contractor shall acknowledge the same in writing, and it shall be Contractor's responsibility to secure such acknowledgments. Further, nothing herein shall be construed to limit or restrict the District's rights against the Contractor under applicable law.

D. It is understood and agreed that this Agreement is not a construction contract as that term is referenced in Section 725.06, *Florida Statutes*, and that said statutory provision does not govern, restrict or control this Agreement

7. MISCELLANEOUS PROVISIONS

A. ***Default and Protection Against Third-party Interference.*** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

B. ***Custom and Usage.*** It is hereby agreed, any law, custom, or usage to the

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

C. ***Successors.*** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators and successors of the parties to this Agreement, except as expressly limited in this Agreement.

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

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

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

G. ***Agreement.*** This instrument, together with its Exhibits, shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement. All prior agreements regarding the matters provided herein are hereby superseded and replaced by this Agreement. The Exhibits attached herein are incorporated to the extent that it clarifies certain terms of the Agreement, and to the extent there are any inconsistencies or conflict between this instrument and the Exhibits, this instrument shall control.

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

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

J. ***Notices.*** All notices, requests, consents and other communications under this Agreement ("**Notices**") shall be in writing and shall be delivered via hand delivery, mailed by United States certified mail, or by overnight delivery service, to the parties, as follows:

A. **If to the District:** Randal Park Community Development District

c/o Governmental Management Services – Central Florida, LLC

219 East Livingston Street
Orlando, Florida 32801

Attn.: District Manager, Jason Showe

With a copy to: Latham, Luna, Eden & Beaudine, LLP
201 S. Orange Ave, Ste. 1400

Orlando, Florida 32801

Attn.: District Counsel, Jan A. Carpenter, Esq.

B. **If to Contractor:**

Duval Landscape Maintenance LLC.
7011 Business Park Blvd. N. / Jacksonville, FL 32256

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

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

L. ***Controlling Law; Venue.*** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Parties consent to and agree that the exclusive venue for any litigation

arising out of or related to this Agreement shall be in a court of appropriate jurisdiction in and for Osceola County, Florida.

M. ***Public Records.*** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **TBD** ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT XXXXXX@GMSCFL.COM, (407) 841-5524, AND 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801.

N. ***Severability.*** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

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

P. ***Counterparts.*** This Agreement may be executed in any number of

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

Q. ***Scrutinized Companies Statement.*** Contractor certifies that it is not in violation of Section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

E-Verify.

(a) The Contractor shall comply with and perform all applicable provisions and requirements of Section 448.095, *Florida Statutes* and Section 448.09(1), *Florida Statues*. Accordingly, beginning on the Effective Date, to the extent required by Section 448.095, *Florida Statutes*, the Contractor shall enroll with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

(b) If the Contractor anticipates entering into agreements with a subcontractor for the work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

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

R. ***Compliance with section 20.055, Florida Statutes***. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with section 20.055(5), *Florida Statutes*.

[*Remainder of this page intentionally left blank*]

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

ATTEST:

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

By: _____

☐ Secretary

☐ Assistant Secretary

By: _____

☐ Chairperson

☐ Vice Chairperson

WITNESS:

[SERVICE PROVIDER]

_____

By: _____

Its: _____

Duval Landscape Maintenance LLC.

By: Jack Gillespie

Its: Busness Development Manager

Exhibit A: Scope of Services
Exhibit B: Landscape Map
Exhibit C: Fee Summary

Exhibit A - Scope of Services

Randal Park CDD

LANDSCAPE SCOPE OF WORK

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

General Services- Component "A"

Turf Maintenance

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

Mowing

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

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

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

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

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

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

Edging

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

String Trimming

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

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

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

Blowing

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

Damage Prevention/Repair

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

Detailing

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

needed to accomplish the full amount of detail rotations.

Pruning

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

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

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

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

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

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

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

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

Weed Control

Bed areas are to be left in a weed free condition after each detail service. While pre and post- emergent

chemicals are acceptable means of control, weeds in bed areas larger than 3" shall be pulled by hand or string trimmed.

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

Trash Removal

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

Policing

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

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

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

Communication

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

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

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

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

Staffing

The Contractor shall have a well-experienced Foreman/Supervisor supervising all work onsite. This

person should have knowledge of horticultural practices and be capable of properly supervising others. The Foreman/Supervisor should communicate regularly, daily when needed, with CDD management. Further, In order to maintain continuity, the same Foreman/Supervisor shall direct the scheduled maintenance operations throughout the year. Any anticipated changes in supervisory personnel shall be brought to the attention of the CDD representative prior to any such change. The intent is for maintenance personnel to familiarize themselves with the site.
The crew members should be properly trained to carry out their assigned task and should work in a safe professional manner. Each crew member should be in full uniform at all times.

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

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

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

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

Application Maintenance Information

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

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

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

St. Augustine

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

Monthly Application schedule – St. Augustine

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

Application Requirements: ST AUGUSTINE

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

BAHIA – Where Applicable (Irrigated areas only)

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

Monthly Application Schedule - Bahia

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

Application Requirements: BAHIA

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

Bermuda - SPORTS Field

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

- January:Liquid or granular Fertilization - Disease & Insect Control
- February:Liquid or granular Fertilization
- March: Core Aeration
- April: Liquid or granular Fertilization Sedge & Broadleaf Weed Control/Disease & Insect Control
- June: Disease & Insect Control as needed.
- July: Liquid or granular Fertilization
- August: Sedge & Broadleaf Weed Control/Disease & Insect Control
- September: Liquid or granular Fertilization
- October: Disease & Insect Control
- December: Liquid or granular Fertilization

Bermuda - Standard

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

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

Application Requirements: BERMUDA

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

coated products.

Zoysia

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

Monthly Application Schedule - Zoysia

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

Application Requirements: ZOYSIA

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

General

Insect/Disease Control - ALL TURF

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

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

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

Weed Control - ALL TURF

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

Contractor shall alert management of outbreaks of Crabgrass, wild Bermuda, Alexander and Dove grasses. Failure to do so will make the contractor liable for resulting turf loss. Supplemental insecticide

applications will be provided in addition to the normal preventive program as needed to provide control.

Warranty - ALL TURF

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

Component "C" – Tree/Shrub Care Program

Application Schedule – Trees and Shrubs

Monthly Application Schedule -

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

Application Requirements: Fertilization

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

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

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

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

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

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

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

Insect/Disease Control

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

Contractor is responsible for the continuous monitoring for the presence of damaging insects or disease. Any problems noted between regularly scheduled visits will be treated as a service call and responded to within 48 hours. Service calls due to active infestations are included in this program.

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

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

Specialty Palms

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

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

Warranty

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

Component "D" – Irrigation Maintenance

Frequency of Service

Contractor will perform the following itemized services under "Specifications" on a monthly basis completing 25% of the inspection each week. The irrigation inspection should be performed during the

same week(s) each month. Repairs under $500 should be carried out each month with just verbal confirmation. Anything over $500 requires written approval.

Specifications

- Activate each zone of the system.
- Visually check for any damaged heads or heads needing repair.
- Visually check all landscape areas irrigated with Netafim drip lines to ensure proper water flow and pressure.
- Clean filters located at each zone valve monthly if applicable. Clean, straighten or adjust any heads not functioning properly.
- Straighten, re-attach to bracing and touch up paint on riser heads as needed. Report any valve or valve box that may be damaged in any way.
- Leave areas in which repairs or adjustments are made free of debris.
- Adjust controllers to the watering needs as dictated by weather conditions, seasonal requirements, and water management district restrictions including adjusting of rain sensors.
- Contractor will provide a written report of the findings by zone.
- Repairs that become necessary and that are over and above the routine monthly inspections will be done on a time and material basis. Hourly irrigation repair rates will be defined in the overall landscape maintenance contract.
- Request for authorization must be submitted to the CDD representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by the CDD representative prior to initiating any work. It is up to CDD management's discretion to allow the contractor to proceed with repairs at an agreed threshold without prior approval.

Service Calls

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

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

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

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

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

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

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

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

Component "E" – Additional Services

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

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

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

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

Schedule

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

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

All newly planted beds will have a minimum of 50% of the plants in bloom at the time of installation and they shall be 4 ½" individual pots.

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

Installation

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

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

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

plants.

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

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

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

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

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

Maintenance

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

Removal of all litter and debris.
Beds are to remain weed – free at all times.
All declining blooms are to be removed immediately.
Inspect for the presence of insect or disease activity and treat immediately.

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

Prolific bloomers such as Salvia require that 10% to 20% of healthy blooms are to be removed weekly.
Pre-emergent herbicides are not to be used in annual beds.
Contractor guarantees the survivability and performance of all annual plantings for a period of 90 days. Any plant that fails to perform during this period will be immediately replaced at the contractor's expense.

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

E.2 - Bed Dressing

Application of designated mulching to community bed spaces.

Schedule

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

Installation

Prior to application, areas will be prepared by removing all foreign debris and establishing a defined,

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

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

E.3 - Palm Trimming Schedule

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

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

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

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

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

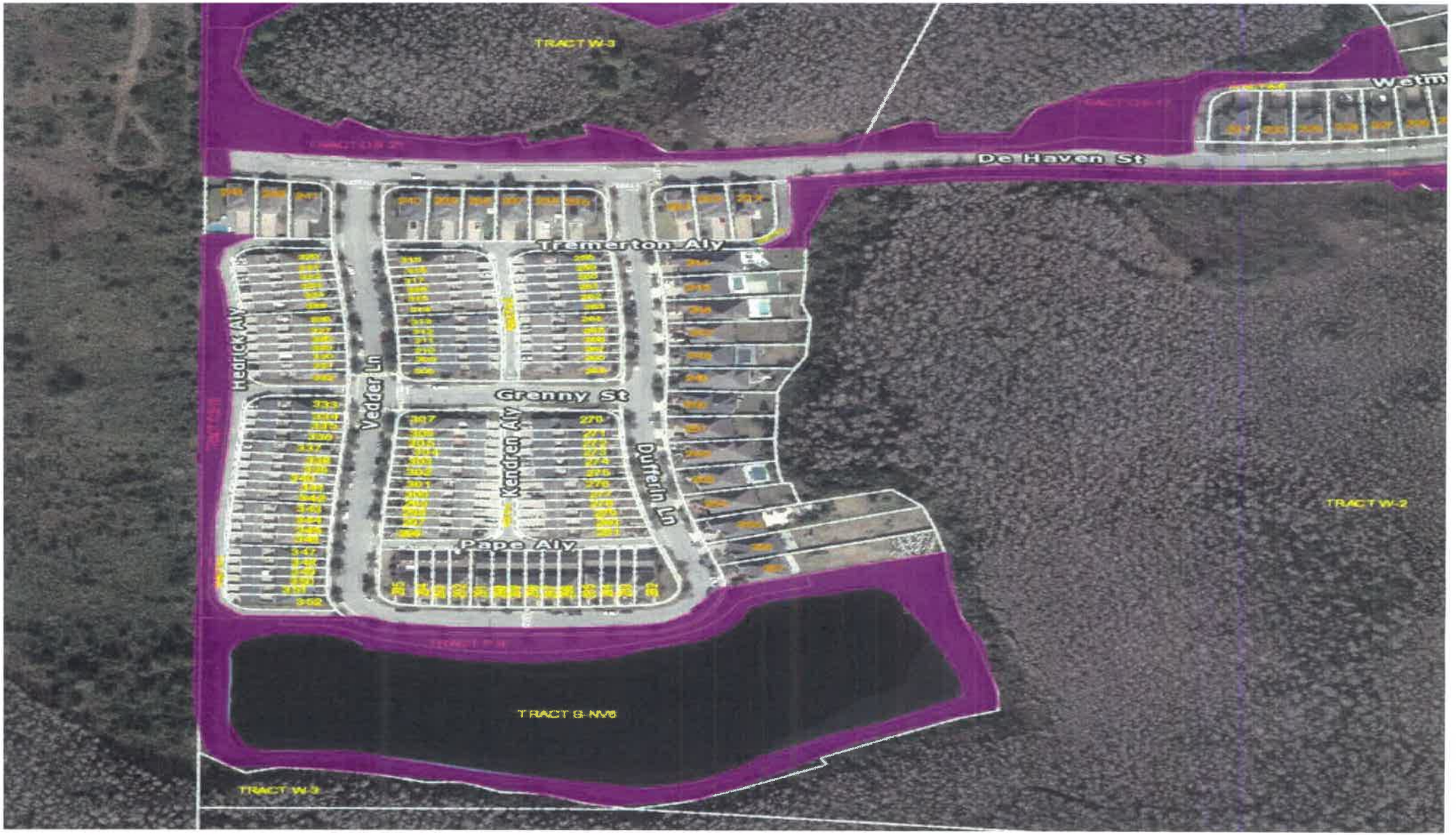
When trimming, cut the frond close to the trunk without leaving "stubs".

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

Exhibit B - Landscape Map


Burrows St
Tallfield Ave
Langefield St
Billings St
Lovett Ave
Sibley Ln
Andreas Ave
Hildreth Ave
Ribault Ave
Bannan St
Warlow Creek St
TRACT W1
TRACT P1
TRACT O85
TRACT W2
Randall Park


Corfield Ave
Platte Ave
Rushmaster Ave
Cadman St
Gamemaster Ave
Iscagel St
Lott Ave
Chester St
Westmore Ave
De Haven St
Tremerton Aly
Burrows St
Lovett


TRACT W-3
De Haven St
Tremerton Aly
Hedrick Aly
Vedder Ln
Grenny St
Kendren Aly
Durein Ln
Pape Aly
TRACT W-2
TRACT G-NV8
TRACT W-5


Marcella St
Fullerton Ave
Alley 30
Alley 31
Highland Ridge Ln
Ranch Walk Ln
Laurel Glen Ln
Kristen Park Dr
East Park
Green Ivy Ln

Exhibit C – Fee Summary

Duval Landscape MAINTENANCE

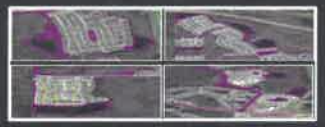
Service Pricing
Randal Park CDD

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Turf Maintenance and Detailing (Component A) Turf Maintenance/Detailing/Communication/Staffing/Dog Stations (52 visits Annually)	$16,307.61	$16,307.61	$16,307.61	$16,307.61	$16,307.61	$16,307.61	$16,307.61	$16,307.61	$16,307.61	$16,307.61	$16,307.61	$16,307.61	$249,884.30
TURF CARE (Component B) Bahia/St Augustine/Zoysia/Bermuda/Sports Field (12x's Annually)	$767.87	$767.87	$767.87	$767.87	$767.87	$767.87	$767.87	$767.87	$767.87	$767.87	$767.87	$767.87	$9,214.44
WEED/SHRUB CARE Includes OTC if Applicable (Component C) Turf/Shrub Feed/OTC/Dogbane Palm Fertilization (523 Units 4x's Annually)	$653.20	$653.20	$653.20	$653.20	$653.20	$653.20	$653.20	$653.20	$653.20	$653.20	$653.20	$653.20	$7,838.40
IRRIGATION MAINT (Component D) Irrigation Inspections	$914.00	$914.00	$914.00	$914.00	$914.00	$914.00	$914.00	$914.00	$914.00	$914.00	$914.00	$914.00	$10,968.00
ANNUAL CHANGES (Component E.1) Per Annual Pricing: $7,190.21	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	$0.00
	0			0			0			0			
Bed Dressing (Enhanced Quality: (600 Cubic Yards) Pine Bark $42.00 / Hardwood=$ (Component E.2) Pine Bark Per Yard Pricing: $49.00	$3,440.00	$3,440.00	$3,440.00	$3,440.00	$3,440.00	$3,440.00	$3,440.00	$3,440.00	$3,440.00	$3,440.00	$3,440.00	$3,440.00	$41,280.00
					430 Yards						430 Yards		
PALM TRIMMING 2x Per Year (Component E.3) Per Palm Price: $45.00 Palm counts: 323	$2,422.50	$2,422.50	$2,422.50	$2,422.50	$2,422.50	$2,422.50	$2,422.50	$2,422.50	$2,422.50	$2,422.50	$2,422.50	$2,422.50	$29,070.00
					Palm counts: 323								
TOTAL FEE PER MONTH:	$26,505.18	$26,505.18	$26,505.18	$26,505.18	$26,505.18	$26,505.18	$26,505.18	$26,505.18	$26,505.18	$26,505.18	$26,505.18	$26,505.18	$318,062.16
Fee Schedule with Extra Services	$26,505.18	$26,505.18	$26,505.18	$26,505.18	$26,505.18	$26,505.18	$26,505.18	$26,505.18	$26,505.18	$26,505.18	$26,505.18	$26,505.18	$318,062.16
Fee Schedule Essential Services Only	$20,643	$20,643	$20,643	$20,643	$20,643	$20,643	$20,643	$20,643	$20,643	$20,643	$20,643	$20,643	$247,712.16

Essential Services: Mowing/Detailing/Irrigation/Fert and Pest	$247,712.16
Extra Services: Annual Changes, Palm Pruning, Mulch	$70,350.00
TOTAL	$318,062.16

Duval Landscape MAINTENANCE

Randal Park CDD
Scope Takeoffs





Randall Park CDD- Takeoff Mapping

Non-Irrigated Mowing	Non-Irrigated Mowing	Non-Irrigated Mowing	High Traffic Turf	High Traffic Turf	Bed Space	Bed Space	Medians	Sidewalk Edge	Sidewalk Edge	Sidewalk Edge	Sidewalk Edge
90303	90,025	83000	46186	2507	4888	514	5864	220	564	3876	1820
41283	95000	6447	1452	6271	9838	345	5814	135	1345	236	2454
96888	91186	15662	886	2457	3884	12381	20478	1460	1286	842	740
15274	94932	3088	8928	28935	6787	18240	78688	574	1854	366	488
138402	90775	28927	886	14947	5887	12140	26381	1388	2586	1388	
138402	2703	90758	914	17586	798	942	13889	888	13480	987	
94411	3061	7305	78170	7845	8886	3888	26067	1258	2124	984	
18781	9454	3081	4788	20186	3862	4864	5788	426	288	1878	
138844	26000	18	5829	29876	825	1758	9347	1288	4388	7242	
102146	460	28647	16451	27548	539	858	2748	6822	2578	7904	
		Totals:	These areas are irrigated and will require application under Agronomy Program								
			Totals:		Totals:		Totals:				Totals:
Non-Irrigated/ Pond Mowing	Non-Irrigated/ Pond Mowing	Non-Irrigated/ Pond Mowing	High Traffic Mowing	High Traffic Mowing	Bed Space	Bed Space	Median Turf	Sidewalk Edge	Sidewalk Edge	Sidewalk Edge	Sidewalk Edge
		1422376.00		245058.00		45661.00	182407.00				77064.00
		Square Feet		Square Feet		Square Feet	Square Feet				Linear Feet

Initials_____ _____

Duval Landscape
MAINTENANCE

Service Pricing

Randal Park CDD

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Turf Maintenance and Detailing (Component A) - *Turf Maintenance/Detailing/Communication/Staffing/Dog Stations (52 visits Annually)*	$18,307.61	$18,307.61	$18,307.61	$18,307.61	$18,307.61	$18,307.61	$18,307.61	$18,307.61	$18,307.61	$18,307.61	$18,307.61	$18,307.61	$219,691.32
TURF CARE (Component B) Bahia/St Augustine/Zoysia/Bermuda/Sports Fiels (12x's Annually)	$767.87	$767.87	$767.87	$767.87	$767.87	$767.87	$767.87	$767.87	$767.87	$767.87	$767.87	$767.87	$9,214.44
TREE/SHRUB CARE Includes OTC if Applicable (Component C) Tree/Shrub Fert/OTC/Drenching/Palm Fertilization (323 Units 4x's Annually)	$653.20	$653.20	$653.20	$653.20	$653.20	$653.20	$653.20	$653.20	$653.20	$653.20	$653.20	$653.20	$7,838.40
IRRIGATION MAINT. (Component D) *Irrigation Inspections*	$914.00	$914.00	$914.00	$914.00	$914.00	$914.00	$914.00	$914.00	$914.00	$914.00	$914.00	$914.00	$10,968.00
ANNUAL CHANGES (Component E.1) *Per Annual Pricing: $1.50-$2.25*	N/A 0	N/A	N/A	N/A 0	N/A	N/A	N/A 0	N/A	N/A	N/A 0	N/A	N/A	$0.00
Bed Dressing (Estimed Quntity: (860 Cubic Yards) Pine Bark $48.00 / Hardwood= (Component E.2) *[Pine Bark] Per Yard Pricing: $48.00*	$3,440.00	$3,440.00	$3,440.00	$3,440.00	$3,440.00 430 Yards	$3,440.00	$3,440.00	$3,440.00	$3,440.00	$3,440.00	$3,440.00 430 Yards	$3,440.00	$41,280.00
PALM TRIMMING 2x Per Year (Component E.3) *Per Palm Price: $45.00* *Palm counts: 323*	$2,422.50	$2,422.50	$2,422.50	$2,422.50	$2,422.50 Palm counts: 323	$2,422.50	$2,422.50	$2,422.50	$2,422.50	$2,422.50	$2,422.50	$2,422.50	$29,070.00
TOTAL FEE PER MONTH:	$26,505.18	$26,505.18	$26,505.18	$26,505.18	$26,505.18	$26,505.18	$26,505.18	$26,505.18	$26,505.18	$26,505.18	$26,505.18	$26,505.18	$318,062
Fee Schedule with Extra Services	$26,505.18	$26,505.18	$26,505.18	$26,505.18	$26,505.18	$26,505.18	$26,505.18	$26,505.18	$26,505.18	$26,505.18	$26,505.18	$26,505.18	$318,062
Fee Schedule Essential Services Only	$20,643	$20,643	$20,643	$20,643	$20,643	$20,643	$20,643	$20,643	$20,643	$20,643	$20,643	$20,643	$247,712

Essential Services Mowing/Detailing/Irrigation/Fert and Pest	$247,712.16
Extra Services- Annual Changes, Palm Pruning, Mulch	$70,350.00
TOTAL	$318,062.16

Randall Park CDD- Takoff Mapping

Non-Irrigated Mowing	Non-Irrigated Mowing	Non-Irrigated Mowing	High Traffic Turf	High Traffic Turf	Bed Space	Bed Space	Medians	Sidfewalk Edge	Sidfewalk Edge	Sidfewalk Edge	Sidfewalk Edge
92383	99,025	33000	49195	2107	4050	514	5264	120	554	3076	1020
41262	65000	8447	1453	6177	5539	241	5314	135	1145	538	2654
98309	91196	15062	989	2957	5805	12391	33978	1060	1200	842	745
55271	68932	9386	8520	28919	8767	10193	78336	576	1610	360	406
126002	10771	26527	686	14947	1997	12145	26161	1188	3592	2164	
120522	2703	30728	614	17599	759	641	13000	930	13486	387	
64413	3951	7335	10170	7049	6000	3000	10037	1228	2124	584	
13715	3454	3981	6753	22686	8042	4589	1230	920	318	5278	
119344	25000	10	5015	20575	323	1719	5347	1266	4566	7132	
163146	4634	18867	10701	27946	176	228	3740	6622	2170	7068	
			These areas are Irrigated and will require aplplication under Agronomy Program.								
		Totals:		Totals:		Totals:	Totals:				Totals:
Non- Irrigated/ Pond Mowing	Non- Irrigated/ Pond Mowing	Non- Irrigated/ Pond Mowing	High Traffic Mowing	High Traffic Mowing	Bed Space	Bed Space	Median Turf	Sidfewalk Edge	Sidfewalk Edge	Sidfewalk Edge	Sidfewalk Edge
		1422376.00		**245058.00**		**45661.00**	**182407.00**				**77064.00**
		Square Feet		**Square Feet**		**Square Feet**	**Square Feet**				**Linear Feet**

EXHIBIT E
GENERAL RELEASE

The undersigned, for and in consideration of the payment of the sum of $_____, paid by Randal Park Community Development District, (hereinafter referred to as Owner), receipt of which is hereby acknowledged as complete compensation for performance of Contract Number _____, does hereby fully and completely discharge and release the Owner, its agents, employees, consultants, officers, directors, successors and assigns, the District Manager, and the District Engineer from any and all debts, accounts, promises, damages, liens, encumbrances, causes of action, suits, bonds, liabilities, judgments, claims and demands whatsoever, in law or in equity, which the undersigned ever had, now has or might hereafter have on account of labor performed, material furnished or services rendered, directly or indirectly, for the contract between the parties dated _____ (the Contract). The undersigned here certifies that all material, men, suppliers, subcontractors or others furnishing labor, goods, supplies or materials in connection with the Contract have been fully paid and satisfied and hereby agrees to hold harmless and indemnify Owner from any such claims, liens, demands, judgments, causes of action, suits or other liabilities which Owner/Engineer may incur as a result of any such non-payment or other dispute. The undersigned further agrees that in the event Owner is required, in its sole discretion, to enforce this release or the Contract in court proceedings or otherwise, then Owner shall be allowed to recover reasonable attorneys fees and costs incurred, whether incurred at trial, on appeal or in alternative dispute resolution.

Witnesses:

Josh Feagin

Contractor: Duval Landscape Maintenance LLC.

Jack Gillespie

Jack Gillespie
Authorized Signature

STATE OF FLORIDA
COUNTY OF Seminole

The foregoing instrument was acknowledged before me this 5th day of August, 2025, by Jack Gillespie, who is personally known / produced identification.

Elizabeth Kent
Notary Public
State of Florida at Large
My Commission Expires: 5/22/28

Notary Public State of Florida
Elizabeth Kent
My Commission HH 530221
Expires 5/22/2028

Addendum #1
Randal Park CDD RFP 2025-001
Landscape Maintenance Services

July 24, 2025

To: All Prospective Proposers:

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

CLARIFICATIONS/QUESTIONS:

Q1: Is a district staff representative able to meet on site for a property review?

A1: The site is available for inspection at any time by bidders during the published timelines. District staff members will not be participating in any site reviews with bidders, and bidders are expected to perform these inspections on their own and use the bid packet information to generate their proposal. Any additional questions need to be submitted in writing by email to Jarett Wright - jwright@gmscfl.com.

Q2: In lieu of a certified check or cashiers check, would a Brunswick Letter be sufficient for the Proposal Guarantee?

A2: A Brunswick Letter will be sufficient for meeting the requirements of the Proposal Guarantee as long as it is dated within the last 30 days of the bid packet submittal deadline on August 6th, 2025.

Q3: Who is responsible for replacing the doggie pot station bags and trash liners around the community and how many are there?

A3: Currently, there are 20 dog stations located throughout the community. GMS maintenance staff changes and replaces the bags on Mondays, and it will be the bidders responsibility to provide ALL necessary bags, and assist with changing the stations bags once a week. This would occur preferably on the last day of weekly services. If the vendor intends to service the property early in the week these timelines can be adjusted, but once a week is the intended goal. A map showing the location of all dog stations will be provided in this document below.

Q4: Which verge areas in the community will the contractor be responsible for maintenance of?

*A4: Any common area space that is **NOT** located directly in front of a residence will be the CDD's responsibility to maintain and will be included in the contract. Homeowners are responsible for the verge areas in front of their houses, including mowing of the sod and maintaining their trees. Updated maps clearly defining these areas will be provided shortly along with the next Addendum.*

Q5: What are the palm counts and mulch yards for this project?

*A5: Palm counts are currently being calculated and will be included with the next addendum when the information becomes available. Palm pruning will be conducted **TWICE** a year. There are 860 yards of mulch that will be expected to be delivered **ONCE** a year. If the board desires to conduct an additional mulching throughout the year a proposal will be requested and will be subject to board approval at a public board meeting.*

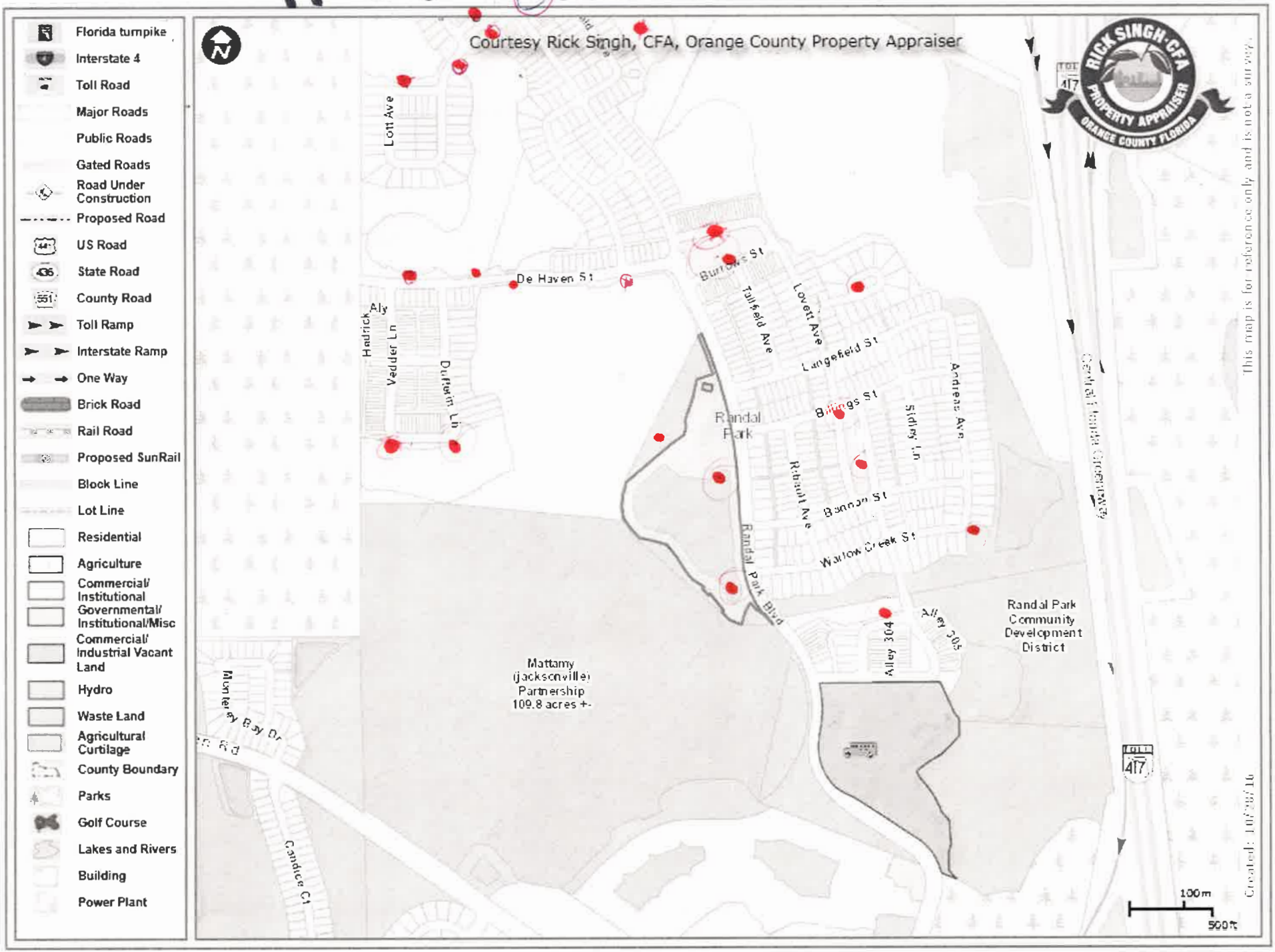
Q6: Is Yellowstone the current service provider for landscape maintenance of the CDD areas?

A6: Yes, Yellowstone is the current landscape vendor for the CDD.

Q7: Are Tracts TR 01, TR 02, TR 03, and TR 04 to be included in this bid?

A7: Yes, Tracts TR 01, TR 02, TR 03, and TR 04 are owned and maintained by the CDD. This is a walking path that leads in between Randal Park BLVD and Lovett AVE. This area is to be included in the contract and an updated map will be provided in the next addendum.

Doggie Pot Park



Randal Park Community Development District

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

NAME OF FIRM:

Duval Landscape Maintenance LLC.

SIGNATURE:

Jack Gillespie

DATE: 7/31/2025

Addendum #2
Randal Park CDD RFP 2025-001
Landscape Maintenance Services

July 30, 2025

To: All Prospective Proposers:

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

CLARIFICATIONS/QUESTIONS:

Q1: What is the total number of palms the CDD is responsible for?

A1: This information is unavailable at this time and we cannot provide an accurate count of the palms at this time. All bidders are expected to inspect the property and gather these counts on their own.

Q2: For trees, palms, shrubs, and turf that are within 15ft of the pond waters edge what are the expectations for maintenance?

A2: Fertilizers will not be applied to any plant material or turf within 15 ft of the pond waters edge to help ensure the water source is not being contaminated. Only weeds in the plant bed and tree beds will be treated.

Q3: Can you confirm how many irrigation zones exist within the property and provide the locations of all irrigation timers and controllers?

A3: We are currently working on gathering this information and may provide it as soon as possible. Please use a best estimate for the time being, and if an amendment to the contract is needed in the future that will be discussed with the board of supervisors for approval.

Q4: Which verge areas in the community will the contractor be responsible for maintenance of?

*A4: Any common area space that is **NOT** located directly in front of a residence will be the*

CDD's responsibility to maintain and will be included in the contract. Homeowners are responsible for the verge areas in front of their houses, including mowing of the sod and maintaining their trees. Updated maps clearly defining these areas have been included along with this Addendum.

Q5: What are the palm counts and mulch yards for this project?

*A5: Palm counts are currently being calculated and will be included with the next addendum when the information becomes available. Palm pruning will be conducted **TWICE** a year. There are 860 yards of mulch that will be expected to be delivered **ONCE** a year. If the board desires to conduct an additional mulching throughout the year a proposal will be requested and will be subject to board approval at a public board meeting.*

Q6: What areas of the highlighted map on Dowden Rd are expected to be included in the contract?

A6: The CDD is responsible for maintaining both the north and south verge areas (between sidewalk and curb) of Dowden Rd in the areas highlighted on the map, as well as the median.

Q7: Are Tracts TR 01, TR 02, TR 03, and TR 04 to be included in this bid?

A7: Yes, Tracts TR 01, TR 02, TR 03, and TR 04 are owned and maintained by the CDD. This is a walking path that leads in between Randal Park BLVD and Lovett AVE. This area is to be included in the contract and an updated map has been included in this Addendum.

Q8: Which park Tract is considered to be the "Sports Field" referenced on page 6 of the scope?

A8: Tract P-3 is the park that is designated as the "Sports Field". This park is located at the intersection of Randal Park BLVD and Burrows Street and includes the fountain feature.

Q9: Fertilization treatments for shrubs and trees were noted near the recreation grounds by the clubhouse and along the Randal Park BLVD entrance. Are there any additional areas where fertilization should be included?

A9: All trees, shrubs, and turf that are irrigated and are outside of the 15ft boundaries

along the pond waters edge should be included in the fertilization program.

Q10: What are the different types of turf located on the property?

A10: The CDD areas include a mix of Zoysia, Bermuda, and unirrigated Bahia. The scope may encompass turf types or other specifications that are not currently being utilized on property, but establishes guidelines for any potential future installations.

Q11: Are annuals included in this scope?

A11: While there are annuals located on property, the CDD is not responsible for these areas and no annuals are to be included in the contract at this time.

Q12: For the Fee Summary Schedule, should the price for annuals / mulch / palm pruning be broken down into unit pricing, or a total per cycle pricing?

A12: The numbers on the Fee Summary Schedule should reflect the total price per cycle for each instance of mulching and palm pruning, and there are no annuals to be included at this time. The intent is to clearly define the cost of each service and then combine the Essential Services cost with the Extra Services cost and break the total down to a flat monthly rate. For example if the combined total is $120,000, the flat rate fee that should be invoiced monthly would be $10,000.

Q13: Where is the access point for the service area behind the homes in the Tibbett Street Cul-de-sac?

A13: Tract OS-10 can be accessed via the conservation area border located behind the homeowner lots. A review of the area will be conducted with the bidder who the contract is awarded to.

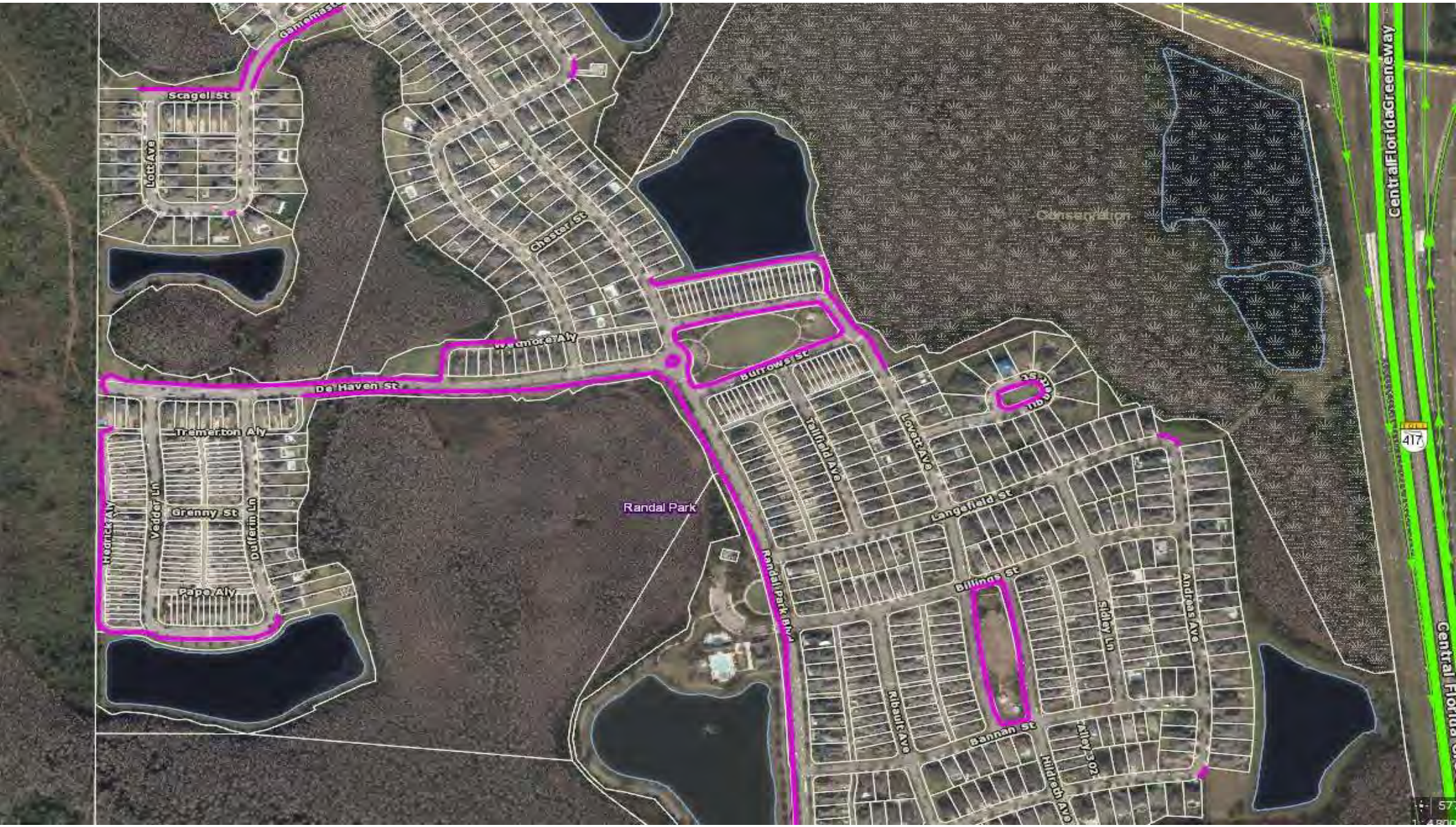
Q14: Will the vendor be provided a gate code to access the ponds in the Randal Walk part of the scope?

A14: Yes, a code will be provided to the bidder who is awarded the contract in order to have access to Tracts SW-1, and SW-2. For Tract SW-2 the expectation is to maintain everything between sidewalk and pond bank, the HOA is responsible for the verge area here.

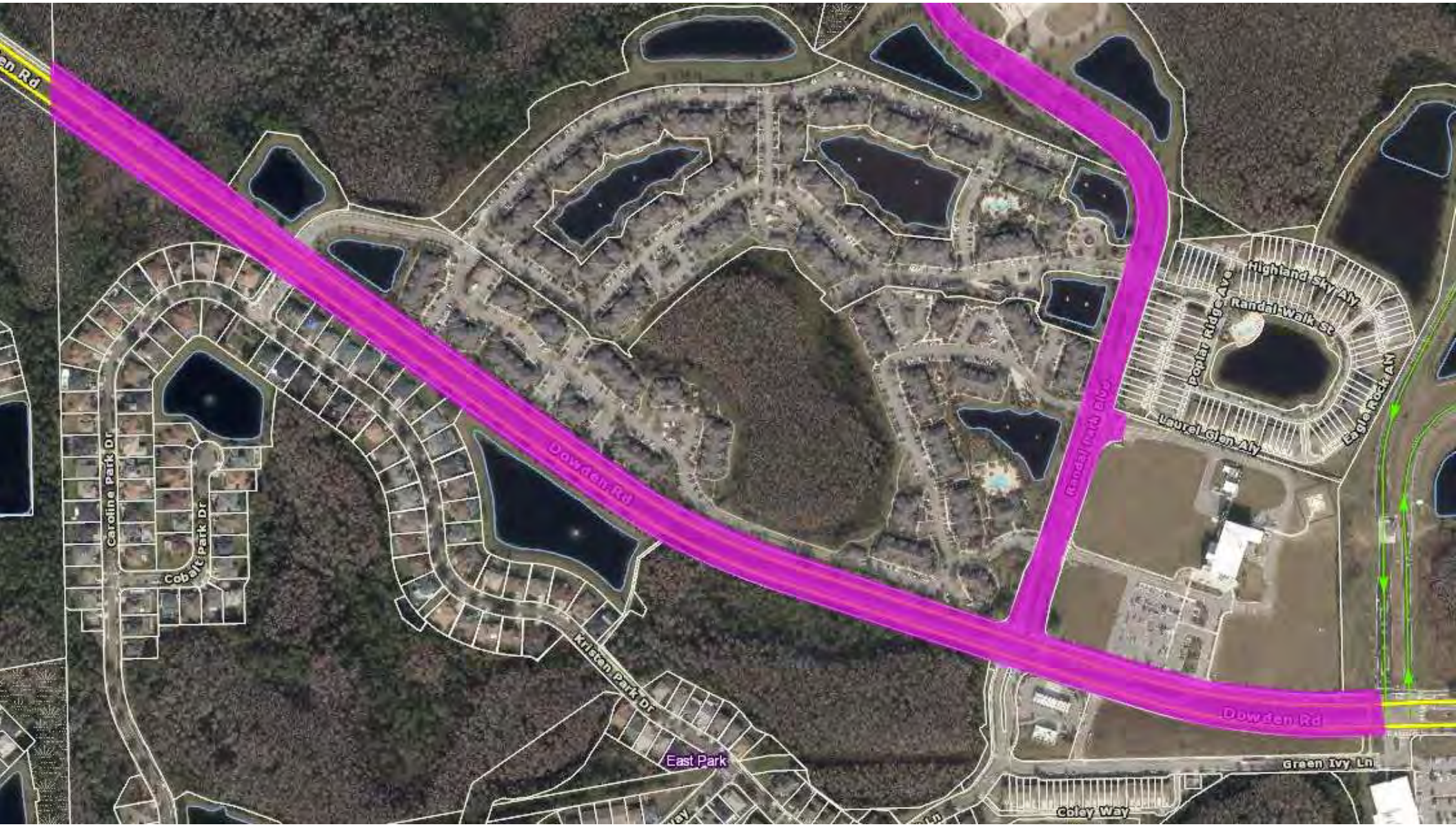
Q15: Is pinestraw expected to be included in this bid, and if so will quantities be provided?

A15: Pinestraw should not be included in this bid. Installation of pinestraw will be conducted on an as needed basis and a proposal will be requested when the service is desired by the board of supervisors.


Corkfield Ave
Randal Park
TR OS-24
Platts Ave
Bushmaster Ave
Cadman Ct
TRACT B-NV2
TRACT W-2
Gamemaster Ave
Corkfield Ave
TR OS-20
TR OS-22
TRACT O S-23
Scagel, St
TR OS-18


Scagel St
Lott Ave
Chester St
De Haven St
Burrows St
Tremerton Aly
Hedrick Aly
Vedder Ln
Grenny St
Dufferin Ln
Pape Aly
Randal Park
Randal Park Blvd
Talliard Ave
Lovett Ave
Langefield St
Billings St
Ribault Ave
Sibley Ln
Andreas Ave
Bannan St
Alley 302
Hildreth Ave
Central Florida Greeneway
417


Randal Park
Tallahassee Ave
Loyett Ave
Langefield St
Billings St
Randal Park Blvd
Sidley Ln
Andreas Ave
Ribault Ave
Bannan St
Alley 302
Hildreth Ave
Warlow Creek St
Alley 303
Fullerwood Ave
Alley 304
Alley 305
Macarthur St
417
Central Florida Greenway
417
Central Florid


Dowden Rd
Randal Park Blvd
Caroline Park Dr
Cobalt Park Dr
Kristen Park Dr
East Park
Poplar Ridge Ave
Highland Sky Aly
Randal Walk St
Laurel Glen Aly
Eagle Rock Aly
Green Ivy Ln
Coley Way

Randal Park Community Development District

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

NAME OF FIRM:

Duval Landscape Maintenance LLC.

SIGNATURE:

Jack Gillespie

DATE: 7/31/2025

SECTION E

Exclusive
LANDSCAPING GROUP



Custom Solutions

Randall Park CDD

Landscape Maintenance Services

Dear Randall Park CDD Board of Directors,

On behalf of the Exclusive Team, I would like to thank you for the opportunity to submit our proposal to professionally maintain the landscape maintenance of your beautiful community.

We have enjoyed and appreciate the time you have taken to get to know our team and our operation. We have carefully reviewed your scope of services and have invested significant time to ensure we have developed a thorough and comprehensive proposal. There are a few areas we have thought towards, those include:

- **Special focus to aesthetics including landscape beds as they are your curb appeal. Dedicating time and skilled labor to ensure plant beds are weed free will be our top priority.**
- **Detailed irrigation maintenance plan and initiative.**
- **Proactive horticultural recommendations to ensure the longevity of your plant assets.**

Exclusive Landscaping Group is a $22 million commercial landscape company serving CDDs, HOAs, and commercial properties across Florida. We are owned by SunWorks Landscape Partners, a nationally recognized firm ranked on the Landscaper's Top 100.

With the financial strength of our ownership, we can rapidly deploy equipment, crews, and resources to meet the demands of any property, ensuring consistent, high-quality service.

A list of our current book of business—including client contacts and contractual amounts—can be shared confidentially in person, but is not available for public distribution.

Trusted communication and transparency are the cornerstones of our partnership promise. Our successful collaborations are built on clear and consistent communication with your key team members. We take pride in maintaining regular service schedules, providing immediate responses, and ensuring follow-up communication, all while keeping proactive updates at the forefront. Randall Park CDD is an exceptional community, and we understand that consistency, dependability, and thoroughness are essential to delivering the best possible experience for both your community and its homeowners. We are grateful for the opportunity to get to know your community and present a custom solution tailored to your needs.

Sincerely,

Ben Strickland

President

Randall Park CDD

ABOUT US

30 YEARS EXPERIENCE

Exclusive
LANDSCAPING GROUP

For over 30 years, Exclusive has built a reputation rooted in integrity, professionalism, and personal service. Our core values shape every interaction—with our team, our clients, and our partners—forming the foundation of who we are and how we operate.

We believe that honesty, quality, and respect aren't just ideals—they're essential to long-term success. Our commitment to these principles is reflected in the strong relationships we've built and the consistent results we deliver.

What sets Exclusive apart is our focused, personalized approach. We tailor our services to meet the specific needs of each property, delivering high-quality landscaping solutions that drive satisfaction and long-term value. This targeted strategy leads to better results and deeper client loyalty.



Randall Park CDD

ONE PARTNER

Exclusive LANDSCAPING GROUP

Exclusive has expertise in every aspect of landscaping and has perfected each service to deliver the highest quality care to our customers. This means we'll be there to maintain and enhance your landscape at every stage of your property's lifecycle.
As your exclusive landscape provider, we become a single trusted partner for all your landscaping needs

MAINTAIN

- Commecial Landscape Services
- Proactive Plant Assessments
- Attention to Detail

IRRIGATION

- Monthly Irrigation audits
- Licensed Irrigation Technicians
- Irrigation Enhancements



CHEMCIAL APPLICATION

- Licensed Chemical Applicator
- Tailored Horticulatural Plans
- IPMs

ENHANCEMENTS

- Design
- Mulch Installation
- Softscapes & Hardscapes

TREE CARE

- Certified Arborists
- Tree Pruning
- Tree Removal
-

DEVELOPMENT

- Landscape Construction
- Water Features
- Seasonal Color

QUALITY ASSURANCE

Exclusive LANDSCAPING GROUP

Our quality assurance tools enable us to execute your scope of services with the highest level of quality, supported by multi-layered oversight and clear, direct reporting and communication.

ASPIRE

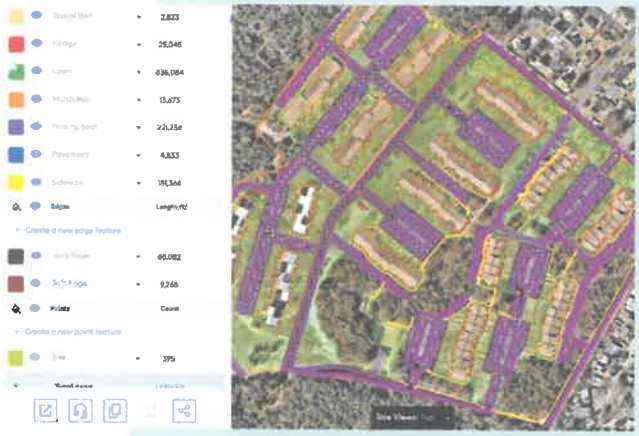
To ensure top-tier service and seamless communication, we use the Aspire Platform—an industry-leading operations tool designed specifically for landscape management. Aspire allows us to efficiently schedule work, manage crews, track progress in real time, and generate accurate billing—all in one place.

With mobile access and real-time data, our team stays connected and responsive, ensuring nothing falls through the cracks. For our clients, this means faster service, transparent updates, and consistently reliable results. Aspire helps us operate smarter, so we can focus on delivering the high-quality experience you expect.



AI Software

We utilize aerial measurement software that provides highly accurate square footage calculations, ensuring precise measurements for your property. This technology allows us to accurately determine the size of areas to be serviced, enabling us to offer more precise pricing. By using this advanced software, we ensure that our estimates reflect the true scope of work, avoiding discrepancies and ensuring transparency in pricing.



QUALITY ASSURANCE TEAM

Exclusive LANDSCAPING GROUP

In addition to the Randall Park CDD Service Team, your leadership team, as outlined below, will be available to step in whenever needed. They are committed to providing additional support and ensuring that all aspects of the service run smoothly.

Exclusive Team Member	Experience
 **Ben Strickland** President	Ben has been the Exclusive president for the last year bringing over 25 years of experience in the green industry, having held key roles in client quality service teams, including Irrigation Manager, Account Manager, Branch Manager, and Senior Vice President. His broad expertise in customer service and operational management has equipped him with the skills to drive excellence and elevate Exclusive to new heights, ensuring outstanding service and long-term success for every client.
 **Luis Cortes** General Manager	Luis has been the General Manager for over 1 year with Exclusive bringing over 30 years of experience in the landscape industry, having successfully supervised a diverse range of properties, including all-inclusive HOAs, municipalities, and master-planned communities such as MetroWest CDD. He holds numerous certifications, including the Florida Pest Control License, Florida Best Landscape Management Practices Certification, MOT, and many others.
 **Eric Cedeno** Irrigation Manager	Eric has been the Irrigation Manager for Exclusive for 1 year overseeing all aspects of our irrigation division across Central Florida. With 15 years of experience and numerous irrigation certifications, his dedication and expertise have made him a key member of the Exclusive team.
 **Carrie Wagner** Account Manager	Carrie Wagner has been an Area Manager with Exclusive for the last 6 months bringing 26 years of experience in horticulture and account management. Her background includes three years as a Horticulture Supervisor at Universal, where she led complex landscape projects with strong leadership and operational skills. Carrie's blend of technical expertise and customer-focused approach makes her a valuable asset to Randall Park CDD.

QUALITY SERVICE TEAM

Team Member	Service Provided
Account Manager	Your Account Manager is responsible for overseeing the entire landscaping operation at Randall Park CDD . They serve as the main point of contact between the client and the service team, ensuring services are delivered on schedule, to the highest quality standards. Your Account Manager coordinates tasks, manages budgets, addresses client concerns, and ensures overall customer satisfaction.
Production Manager	Your Production Manager is responsible for overseeing the landscaping crew, irrigation team, and the execution of work orders. They ensure that all tasks are completed efficiently, on time, and to the highest quality standards. Your Production Manager coordinates daily operations, monitors performance, and ensures clear communication between the team and the client, ensuring that all services are delivered seamlessly.
Agronomics Team	Your Agronomics Team, consisting of two skilled professionals, focuses on the health and sustainability of community landscapes. By applying expert knowledge of soil science, plant health, and sustainable practices, they ensure optimal growth conditions for all green spaces.
Irrigation Technicians	Your Irrigation Technician is responsible for installing, maintaining, and repairing irrigation systems to ensure efficient water distribution across the property. They troubleshoot issues, perform regular system checks, and adjust settings to optimize water usage. Your Irrigation Technicians ensure that all irrigation systems are functioning properly to maintain the health of the landscape while conserving water. You will have 1 Irrigation Manager onsite along with 1 irrigation technician during inspections weekly.
Mow Crew	Your 4 person Mowing Crew ensures that the landscapes are consistently well-maintained and visually appealing. This service includes regular mowing, edging, trimming, and detailed clean-up of grass clippings and debris. We focus on providing a personalized touch, ensuring each lawn reflects the care and attention it deserves, contributing to a neat and inviting atmosphere for homeowners.
Detail Crew	Your 3 person Detail Crew assigned to perform weekly plant detailing, pruning, bed maintenance, and weed control across all landscaped areas of the CDD. Focused on preserving curb appeal, plant health, and overall aesthetics through consistent, professional care.

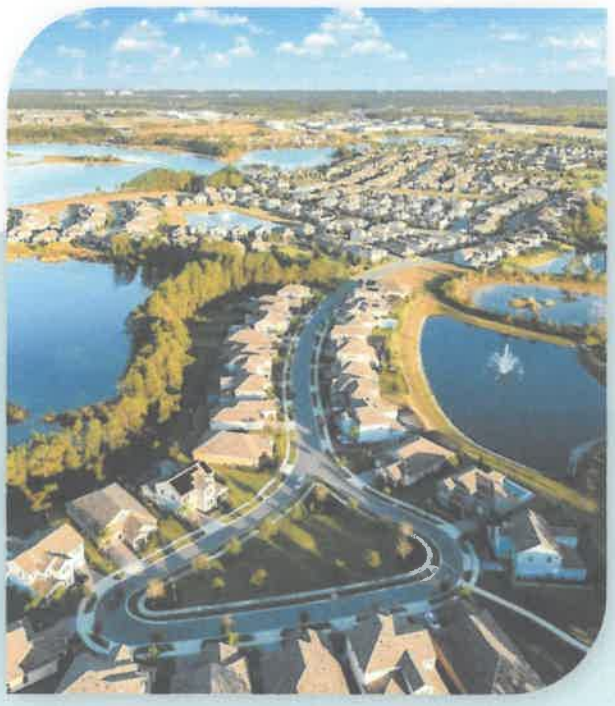
Randall Park CDD

QUALITY CONTROL

Exclusive LANDSCAPING GROUP

The community will benefit from Quality Site Inspections, ensuring complete transparency for the landscape management team and the board of directors. These inspections will assess the current state of the landscaping, offering recommendations to enhance the property's assets and ensure services meet your expectations. Any items identified during the inspection must be addressed within 30-60 days and will be re-inspected by the General Manager before being closed. This process guarantees that the landscaping is maintained to the highest standards, with accountability and timely resolution of any issues. In addition to your Quality Site Inspection the community will also receive the following communications:

- **Weekly Service Updates-**
  to include items completed that week, services to be completed the following week, property recommendations and outstanding proposals
- **Work Order Reports**, if applicable
- **Monthly Irrigation Inspection Reports**
- **Monthly Agronomic Reports**
- **Monthly check-ins** by your General Manager
- **Quarterly check-ins** by Exclusive President





Randall Park CDD

OUR ENGAGEMENT

Exclusive
LANDSCAPING GROUP

Homeowner engagement is a top priority when servicing all-inclusive communities. Educating and involving homeowners helps reduce unnecessary emails, work orders, and ensures client satisfaction. As part of our commitment to the Exclusive partnership, we aim to provide homeowners with the knowledge they need to feel supported and heard. Exclusive will offer monthly homeowner communication and also organize social events, allowing to interact directly with our team members. We can sponsor events like food trucks, holiday parties with Santa, and much more. We are to supporting the community, its homeowners, and every step of the way.





CONTROLLED TRANSITION

Exclusive LANDSCAPING GROUP

This plan clearly defines goals and sets expectations for both our teams and yours, establishing a strong foundation for our partnership. It ensures that your community is set up for success, with a clear path forward to achieve the highest standards of service and satisfaction.



- Team Planning Meeting
- Identify Execution Plan
- Identify Any Safety Hazards
- Meet Your Service Team
- Start-Up Site Walk
- Provision of all MSDS Related to Chemical Materials
- Establish an ERP with Randall Park CDD Team



- Irrigation Start-up Review
- Layout Agronomic Plan
- Account Manager To Perform Landscape Quality Inspection
- Account Manager To Provide Site Recommendations
- 30-Day Site Walk



- Landscape Quality Inspection Progression Review
- Review Irrigation Recommendation and Resolutions
- Review 60-Day Progress with Key Personal
- 60-Day Site Walk



- 90-Day Alignment Check
- Schedule Reoccurring Site Reviews

REFERENCES - CONFIDENTIAL

Exclusive LANDSCAPING GROUP

Exclusive is very selective as to the properties we manage and bring on, to us it is about quality and not quantity. We only choose properties we know we can be impactful with our services and stamp our name to.



Sunbridge

Exclusive provides landscape care to all Sunbridge Common Areas and 1350 single family homes to include irrigation management, agronomics, tree care and seasonal color.

Stacey Peach
407.915.3410
2600 Del Webb Blvd, St Cloud

Hampton Lakes

Exclusive provides landscape care to all Common Areas and 450 single family homes to include irrigation management, agronomics, tree care and seasonal color.

Sarah Mathews
407.760.8340
418 McFee Dr. Davenport





Waterleigh Phase 1&2

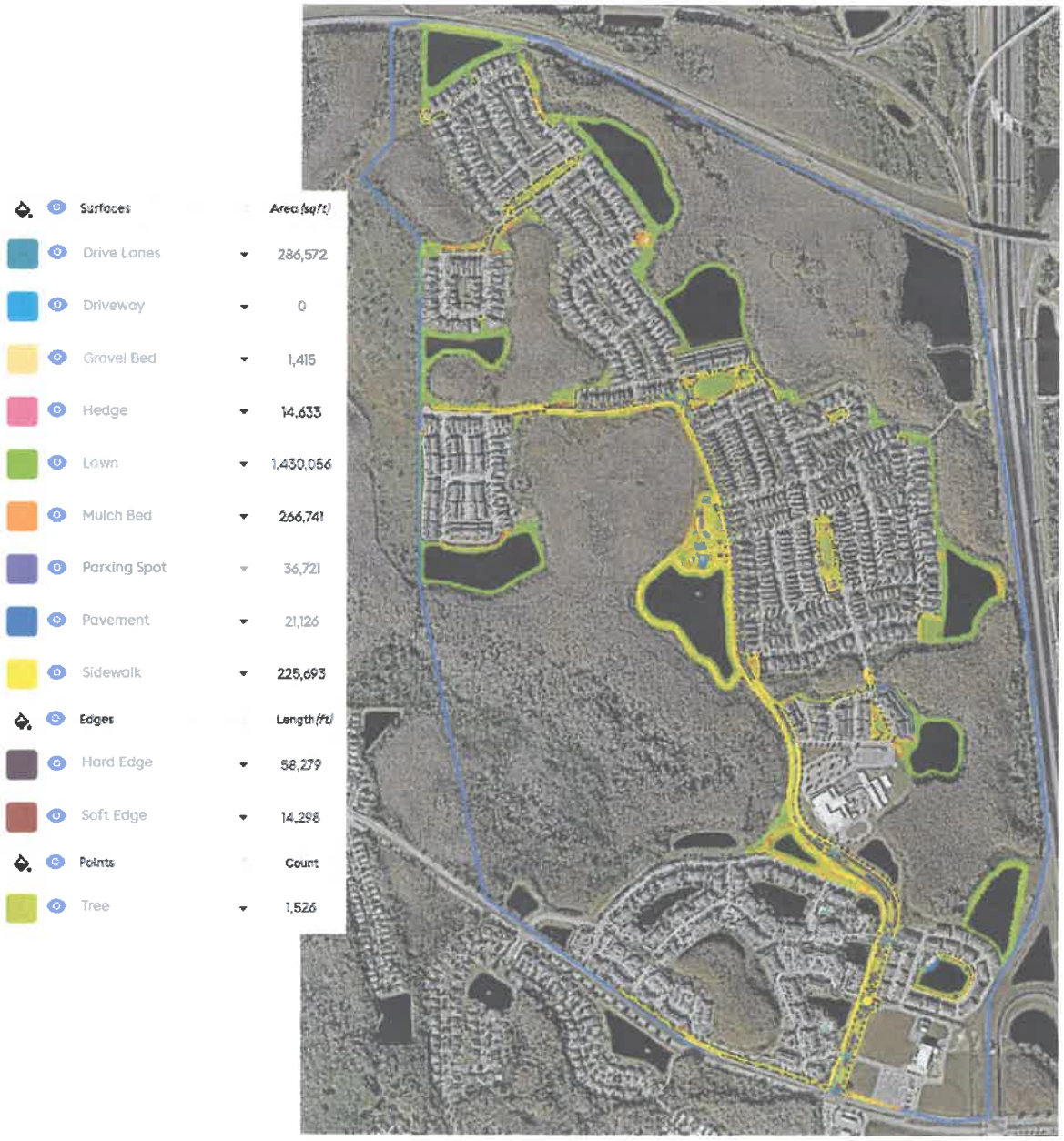
Exclusive provides landscape care to all Waterleigh Phase 1 & 2 common areas single family homes to include irrigation management, agronomics, tree care and seasonal color.

Jenny Morales
407.770.1748
9450 Avalon Rd, Winter Garden

MAP OF SERVICES

Exclusive LANDSCAPING GROUP

We have carefully measured the relevant areas and input the data into our estimating tool to accurately determine the necessary hours, laborers, and equipment required for the job. These measurements have been verified by qualified personnel to ensure precision and reliability in our planning and execution.



Exclusive LANDSCAPING GROUP

FREQUENCY OF SERVICES

Proper timing is crucial for maintaining healthy, vibrant landscapes. Seasonal care, such as fertilization, pruning, and irrigation, must be done at the optimal time to promote plant growth, prevent disease, and ensure the long-term sustainability of outdoor spaces.

SCHEDULING CHART

Turf Maintenance	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
Visits	4	4	4	4	5	5	5	5	4	4	4	4	52
St Augustine Mowing	2	2	3	4	5	4	5	5	5	3	2	2	42
Zoysia Mowing	2	2	3	4	5	4	5	5	5	3	2	2	42
Bermuda Mowing	2	2	3	4	5	4	5	5	5	3	2	2	42
Bahai Mowing	2	2	2	3	3	3	4	3	3	3	2	2	32
Hard Edge	2	2	3	4	5	4	5	5	5	3	2	2	42
Dog Station Change-Out	2	2	3	4	5	4	5	5	5	3	2	2	42

Shrub & Bed Maintenance	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Plant Bed Detail	1	1	1	1	2	2	2	2	2	2	1	1	18
High Profile Detail	4	4	4	4	5	5	5	5	4	4	4	4	52
Ornamental Pruning			1										1
Crape Myrtles Trimming		1											1

Plant Health Management	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Pre-emergent Weed Control			1							1			2
Post-emergent Weed Control			1				1			1			3
Areana					1								1
Shrub & Tree Fertilization			1				1			1			3
St Augustine Fertilization	1		1							1			3
Zoysia Fertilization			1	1	1				1	1			5
Bermuda Fertilization- Sport	1	1		1			1		1			1	6
Bermuda Fertilization	1		1							1			3
Bermuda Aeration		1											1
Bahia Fertilization			1							1			2
Disease Control	1			1		1		1		1			5
Insect Control	1			1		1		1		1			5

Irrigation Service	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Check & Adjust	1	1	1	1	1	1	1	1	1	1	1	1	12

Additional Available Services

Seasonal Color (500 Plants)	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Install seasonal flowers	1			1			1			1			4
Bed Preparation	1			1			1			1			4
Maintenance	1	1	1	1	1	1	1	1	1	1	1	1	12
Fertilization	1			1			1			1			4

Mulch	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Installation					1						0.5		1.5

Tree Care	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Palm Pruning					1					1			2

Randal Park Community Development District Landscape Fee Summary

Contractor: Exclusive Landscaping Group, LLC

Address: 399 Central Florida Parkway Suite A
Orlando, FL 32824
Phone: 407.406.6989
Fax:
Contact: Mia Heflin
Email: mheflin@exclusive-grp.com

Property: Randal Park CDD

Address: 6200 Lee Vista Blvd, Suite 300
Orlando, FL, 32822

Phone: 407-841-5524
Contact: Jarett Wright
Email: jwright@gmscfl.com

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Turf Maintenance and Detailing (Component A) - *Turf Maintenance/Detailing/Communication/Staffing*	$18,832.63	$18,832.63	$18,832.63	$18,832.63	$18,832.63	$18,832.63	$18,832.63	$18,832.63	$18,832.63	$18,832.63	$18,832.63	$18,832.63	$225,990.40
TURF CARE (Component B) Bahia/St Augustine/Zoysia	$1,223.05	$1,223.05	$1,223.05	$1,223.05	$1,223.05	$1,223.05	$1,223.05	$1,223.05	$1,223.05	$1,223.05	$1,223.05	$1,223.05	$14,676.60
TREE/SHRUB CARE Includes OTC if Applicable (Component C) Tree/Shrub Fert/OTC/Drenching	$243.75	$243.75	$243.75	$243.75	$243.75	$243.75	$243.75	$243.75	$243.75	$243.75	$243.75	$243.75	$2,925.00
IRRIGATION MAINT. (Component D) *Irrigation Inspections*	$1,300.00	$1,300.00	$1,300.00	$1,300.00	$1,300.00	$1,300.00	$1,300.00	$1,300.00	$1,300.00	$1,300.00	$1,300.00	$1,300.00	$15,600.00
ANNUAL CHANGES - NONE (Component E.1) *Per Annual Pricing: 2.75/ annual*	*[Count]*			*[Count]*			*[Count]*			*[Count]*			$0.00
BED DRESSING - Estimate mulch yds (Component E.2) *Pine Bark: Per Yard Pricing: $55/cy*					$35,475.00 *[645 cy]*						$11,825.00 *[215 cy]*		$47,300.00
PALM TRIMMING 2x Per Year (Component E.3) *Per Palm Price: $35-75* *Palm counts: 378 palms*					$14,990.00 *[378 palms]*					$14,990.00 *[378 palms]*			$29,980.00
TOTAL FEE PER MONTH:	$21,599.33	$21,599.33	$21,599.33	$21,599.33	$72,064.33	$21,599.33	$21,599.33	$21,599.33	$21,599.33	$36,589.33	$33,424.33	$21,599.33	$336,472
Fee Schedule with Extra Services	$28,039.33	$28,039.33	$28,039.33	$28,039.33	$28,039.33	$28,039.33	$28,039.33	$28,039.33	$28,039.33	$28,039.33	$28,039.33	$28,039.33	
Fee Schedule Essential Services Only	$21,599	$21,599	$21,599	$21,599	$21,599	$21,599	$21,599	$21,599	$21,599	$21,599	$21,599	$21,599	

Essential Services Mowing/Detailing/Irrigation/Fert and Pest	$259,192.00
Extra Services Annual Changes, Palm Pruning, Mulch	$77,280.00
TOTAL	$336,472.00

Initials_____ _____

SCOPE OF WORK

Detailed Scope of Work for Randall Park CDD

Exclusive Landscaping Group shall perform comprehensive landscape maintenance services for the Randall Park Community Development District. All services will be executed with a commitment to horticultural excellence, regulatory compliance, and professional responsiveness. The goal is to maintain all common area landscapes in a safe, attractive, and healthy condition throughout the contract term.

I. Turf Management

Exclusive shall maintain all turfgrass to promote health, density, and a uniform, aesthetically pleasing appearance across all irrigated and non-irrigated areas.

A. Mowing

- Weekly mowing from April 1st to September 30th, and bi-weekly from October 1st to March 31st, totaling approximately 42 mowings annually.
- Bahia turf in non-irrigated or pond bank areas shall be mowed 32 times annually or as-needed.
- Mowing heights shall vary by turf type:
  - St. Augustine: 4.5–5.5 inches
  - Zoysia: 2–3 inches
  - Bermuda: up to 2.5 inches
  - Bahia: 3.5–4.5 inches
- Rotary mowers with sharp blades will be used; mowing patterns will be alternated.

B. Trimming & Edging

- Sidewalks, curbs, and paved edges edged each mow cycle.
  - Bed lines, tree rings edged every three weeks.
  - String trimming around structures and pond edges during each cycle.

C. Blowing & Cleanup

- Hard surfaces cleaned after mowing.
  - Clippings not discharged into mulch beds or water bodies.

D. Turf Protection & Damage Repair

- Damage to trees, shrubs, light poles, and irrigation reported and repaired within 30 days.

II. Plant & Shrub Detailing

A. Bed Detailing

- Landscape zones rotated weekly to ensure full property detailing every three weeks.
  - Focal areas detailed weekly.
  - Includes pruning, trimming, sucker removal, and bed line redefinition.

B. Pruning Guidelines

- Formal hedges sheared; informal shrubs hand-pruned.
- Tree pruning up to 12 feet; palm pruning up to 15 feet.
- Ornamental grasses pruned annually.
- Crepe Myrtles pruned once annually in winter.

C. Structural Pruning

- Bi-annual structural pruning for scale and form.
  - All pruning in accordance with ANSI A300 standards.

SCOPE OF WORK

III. Weed Management & Trash Removal

A. Weed Control
- Beds kept weed-free via hand-pulling, trimming, and chemical treatment.
  Spraying in cracks and joints during detail cycles.

B. Trash and Debris
- Litter removed during each service visit.
  Leaf litter cleared November through April as needed.

IV. Irrigation System Monitoring

A. Monthly System Checks
- Weekly inspections to complete full inspection in a 4 week rotation.
- Visually inspect, clean out and adjust.
- Dry spots, broken heads, or issues reported.
- Repairs billed separately unless due to negligence.

B. Permit Compliance
- Operation in compliance with CUP and local watering rules.
  Reporting and documentation provided on request.

V. Mulch Applications
- Applied once or twice a year (May & early November)
- Completed in two weeks, priced per yard
- Prep includes debris removal, edging, and trenching
- Installed to maintain 2" depth in all beds and tree rings
- Focal areas prioritized
- Extra proposal provided if more mulch is needed

VI. Communication, Reporting, and Meetings

A. Ongoing Communication
- Daily or as-needed communication with CDD staff.

B. Weekly Reports
- Summary reports sent weekly via email.

C. Monthly Documentation
- Irrigation logs, chemical application reports, and monthly service calendars provided

D. Property Walks & Board Support
- Participation in inspections and board meetings as needed.

VII. Onsite Staffing and Professionalism
- Qualified foreman present during service.
- Crew members to wear uniforms and follow site etiquette.
- Exclusive maintains full licensing and insurance as required.

PALM CARE

Palm Tree Care Program
To maintain the health, vigor, and visual appeal of all palm species under management through proactive maintenance, proper fertilization, pest and disease monitoring, and safe pruning practices.

Year-Round General Practices
Visual Inspections (Monthly):
- Inspect for nutrient deficiencies (frizzled or yellowing leaves).
- Check for pests (e.g., palm weevils, scale insects, spider mites).
- Look for signs of disease (e.g., Ganoderma, lethal bronzing, bud rot).

Watering:
- Maintain consistent soil moisture during establishment.
- Reduce irrigation once palms are established; avoid overwatering.

Mulching:
- Maintain a 2–3" mulch layer at base, keeping it 6–12" away from the trunk to avoid rot.

Pruning & Aesthetic Maintenance
Frequency:
- Recommended twice per year minimum (Spring & Fall), or as needed.

Best Practices:
- Remove only dead or fully brown fronds; avoid over-pruning.
- Never remove fronds above the 9 o'clock and 3 o'clock position.
- Remove fruiting bodies or seed pods to reduce litter and pest attraction.
- Use sterilized tools to avoid spreading pathogens.

Fertilization Plan
Frequency:
- 3 times per year – Spring (March), Early Summer (June), and Fall (September)

Product:
- Palm-specific fertilizer, 8-2-12 + 4Mg with micronutrients (slow-release).

Application Notes:
- Broadcast evenly under the canopy radius.
- Water in thoroughly.
- Avoid application during drought or extreme rainfall events.

PALM CARE

Pest & Disease Management

Monthly Monitoring:

- Check for signs of:
- Lethal Bronzing (rapid crown decline)
- Ganoderma Butt Rot (conks at base of trunk)
- Fusarium Wilt (one-sided frond yellowing)
- Palm Weevils (holes, crown collapse)
- Scale & Spider Mites

Control Measures:

- Report suspected diseases immediately for lab confirmation.
- Treat with approved systemic insecticides or fungicides when necessary.
- Remove infected palms promptly to prevent spread.

Storm & Cold Preparation

As Needed:

- Pre-storm: Secure weak fronds, remove heavy fruit loads.
- Post-storm: Inspect for crown damage, leaning, or uprooting.
- Cold Protection: Wrap trunk or apply anti-desiccant sprays during freezes (species-dependent).



WATER MANAGEMENT PRE-AUTHORIZATION

To deliver faster and more efficient service, Exclusive Landscaping Water Management now offers customers the option to pre-approve a repair limit for their irrigation systems. This allows our team to complete necessary repairs during routine monthly inspections without the need to wait for individual approvals, helping to prevent small issues from escalating into more costly problems.

By setting a pre-approved dollar amount, you can benefit from quicker response times, fewer service delays, and reduced risk of water-related damage. If a repair exceeds the approved limit, your Account Manager will promptly reach out for authorization before any work proceeds.
Many of our clients find this proactive approach helps maintain system performance while minimizing disruptions and potential liabilities.

Pre-Authorization

Pre-Approved Amount

Signature

Property Name

Printed Name

Date

Notes



HURRICANE PREPAREDNESS

The Exclusive team has a proactive action plan designed to meet your emergency needs. With pre-approved cleanup protocols already in place, we're able to quickly assess any damage to your property as soon as the storm passes. Our rapid response includes deploying specialized landscape and tree care crews—always with safety as our top priority.

- Vehicle pathways are cleared to ensure access for emergency personnel.
- Debris from structures posing an immediate safety risk is promptly removed.
- Salvageable plant material is carefully replanted to support recovery and regrowth.
- Hazardous or storm-damaged limbs still present in trees are carefully trimmed and removed.
- Tree limbs, rootballs, and large wood debris left on the ground are chipped and hauled away.
- Final restoration is completed to address any remaining storm-related damage or landscape loss.

Storm Cleanup Pricing

Labor	$65/hour
Operator	$75/hour
Driver	$75/hour
340/445/454 Tractor Loaders	$150/hour
New Holland- Sollod Steer Loader	$150/hour
Backhoe	$150/hour
Delivery/Pickup All Tractors	$450
Delivery/Pickup 444	$500
Flatbed Truck	$75/hour
Water Truck	$175/hour
Irrigation Work/Tech	$75/hour
Irrigation Work/Assistant	$50/hour
Tree Trimming/Per Day/3Man Crew	$3,600
Crane Rental	$260/hour 4 hr min.
Stump Grinder/Per Hour + Operator	$225/hour

Pre-Authorization

_____
Signature

_____
Printed Name

_____
Date

_____
Property Name

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 2/26/2025

3/1/2026

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

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

PRODUCER	Lockton Companies, LLC DBA Lockton Insurance Brokers, LLC in CA CA license #0F15767 8110 E Union Ave., Ste. 100 Denver CO 80237 denver-certs@lockton.com	CONTACT NAME: PHONE (A/C, No, Ext): E-MAIL ADDRESS:	FAX (A/C, No):
INSURED	1537970 Exclusive Landscaping Group, LLC 399 Central Florida Pkwy. Orlando FL 32824	INSURER(S) AFFORDING COVERAGE	NAIC #
		INSURER A: Continental Casualty Company	20443
		INSURER B: AGCS Marine Insurance Company	22837
		INSURER C: --- SEE ATTACHMENT ---	
		INSURER D: American Casualty Company of Reading, PA	20427
		INSURER E: Transportation Insurance Company	20494
		INSURER F:	

COVERAGES CERTIFICATE NUMBER: 20375558 REVISION NUMBER: XXXXXXX

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC X OTHER: Prof. Liab. Included	N	N	7064165562	2/26/2025	3/1/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 200,000 $ 15,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY	N	N	7064165576	2/26/2025	3/1/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 2,000,000 $ XXXXXXX $ XXXXXXX $ XXXXXXX $ XXXXXXX
B	UMBRELLA LIAB X OCCUR X EXCESS LIAB CLAIMS-MADE DED RETENTION $	N	N	See Attached	2/26/2025	3/1/2026	EACH OCCURRENCE AGGREGATE	$ 10,000,000 $ 10,000,000 $ XXXXXXX
C E	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N [N] N/A If yes, describe under DESCRIPTION OF OPERATIONS below		N	WC 8018815432 (AOS) WC 8018815561 (AZ)	2/26/2025 2/26/2025	3/1/2026 3/1/2026	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
D	Contractors Equipment	N	N	MXI93092077	2/26/2025	3/1/2026	Leased/Rented-$400,000; Owned Per Sch on File	

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

CERTIFICATE HOLDER	CANCELLATION See Attachments
20375558 Evidence of Coverage	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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W9

Exclusive LANDSCAPING GROUP

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

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

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

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

Exclusive Landscaping Group, LLC

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

Print or type. See Specific Instructions on page 3.

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

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

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)

Exemption from FATCA reporting code (if any)

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

399 Central Florida Parkway, Unit A

Requester's name and address (optional)

6 City, state, and ZIP code

Orlando, FL 32824

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

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

Social security number: ___ - ___ - ____

or

Employer identification number: 26-3139666

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ▶ Kelly Judd Date ▶ 01/01/2025

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*

Cat. No. 10231X Form **W-9** (Rev. 10-2018)

Mia Heflin
Business Developer
mheflin@exclusive-grp.com
317.703.4565
exclusive-grp.com

Exclusive
LANDSCAPING GROUP



CARRIE WAGNER

Account Manager



Experience
· 20 years in the Florida Green Industry

Certifications:

Environmental Horticulture Maintenance and Construction Specialization A.S.

Certified Pest Control License 2005-Present GHP, L&O #JF143146

Limited Fertilizer

Florida Best Management

MOT certified

Exclusive
LANDSCAPING GROUP

Carrie is a seasoned landscape professional with over two decades of hands-on and leadership experience in commercial landscape management, horticulture, and property enhancements.

She has managed large-scale communities like Latitude Margaritaville and Champions Gate, working closely with HOAs, residents, and property managers to ensure high standards of quality, customer service, and contract fulfillment.

Her background includes expertise in work order management, project budgeting, safety compliance, and enhancement design.

Carrie's deep horticultural knowledge, combined with her leadership roles at companies like Davey Tree, United Land Services, and The Greenery, allows her to deliver efficient, high-impact solutions tailored to each property's needs.

Her early career in the Horticulture Department at Universal Studios further reinforced her commitment to quality, aesthetics, and operational excellence—making her a valuable asset to any landscape team.

LUIS CORTES

General Manager



Experience
· 30 years in the Florida Green Industry

Certifications
· Certified State of Florida Green Industries Best Management Practice

· Florida Pest Control Applicators License

· MOT certified; CPR certified

Exclusive
LANDSCAPING GROUP

Luis Cortes brings over 30 years of experience in the landscape industry and plays a vital leadership role at **Exclusive Landscaping Group**.

He currently oversees landscape maintenance operations across Orlando and has been a trusted professional in the industry for more than two decades.

Luis is deeply involved in every aspect of landscape management, including maintenance, enhancements, design, installations, irrigation systems, and tree care for the properties under his supervision.

His primary focus is consistent, on-site involvement—working closely with the Production Manager to ensure top-tier quality control and to assist in scheduling weekly maintenance activities.

As your General Manager, Luis will serve as support for the property and is committed to delivering reliable communication and exceptional service.

At **Exclusive Landscaping Group**, we provide more than just mowing:

Comprehensive Landscape Maintenance & Design
Hardscape Installation
Certified Tree Care Services
Advanced Irrigation Management
… and much more.

BEN STRICKLAND

President



Experience
· 30 years in the Florida Green Industry

Certifications:
TCEQ Licensed Irrigator
May 2015
License # 21959

Texas Department of Agriculture Commercial Pesticide Applicator License
February 2017
License # 0753920

Exclusive
LANDSCAPING GROUP

With over 25 years of experience in the landscape industry, Ben brings a wealth of operational knowledge, leadership, and strategic insight to Exclusive Landscaping Group.

Throughout his career, he has successfully led regional operations across diverse markets, overseeing multi-million-dollar portfolios and managing teams of hundreds across maintenance, enhancements, tree care, and irrigation services.

His consistent track record of delivering year-over-year revenue and EBITDA growth speaks to his ability to scale operations and implement efficient, repeatable systems.

At Exclusive, Ben plays a pivotal role in driving operational excellence by aligning field execution with company strategy, deploying standardized procedures, and fostering strong accountability.

He is deeply committed to delivering the highest quality of service to clients while creating a culture where team members feel valued, supported, and empowered to succeed. Ben's leadership reinforces Exclusive's core values—building trust with clients, developing talent from within, and elevating the standards of landscape service across Florida.

ERIC CEDENO

Irrigation Manager



Experience
· 20 years in the Florida Green Industry

Certifications:
Certified State of Florida Green Industries Best Management Practice

Certified Irrigation Technician

Basic Irrigation Concepts Training

Trouble-shooting Concepts Training

Hunter two-wire trouble-shooting Training

Rain Bird two-wire trouble-shooting Training

Basic Pump trouble-shooting Training

Irrigation Auditing Training

exclusive-grp.com

Exclusive
LANDSCAPING GROUP

Eric Cedeno is a highly experienced irrigation professional with over 20 years in Florida's Green Industry.

He currently leads irrigation operations across the Orlando area, overseeing all contractual responsibilities, team scheduling, and field training.

Eric plays a key leadership role at Exclusive Landscaping Group, where he focuses on maximizing the value and performance of irrigation systems branch-wide.

With an Associate's Degree in Horticulture from Valencia College and multiple certifications—including Florida BMPs, two-wire troubleshooting, and irrigation auditing—Eric combines technical expertise with hands-on mentorship to elevate service quality and water management across all properties under his care.

TIM KRAMER

Agronomics Manager



Experience
· 25 years in the Florida Green Industry

Certifications:

State of Florida Green Industries Best Management Practice

Florida Pest Control Operator

Exclusive
LANDSCAPING GROUP

With over 25 years of experience in the landscape industry, Tim Kramer leads agronomic management for the east area of Central Florida at Exclusive Landscaping Group.

Tim specializes in turf health, soil management, and plant nutrition, driving best practices that ensure lush, resilient landscapes.

Tim's hands-on leadership includes regular site visits and walk-throughs—scheduled or upon request—to evaluate and optimize landscape health. He oversees scheduling and delivers field training focused on advanced agronomic techniques and team safety, ensuring consistent quality and performance.

As your Agronomics Manager, Tim is committed to leveraging his expertise to enhance landscape vitality and exceed your expectations.

At Exclusive Landscaping Group, we provide comprehensive services beyond mowing, including:

- Landscape Design and Maintenance
- Hardscapes
- Tree Care Services
- Irrigation
- And Much More

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

BASIC ORGANIZATION INFORMATION

DATE SUBMITTED August 6, 2025

1. Proposer Exclusive Landscaping Group, LLC
[Company Name]

/_/ An Individual
/X/ A Limited Liability Company
/_/ A Limited Liability Partnership
/_/ A Partnership
/_/ A Corporation
/_/ A Subsidiary Corporation

2. Proposer Company Address:

Street Address 399 Central Florida Pkwy

P.O. Box (if any) _____

City Clermont State FL Zip Code 32824

Telephone 407-406-8989 Fax no. _____

1st Contact Name Mia Heflin Title Regional Sales Leader

2nd Contact Name Luis Cortes Title General Manager

3. Parent Company Name (if applicable) SunWorks Landscape Partners

4. Parent Company Address (if different):

Street Address 14131 Midway Rd. Suite 810

P.O. Box (if any) _____

City Addison State TX Zip Code 75001

Telephone 646-483-6802 Fax no. _____

1st Contact Name Nate Carlson Title CEO

2nd Contact Name _____ Title _____

5. List the location of the Proposer's office which would perform the work.

Street Address 399 Central Florida Pkwy

P.O. Box (if any) _____

City Orlando State FL Zip Code 32824

Telephone 407-406-8989 Fax no. NA

1st Contact Name Mia Heflin Title Regional Sales Leader

6. If the Proposer is a corporation, is it incorporated in the State of Florida?

yes (X) (Proceed to Question 6.1) no ( ) (Proceed to Question 6.2)

6.1 If yes, provide the following:

Is the Company in good standing with the Florida Secretary of State Division of Corporations? yes (X) no ( )

If no, please explain

_____

_____

original incorporated date 8/1/2008

Date incorporated 9/5/2023 Charter No. M23000011437

6.2 If no, provide the following:

The State in which Proposer is incorporated? _____

Is the Company in good standing with that State? yes ( ) no ( )

If no, please explain

_____

_____

_____

Date incorporated _____ Charter No. _____

Is the applicant registered with the State of Florida? yes ( ) no ( )

7. If the Proposer is a partnership (including a limited partnership or limited liability partnership) or limited liability company, is it organized in the State of Florida?

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

7.1 If yes, is the Proposer registered with the Florida Department of State, Division of Corporations? yes ( ) no ( )

If no, please explain

_____

_____

_____

Is the Proposer in good standing with the State of Florida? yes ( ) no ( )

If no, please explain

_____

_____

_____

Date Proposer was organized: _____

7.2 If no, provide the following:

The State in which Proposer is organized: Florida

Is the Proposer in good standing with that State? yes (x) no ( )

If no, please explain

_____

_____

Date Proposer was organized: 9/5/2023

Is the Proposer registered as a foreign partnership or limited company with the State of Florida? yes ( ) no (X)

If no, please explain _____

8. Does Proposer hold any registrations or licenses with the State of Florida applicable to the contract?
yes (X) no( )

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

Type of registration Commercial Lawn and Ornamental Pest Control License

License No JF143146 Expiration Date 6/1/2026

Qualifying individual Carrie Wagner Title Area Manager

List company(s) currently qualified under this license

Exclusive Landscaping Group, LLC

8.2 Does the Proposer hold any registrations or licenses with Polk County applicable to the contract? yes ( ) no (X)

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

_____

9. List the Proposer's total annual dollar value of work completed for each of the last three (3) years starting with the latest year and ending with the most current year

(2022) $20.2M , (2023) $21.8M , (2024) $23M

10. What are the Proposer's current insurance limits? (Provide a copy of applicant's Certificate of Insurance)

General Liability	$ 2,000,000
Automobile Liability	$ 2,000,000
Workers Compensation	$ 1,000,000
Expiration Date	3/1/2026

11. Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past two years? yes ( ) no (x)

If yes, please describe each violation, fine, and resolution _____

_____

11.1 What is the Proposer's current worker compensation rating? 23.50

11.2 Has the Proposer experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past two years?
yes ( ) no (x)

If yes, please describe each incident _____

_____

_____

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the Randal Park Community Development District, or their authorized agents, deemed necessary to verify the statements made in this application or attachments hereto, or regarding the ability, standing and general reputation of the applicant.

Exclusive Landscaping Group, LLC — By: Ben Strickland

Name of Proposer

This 4 day of August, 2025 By: Ben Strickland, President

[Type Name and Title of Person Signing]

(Apply Corporate Seal, if filing as a corporation)

State of Florida
County of Orange

The foregoing instrument was acknowledged before me this 4th day of August, 2025, by Ben Strickland, of the Exclusive Landscaping who is personally known to me or who has produced Known to me as identification and who did (did not) take an oath.

KASHIRA TRUSCOTT
Notary Public - State of Florida
Commission # HH 617017
My Comm. Expires Dec 2, 2028
Bonded through National Notary Assn.

Signature of Notary taking acknowledgment

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

AFFIDAVIT OF NON-COLLUSION

STATE OF Florida
COUNTY OF Orange

I Ben Strickland, do hereby certify that I have not, either directly or indirectly, participated in collusion or proposal rigging. Affiant is a President in the firm of Exclusive Landscaping Group, LLC, and authorized to make this affidavit on behalf of the same. I understand that I am swearing or affirming under oath to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement includes fines and/or imprisonment.

Dated this 4 day of August, 2025.

Ben Strickland

Signature by authorized representative of Proposer

State of florida
County of Orange

The foregoing instrument was acknowledged before me this 4th day of August, 2025, by Ben Strickland, of the Exclusive Landscaping who is personally known to me or who has produced Know to me as identification and who did (did not) take an oath.

Kasmira Truscott

Signature of Notary taking acknowledgment

KASMIRA TRUSCOTT
Notary Public - State of Florida
Commission # HH 617017
My Comm. Expires Dec 2, 2028
Bonded through National Notary Assn.

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

ACKNOWLEDGMENT OF RECEIPT OF DOCUMENTS AND PROPOSAL SIGNATURE FORM

This Proposal for landscape maintenance services has been submitted on this 4 day of August, 2025 by Exclusive Landscaping Group, LLC [company] whose business address is 399 Central Florida Pkwy, Orlando, FL 32824, telephone number is 407-406-8989, and fax number is NA.

The undersigned acknowledges, by the below execution of this proposal, that all information provided herein has been provided in full and that such information is truthful and accurate. Proposer agrees through submission of this Proposal to honor all pricing information sixty (60) days from the date of the Proposal opening, and if awarded the contract on the basis of this Proposal to enter into and execute the services contract in substantially the form included in the proposal documents.

Proposer understands that inclusion of false, deceptive or fraudulent statements on this proposal constitutes fraud; and, that the District consider such action on the part of the Proposer to constitute good cause for denial, suspension or revocation of a proposal for work for the Randal Park Community Development District.

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

Addendum No. 1 dated July 24, 2025

Addendum No. 2 dated July 30, 2025

Addendum No. _____ dated _____

Addendum No. _____ dated _____

Addendum No. _____ dated _____

Randal Park Community Development District

Addendum #1
Randal Park CDD RFP 2025-001
Landscape Maintenance Services

July 24, 2025

To: All Prospective Proposers:

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

CLARIFICATIONS/QUESTIONS:

Q1: Is a district staff representative able to meet on site for a property review?

A1: The site is available for inspection at any time by bidders during the published timelines. District staff members will not be participating in any site reviews with bidders, and bidders are expected to perform these inspections on their own and use the bid packet information to generate their proposal. Any additional questions need to be submitted in writing by email to Jarett Wright - jwright@gmscfl.com.

Q2: In lieu of a certified check or cashiers check, would a Brunswick Letter be sufficient for the Proposal Guarantee?

A2: A Brunswick Letter will be sufficient for meeting the requirements of the Proposal Guarantee as long as it is dated within the last 30 days of the bid packet submittal deadline on August 6th, 2025.

Q3: Who is responsible for replacing the doggie pot station bags and trash liners around the community and how many are there?

A3: Currently, there are 20 dog stations located throughout the community. GMS maintenance staff changes and replaces the bags on Mondays, and it will be the bidders responsibility to provide ALL necessary bags, and assist with changing the stations bags once a week. This would occur preferably on the last day of weekly services. If the vendor intends to service the property early in the week these timelines can be adjusted, but once a week is the intended goal. A map showing the location of all dog stations will be provided in this document below.

Randal Park Community Development District

Q4: Which verge areas in the community will the contractor be responsible for maintenance of?

*A4: Any common area space that is **NOT** located directly in front of a residence will be the CDD's responsibility to maintain and will be included in the contract. Homeowners are responsible for the verge areas in front of their houses, including mowing of the sod and maintaining their trees. Updated maps clearly defining these areas will be provided shortly along with the next Addendum.*

Q5: What are the palm counts and mulch yards for this project?

*A5: Palm counts are currently being calculated and will be included with the next addendum when the information becomes available. Palm pruning will be conducted **TWICE** a year. There are 860 yards of mulch that will be expected to be delivered **ONCE** a year. If the board desires to conduct an additional mulching throughout the year a proposal will be requested and will be subject to board approval at a public board meeting.*

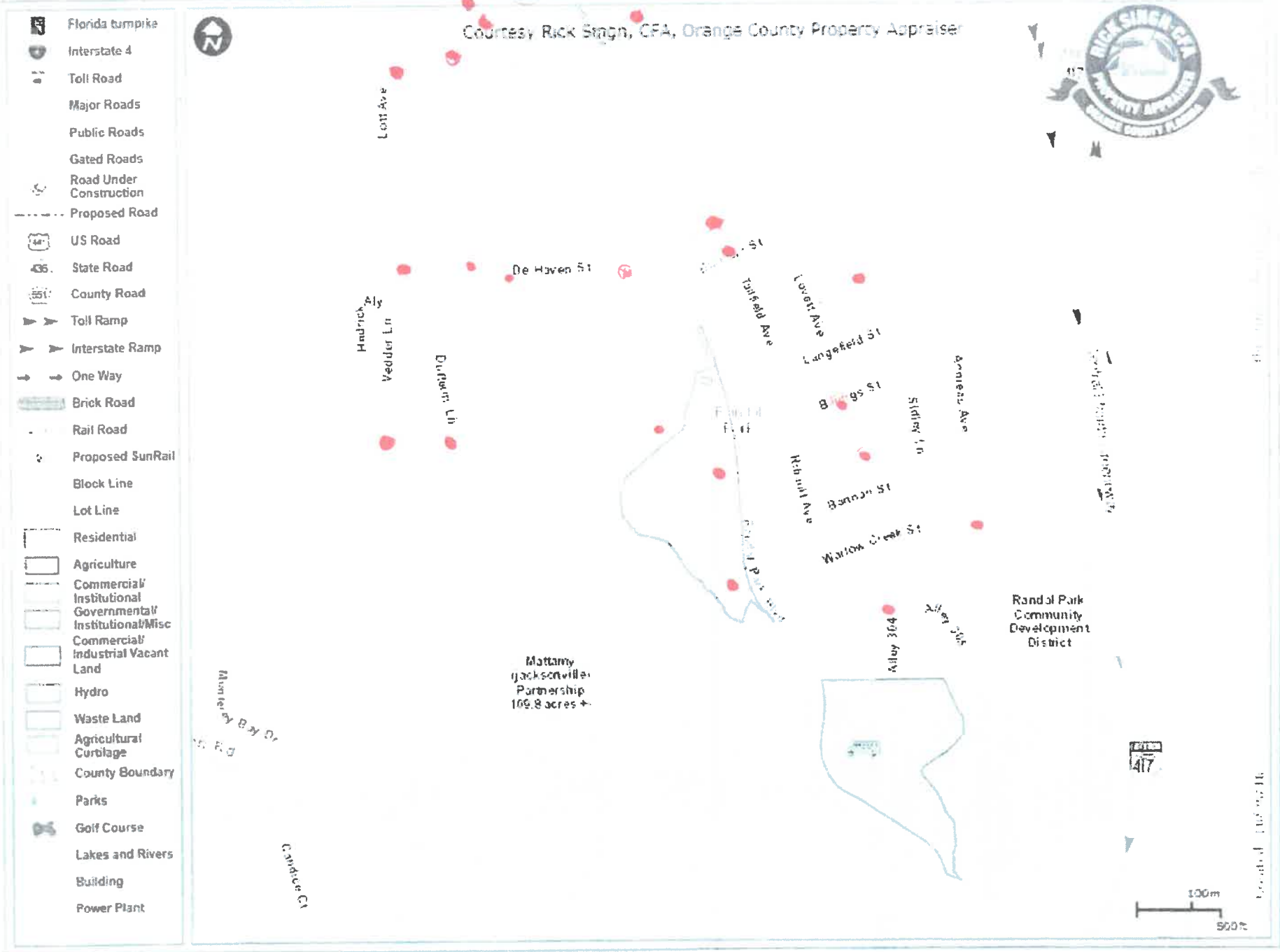
Q6: Is Yellowstone the current service provider for landscape maintenance of the CDD areas?

A6: Yes, Yellowstone is the current landscape vendor for the CDD.

Q7: Are Tracts TR 01, TR 02, TR 03, and TR 04 to be included in this bid?

A7: Yes, Tracts TR 01, TR 02, TR 03, and TR 04 are owned and maintained by the CDD. This is a walking path that leads in between Randal Park BLVD and Lovett AVE. This area is to be included in the contract and an updated map will be provided in the next addendum.

DOGGIE POT PARK



Randal Park Community Development District

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

NAME OF FIRM:

Exclusive Landscaping Group, LLC

SIGNATURE:

Ben Strickland

DATE: 8/4/2025

Randal Park Community Development District

Addendum #2
Randal Park CDD RFP 2025-001
Landscape Maintenance Services

July 30, 2025

To: All Prospective Proposers:

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

CLARIFICATIONS/QUESTIONS:

Q1: What is the total number of palms the CDD is responsible for?

A1: This information is unavailable at this time and we cannot provide an accurate count of the palms at this time. All bidders are expected to inspect the property and gather these counts on their own.

Q2: For trees, palms, shrubs, and turf that are within 15ft of the pond waters edge what are the expectations for maintenance?

A2: Fertilizers will not be applied to any plant material or turf within 15 ft of the pond waters edge to help ensure the water source is not being contaminated. Only weeds in the plant bed and tree beds will be treated.

Q3: Can you confirm how many irrigation zones exist within the property and provide the locations of all irrigation timers and controllers?

A3: We are currently working on gathering this information and may provide it as soon as possible. Please use a best estimate for the time being, and if an amendment to the contract is needed in the future that will be discussed with the board of supervisors for approval.

Q4: Which verge areas in the community will the contractor be responsible for maintenance of?

*A4: Any common area space that is **NOT** located directly in front of a residence will be the*

CDD's responsibility to maintain and will be included in the contract. Homeowners are responsible for the verge areas in front of their houses, including mowing of the sod and maintaining their trees. Updated maps clearly defining these areas have been included along with this Addendum.

Q5: What are the palm counts and mulch yards for this project?

*A5: Palm counts are currently being calculated and will be included with the next addendum when the information becomes available. Palm pruning will be conducted **TWICE** a year. There are 860 yards of mulch that will be expected to be delivered **ONCE** a year. If the board desires to conduct an additional mulching throughout the year a proposal will be requested and will be subject to board approval at a public board meeting.*

Q6: What areas of the highlighted map on Dowden Rd are expected to be included in the contract?

A6: The CDD is responsible for maintaining both the north and south verge areas (between sidewalk and curb) of Dowden Rd in the areas highlighted on the map, as well as the median.

Q7: Are Tracts TR 01, TR 02, TR 03, and TR 04 to be included in this bid?

A7: Yes, Tracts TR 01, TR 02, TR 03, and TR 04 are owned and maintained by the CDD. This is a walking path that leads in between Randal Park BLVD and Lovett AVE. This area is to be included in the contract and an updated map has been included in this Addendum.

Q8: Which park Tract is considered to be the "Sports Field" referenced on page 6 of the scope?

A8: Tract P-3 is the park that is designated as the "Sports Field". This park is located at the intersection of Randal Park BLVD and Burrows Street and includes the fountain feature.

Q9: Fertilization treatments for shrubs and trees were noted near the recreation grounds by the clubhouse and along the Randal Park BLVD entrance. Are there any additional areas where fertilization should be included?

A9: All trees, shrubs, and turf that are irrigated and are outside of the 15ft boundaries

along the pond waters edge should be included in the fertilization program.

Q10: What are the different types of turf located on the property?

A10: The CDD areas include a mix of Zoysia, Bermuda, and unirrigated Bahia. The scope may encompass turf types or other specifications that are not currently being utilized on property, but establishes guidelines for any potential future installations.

Q11: Are annuals included in this scope?

A11: While there are annuals located on property, the CDD is not responsible for these areas and no annuals are to be included in the contract at this time.

Q12: For the Fee Summary Schedule, should the price for annuals / mulch / palm pruning be broken down into unit pricing, or a total per cycle pricing?

A12: The numbers on the Fee Summary Schedule should reflect the total price per cycle for each instance of mulching and palm pruning, and there are no annuals to be included at this time. The intent is to clearly define the cost of each service and then combine the Essential Services cost with the Extra Services cost and break the total down to a flat monthly rate. For example if the combined total is $120,000, the flat rate fee that should be invoiced monthly would be $10,000.

Q13: Where is the access point for the service area behind the homes in the Tibbett Street Cul-de-sac?

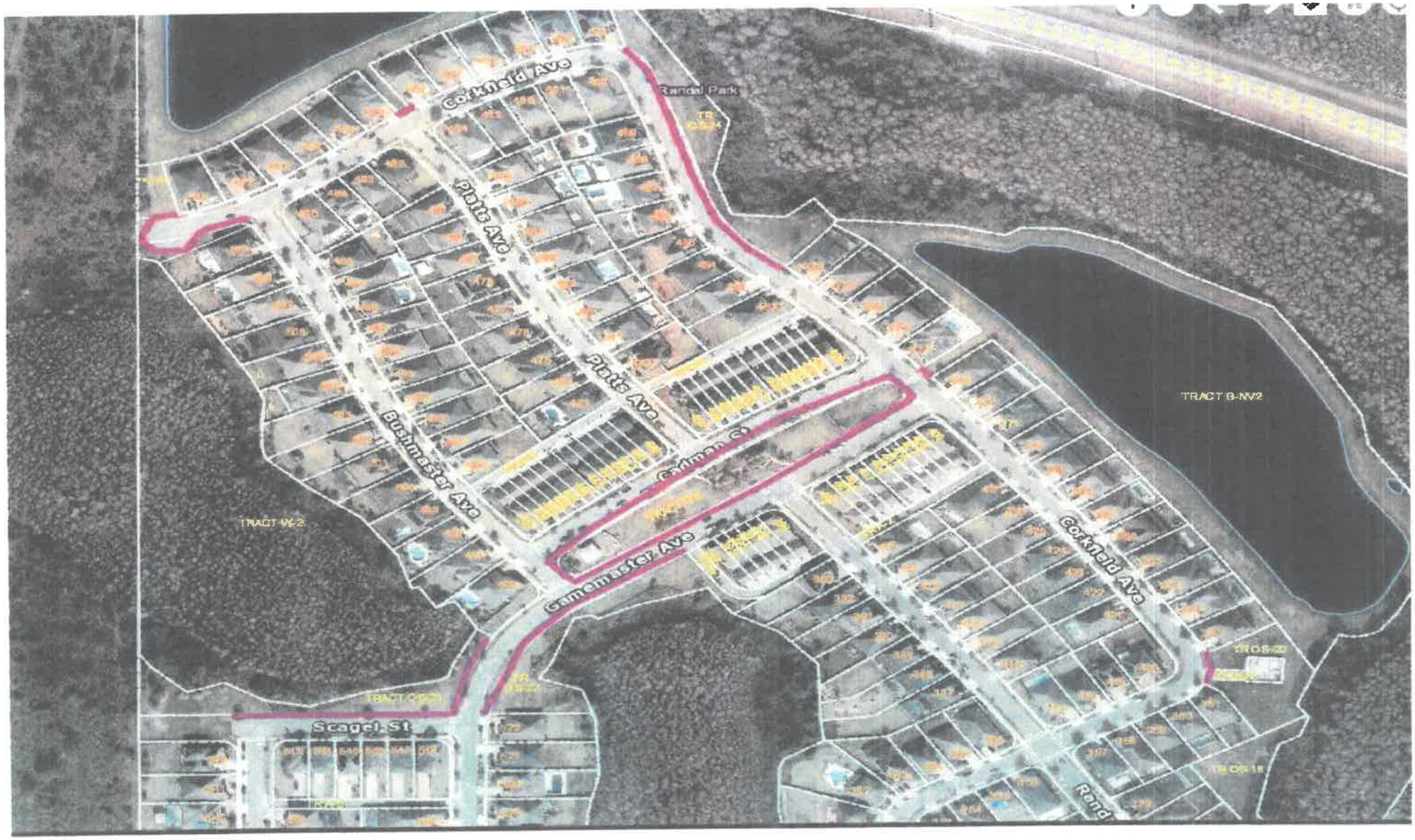
A13: Tract OS-10 can be accessed via the conservation area border located behind the homeowner lots. A review of the area will be conducted with the bidder who the contract is awarded to.

Q14: Will the vendor be provided a gate code to access the ponds in the Randal Walk part of the scope?

A14: Yes, a code will be provided to the bidder who is awarded the contract in order to have access to Tracts SW-1, and SW-2. For Tract SW-2 the expectation is to maintain everything between sidewalk and pond bank, the HOA is responsible for the verge area here.

Q15: Is pinestraw expected to be included in this bid, and if so will quantities be provided?

A15: Pinestraw should not be included in this bid. Installation of pinestraw will be conducted on an as needed basis and a proposal will be requested when the service is desired by the board of supervisors.


Cortfield Ave
Randal Park
Platts Ave
Platts Ave
Bushmaster Ave
Gehman Ct
TRACT B-NV2
TRACT A-2
Gamemaster Ave
Cortfield Ave
TROS-20
Seagel St
TROS-18
Rand

Central Canal Greenway
417
Andreas Ave
Sidley Ln
Alley 3302
Hildreth Ave
Lowell Ave
Albault Ave
Randall Park Drive
Randall Park
Alley 3301
Alley 3303
Alley 3304
Alley 3305
Alley 3306
Alley 3307
Alley 3308
Alley 3309
Alley 3310
Alley 3311
Alley 3312
Alley 3313
Alley 3314
Alley 3315
Alley 3316
Alley 3317
Alley 3318
Alley 3319
Alley 3320
Alley 3321
Alley 3322
Alley


Central Florida Greeneway
417
Andrews Ave
Sidney Ln
Alley 302
Hildreth Ave
Alley 301
Alley 304
Fullerton Ave
Alley
Ribault Ave
Randall Park Blvd
Randal Park

Eagle Rock Ave
Poplar Ridge Ave
Delray Way
Kristen Park Dr
Carolina Park Dr
Cobalt Park Dr

Randal Park Community Development District

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

NAME OF FIRM:

Exclusive Landscaping Group, LLC

SIGNATURE:

Ben Strickland

DATE: 8/4/2025

AIA® Document A310™ – 2010

Bid Bond

CONTRACTOR:
(Name, legal status and address)
Exclusive Landscaping
399 Central Florida Parkway, Suite A
Orlando, FL 32824

SURETY:
(Name, legal status and principal place of business)
Atlantic Specialty Insurance Company
605 Highway 169 North, Suite 800
Plymouth, MN 55441

OWNER:
(Name, legal status and address)
Randal Park Community Development District
219 East Livingston Street
Orlando, FL 32801

BOND AMOUNT: $ Five Percent of Total Amount Bid (5% of Total Amount Bid)

PROJECT:
(Name, location or address, and Project number, if any)
Randal Park Community Development District
Request for Proposals 2025-001
Landscape/Grounds Maintenance Services

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

ADDITIONS AND DELETIONS:
The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

Init.
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User Notes:
(862214217)

Signed and sealed this 5th day of August 2025

Exclusive Landscaping
(Contractor as Principal) *(Seal)*

(Witness)

(Title)

Atlantic Specialty Insurance Company
(Surety) *(Seal)*

(Witness) Randi Tepper, Surety Witness

(Title) MB Neely, Attorney-in-Fact

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User Notes: (882214217)

Init.

/

intact INSURANCE

Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **B. Aleman, Charles R. Teter, III, Chase Seyforth, D. Garcia, Edward C. Spector, Erin Brown, Ethan Spector, Jaren A Marx, Jennifer Ochs, KD Wapato, Marina Tapia, MB Neely, Rachel A Mullen, Sandra Corona, Sarah Campbell, Simone Gerhard**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this first day of January, 2023.

ATLANTIC SPECIALTY INSURANCE COMPANY CORPORATE SEAL 1986 NEW YORK

By _____
Sarah A. Kolar, Vice President and General Counsel

STATE OF MINNESOTA
HENNEPIN COUNTY

On this first day of January, 2023, before me personally came Sarah A. Kolar, Vice President and General Counsel of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and she acknowledged the execution of the same, and being by me duly sworn, that she is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.

ALISON DWAN NASH-TROUT
NOTARY PUBLIC - MINNESOTA
My Commission Expires
January 31, 2025

_____
Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 5th day of August 2025.

ATLANTIC SPECIALTY INSURANCE COMPANY CORPORATE SEAL 1986 NEW YORK

This Power of Attorney expires
January 31, 2025

_____
Kara L.B. Barrow, Secretary

Please direct bond verifications to surety@intactinsurance.com