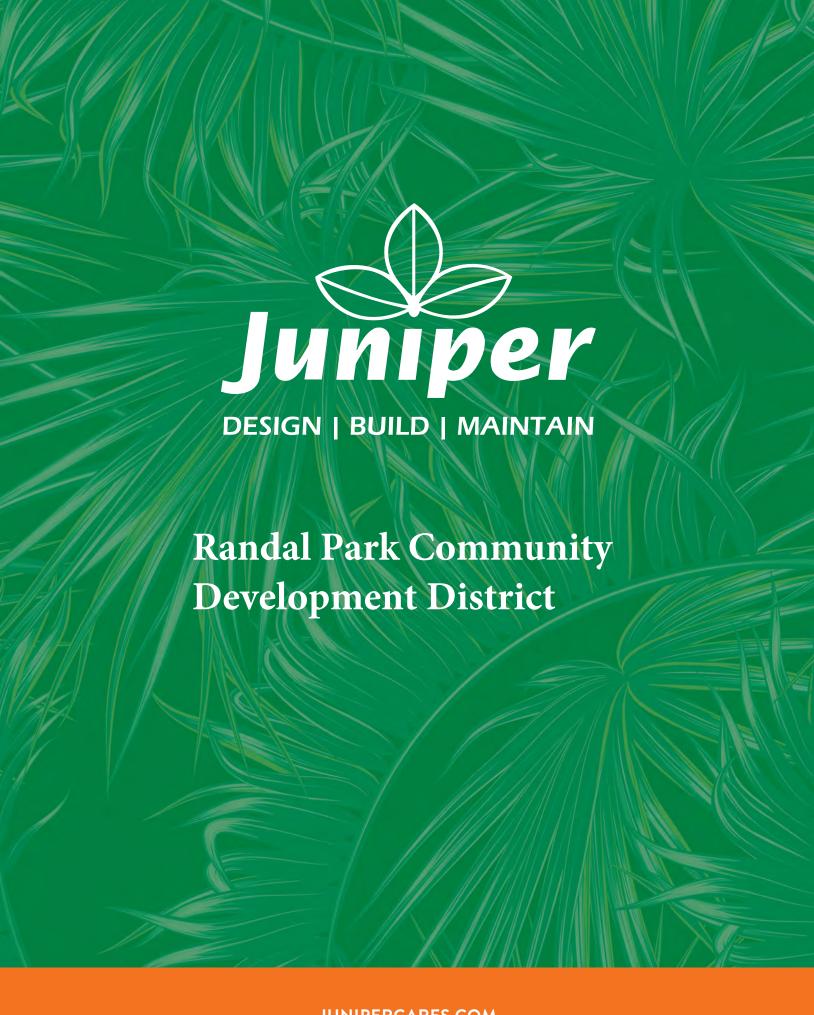
SECTION F





INTRODUCTION

Company Service Overview Sample Reports/Schedules

PROPOSAL

Action Plan & Proposal Juniper Advance Mapping

OUR SERVICES

More Than Just Maintenance

QUALIFICATIONS

Certifications & Licenses

PORTFOLIO

Juniper Communities



SUBMITTED BY:

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



Dear Board of Supervisors:

Thank you for considering Juniper to be a part of your landscape maintenance contract bidding process for Randal Park CDD. At Juniper, our team of professionals understands that each project is unique because no two clients are identical. We bring a straightforward, focused analysis to each property's individual needs. We take pride in our commitment to quality, dependability, and industry best practices drives us forward. This commitment empowers us to meet our clients' requirements and to serve their expanding needs as our relationship continues to grow.

With over 20 years of experience in servicing communities throughout Florida, Juniper has been providing excellent landscaping services and has skilled team members dedicated to your landscaping initiatives. We understand the importance of maintaining a beautiful and well-maintained landscape, and we take pride in our attention to detail and commitment to delivering exceptional results.

We look forward to having the opportunity to work with you and to discuss the enclosed information. If you have any questions, please contact me at 407 717-6557.

Thank you,

Susan Chapman King Client Relations Manager Phone 407 717-6557

Susan.chapman@juniperlandscaping.com

ROOTED IN FLORIDA

HOW IT ALL STARTED

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

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



2001 Jupiter Office

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FORT LAUDERDALE

JUPITER

MELBOURNE

PORT ST LUCIE

VERO BEACH

VIERA

WEST PALM BEACH

Central

BELLEVIEW

LAKELAND

LITHIA

OCALA

ORLANDO - CENTRAL

ORLANDO - SOUTH

ORLANDO - WEST

WESLEY CHAPEL

West Coast

BONITA SPRINGS

BRADENTON

ESTERO

FORT MYERS - CORPORATE

FORT MYERS

NAPLES

PANAMA CITY

SARASOTA

TAMPA

VENICE

WIMAUMA



COMPANY OVERVIEW

SERVICES & QUALIFICATIONS



Resources & Qualifications

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



LOCAL BRANCHES YOUR LOCAL LANDSCAPE EXPERTS

Orlando - East

7032 Old Cheney Hwy. Orlando, FL 32807

Orlando - West

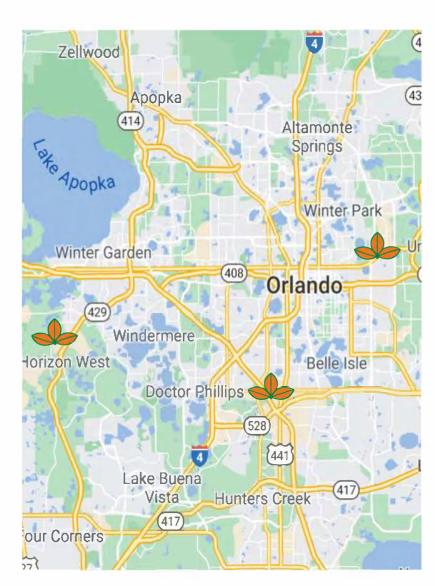
4000 Avalon Rd. Winter Garden, FL 34787

Orlando - South

285 E Oak Ridge Rd. Orlando, FL 32809

We provide you with complete landscape services:

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



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



SERVICE AREA MAP





Measurement Totals

- Turf: 493,746 Sq ft = 11.33 Acres
- Bed Area: 132,934 Sq ft = 3.05 Acres
- Hard Edge: 73,722 LF = 13.96 Miles
- Weed Eating: 9,975 LF = 1.89 Miles

CLIENT TEAM

RESOURCES



DESIGN - Support Team

- ✓ IA Certified Irrigation Designers
- ✓ Landscape Designers
- ✓ Landscape Architects

BUILD - Support Team

- ✓ State Licensed Irrigation Designers
- ✓ Licensed Hunter & Rain Bird Installer
- ✓ Certified Landscape Contractors

MAINTAIN - Support Team

- ✓ Certified Horticultural Professional
- ✓ State Licensed Certified Pest Control Operator
- ✓ State Licensed Irrigation Contractor
- ✓ ISA Certified Arborists
- ✓ In-House Agronomist

Our Core Values:

A Sense of Urgency

A Constant Communicator

Mission Over Ego

We Do What We Say

Relentless

Grow and Adapt



JUNIPER APPROACH

Juniper Client Team







Maintenance Account Manager



Maintenance Crews



Client Relations Manager



Horticultural Techs

Branch Manager

Oversees the overall quality of the project, ensures contract items are completed timely and communication reports are being completed. Works with account manager on managing all tree pruning and enhancements.

Account Manager

Works with association manager on updating of schedules and the quality control and verification of completion of work orders. Manages all service requests related to maintenance services and manages crews to meet scheduled services.

Production Manager

Works with crews on updating of schedules and the quality control and verification of completion of work orders. Manages all service requests related to maintenance services and manages crews to meet scheduled services.

Irrigation Technician

Performs inspections of irrigation systems to ensure optimum operation and coverage for plant material and turf areas. Concerns are promptly documented on a service form and turned into the property manager for authorization.

Fertilization & Pest Control Technician

Performs regular inspections for shrub and lawn damaging insects such as mealybugs, aphids, spider mites, chinch bugs, sod webworms, and grubs.



Turf Management

Our account managers perform regular inspections for lawn damaging insects such as chinch bugs, sod webworms, and grubs. This, combined with our comprehensive irrigation and fertilization program, will keep turf areas thick and healthy.

Shrubs Management

Detailing includes trimming and pruning of all shrubbery, ornamental trees, and groundcover, removal of tree suckers, as well as the defining of bed lines and tree saucers. Our "weed first" approach ensures the spraying of pre and post emergent herbicides and pulling existing weeds is the project foreman's priority.

Fertilization & Pest Control

Our training program equips technicians and foreman to apply fertilizer as well as identify and correct plant material problems. Our management team and technicians have specialized training and GI-BMP Certifications from the University of Florida Extension Office, enabling us to be more proactive.

Water Management

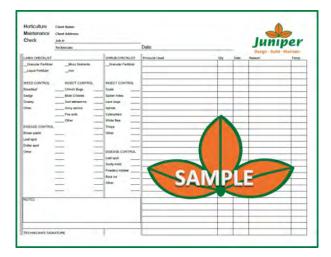
Juniper's certified technicians perform monthly inspections of irrigation systems to ensure optimum operation and coverage for plant material and turf areas. Concerns are promptly documented on a service form and turned into the property manager for authorization.



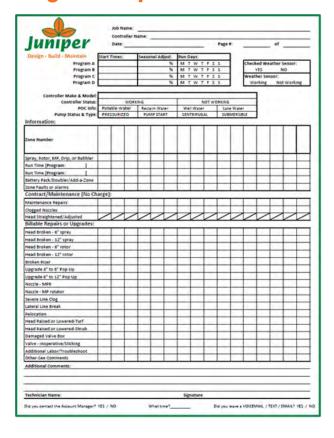
SERVICE REPORTS & MAPS

SAMPLES

Fertilization & Pest Reports

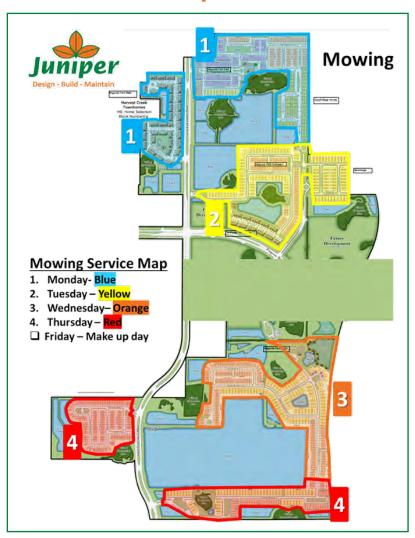


Irrigation Reports



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

Service Rotation Map



PROPERTY

Randal Park

Juniper is pleased to offer our landscape expertise to Randal Park CDD. You will experience peace of mind due to our history of working with a wide variety of properties, each with their own unique needs.

Our goal is to provide dependable high-quality service, healthy plant material, competitive pricing, and constant communication.

The following action plan shows how Juniper will help you achieve your landscape goals with our team of experienced professionals.

Our top priorities for your community are as follows:

PRIORITY ITEM #1

Horticultural Start Up Inspections of turf and shrubs to determine treatment plans necessary to correct deficiencies on the property with disease and pests.

PRIORITY ITEM #2

Initial Start Up Irrigation Inspection to investigate the condition of the irrigation system and what repairs and upgrades are necessary.

PRIORITY ITEM #3

Mowing and detail schedule maps will be provided for the entire property,

START UP COMMUNICATION

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

Communication Plan

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



SCHEDULE

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

ATTENDEES

Who is typically included in these meetings?

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

PURPOSE

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

AGENDA

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

FOR LARGER COMMUNITY GENERALLY OVER 250K

Landscape Maintenance

SERVICE REQUEST MEETING

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

JUNIPER ADVANCE PROPERTY MAPPING

Complete drone flight of community and upload mapping.

DETAILED PROPERTY REPORT

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

SCHEDULE OF SERVICES MAP

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

PROPERTY MOWING TECHNIQUES

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

PROPER PRUNING TECHNIQUES

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

WEED CONTROL

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

IRRIGATION

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

START UP FIRST 60 DAYS

FOR LARGER COMMUNITY GENERALLY OVER 250K

Fertilization & Pest Control

ADDRESS IMMEDIATE ISSUES

Areas with active pest issues will be addressed immediately.

L&O EVALUATION REPORT

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

SOIL TESTING

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

CORRECTIVE PLAN

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

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

Annual Flower Display

PLAN TO IMPROVE ANNUAL FLOWER DISPLAYS

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

FOR LARGER COMMUNITY GENERALLY OVER 250K

Initial Irrigation Inspection

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

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

FIELD INSPECTIONS

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

PROGRAMMING & OPTIMIZATION

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

CUSTOMER

SERVICE

On-Site Management

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

In-House Customer Care Team

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

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

OPTION 1:

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

OPTION 2:

Email customerservice@juniperlandscaping.com, noting the concern.

OPTION 3:

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





Juniper Sync Work Order System

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

HIGHLIGHTS

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

JUNIPER MAPPING

Image Quality Comparison

Juniper Mapping provides the community with high resolution photos that provide more detail than Google Earth.







JUNIPER MAPPING

Track Improvements Side-By-Side

With Juniper Mapping, you can see the quality improvements to the community landscape side-by-side.







JUNIPER MAPPING

REPORTING

Juniper Mapping Full Tour

The Juniper Mapping Tool is an efficient and precise tool that enables our team members to collect vital information about a project. We can make informed decisions and adjust design plans to align with the client's vision. Watch the full video to get a better understanding of how the Mapping Tool works.



Full Video Walk Through





CLIENT REFERENCES

Twin Lakes HOA: Belinda Wilhelmson-Artemis Lifestyles

belindaw@artemislifestyles.com (352) 455-0366

4910 Twin Lakes Blvd. St. Cloud, Florida 34772

Value \$900,000+ (3 years of service)

All common areas and full service maintenance for all homes

Heritage Isle CDD: Brian Mendes, District Manager-Rizzetta

bmendes@rizzetta.com (407) 472-2471

6800 Legacy Blvd. Viera, Florida 32940

Value \$350,000+ (2 years of service)

Full maintenance service of over 1289 homes and CDD common areas

Beaumont CDD: Tammy Collins, Property Manager-Real Management

Tammy.Collins@evergreen-lm.com (860) 997-9030

7802 Penrose Place Wildwood, Florida 34785

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

Full service maintenance of all CDD common areas, homes and townhomes.

LANDSCAPE MAINTENANCE

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

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







Our design andinstallation teams make an award-winning combination.

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

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









IRRIGATION

State Licensed Irrigation Contractor

What is a certified irrigation specialty contractor's license?

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

Water Management

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





IRRIGATION

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











Maintenance

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

Installation

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

HORTICULTURE

Our training program equips technicians and foreman to apply fertilizer as well as identify and correct plant material problems.

Both our management team and technicians have undergone specialized training and received GI-BMP Certifications from the University of Florida Extension Office, enabling us to be more proactive.





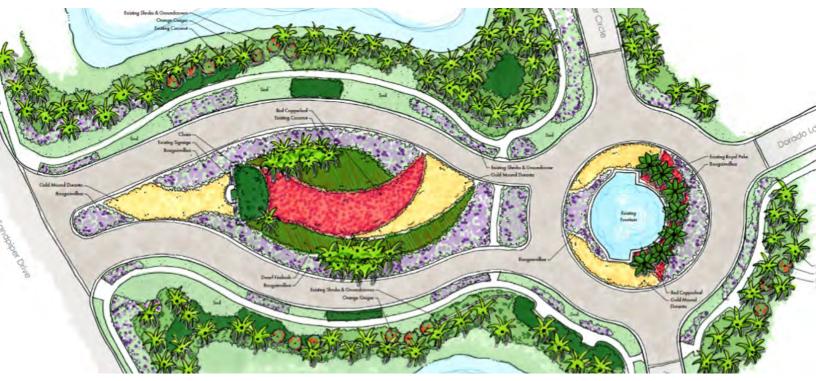




LANDSCAPE ARCHITECTURE

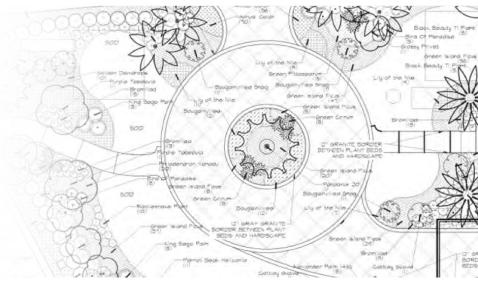
Complete Landscape Architecture and Design Services

Our design team can assist boards in creating master plans for communities. Providing design hardscape features, 3D renderings of landscape plans, and complete landscape plans.



Juniper Design Team

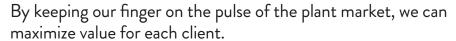
- ✓ Licensed Landscape Architects
- ✓ Certified Landscape Designers
- ✓ Certified Irrigation Designers
- ✓ ISA Certified Arborists
- ✓ In-house Agronomist
- ✓ State of Florida Irrigation License
- ✓ Certified Hunter IMMS Installer
- ✓ Certified Rain Bird IQ Installer



NURSERY & TREE FARM

We know it because we grow it!

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











SEASONAL

COLOR

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





Seasonal Flower Program

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



ARBORICULTURE

WITH JUNIPER

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

Why We Hire an Arborist?

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







STORM RESPONSE

Resources When You Need Them Most!

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







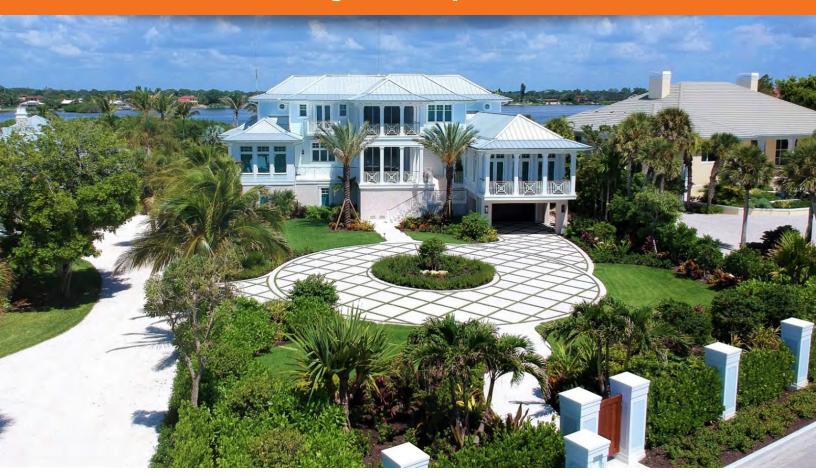
Company Resources

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

AWARD-WINNING

LANDSCAPES

Exceeding Industry Standards



Pinnacle Awards

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

Aurora Awards

- ✓ Landscape Design/Pool Design
- ✓ Best Custom home for "La Castille"

Sand Dollar Awards

- ✓ Best Community Feature of the Year
- ✓ Best Landscape Design 30-50k
- ✓ Best Landscape Design under 30k
- ✓ Best Landscape Design over 50k

Summit Awards

- ✓ Best Contracting Landscape 5-8 million+
- ✓ Merit Award for Infrastructure & Landscape

SAFETY & TRAINING

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



Initial Hire Program

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

Initial Hire Program

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









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

CERTIFICATIONS

& LISCENSES

Our Qualified Team

At Juniper, many of our team members hold valuable certifications and licenses. Their years of experience, along with additional training, enables them to provide our customers with trustworthy answers.

Certifications & Licenses

- ✓ Licensed Landscape Architects
- ✓ Certified Landscape Designers
- ✓ Certified Irrigation Designers
- ✓ Certified Pest Control Operators
- ✓ FNGLA Certified Horticultural Professional

- ✓ FNGLA Certified Landscape Contractor
- ✓ ISA Certified Arborist
- ✓ State of Florida Irrigation License
- ✓ Certified Hunter IMMS Installer
- ✓ Certified Rain Bird IQ Installer
- ✓ Best Management Practices (BMPs)



Florida Southern College Lakeland, Florida

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

Joshua Daniel Burton

the degree of

Bachelor of Science

With all the rights, honors, and privileges thereunto appertaining.

In testimony thereof, this diploma is given at Lakeland, Florida.

This the sixteenth day of Becember, 2006.

Rocal R. Juged.
CHAIRMAN. BOARD OF TRUSTNES





Anne B. Kerr PRESIDENT OF THE COLLEGE

Ausauf. Conner



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

CERTIFIED PEST CONTROL OPERATOR

Certificate Number: JF323322

JOSHUA BURTON

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

Lawn and Ornamental

in conformity with an Act of the Legislature of the State of Florida regulating the practice of Pest Control and imposing penalties for violations.





Issue Date: 05/01/2025

Expiration Date: 06/01/2026

STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION CONSTRUCTION INDUSTRY LICENSING BOARD

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

BURTON, JOSHUA DANIEL

5113 TERRY LANE LAKELAND FL 33813

LICENSE NUMBER: SCC131152346

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



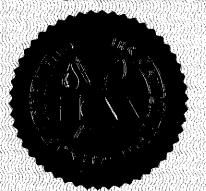
Certifies That On January 20, 2006

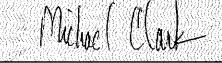
Zane Stoneman

Candidate ID 004122

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

CERTIFIED IRRIGATION CONTRACTOR





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



IRRIGATION ASSOCIATION

Certifies that on

February 20, 2015

Zane Stoneman

Has earned the designation of

Certified Irrigation Technician

Certification ID # 50057

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

Chair, Certification Board

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





IRRIGATION ASSOCIATION

Certifies that on

April 4, 2018

Zane Stoneman

Has earned the designation of

Certified Landscape Irrigation Auditor

Certification ID # 50057

Art Elmers, CIC, CID, CLIA

Chair, Certification Board

aut and.

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





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

Signature:









This is to Certify that

Zane Stoneman

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

SiteControl Operator

16 CEU Hours

Fort Myers, FL - September 22 - 24, 2015

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





TUCOR

FACTORY TRAINING PROGRAM

This certifies that

Zane Stoneman

of

Mainscape Landscaping

successfully completed Tucor's factory training program on

November 15, 2011

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

Zane Stoneman



Mark W. Grenert, National Sales Manager

Nasysen 15 2011

Date

CERTIFICATE OF TRAINING

In recognition of attendance and achievement

ZANE STONEMAN

Trench & Excavation Training — Competent Person

Rick Rios

Instructor

7/23/2019

Date



Certificate # GV21999

Trainee ID#



Certificate of Training Best Management Practices Florida Green Industries

The undersigned hereby acknowledges that

Zane R. Stoneman

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

B. Mertens Instructor

4/23/2013

Date of Class

DEP Program Administrator

Not valid without seal

MEETTHETEAM

JOSH BURTON

Regional Director

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

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

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



MEET THE TEAM ROBERT BENAVIDEZ





BRANCH MANAGER

Robert Benavidez is a dedicated Branch Manager with a strong professional background as a **Business Owner in Landscaping** Installation, Maintenance, and Irrigation. With 14 years of experience in landscaping, Robert excels in Irrigation, Backflow Preventers, and Maintenance. His expertise has been instrumental in managing significant projects such as Village Walk, Lake Nona, and International Drive. Robert is certified in GIBMP and Backflow Prevention. Robert takes pride in going the extra mile to surpass client expectations and deliver topquality results.

HIGHLIGHTS

- Entrepreneur
 - Business Owner
- Certifications
 - GIBMP, Backflow Preventer, and Best
- - Irrigation, Backflow Preventers, Maintenance

CENTRAL ORLANDO

MEET THE TEAM ANGEL LLOPEZ DE VICTORIA

Account Manager

Angel brings 27 years of experience in the landscaping industry and has proven expertise in his role as an Account Manager. His career background ranges from customer service, landscape enhancement and installation, maintenance, and safety enforcement. He specializes in managing large HOA communities and focuses on delivering exceptional results through strategic planning, team leadership, and quality.

Angel is known for his strong customer relations, safety-first mindset, and ability to coordinate complex landscape projects. He is certified in BPM and OSHA. Angel pursued college and continues to expand his knowledge in the landscaping field.

Outside of work, he is a devoted family man who enjoys life on the water, especially boating and jet skiing with his family and friends.



MEET THE TEAM ZANE STONEMAN

Director of Irrigation Services

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

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

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



MEET THE TEAM

Mateo Hamm



Regional Field Operations Manager

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

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

MEET THE TEAM SUSAN CHAPMAN KING

Client Realtions Manager

Susan Chapman King has over 40 year of experience in the green industry experience brought her outstanding reputation and wealth of knowledge to the Juniper team. She spent her early career based in Atlanta with an interior landscape maintenance and design company, selling in Georgia, Florida, and beyond. Upon moving to the Central Florida market, Susan began sales in exterior landscape maintenance for a national landscape company.

Susan has a reputation for being passionate with customers, and never walking away from a job sold. She has won numerous sales awards and has been active on many committees, including Community Associations Institute (CAI) Meet the Managers and the Building Owner and Managers Association (BOMA) TOBY awards.

Susan is a proud patron of the Winter Park Sidewalk Art Festival and the Winter Park Autumn Art Festival. In her free time, she enjoys watching football and golf.

- ✓ 40 Years Green Industry Experience
- ✓ Patron of the Arts
- ✓ Member of BOMA Orlando
- ✓ BOMA Associate of the Year
- ✓ Member of Community Association Institute (CAI)
- ✓ Member of Meet the Managers Committee (CAI)
- ✓ Member of Apartment Associate of Greater Orlando (AAGO)
- ✓ Member of TAP Networking Group (TAP)
- ✓ Awarded Presidents Club for Sales Performance (14 times)
- ✓ Juniper Salesperson of the Year 2022



PORTFOLIO

ORLANDO



VILLAGE WALK



PORTFOLIO ST. CLOUD



TWIN LAKES



PORTFOLIO OCALA



WORLD EQUESTRIAN CENTER





RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

BASIC ORGANIZATION INFORMATION

DAT	E SUBMITTED 7/30/25	, 2025							
1.	Proposer Juniper Landscaping of [Company Name]	of Florida LLC	/_/ An Individual /_/ A Limited Liability						
2.	Proposer Company Address:								
	Street Address 4415 Metro Parkway Suite 300								
	P.O. Box (if any)								
	City Ft. Myers	_ State FL	Zip Code 33916						
	Telephone 407 717-6557	Fax no							
	1 st Contact Name Susan Chapmar	1	Title Client Relations Manager						
	2nd Contact Name Josh Burton		Title Regional Director						
3.	Parent Company Name (if applicab	ole)							
4.	Parent Company Address (if different):								
	Street Address								
	P.O. Box (if any)								
	City	State	Zip Code						
	Telephone	Fax no.							
	1 st Contact Name		Title						
	2nd Contact Name		Title						

		(if any)				
	City Orla	ando	State FL		Zip Code <u>32807</u>	
	Telephon	407 717-6557	Fa	x no		
	1 st Conta	ct Name Susan Chapmar	า	Title	Client Relations Manager	
	If the Pro	poser is a corporation, is it	incorporate	d in t	he State of Florida?	
	yes (X)	(Proceed to Question 6.1)	no () (Pro	ceed 1	to Question 6.2)	
	6.1 If	yes, provide the following	:			
		Is the Company in good of Corporations? yes (X	_	ith the	e Florida Secretary of State Div	is
		If no, please explain				
					1 0000012442	
		Date incorporated 02/06	/09	(Charter No. <u>L09000012442</u>	
	6.2 If	Date incorporated 02/06. The provide the following:	/09	(Charter No. Lugoudo 12442	
	6.2 If	no, provide the following:			ed?	
	6.2 If	no, provide the following:	oser is incor	porate	ed?	
	6.2 If	The State in which Propo	oser is incor	porate	ed?	
	6.2 If	The State in which Proposits the Company in good	oser is incor	porate	ed?	
	6.2 If	The State in which Proposits the Company in good	oser is incor	porate	ed?	
	6.2 If	The State in which Proports the Company in good state in the Company in go	oser is incor	porate	ed?	

partn	ership) 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, Div
	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:
	Is the Proposer in good standing with that State? yes () no ()

		Is the Proposer registered as a foreign partnership or limited company with the								
		State of Florida? yes () no ()								
		If no, please explain								
8.	contra	Proposer hold any registrations or licenses with the State of Florida applicable to the act? (a) 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 Pestcide Certification								
		License No JF323322 Expiration Date 6/1/26								
		Qualifying individual Josh Burton Title Regional Director								
	List company(s) currently qualified under this license									
		Juniper Landscaping of Florida 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: We have Orange County and State of Florida licenses.								
9.		ne Proposer's total annual dollar value of work completed for each of the last three ars starting with the latest year and ending with the most current year								
	(2022) \$166,127,560 , (2023) \$213,768,658 , (2024) \$296,308,000 .								
10.		are the Proposer's current insurance limits? (Provide a copy of applicant's icate of Insurance)								
	Autor Work	ral Liability \$ 2,000,000 nobile Liability \$ \$2,000,000 ers Compensation \$ \$1,000,000 ation Date 7/1/26								

If yes, please describe each violation, fine, and resolution	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)							
11.2 Has the Proposer experienced any worker injuries resulting in a worker more than ten (10) working days as a result of the injury in the past two years?	If yes	, please describe each violation, fine, and resolution						
more than ten (10) working days as a result of the injury in the past two years?	11.1	What is the Proposer's current worker compensation rating? 1.00						
		than ten (10) working days as a result of the injury in the past two years?						
If yes, please describe each incident	If yes	, please describe each incident						

furnish any pertinent information requested District, or their authorized agents, deemed	request(s) any person, firm or corporation to by the Randal Park Community Development d necessary to verify the statements made in regarding the ability, standing and general
Juniper Landscaping of Florida, LLC Name of Proposer	Ву;
This 24 day of July . 2025	By: M. Brandon Duke - CEO [Type Name and Title of Person Signing]
	(Apply Corporate Seal, if filing as a corporation)
State of Florida County of <u>lee</u>	
, 2025, by	cknowledged before me this 24 day of the ersonally known to me or who has produced as identification and who did (did not) take
Notary Public State of Florida Jennifer M. Barber My Commission HH 621759 Expires 12/16/2028	Signature of Notary taking acknowledgment

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT AFFIDAVIT OF NON-COLLUSION

STATE OF Florida COUNTY OF Lee
M. Brandon Duke , 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 Juniper Landscaping of Florida, LLC, and
authorized to make this affidavit on behalf of the same. I understand that I am swearing
or affirming under oath to the truthfulness of the claims made in this affidavit and that the
punishment for knowingly making a false statement includes fines and/or imprisonment.
Dated this 24 day of July , 2025.
Signature by authorized representative of Proposer
State of Florida County of Lee
The foregoing instrument was acknowledged before me this 24 day of July 2025, by <u>M. Brandon Duke</u> , of the Juniper Landscaping who is personally known to me or who has produced as identification and who did (did not) take an oath.
7000
Notary Public State of Florida Jennifer M. Barber My Commission HH 621759 Expires 12/16/2028 Signature of Notary taking acknowledgment

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

ACKNOWLEDGMENT OF RECEIPT OF DOCUMENTS AND PROPOSAL SIGNATURE FORM

			as been submitted on this 24 d	
			Florida, LLC [company] v	vnose
business	address	ıs <u>4415</u>	Metro Parkway, STE 300	
Fort Myers, FL				
telephone numbe	er is <u>(239)561-5980</u>	, and fax nu	umber is (239)561-5595	
The unde	rsigned acknowledg	es, by the belo	ow execution of this proposal, th	at all
			in full and that such informati	
•		•	omission of this Proposal to hon	
			the Proposal opening, and if awa	
			to and execute the services contra	
	form included in the			uot III
substantiany inc	ionii incidded in the	proposar docu	ments.	
Droposer	understands that inc	lucion of false	deceptive or fraudulent statemer	nte on
			ct consider such action on the pa	
•	_		ispension or revocation of a pro	posai
for work for the	Randal Park Commu	inity Developm	ient District.	
				.1
		_	receipt of the following addend	a, the
provisions of wh	ich have been includ	led in this Requ	lest for Proposal.	
	4		7/04/05	
Addendum No		dated	7/24/25	
	2	1 . 1	7/20/25	
Addendum No.		dated	7/30/25	
Addendum No		dated		
A d d N -		datad		
Addendum No		dated		
Addendum No.		dated		

Signature by authorized representative of Proposer M. Brandon Duke - CEO

Randal Park Community Development District Landscape Fee Summary

Contractor: Juniper Landscaping of Florida LLC

Address: 7032 Old Cheney Highway Address: 6200 Lee Vista Blvd, Suite 300

Orlando, Florida 32807 Orlando, FL, 32822

Phone: 407 717-6557

Fax: Contact: Susan Chapman King, Client Relations Manager

Email: Susan.chapman@juniperlandscaping.com

Phone:	407-841-5524
Contact:	Jarett Wright
Email:	jwright@gmscfl.cor

Property: Randal Park CDD

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	ост	NOV	DEC	TOTAL
	JAN	FEB	WAR	APRIL	IVIAT	JUN	JUL	AUG	SEP	OCI	NOV	DEC	TOTAL
Turf Maintenance and Detailing	\$15,742.00	\$15 742 00	\$15 742 00	\$15 742 00	\$15 742 00	\$15 742 00	\$15 742 00	\$15.742.00	\$15 742 00	\$15 742 00	\$15,742.00	\$15 742 00	\$188 904 0
(Component A) -	V10,142.00	\$10,14 <u>2</u> .00	ψ10,7 1 2.00	ψ10,7 1 2.00	ψ10,1 1 2.00	ψ10,1 42.00	ψ10,7 1 2.00	\$10,74 <u>2.00</u>	ψ10,7 4 2.00	\$10,742.00	\$10,742.00	\$ 10,7 42.00	ψ100,004.0t
Turf Maintenance/Detailing/Communication/Staffing	1												
TURF CARE													
(Component B)	\$2,939.00	\$2,939.00	\$2,939.00	\$2,939.00	\$2,939.00	\$2,939.00	\$2,939.00	\$2,939.00	\$2,939.00	\$2,939.00	\$2,939.00	\$2,939.00	\$35,268.00
Bahia/St Augustine/Zoysia													
TREE/SHRUB CARE Includes OTC if Applicable													
(Component C)	\$872.00	\$872.00	\$872.00	\$872.00	\$872.00	\$872.00	\$872.00	\$872.00	\$872.00	\$872.00	\$872.00	\$872.00	\$10,464.00
Tree/Shrub Fert/OTC/Drenching													
IRRIGATION MAINT.													
(Component D)	\$2,859.00	\$2,859.00	\$2,859.00	\$2,859.00	\$2,859.00	\$2,859.00	\$2,859.00	\$2,859.00	\$2,859.00	\$2,859.00	\$2,859.00	\$2,859.00	\$34,308.00
Irrigation Inspections													
ANNUAL CHANGES -													
(Component E.1)													\$0.00
Per Annual Pricing:	[Count]			[Count]			[Count]			[Count]			
BED DRESSING - Estimate mulch yds					\$66,270.00								
(Component E.2)					, ,								\$66,270.00
Shredded Brown Mulch 860 cubic yards					860cy						[Count]		
PALM TRIMMING 2x Per Year					\$5,393.00							\$5,393.00	
(Component E.3) Per Palm Price:					φ5,535.00							ψ5,555.00	\$10,786.00
Specimen palms (30) Sabals (542)					[Count]								
TOTAL FEE PER MONTH:	\$22,412.00	\$22,412.00	\$22,412.00	\$22,412.00	\$94,075.00	\$22,412.00	\$22,412.00	\$22,412.00	\$22,412.00	\$22,412.00	\$22,412.00	\$27,805.00	\$346,000
Fee Schedule with Extra Services	\$28,833.33	\$28,833.33	\$28,833.33	\$28,833.33	\$28,833.33	\$28,833.33	\$28,833.33	\$28,833.33	\$28,833.33	\$28,833.33	\$28,833.33	\$28,833.33	
													-

Fee Schedule Essential Services Only \$22,412 \$22,412 \$22,412 \$22,412 \$22,412 \$22,412 \$22,412 \$22,412 \$22,412 \$22,412 \$22,412 \$22,412

Essential Services \$268,944.00 Mowing/Detailing/Irrigation/Fert and Pest

Extra Services \$77,056.00 Annual Changes, Palm Pruning, Mulch

\$346,000.00 TOTAL

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: <u>Is a district staff representative able to meet on site for a property review?</u>

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

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 <u>NOT</u> 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.

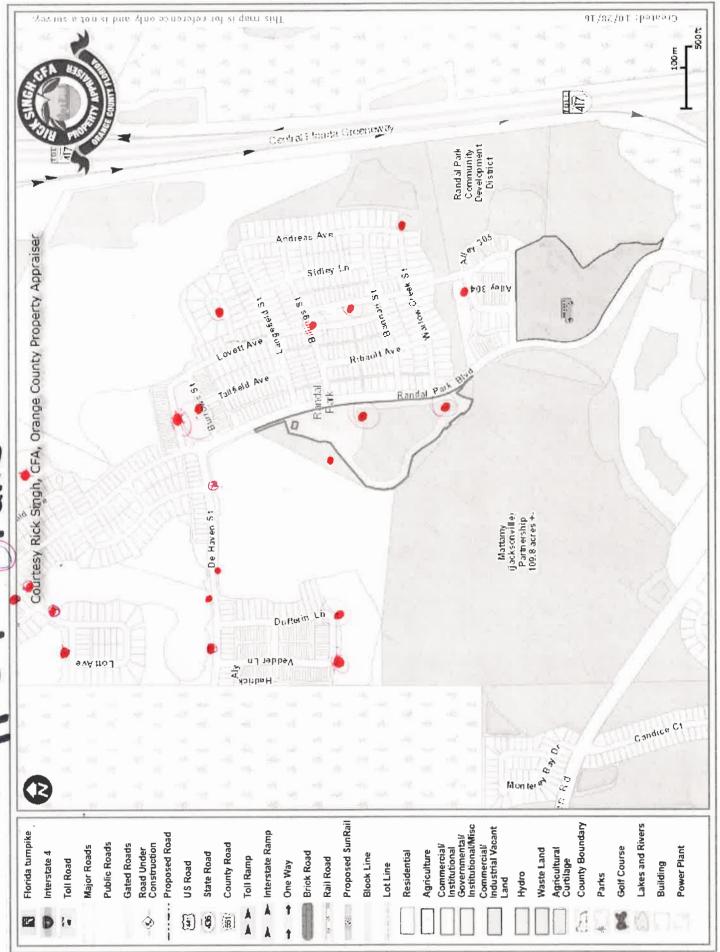
Q6: <u>Is Yellowstone the current service provider for landscape maintenance of the CDD areas?</u>

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.

Doglie Pot Park



Please sign and return with your	bid packet. Attach this form to your bids.
	NAME OF FIRM:
	Juniper Landscaping of Florida LLC
	SIGNATURE: Susan Chapman
	DATE:

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

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: <u>Can you confirm how many irrigation zones exist within the property and provide the</u> 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: <u>Fertilization treatments for shrubs and trees were noted near the recreation grounds by the clubhouse and along the Randal Park BLVD entrance.</u> Are there any additional areas where <u>fertilization should be included?</u>

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.

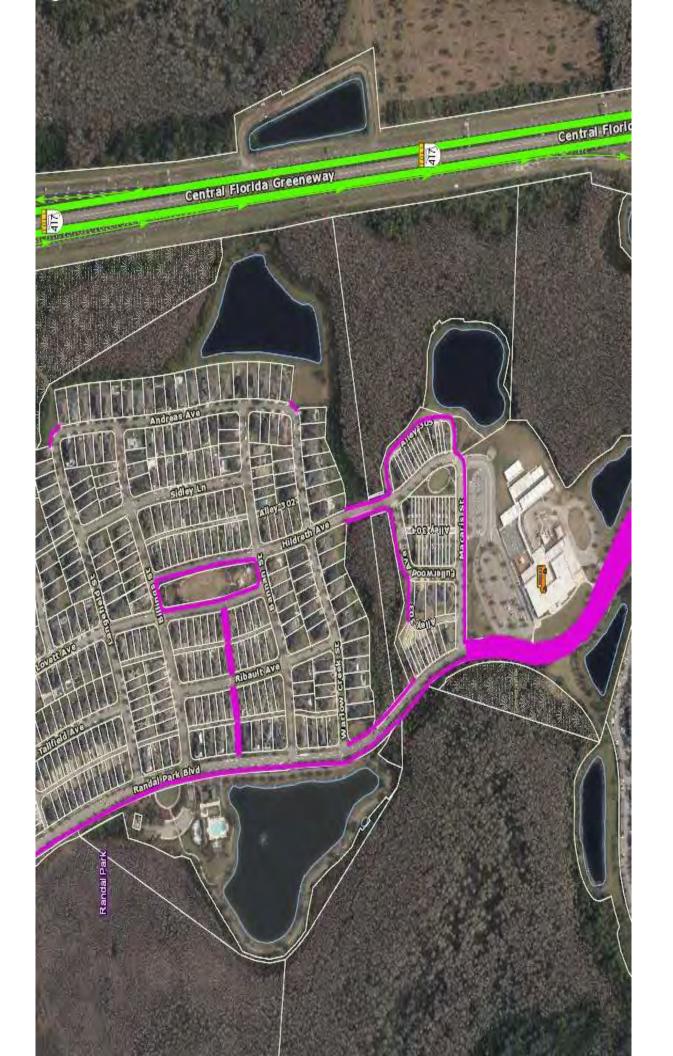
Randal Park Community Development District

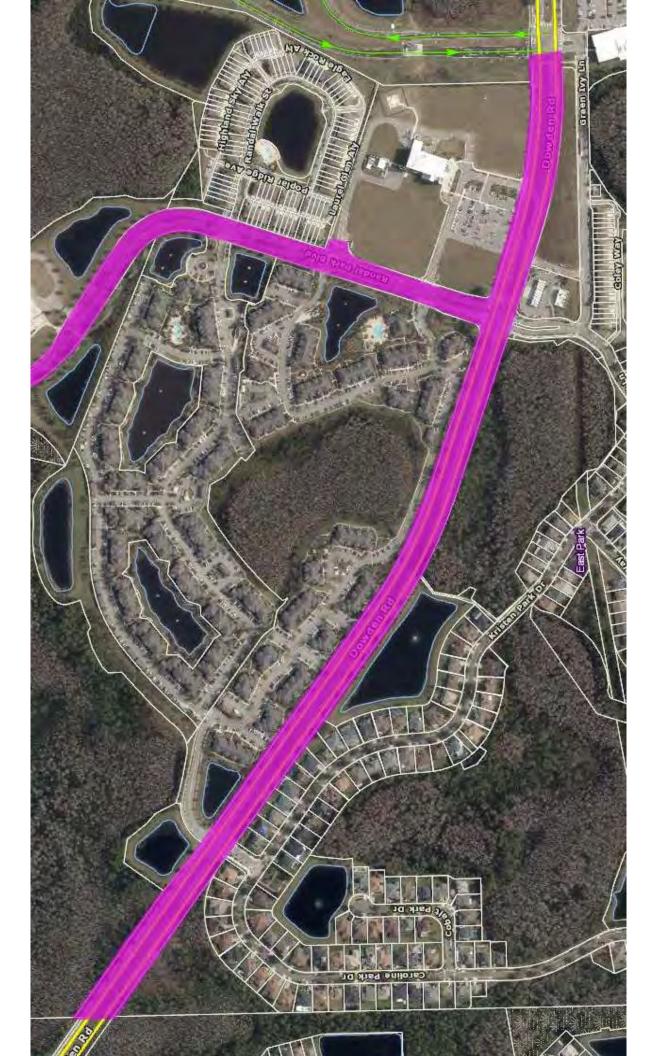
Q15: Is pinestraw expected to be included in this bid, and if so will quantities be provided?

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.









Randal Park Community Development District

Please sign and return with your	bid packet. Attach this form to your bids.
	NAME OF FIRM:
	Juniper Landscaping of Florida LLC
	SIGNATURE:
	Susan Chapman
	DATE: 07/30/2025



July 31, 2025

Randal Park CDD Orlando, Florida

RE: Randal Park Community Development District

Dear Board of Directors,

Juniper Landscaping of Florida, LLC is pleased to submit our proposal for the landscape maintenance services for Randal Park CDD.

Juniper Landscaping currently maintains multiple CDD's just like Randal Park CDD and is very familiar with the property procedures and protocols. Since managing these properties, I am confident you will find that we have made improvements and built relationships with those CDD's. We feel confident we can make the same improvements at Randal Park CDD if given the opportunity.

Josh Burton and Robert Benavidez have both worked for National and/or Regional landscape firms and in their role, personally managed large CDD's similar to Randal Park CDD. Our collective experience spans over 40 years of professional landscape maintenance and construction management. More importantly, we have the passion and determination to grow our firm on a foundation of quality workmanship that our client's demand.

Our approach to managing Randal Park CDD is based on the demands as the project manual describes. Our approach is to have a team led by both a Branch Manager and Account Manager who will coordinate the workflow with a team consisting of 14 staff members. The Account manager and staff will report to the community 4 days per week. If the weather causes a delay in performing our duties, we will complete our task on Friday if necessary. In addition to the overseeing Branch Manager, the team will include the following:

- (1) Account Manager who will:
 - Assist the Branch Manager in managing the crews, ensuring they are meeting schedule.
 - Provide daily porter services to all amenity areas, community entrances, and sidewalk trails.
 - Care for any special maintenance request.
 - o Provide follow-up treatments to turf and ornamental weed, insect, and disease pressures.
 - o Provide Weekly Reports
- (13) Landscape Maintenance Professionals who will:



- O Be divided into (4) teams. The crew breakdown consists of one (4) man detail team, one (5) man mow team, one (2) man agronomy team, and one (1) man irrigation team.
- o One (1) production manager who will oversee the onsite operations.
- o Each team will be led by a Team Supervisor who will manage experienced Gardeners.
- One mow team of (5) will manage all community grounds maintenance which will be done
 in a uniform approach. This team will start and finish a section in 1 day to keep the neat
 appearance of that area.
- One detail team of (4) will manage all the pruning and bed maintenance on the property.
 The property will be divided into 4 sections. Each day the team is scheduled they will complete one of these sections. This will keep all the grounds looking great year round.
- One agronomy team of (2) will assist with fertilizing and pest control services.
- One irrigation team of (1) will assist with inspections and repairs throughout the property.
- Fertilization and Pest Control of turf, trees, and shrubs will be performed by our trained professional staff of (2) pest control operators under the Supervision of Certified Pest Control Operators license-holders.
- Irrigation inspections and repairs will be performed by (1) trained professional irrigation technician. An additional (1) Irrigation Specialist will be available as needed for diagnosing and troubleshooting. The irrigation team will create zone maps for reporting and efficiency.

Thank you again for allowing Juniper Landscaping the opportunity to submit our proposal for the landscape maintenance and irrigation maintenance services at Randal Park CDD. We urge you to call on our references to hear the difference our service has made. We look forward to working with you and are confident in our approach and the services we provide. If given the opportunity, we will make you proud that you chose the team of Juniper Landscaping to manage your community's landscape.

Sincerely,

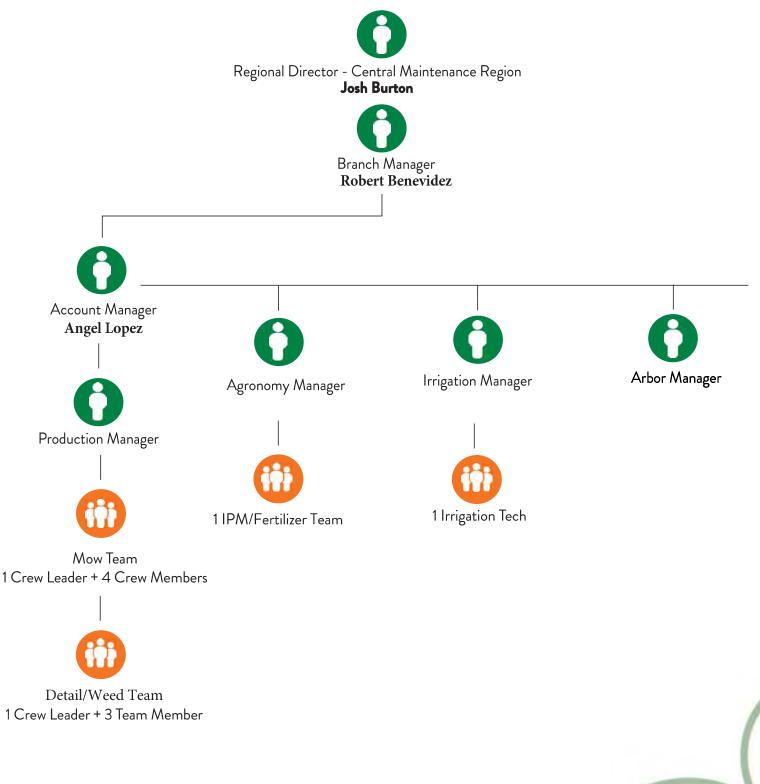
Joshua Burton Regional Director Juniper Landscaping of Florida, LLC

. Joshua Burton

RANDAL PARK CDD

ORGANIZATIONAL CHART





Juniper Landscaping of Florida Current Community Development District Contracts

Bexley CDD	Tampa, Florida	\$900,000
Seven Oaks CDD	Wesley Chapel, Florida	\$828,000
Celebration CDD	Celebration, Florida	\$1,100,000
Country Walk CDD	Tampa, Florida	\$200,000
Twin Lakes CDD	St. Cloud, Florida	\$200,000
Four Seasons CDD	Four Corners, Florida	\$200,000
Heritage Isle CDD	Viera, Florida	\$119,000
(6 month contract)		

Juniper Landscaping of Florida LLC Officers & Leadership

Brandon Duke Chief Executive Officer Ft. Myers, Florida

Dan deMont Chief Revenue Officer Ft. Myers, Florida

Jake Rubin Chief Operating Officer Tampa, Florida

Stacie Trace VP, Human Resources Ft. Myers, Florida



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

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.

		ROGATION IS WAIVED, subject tificate does not confer rights to							require an endorsement	. As	tatement on
PROD	MA	NRSH USA LLC. 50 CONNECTICUT AVENUE, SUITE 700				CONTA NAME: PHONE (A/C, No			FAX (A/C, No):		
	W	ASHINGTON, DC 20036-5386				E-MAIL ADDRE	SS:	SURER(S) AFFOR	RDING COVERAGE		NAIC #
CN13	83506	4725-26				INSURE	RA: General S	ecurity Indemnity	Company Of AZ		20559
INSUR		niper Landscaping of Florida, LLC				INSURE	RB: Safety Nat	tional Casualty Co	orporation		15105
		15 Metro Pkwy				INSURE	RC: Great Ame	erican Insurance (Co.		16691
		e 300 rt Myers, FL 33916-9425				INSURE	RD: American	Guarantee & Liab	ility Insurance Co.		
	го	TTWIYEIS, FL 33910-9425				INSURE	RE: Mercer Ins	surance Company			
						INSURE	RF: Endurance	e American Speci	alty Insurance Company		41718
COV	ERA	GES CER	TIFIC	CATE	NUMBER:				REVISION NUMBER:		
INE CE	DICAT RTIFI	TO CERTIFY THAT THE POLICIES ED. NOTWITHSTANDING ANY RECATE MAY BE ISSUED OR MAY HONS AND CONDITIONS OF SUCH	QUIF PERT	REME AIN,	NT, TERM OR CONDITION THE INSURANCE AFFORD	OF AN ED BY	Y CONTRACT THE POLICIE	OR OTHER I	DOCUMENT WITH RESPE D HEREIN IS SUBJECT TO	CT TO	WHICH THIS
INSR LTR		TYPE OF INSURANCE		SUBR WVD	POLICY NUMBER		POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMIT	s	
А	χ	COMMERCIAL GENERAL LIABILITY			GSA4639112661-01		07/01/2025	07/01/2026	EACH OCCURRENCE	\$	1,000,000
		CLAIMS-MADE X OCCUR							DAMAGE TO RENTED PREMISES (Fa occurrence)	\$	100,000

INSR LTR		TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMIT	S	
Α	Χ	COMMERCIAL GENERAL LIABILITY			GSA4639112661-01	07/01/2025	07/01/2026	EACH OCCURRENCE	\$ 1,00	00,000
		CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 1	00,000
								MED EXP (Any one person)	\$	10,000
								PERSONAL & ADV INJURY	\$ 1,00	00,000
	GEN	I'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	\$ 2,00	00,000
	Χ	POLICY PRO- JECT LOC						PRODUCTS - COMP/OP AGG	\$ 2,00	00,000
		OTHER:						Fire Damage	\$ 10	00,000
В	AUT	OMOBILE LIABILITY			CA6676920	07/01/2025	07/01/2026	COMBINED SINGLE LIMIT (Ea accident)	\$ 5,00	00,000
Е	Χ	ANY AUTO			22200099900 (\$2Mxs\$2M primary)	07/01/2025	07/01/2026	BODILY INJURY (Per person)	\$	
F		OWNED SCHEDULED AUTOS ONLY			EXT30091805100 (\$1Mxs\$4M)	07/01/2025	07/01/2026	BODILY INJURY (Per accident)	\$	
		HIRED NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	\$	
									\$	
С	Χ	UMBRELLA LIAB X OCCUR			TUE 3161764 06 (\$5M Primary)	07/01/2025	07/01/2026	EACH OCCURRENCE	\$ 10,00	00,000
D		EXCESS LIAB CLAIMS-MADE			AEC 6661232-02 (\$5Mxs\$5M)	07/01/2025	07/01/2026	AGGREGATE	\$ 10,00	00,000
		DED RETENTION \$							\$	
В		KERS COMPENSATION EMPLOYERS' LIABILITY			LDS4069460 (FL,NC,PA,SC,TX)	07/01/2025	07/01/2026	X PER OTH- STATUTE ER		
В	ANY	PROPRIETOR/PARTNER/EXECUTIVE 7/N	N/A		PS4069459 (WI)	07/01/2025	07/01/2026	E.L. EACH ACCIDENT	\$ 1,00	00,000
	(Mar	idatory in NH)			Deductible: \$500,000			E.L. DISEASE - EA EMPLOYEE	\$ 1,00	00,000
	If yes	s, describe under CRIPTION OF OPERATIONS below						E.L. DISEASE - POLICY LIMIT	\$ 1,00	00,000
G	Pro	fessional Liability			VPPL022057	01/01/2025	01/01/2026	Ded.:\$5K /Limit:	2,0	000,000
Н	Poll	ution Liability			EV20184607-07	01/01/2025	01/01/2026	Ded:\$10K /Limit:	3,0	000,000

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

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

AGENCY CUSTOMER ID: CN138350647

Loc #: Washington



AGENCY		NAMED INSURED	
MARSH USA LLC.		Juniper Landscaping of Florida, LLC 4415 Metro Pkwy	
POLICY NUMBER		Ste 300 Fort Myers, FL 33916-9425	
CARRIER	NAIC CODE		
		EFFECTIVE DATE:	
ADDITIONAL REMARKS			
THIS ADDITIONAL REMARKS FORM IS A SCHEDULE T			
FORM NUMBER: 25 FORM TITLE: Certificate	e of Liability Insur	ance	
INSURERS AFFORDING COVERAGE/NAIC #			
INSURER G: Gemini Insurance Company (10833) INSURER H: Capital Specialty Ins Corp ()			
Leased & Rented Equipment and Installation Floater:			
Carrier: Munich Re Syndicate 457 at Lloyd's of London Policy#: 01MRCM0001043-00 Dates: 07/01/2025 - 07/01/2026			
Leased & Rented Equipment Limit/Deductible: \$500,000 / \$2,500 Installation Floater Limit/Deductible: \$250,000 / \$1,000			
The above captioned policies include coverage for the following entities:			
Juniper Landscaping of Florida, LLC Coast to Coast Landscaping, LLC Davis Landscape LTD Elegant Landscape and Design Inc. Juniper Landscape Services, LLC Juniper Landscaping Shared Services, LLC Juniper of Bradenton, LLC Juniper Landscaping Holdings LLC Landscape Maintenance Professionals, LLC Landscape Logistics LLC			
Prestige Property Maintenance, Inc. Rips Professional Lawncare, LLC Shooter & Lindsey, LLC			

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.

Befor	e you begin. For guidar	nce related	to the p	ourpose	of F	For	orn	rm	n V	W-	-9,	see	e P	Pur	pos	se c	of F	orr	m,	be	elov	w.															
	Name of entity/individ entity's name on line 2	ual. An entr							_				_		_	_	_	_	_				wne	r's	nam	e or	n lin	e 1,	, and	e	nter th	ne bi	usir	ess/	disre	egar	ded
	Juniper Landscapir	a of Flor	rida. LL	C																																	
	2 Business name/disreg				t from	m a	ab	abo	OVE	ve.																											
Print or type. See Specific Instructions on page 3.	3a Check the appropriate only one of the follow Individual/sole pro	ing seven b	oxes.	classificati		of t	f th				tity/				l w	hos	e na					red			1. C				ce	erta	nptior in en	tities	s, no	ot ind	ivid	uals	
.sc	LLC. Enter the tax	classificati	on (C = C	corporati	tion,	, S	S=	= 9	S	co	orpo	orati	ion	, P	= P	art	ners	ship	p)							C		1	Exen	npi	paye	e co	de	(if any	1)	N/	A
Print or type.	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.												te	Exempt payee code (if any) Exemption from Foreign Account Tax Compliance Act (FATCA) reporting																							
in in	Other (see instruc	tions)																									_		code) (II	any)	_		N	/A		
P Specific	3b If on line 3a you check and you are providing this box if you have ar	g this form	to a partn	nership, tr	trust,	t, or	or e	res	est	state	te in	n w	hic	h y	ou	hav	ve a	in c	ow	ner	rshi	p ir	nter	est,							lies to						d
ee	5 Address (number, stre	et, and apt.	or suite	no.). See i	instr	truc	ucti	tio	ons	ns.												T	Re	que	ster	sn	ame	e ar	nd ad	idr	ess (c	ptio	nal				
0)	PO Box 628395																																				
	6 City, state, and ZIP co	ode																																			
	Orlando, FL 32862-8	8395																				1															
	7 List account number(s		onal)														_	_				-		_					_								
Par	Taxpayer Id	entifica	tion N	umber	r (T	ΓIN	N)	(1))																												
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Par	Certification	n																							_	_				-							
Under	penalties of perjury, I c	ertify that:																																			
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3. I an	n a U.S. citizen or other	U.S. perso	on (defin	ed belov	w); a	and	nd	d																													
4. The	FATCA code(s) entered	d on this fo	orm (if an	y) indica	ating	ng ti	th	ha	at	tla	am	ex	en	npt	fro	om	FAT	TC	A	rep	por	ting	g is	CO	rrec	t.											
becau acquis	ication instructions. You see you have failed to rep sition or abandonment of than interest and dividen	ort all inter secured p	rest and or roperty, o	dividends cancellat	ds on	n of	you of c	oui f de	ur t	ebt,	x re	etui	ribu	Fo	or re	eal o	esta an i	ate ind	tr divi	ran:	isac	ctio	ns, rem	ite	n 2	do	es r	not	app t (IR/	ly. A),	For and,	mor ger	tga nera	ge in ally, p	tere	est p	its
Sign Here	Signature of U.S. person	/	1Xx	Lan	Dan	~																D	ate			/	10	2	0/	6	20	2	5	_			
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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

Juniper Landscaping Holdings, LLC and Subsidiaries

(A Limited Liability Company)

Consolidated Financial Report December 31, 2022

Contents

Independent auditor's report	1-2
Financial statements	
Consolidated balance sheets	3
Consolidated statements of operations	4
Consolidated statements of changes in members' equity	5
Consolidated statements of cash flows	6-7
Notes to consolidated financial statements	8-37



RSM US LLP

Independent Auditor's Report

Board of Managers Juniper Landscaping Holdings, LLC (A Limited Liability Company)

Opinion

subsidiaries (the Company), which comprise the consolidated balance sheets as of December 31, 2022 (Successor) and December 31, 2021 (Successor), the related consolidated statements of operations, changes in members' equity, and cash flows for year ended December 31, 2022 (Successor) and for the period from December 30, 2021 through December 31, 2021 (Successor) and the period from January 1, 2021 through December 29, 2021 (Predecessor), and the related notes to the consolidated financial statements (collectively, the financial statements)].

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of Juniper Landscaping Holdings, LLC and its subsidiaries as of December 31, 2022 (Successor) and December 31, 2021 (Successor), and the results of their operations and their cash flows for the year ended December 31, 2022 (Successor), and the period from December 30, 2021 through December 31, 2021 (Successor) and the period from January 1, 2021 through December 29, 2021 (Predecessor), in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

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

Emphasis of Matter—Leases

As discussed in Note 1 to the financial statements, the Company, effective January 1, 2022, has implemented the accounting guidance for leases due to the adoption of Financial Accounting Standards Board's Accounting Standards Codification Topic 842, Leases (ASC Topic 842). Our opinion is not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of Financial Statements

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

In performing an audit in accordance with GAAS, we:

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

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

RSM US LLP

Tampa, Florida April 26, 2023

Consolidated Balance Sheets December 31, 2022 and 2021

A	2022	2021
Assets		
Current assets:		• • • • • • • • • • • • • • • • • • • •
Cash	\$ 5,962,563	\$ 8,322,389
Accounts and other receivables, net	22,546,107	13,315,180
Contract assets	1,185,084	1,225,871
Costs and estimated earnings in excess of billings		
on contracts	3,840,005	2,623,916
Inventories	1,661,366	1,488,243
Prepaid expenses and other current assets	1,236,701	2,521,710
Total current assets	36,431,826	29,497,309
Property and equipment, net	29,222,081	29,567,363
Operating lease right of use asset, net	7,561,067	-
Finance lease right of use asset, net	327,632	-
Goodwill, net	164,473,179	167,766,065
Tradename, net	14,041,699	14,739,715
Note receivable	646,095	-
Deposits	346,362	139,293
Total assets	\$ 253,049,941	\$ 241,709,745
Liabilities and Members' Equity		
Ourse of Park PPP		
Current liabilities:	f 40.40F.040	Ф 40.0F0.0C0
Accounts payable and accrued liabilities	\$ 16,165,013	\$ 10,959,069
Current maturities of installment notes payable	3,339,770	2,228,570
Current maturities of long-term debt	957,000	957,000
Billings in excess of costs and estimated earnings	4 4 4 0 0 0 0	FF0 400
on contracts	1,140,006	558,483 540,077
Current maturities of contingent consideration	- 2.245	549,077
Income taxes payable	3,245	97,377
Short-term operating lease liability Short-term finance lease liability	844,755	-
Deferred revenues	120,629	1 111 017
Total current liabilities	1,067,974 23,638,392	1,144,847 16,494,423
Total Current habilities	23,036,392	10,494,423
Line of credit	2,500,000	5,000,00 0
Deferred income taxes	-	79,663
Contingent consideration, net of current maturities	1,114,05 0	50,641
Installment notes payable, net of current maturities	7,236,905	3,878,942
Long-term debt, less current maturities and unamortized	407 000 540	00 445 700
deferred loan costs	107,808,512	92,115,700
Long-term operating lease liability	6,812,669	-
Long-term finance lease liability Total liabilities	230,656 149,341,184	117,619,369
Commitments and contingencies (Notes 9, 10, 11, 12, 14 and 17)	170,071,107	111,010,000
		404.000.000
Members' equity	103,708,757	124,090,376
Total liabilities and members' equity	\$ 253,049,941	\$ 241,709,745

Consolidated Statements of Operations
For the year ended December 31, 2022 (Successor),
for the period from December 30, 2021 through December 31, 2021 (Successor),
and the period from January 1, 2021 through December 29, 2021 (Predecessor)

		Succe		Predecessor				
	December 31, 2022		Dece	eriod from mber 30, 2021 through		Period from nuary 1, 2021 through		
			Dece	mber 31, 2021	Dec	ember 29, 2021		
Contract revenues – installation and construction	\$	49,959,628	\$	121,604	\$	46,909,109		
Landscape maintenance contracts revenue		116,167,932		113,151		74,067,582		
Total revenues		166,127,560		234,755		120,976,691		
Cost of contract revenues		37,167,331		74,196		32,532,463		
Cost of revenues – landscape maintenance contracts		64,029,853		62,945		43,681,254		
Total cost of revenues		101,197,184		137,141		76,213,717		
Gross profit		64,930,376		97,614		44,762,974		
Operating expenses:								
Salaries and wages		13,571,708		91,899		10,392,597		
Depreciation and amortization		28,082,157		149,861		8,636,522		
General, administrative and other shop expenses		37,000,150		366,579		24,814,568		
Total operating expenses		78,654,015		608,339		43,843,687		
Operating (loss) income		(13,723,639)		(510,725)		919,287		
Financial expense (income):								
Interest expense		9,468,672		41,379		2,482,400		
PPP loan forgiveness		-		-		(7,636,900)		
Total financial expense		9,468,672		41,379		(5,154,500)		
(Loss)/income before income tax								
benefit		(23,192,311)		(552,104)		6,073, 78 7		
Income tax benefit		(63,794)		-		(22,353)		
Net (loss) income	\$	(23,128,517)	\$	(552,104)	\$	6,096,140		

Consolidated Statements of Changes in Members' Equity
For the year ended December 31, 2022 (Successor),
for the period from December 30, 2021 through December 31, 2021 (Successor),
and the period from January 1, 2021 through December 31, 2021 (Predecessor)

Balance, December 30, 2021 (successor period) Application of push down accounting Capital contributions Net loss	\$	- 124,320,473 322,007 (552,104)
Balance, December 31, 2021 (successor period)	\$	124,090,376
Equity based compensation		2,746,898
Net loss		(23,128,517)
Balance, December 31, 2022 (successor period)	_\$_	103,708,757
Balance December 31, 2020 (predecessor period)	\$	15,796,299
Net income		6,096,140
Capital contributions		3,706,604
Distributions		(2,535,000)
Balance, December 29, 2021 (predecessor period)	•	23,064,043

Consolidated Statements of Cash Flows
For the year ended December 31, 2022 (Successor),
for the period from December 30, 2021 through December 31, 2021 (Successor),
and the period from January 1, 2021 through December 29, 2021 (Predecessor)

		Successor			
			Period from	Period from	
	Ye	ar ended	December 30,	January 1, 2021	
	Dec	ember 31,	2021 through	through	
		2022	December 31,	December 29,	
			2021	2021	
Cash flows from operating activities:					
Net (loss) income	\$ ((23,128,517)	\$ (552,104)	\$ 6,096,140	
Adjustments to reconcile net (loss) income to net cash					
provided by operating activities:					
Depreciation and amortization		28,040,220	149, 86 1	8,636,522	
Equity based compensation expense		2,746,898	-	-	
Amortization of right of use asset operating leases		1,277,287	-	-	
Amortization of right of use asset finance leases		41,937	-	-	
Forgiveness of PPP Loan		-	_	(7,636,900)	
Accrued payment-in-kind interest on subordinated				, , ,	
notes payable		-	_	479,551	
Amortization of deferred loan costs		649,812	_	80,997	
Loss on disposal of property and equipment		602,662	_	(64,083)	
Changes in the estimated fair value of		002,002		(01,000)	
contingent consideration		764,332	_	(189,524)	
Measurment period adjustment		2,309,046	_	(100,024)	
Deferred income taxes		(79,663)		(130,196)	
Changes in operating assets and liabilities:		(73,003)	_	(130,190)	
(Increase) decrease in:					
Accounts and other receivables, and		(0.040.740)	(00,000)	(4.455.400)	
contract assets		(8,318,742)	(89,608)	(1,455,420)	
Cost and estimated earnings in excess of			(0. ==0)		
billings on contracts		(1,178,899)	(8,553)	1,412, 73 6	
Inventories		(156,947)	(4,960)	(382,498)	
Prepaid expenses		1,285,009	793,719	(468,417)	
Deposits		(207,069)	-	-	
Increase (decrease) in:					
Accounts payable and accrued liabilities		5,177,730	285,833	1,686,306	
Billings in excess of costs and earnings on contracts		581,523	10,814	(305,611)	
Deferred revenues		(76,873)	12, 30 8	767,273	
Operating lease liabilities		(1,180,930)	-	-	
Finance lease liabilities		75,295	-	-	
Other long-term liabilities		-	-	(977,266)	
Income taxes payable		(94,132)	-	(13,521)	
Net cash provided by operating activities		9,129,979	597,310	7,536,089	
Cash flows from investing activities:					
Business acquisitions, net of cash acquired	((18,159,136)	-	(13,138,412)	
Purchases of property and equipment	`	(2,237,571)	_	(4,775,169)	
Acquisition of Juniper Landscaping Holdings, LLC		. , ,- ,		(, =, =)	
net of cash acquired		_	(90,658,504)	_	
Proceeds from disposals of property and equipment		245,977	(55,000,004)	197,335	
Issuance of note receivable		(663,917)	_	-	
Collection on note receivable		17,822	_	_	
Net cash used in investing activities		(20,796,825)	(00 650 504)	(17.716.246)	
Het cash used in investing activities		20,130,023)	(90,658,504)	(17,716,246)	

(Continued)

Consolidated Statements of Cash Flows (Continued)
For the year ended December 31, 2022 (Successor),
for the period from December 30, 2021 through December 31, 2021 (Successor),
and the period from January 1, 2021 through December 29, 2021 (Predecessor)

	Successor			Р	Predecessor	
			Period from	F	Period from	
	Y	ear ended	December 30,	Jar	nuary 1, 2021	
	De	ecember 31,	2021 through		through	
		2022	December 31,	De	ecember 29,	
			2021	ــــــ	2021	
Cash flows from financing activities:						
Member distributions	\$	-	\$ -	\$	(2,535,000)	
Contributions from members		-	322,007		3,706,604	
Payment of contingent consideration		(250,000)	-		(207,258)	
Proceeds from long-term debt		16,000,000	93,072,700		-	
Payments on long-term debt		(957,000)	-		(1,345,727)	
Payments of letters of credit		(5,000,000)	-		-	
Proceeds from line of credit		2,500, 00 0	5,000,000		-	
Repayments of finance leases		(93,579)	-		-	
Payments on installment notes payable		(2,892,401)	(11,124)		(559,822)	
Net cash provided by (used in)						
financing activities		9,307,020	98,383,583		(941,203)	
Net (decrease) increase in cash		(2,359,826)	8,322,389	(11,121,360)	
					_	
Cash:						
Beginning of period		8,322,389	-		13,857,563	
End of period	\$	5,962,563	\$ 8,322,389	\$	2,736,203	
Supplemental schedule of cash flow information:						
Cash paid for interest	\$	8,488,208	\$ -	\$	1,322,441	
Cash paid for income taxes	\$	-	\$ -	\$	121,365	
Operating lease right of use assets (Adoption of ASU No.2016-02)	\$	6,476,494	\$ -	\$	-	
Operating lease liabilities (Adoption of ASU No.2016-02)	\$	6,476,494	\$ -	\$	_	
Finance lease right of use assets (Adoption of ASU No.2016-02)	\$	172,515	\$ -	\$	_	
Finance lease liabilities (Adoption of ASU No.2016-02)	\$	245,989	\$ -	\$	_	
(*	,	•	Ť		
Supplemental schedule of noncash investing						
and financing activities:						
Equity contributed by Juniper Group Acquisition, LLC						
under push down basis of accounting	\$	-	\$ 124,320,473	\$	-	
Equipment acquired under installment notes payable	\$	7,361,564	\$ -	\$	3,400,404	
Contingent consideration related to business acquisition	\$	-	\$ -	\$	789,241	

Juniper Group Acquisition LLC and Subsidiaries

(A Limited Liability Company)

Consolidated Financial Report December 31, 2023



Independent Auditor's Report

RSM US LLP

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

Opinion

We have audited the consolidated financial statements of Juniper Group Acquisition LLC and its subsidiaries (the Company), which comprise the consolidated balance sheets as of December 31, 2023 and 2022, the related consolidated statements of operations, changes in member's equity and cash flows for the years then ended, and the related notes to the consolidated financial statements (collectively, the financial statements).

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Company as of December 31, 2023 and 2022, and the results of their operations and their cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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In performing an audit in accordance with GAAS, we:

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

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

RSM US LLP

Tampa, Florida May 24, 2024

Consolidated Balance Sheets December 31, 2023 and 2022

THE THE PROPERTY OF THE PROPER		2023	···········	2022
Assets				
Current assets:				
Cash	\$	7,839,884	\$	5,962,563
Accounts and other receivables, net		25,834,919		22,546,107
Contract assets		3,744,353		1,185,084
Costs and estimated earnings in excess of billings				
on contracts		8,777,764		3,840,005
Inventories		1,583,315		1,661,366
Prepaid expenses and other current assets		3,038,439		1,236,701
Total current assets		50,818,674		36,431,826
Property and equipment, net		27,532,290		29,222,081
Operating lease right-of-use assets, net		9,067,299		7,561,067
Finance lease right-of-use assets, net		5,164,350		327,632
Goodwill, net		156,706,858		164,473,179
Tradenames, net		13,677,324		14,041,699
Note receivable		584,534		6 4 6,095
Deposits		535,440		346,362
Total assets		264,086,769	\$	253,049,941
Liabilities and Member's Equity				
Current liabilities:				
Accounts payable and accrued liabilities	\$	24,678,033	\$	16,165,013
Deferred revenues		1,131,005		1,067,974
Billings in excess of costs and estimated earnings				
on contracts		1,751,061		1,140,006
Current portion of contingent consideration		489,050		
Current portion of operating lease liabilities		1,915,515		844,755
Current portion of finance lease liabilities		1,240,527		120,629
Income taxes payable		3,245		3,245
Current portion of installment notes payable		4,227,243		3,339,770
Current portion of long-term debt	,	1,323,500		957,000
Total current liabilities		36,759,179		23,638,392
Line of credit		2,500,000		2,500,000
Contingent consideration, net of current portion		2,850,000		1,114,050
Operating lease liabilities, net of current portion		7,346,592		6,812,669
Finance lease liabilities, net of current portion		4,031,365		230,656
Installment notes payable, net of current portion		7,285,214		7,236,905
Long-term debt, net of current portion and unamortized				
deferred loan costs	***************************************	126,109,460		107,808,512
Total liabilities		186,881,810		149,341,184
Commitments and contingencies (Notes 14 and 15)				
Member's equity	•	77,204,959		103,708,757
Total liabilities and member's equity	\$	264,086,769	\$	253,049,941

Consolidated Statements of Operations Years Ended December 31, 2023 and 2022

	2023	2022
Landscape maintenance contracts revenue	\$ 135,105,820	\$ 116,167,932
Contract revenues—installation and construction	78,662,838	49,959,628
Total revenues	213,768,658	166,127,560
Cost of revenues—landscape maintenance contracts	79,153,571	64,029,853
Cost of contract revenues	56,371,755	37,16 7 ,331
Total cost of revenues	135,525,326	101,197,184
Gross profit	78,243,332	64,930,376
Operating expenses:		
Salaries and wages	17,552,921	13,571, 7 08
Depreciation and amortization	30,611,491	28,082,157
General, administrative and other shop expenses	45,394,082	37,000,150
Total operating expenses	93,558,494	78,654,015
Operating loss	(15,315,162)	(13,723,639)
Financial expense:		
Interest expense	15,527,692	9,468,672
Total financial expense	15,527,692	9,468,672
Loss before income tax benefit	(30,842,854)	(23,192,311)
Income tax benefit	·	(63,794)
Net loss	\$ (30,842,854)	\$ (23,128,51 7)

Consolidated Statements of Changes in Member's Equity Years Ended December 31, 2023 and 2022

Balance, December 31, 2021	\$ 124,090,376
Equity-based compensation	2,746,898
Net loss	(23,128,517)
Balance, December 31, 2022	103,708,757
Capital contributions	1,500,000
Distributions	(19,811)
Equity-based compensation	2,858,867
Net loss	(30,842,854)
Balance, December 31, 2023	\$ 77,204,959
	<u> </u>

Consolidated Statements of Cash Flows Years Ended December 31, 2023 and 2022

	 2023	 2022
Cash flows from operating activities:	 	
Net loss	\$ (30,842,854)	\$ (23,128,517)
Adjustments to reconcile net loss to net cash provided by		
operating activities:		
Depreciation and amortization	30,611,491	28,040,220
Loss on disposal of property and equipment	158,743	602,662
Equity-based compensation	2,858,867	2,746,898
Amortization of deferred loan costs	807,828	649,812
Changes in the estimated fair value of contingent consideration	-	764,332
Measurement period adjustment	(105,996)	2,309,046
Deferred income taxes	<u> </u>	(79,663)
Changes in working capital components:		
Accounts and other receivables	(147,682)	(8,359,529)
Contract assets	(2,559,269)	40,787
Costs and estimated earnings in excess of billings on contracts	(4,901,981)	(1,178,899)
Inventories	78,051	(156,947)
Prepaid expenses and other current assets	(782,511)	1,285,009
Operating lease right-of-use assets	1,572,037	1,394,519
Deposits	(189,078)	(207,069)
Accounts payable and accrued liabilities	6,189,512	5,177,730
Deferred revenues	63,031	(76,873)
Billings in excess of costs and estimated earnings on contracts	611,055	581,523
Operating lease liabilities	(1,473,586)	(1,180,930)
Income taxes payable	-	(94,132)
Net cash provided by operating activities	 1,947,658	9,129,9 7 9
Cash flows from investing activities:		
	(2 272 504)	(2.227.574)
Purchases of property and equipment	(2,372,501)	(2,237,571)
Business acquisitions, net of cash acquired Issuance of note receivable	(10,572,643)	(18,159,136)
Collection of note receivable	e4 E64	(663,917)
	61,561	17,822
Proceeds from disposals of property and equipment	 223,748	 245,977
Net cash used in investing activities	 (12,659,835)	 (20,796,825)
Cash flows from financing activities:		
Distribution to member	(19,811)	-
Borrowing from line of credit	5,500,000	2,500,000
Payments on line of credit	(5,500,000)	(5,000,000)
Payments on installment notes payable	(4,138,675)	(2,892,401)
Payments of deferred loan costs	(1,627,630)	-
Proceeds from long-term debt	20,476,750	16,000,000
Payments on long-term debt	(989,500)	(957,000)
Payment of contingent consideration	(625,000)	(250,000)
Payments on principal of finance lease liabilities	 (486,636)	(93,579)
Net cash provided by financing activities	 12,589,498	 9,307,020
Net increase (decrease) in cash	1,877,321	(2,359,826)

Consolidated Statements of Cash Flows (Continued) Years Ended December 31, 2023 and 2022

		2023		2022
Cash: Beginning	William Co.	5,962,563	."	8,322,389
Ending	\$	7,839,884	\$	5,962,563
Supplemental disclosure of cash flow information: Cash paid for interest	_\$	14,913,372	\$	8,488,208
Supplemental schedules of noncash investing and financing activities: Contingent consideration related to business acquisition	_\$	2,850,000	\$	
Due to sellers (holdback) issued in business acquisition as consideration	\$	1,607,911	\$	
Rollover equity issued in connection with business acquisitions	\$	1,500,000	\$	
Operating lease assets obtained in exchange for new operating lease liabilities in connection with business acquisitions	<u>\$</u>	1,134,677	\$	
Operating lease assets obtained in exchange for new operating lease liabilities	\$	1,943,592	\$	-
Finance lease assets obtained in exchange for new finance lease liabilities	\$	5,407,243	\$	
Equipment acquired under installment notes payable	\$	4,138,675	\$	7,361,564
Equity-based compensation	_\$	2,858,867	\$	2,746,898
Operating lease right-of-use assets (Adoption of ASU 2016-02)	\$		\$	6,476,494
Operating lease liabilities (Adoption of ASU 2016-02)	\$	5	\$	6,476,494
Finance lease right-of-use assets (Adoption of ASU 2016-02)	\$	-	\$	172,515
Finance lease liabilities (Adoption of ASU 2016-02)	_\$		\$	245,989

Juniper Group Acquisition LLC and Subsidiaries

(A Limited Liability Company)

Consolidated Financial Report December 31, 2024

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Independent Auditor's Report

RSM US LLP

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

Opinion

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

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

Basis for Opinion

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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In performing an audit in accordance with GAAS, we:

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

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

RSM US LLP

Tampa, Florida June 13, 2025

Consolidated Balance Sheets December 31, 2024 and 2023

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

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

	2024	2023
Landagana maintanana aasteesta	A 004 005 400	# 405 405 000
Landscape maintenance contracts revenue	\$ 201,065,182	\$ 135,105,820
Contract revenues—installation and construction	94,634,979	78,662,838
Total revenues	295,700,161	213,768,658
Cost of revenues—landscape maintenance contracts	112,649,480	79,153,571
Cost of contract revenues	73,489,673	56,371,755
Total cost of revenues	186,139,153	135,525,326
Total cost of levelides	100,139,133	133,323,320
Gross profit	109,561,008	78,243,332
Operating expenses:		
Salaries and wages	25,968,206	17,552,921
Depreciation and amortization	40,340,476	30,611,491
General, administrative and other shop expenses	75,682,562	45,394,082
Total operating expenses	141,991,244	93,558,494
Operating loss	(32,430,236)	(15,315,162)
Financial expense:	, 1	
Interest expense	21,079,283	15,527,692
Total financial expense	21,079,283	15,527,692
Loss before income tax expense	(53,509,519)	(30,842,854)
Income tax expense	46,962	<u> </u>
Net loss	\$ (53,556,481)	\$ (30,842,854)

See notes to consolidated financial statements.

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

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

See notes to consolidated financial statements.

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

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

(Continued)

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

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

See notes to consolidated financial statements.



SECTION G



Randal Park Community Development District c/o Government Management Services 219 East Livingston St Orlando, FL 32801

Attn: District Manager, Jarett Wright.

Subject: Landscape Management Proposal

OmegaScapes, Inc sincerely appreciates the opportunity to present this proposal for landscape maintenance services at Randal Park Community Development District.

OmegaScapes is a premier full-service provider of commercial grounds maintenance services in the Central Florida area. As a respected local industry professional, we have the good fortune of providing our services for some very prestigious customers in a variety of markets. It would be our pleasure to serve you as well.

We truly hope this information affords OmegaScapes your favorable consideration. Please feel free to review the enclosed proposal package and contact me should you have any questions, require additional information, or would like to schedule a meeting to review our submittal in more detail.

Our team of professionals are ready to begin our partnership with you and to exceed your expectations. The entire OmegaScapes team is looking forward to working with you.

Sincerely.

Jared Berryman VP of Operations



Who are we?

Omegascapes, Inc. is a full service, commercial landscape management company headquartered in Orlando, FL. We currently service all of Central Florida and are working our way into the Daytona, Ocala, and Tampa markets. Our services include landscape maintenance, irrigation services, fertilization and pest control, arbor care, and landscape improvements. Our focus is on properties with extensive landscapes that require a high level of detail and attention. Our promise is proactive landscape management with the highest level of customer service in the industry at the best value.

Where did we come from?

Our entire management team and ownership have all worked for the largest companies in our industry, and we feel that Omegascapes has blended the best qualities of a large operation with the benefits of a smaller, family owned business. It is becoming more and more evident that "bigger" isn't necessarily better in a landscape maintenance company. What really matters is "are you big enough". Our sister company, Lake Conway Landscaping, specializes in large scale commercial landscape development which is a nice compliment to Omegascapes' ability to manage those same types of landscapes. With both companies available to you, we have plenty of resources and "muscle" for whatever your needs may be.

What makes Omegascapes different?

The biggest difference is simple: We do what we promise... and we manage ourselves. Seems too simple, right? Well, what we have discovered by listening to prospective clients for the last five years is that this concept is sorely lacking in the industry. To be successful at this puts a lot of responsibility on us, though. It is much easier to over promise to make a sale... and then under deliver while having lots of excuses. I'm sure many of you have experienced this with other contractors. If we deal with the reality of the challenges and create and execute a plan of success based on achievable goals, we now become your partner and not just another contractor. Why? Because we have helped you and your property achieve the curb appeal that everyone said they could provide but didn't.

Why should you choose us?

The short answer is... because you are tired of the empty promises and failed executions. Omegascapes is fully committed to raising the bar in our industry one client at a time, one property at a time. We refuse to under bid a property like many of our competitors do just to close a sale. To properly manage a landscape on any given property takes the man-hours it takes *every single visit*. No company can magically do this consistently for less hours with a smaller crew at a cheaper price. We will dedicate the staff, equipment, and resources to your property to meet the expectations that were agreed upon. We will offer you proactive solutions, and a plan to get it done, and you won't have to chase us down and beg us to do it. If we discover that budgets are not ideal, we will offer the best plan possible that focuses on the priority areas first so your team, guests, and residents can see the improvements. Omegascapes will bring the right vision, the right plan, the right resources, and the right management to be successful.

We are different. We do what we promise. We make landscaping simplified.



Overview of Randal Park CDD approach

Omegascapes, Inc. has reviewed the RFP documents, understands the scope of work outlined, and has visited the site to do a full inspection of current conditions. Our approach to the services as described in the scope of services provided is to have an average full-time staff of 5 team members to service the property Monday through Thursday during the peak growing season. We will perform the regular mowing events on all areas during this time, and then detail 1/3 of the shrub beds entirely to meet the RFP scope of 17 times annually. Our team will be policing the entire property each week as well to inspect all areas.

In addition, we will have an irrigation technician on-site an average of 5 days each month to inspect the system as specified. Incidental repairs will be made during this time, while larger repairs will be estimated, approved, and scheduled to be completed within the district's timeframe. Fertilization and Pest Control services will be handled with monthly visits and applications to fulfill the specifications of the RFP. Reports for both services will be provided to the district as required.

Palm services will be performed <u>twice</u> per year, and mulch once per year as requested. Regular site inspections and walkthrough meetings with client will also occur as requested. Coordination with Irrigation Manager for regular inspections and for any landscape enhancements will be performed as specified to ensure plant material always has the proper water it needs to flourish.

The overall approach taken by Omegascapes is focused on a level of quality that will ensure the district's landscape is consistently healthy and aesthetic.

Site Inspection

Current landscape seems to be in reasonable to good health. We observed some malnutrition in shrubs and palms as well as minor weed infestation in certain areas. Some turf areas have common "hot spots" that are wilting due to seasonal temperatures. Mulch looks ok currently and turf appears mostly in good health.

Exclusions

Omegascapes is excluding "maintenance of hardscape — flatwork, columns, fences, and monuments" except for regular inspections, removal of debris created from our landscape services, and management of crack weeds. All other routine, structural, and chemical maintenance of these to be done by others. Omegascapes is also excluding all hardwood tree trimming above 12', however this can be provided on a proposal basis.



Approach to Pruning

Omegascapes uses best management practices for all pruning. This ensures that each plant species or cultivar is specifically cared for by its own individual needs. For shrubs, we will round edges as specified in scope. For palms, we will trim at 10 and 2 o'clock as specified. Tree trimming will be performed as specified as well. Ornamental grasses will be cut back each year in early spring.

Approach to Pest, Weed, and Disease

Control Turf and shrub applications will be on a rotating bi-monthly basis. This means we will be onsite each month inspecting the entire landscape and applying scheduled services. If we identify other issues, they will be addressed while on-site. This is a high level of attention we feel the property is needing. Herbicide in turf and shrub beds will be applied on regular intervals to promote minimal weed presence.

Approach to Maintenance of Hardscape

As mentioned above, Omegascapes is excluding all "maintenance of hardscape – flatwork, columns, fences, and monuments" beyond regular inspections, removal of debris created from our landscape services, and management of crack weeds. Structural and chemical maintenance of these to be done by others. However, the "doggie stations" are included in this bid to be changed once a week, as needed.

Irrigation System

Omegascapes will work closely with the District Irrigation Manager, carefully following the scope specified in the RFP. We have included one Irrigation tech, for 5 days each month for inspections of the district's irrigation system. Upon our initial property audit, and continuing each inspection, we will submit a written report clearly communicating the status and any concerns we have with the system, as well as a plan to correct if needed.

Staff Levels

An average of a 5-man crew for 42 weeks per year for mowing, and a partial crew 52 weeks for detail services, one irrigation tech, monthly pest control and fertilizer application cycles. Dedicated Account Manager available as needed in addition to regular managing of crew and support staff. Office management and administrative staff available as needed. Owner of company available as needed. Furthermore, our sister company Lake Conway Landscaping and all its staff, equipment, and resources are available as needed as well for larger installation projects.



Key OmegaScapes Personnel



Kevin Carmean is the owner of OmegaScapes and Lake Conway Landscaping. He obtained his bachelor's degree in Business Management from Rochester College, is a Licensed Irrigation Contractor and is FNGLA certified as a Horticultural Professional, Landscape Contractor and Technician. In his 25+ years in the industry, Kevin has been responsible for well over \$250 million in landscape installations. Prior to starting OmegaScapes and LCL, he worked for one of the world's largest landscape companies, successfully managing over 150 employees with an annual revenue exceeding \$30 million. The combination of Kevin's experience, management style and personality have allowed him to put together and maintain the best team of landscape professionals in the industry. Kevin@Omegascapes.com

407-930-6010

Fab Monsanto is a seasoned professional with over a decade of experience in the construction industry. Holding a degree in Business Management from DeVry University, Fab currently serves as the Accounting Manager at OmegaScapes, where she combines her financial expertise with industry knowledge to support operational growth and strategic decision-making. Known for her attention to detail and results-driven mindset, Fab plays a key role in streamlining processes and ensuring financial stability within the company.

Fab@OmegaScapes.com

407-730-3026





Jared Berryman is our Vice President of both companies, OmegaScapes and Lake Conway Landscaping. He has over 20+ years of industry experience. He has worked on several large projects in the Orlando area. Some of his previous and present projects around Central FL include Flamingo Crossings Housing East and West, Reunion Resort & Club of Orlando, Bella Collina, Celebration Point, numerous Hilton Resorts, Epic Universal Theme park and many more. Jared has a Bachelor of Science degree from the University of Florida in Environmental Horticulture, State of Florida Irrigation Specialty Contractor and Agriculture Best Management Practices certified. He also holds an OSHA 30 certification. Jared prides himself in attention to detail and this effort shows not only in the standards of our crews and managers, but also our responsiveness and the high quality of our projects.

Jared@OmegaScapes.com

407-516-3547





Nick Calderon is our Irrigation Manager with 10+ years of industry experience. Nick is an expert in large, complex irrigation systems and specializes in 2-wire central control systems. He is a seasoned operator & field technician, especially with 2-wire. He stays up to date with Florida Irrigation Society & Irrigation Association. Nick has a history of effectively managing multiple irrigation crews at once while producing quality irrigation systems. He oversees all OmegaScapes Irrigation Technicians.

Nick@OmegaScapes.com

407-450-5766

Chris Arnold Chris Arnold is our Operations Manager with 25 years in the industry. Prior to joining OmegaScapes, Chris worked for one of the largest landscape companies and was responsible for overseeing \$5 million in revenue on multiple sites. Chris managed very large projects, including Reunion Resort, Marriott, and Marriott timeshares resorts. Chris holds certifications with FNGLA, and a certification in BMP. Chris prides himself in leading his crews to provide the best customer satisfaction, attention to detail, and going above and beyond clients expectations for the properties.

Chris@OmegaScapes.com

407-883-5191





Shane Bradley is a Senior Account Manager with over 22 years landscape maintenance, irrigation, and enhancement experience. He helps train new Account managers, all while caring for his larger, highend properties himself. His main focus is on the best solutions possible to his clients, to provide them the most quality end product. Shane is very hands on with his crews and you will see him often with them on his properties.

Shane@Omegascapes.com

407-963-6598



Equipment To Be Used During Services



Ford Crew Cab Work Truck



Two-Cycle Machines



Backpack Sprayers



60" Mower



Commercial Spray Rig





Omegascapes Team Members and Labor Approach



- Highly visible safety vest or shirts with logo and PPE
- Professional appearance
- Minimum one crew member fluent in English and Spanish
- Property will be serviced weekly with an average of a 5 man crew each cycle, mowing entire property and detailing sections to break up the property into 1/3 increments, thus detailing the entire property every 3 weeks.
- 42 mowing cycles, 17 detail cycles
- High profile areas such as parks and common entryways inspected weekly,
 52 weeks a year.
- Typical crew is composed of 1 Foreman and 4 additional labor personnel.

Sample Monthly Irrigation Report

		JOB NAME:	JOB NAME:					
		JOB NUMBER:						
		DATE:						
OMEGASCAPE:	c	CONTROLLER:OF						
OMEGASCAPE.	.)	PAGE. OF	-					
Program A (current): MTWTFSS	Program B (current): MTW	TFSS Program C (current). M 7	WIFSS					
Program A (adjust): MTWTFSS	Program B (adjust): M T W T							
Program A Start time:	Program B Start time:	Program C Start time						
Zone Number			T					
Sprays/Rotors								
Run Times								
Straighten Heads								
ARC/Radius Adj								
Partial Clog								
Broken Head								
Rotor Not Rotating								
Leaking Head		ADLE)						
Broken Pipe	CEAL	APLE						
Broken riser	13							
Severe Clog								
Broken Nozzle								
Incorrect Nozzle								
4" to 6" Spray/Rotor								
6" to 12" Spray/Rotor								
Add 12" to Riser								
Raise Heads in Shrubs								
Raise Heads in Turf								
Relocate Heads								
Add Heads								
Valve Not Operating								
Maint. Damage								
Other								



Sample Monthly Pest Control and Fertilization Report



28th Street, Orlando, FL 32805 (407) 930-6010

info@OmegaScapes.com

Date:		Job Number:									
Material to be Treated:											
Time Arrival:	am/pm T	ime Departure:	am	pm Total	Time:						
Weeds or pest to be Treated											
	Tr	eatment Informa	ation								
Chemicals	EPA Reg. #	Rate/100 gal	Rate/1000 sq. ft.	Units	Total Used						
			=								
	6	AMP									
	-6										
Method of Control:JD9 _ Area Treated (sq. ft.)			TurfCo Vorte erature								
Technician notes and Servi		Weather/Temp	erature								
Technician notes and Servi	ce Details:										
Spray Operator:			Identif	ication #:							
Customer:											

Sample Property Evaluation Report

OMEGASCAPES	5

Property Evaluation

700 Ivaine.		•	Date:		
Manager:					
Overall Appearance	А	В	С	D	F
A. Turf Condition					
1) Grass cut at proper height					
2) Sprayed/trimmed around signs, poles, etc.					
3) Weed Control					
4) Edged					
5) Bare areas					
6) Disease or insect present		200	- Company		
B. Plant Material	The state of the s		E		
1) Pruned Properly	m RA	1			
2) Beds weeded or sprayed	S THE BEI	THE PERSON NAMED IN			
3) Beds edged					
4) Disease or insect presents					
5) Debris					
6) Dead or missing plant material					
C. Sidewalks, Driveways or Parking lots					
1) Blown					-
2) Dead or missing plant material					
3) Weed control					
D. Annual beds					
1) General Appearance					22
2) dead or missing plant material				-	
3) Weed control					
Comments:	~~		· · · · · · · · · · · · · · · · · · ·		

Completed by:		Manager:			

Exhibit "A"

Pricing Summary for

Randal Park Community Development District, Orlando FL

Core Services:

Grounds Maintenance: \$210,108 per year \$17,509 per month
Irrigation Maintenance: \$21,600 per year \$1,800 per month
Fertilization & Pest: \$34,920 per year \$2,910 per month

Total \$ 266,628 per year \$ 22,219 per month

Additional Services:

Mulch (total): \$41,280 per year \$3,440 per month

Palms-2x year (total): \$38,052 per year \$3,171 per month

Grand Total- \$ 345,960 per year \$ 28,830 per month



Exhibit "B"

Frequency Breakdown for

Randal Park Community Development District, Orlando FL

FUNCTION	J	F	M	A	M	J	J	A	S	0	N	D	TOTAL
MOWING (Zoysia)	2	2	3	4	4	5	4	5	4	4	3	2	42
MOWING (Bahia High Profile)	2	2	3	4	4	5	4	5	4	4	3	2	42
MOWING (ROW)	2	2	3	4	4	5	4	5	4	4	3	2	42
MOWING (Ponds Non-IRR)	2	2	2	2	3	4	4	4	3	2	2	2	32
HARD EDGING	2	2	3	4	4	5	4	5	4	4	3	2	42
BED EDGING	2	2	3	4	4	5	4	5	4	4	3	2	42
AIR BLOWING	2	2	3	4	4	5	4	5	4	4	3	2	42
WEED EAT/LINE TRIM	2	2	3	4	4	5	4	5	4	4	3	2	42
SHRUB TRIM (every 3 weeks)	1	1	1	1	1	1	1	1	1	1	1	1	17
SPRAY/PULL WEEDS	1	1	1	1	1	1	1	1	1	1	1	1	12
CRAPE MYRTLE PRUNING	0	1	0	0	0	0	0	0	0	0	0	0	1
ONSTIE POLICING- 52 WEEKS	4	4	4	4	4	5	4	5	4	4	4	5	52
PALM / ARBOR CARE	0	0	1	0	0	0	0	0	1	0	0	0	2
ZOYSIA CHEM/FERT	1	1	1	1	1	1	1	1	1	1	1	1	12
SHRUB CHEM/FERT	0	1	0	1	0	1	0	1	0	1	0	1	6
ANNUALS	1	0	0	1	0	0	1	0	0	1	0	1	4
IRRIGATION CHECK	1	1	1	1	1	1	1	1	1/	1	1	1	12
MULCH – 860 yards	0	0	0	0	1	0	0	0	0	0	0	0	1

CORPORATE INFORMATION

OmegaScapes, Inc.

Physical Location:

4954 N. Apopka Vineland Road Orlando, FL 32805

Office: (407)930-6010 -

www.OmegaScapes.com

Incorporation: Florida - May 2015

FEIN: 47-4138224

License / Certification

- FNGLA Certified Landscape Contractor
- Irrigation State of FL license holder
- Lawn and Ornamental Pest Control
- WaterStar Certified in Florida
- Applicable city and county occupational licenses.

Insurance

- General Liability \$2,000,000 each occurrence
- Umbrella \$5,000,000
- Auto \$1,000,000
- Workers Compensation \$1,000,000 (Certificate of Insurance available upon request)



Current Project Reference



Storey Park CDD Orlando, FL

Services Provided: Full service, turfcare and ornamental maintenance, including mulch, and palms trimmed yearly. Irrigation checks monthly are also included. Miles of roadway and sidewalks make up this beautiful sprawling landscape. Project Value over \$500,000 per year.



Reference contact: Alan Scheerer, phone:407-398-2890 Email: acheerer@gmscfl.com



Current Project Reference



Flamingo Crossing East & West Orlando, FL

Services Provided: High end, resort style community for the Disney internship program. This is a 52 week per year maintenance contract and everything is included, complete with a full time maintenance staff. Project value over \$1.2M per year.



Reference Contact: Maria Mella, phone 321-201-5573 Email: mmella@americancampus.com





Current Project Reference

Hilton Grand Vacations Club- Sea World Orlando, FL

Services Provided: Another high-quality resort project. We have had this contract for over 5 years and client is beyond happy with our work. Full service, landscape and onsite team, dedicated 52 weeks per year including all weekends. Project Value over \$350,000 per year.





Reference Contact: Abed Ereikat, phone 407-387-1301 Email: abed.ereikat@hgv.com

	Omega Proje	ct List	August 2025		Billed:							
Job#	Job Name	Client/Owner	Monthly \$	Contract \$	Contract Expires	Next Increase	Term Months	Auto	Renewal %	Billing Email		
					Shane							
Est.	Storey Park CDD - Base; Phase L1 & L2; Phase I Partial & Phase K	Storey Park CDD	\$42,240.56	\$506,886.68	9/30/2027	10/1/2025	36	NO	Year 1: \$506,886.68 Year 2: \$522,093.30 Year 3: \$537,756.10	tviscarra@gmscfl.com		
					9/1/2024-			110	70017.00.20	theiconteaminvoices@payableslockbox.com cc:		
188	Storey Park HOA	Storey Park HOA	\$33,545.98	\$402,551.76	8/31/2025	9/1/2025	12	Yes	3%	jmullins@theiconteam.com		
189	Storey Park Clubhouse	Storey Park Clubhouse LLC	\$4,097.73	\$49,172.76	7/31/22 - 8/1/23	9/1/2025	12	Yes	3%	theiconteaminvoices@payableslockbox.com cc: Rblack@theiconteam.com		
	Storey Park Club (Amenity Center)	True Club Management	\$1,101.07	\$13,212.84	11/21/2022		12	NO	3%	trooninvoices@payableslockbox.com cc: jmullins@theiconteam.com		
Est.	The Dahlia	The Dahlia	\$13,736.00	\$125,790.00	12/31/2025		12	No		thedahllamanager@epochonsite.com		
Est.	Integra Heritage Apartments	Integra Heritage	\$7,167.50	\$86,010.01	9/17/2025	9/18/2025	12	Yes	5%			
-			\$101,888.84	\$1,183,624.05	1		-					
-					Juan		1					
Est.	Flamingo Crossing	ACC OP DCP LLC	\$91,665.00	\$1,099,980.00	11/9/2024 - 11/8/2025	11/8/2025	12	No		invoices@americancampus.com		
Est.	Urban Air	Hamlin Retail Partners	\$2,949.92	\$47,548.92	12/31/2025	1/1/2026	7			Pschumacher@boyddev.com		
Est.	Hamlin at Silverleaf POA North	Boyd Development	\$6,640.41	\$103,972.32	12/31/2025	1/1/2026	12	No		Pschumacher@boyddev.com		
Est.	Hamlin at Silverleaf POA South	Boyd Development	\$9,299.78	\$120,859.18	12/31/2025 12/1/23 -	1/1/2026	12	No		Pschumacher@boyddev.com		
	Rave Commercial Hamlin	Rave Commercial	\$3,220.94	\$38,651.32	11/30/2024	12/1/2025	12	Yes	5%	billing@ravecommercial.com		
Est.	Hamlin Pediatric Dentistry	MT Hamlin LLC	\$835.80	\$10,029.60	4/1/2024 - 3/31/2025	4/1/2026	12	Yes	5%	drmatt@windermeredentist.com		
	N		\$114,611.85	\$1,421,041.34	leff H.							
	Lennar	Lennar	Varies	\$39,780.00	ен п.		1			May.Afroze@Lennar.com		
	20,000	Leima	varies	\$33,700.00	, , , , , , , , , , , , , , , , , , , 					nicki.sheyka@premiermgmtcfl.com;		
	Huntington Pointe HOA	Premier Assoc. Management	\$6,759.37	\$81,112.44	9/1/22 - 12/31/23	1/1/2026	12	Yes	5%	premiermgmtcflinvoices@payableslockbox.com; dhill.huntingtonpointehoa@gmail.com		
	Vistas at Waters Edge Homeowners Association, Inc.	Premier Assoc. Management	\$9,735.08	\$116,820.90	9/1/22 - 12/31/2023	1/1/2026	16	Yes	5%	premiermgmtcflinvoices@payableslockbox.com		
	Ashebrook Community	Ashebrook Homeowners Assoc.	\$3,116.33	\$37,395.92	9/1/22 - 12/31/23	1/1/2026	12	Yes	5%	Jeff@homecfl.com		

					Print -					
					LETE					premiermgmtcflinvoices@payableslockbox.com :
1					Latin V					Julia.Casanova@premiermgmtcfl.com;
					9/1/2022 -					patrick.dume@premiermgmtcfl.com:
10.40	Royal Legacy Estates HOA	Premier Assoc. Management	\$7,130.97	\$85,571.64	12/31/2023	1/1/2026	12	Yes	5%	glbwd@att.net
					9/1/2022-					
	Heritage Commons Townhomes	Leland Management	\$6,343.79	\$76,125.42	12/31/2023	1/1/2026	12	Yes	5%	vamatucci@lelandmanagement.com
					9/1/2022-					
	Lake Doe Reserve	Specialty Management	\$1,537.77	\$18,453.20	12/31/2023	1/1/2026	12	Yes	5%	invoices@greatcommunities.com
					2.1.25 -					
Est.	Celebration Pointe Plaza	Celebration Pointe, LLC	\$16,650.00	\$179,400.00	10.14.25	10.15.25	12	Yes	5%	Laura@Unicorp.com Holly@Unicorp.com
182	Fountains West Plaza	Westwood Financial	\$3,477.83	\$41,733.86	9/30/2022	10/1/2025	12	Yes	3%	westfin@avidbill.com
					1175				100	
		HRP Maitland c/o Retail			1/1/2025 -		No.		175	
Est.	Trelago Marketplace	Planning Corp	\$5,501.10	\$66,013.23	12/31/2025	1/1/2026		No		rpcinv@retailplanningcorp.com
					3.15.24 -					Management of the second of th
	PIX Seminole SJ Apts (Afton Palms)	NRP Group	\$8,415.01	\$100,980.16	12.31.24	3/14/2025	12	No		hfisher@nrpgroup.com
								1.0		mistic empgroup.com
184	Windsor Square HOA	HomeRiver Group	\$3,687.60	\$44,251.20	10/31/2026	11/1/2025	12	yes	5%	snicholson@homeriver.com
	Ascend Sand Mine POA	DRHR Property Mgmt	\$3,887.02	\$46,644.34	TBD	11/1/2023	12	yes	376	mwkemp@drhorton.com
	Ascend Sand Mine Community	DRHR Property Mgmt	\$8,615.00	\$103,380.22	TBD			-	-	mwkemp@drhorton.com
				\$1,037,662.53	15-			1	1	mwkempto dinorton.com
					David		-			
					7/1/22 -					
	Hilton Vacation Club - Sea World	Hilton Grand Vacation Club	\$67,153.74	\$349,800.00	9/30/2025					myahn@sunscapeconsulting.com
123	Daniels Manufacturing	Daniels Manufacturing Corp.	\$3,293.85	\$39,526.20	2/29/2024	11/1/2025	12	Yes	5%	johnk@dmctools.com
Est.	Vintage Lake Mary	Vintage Sanford Owner, LLC	\$5,604.01	\$67,248.12	6/30/2024	7/1/2026	12	Yes	5%	
Est.	Admiral Point	Sentry Management	\$3,198.61	\$38,383.32	6/30/2024	7/1/2026	12	Yes	3%	dgcovey@cfl.rr.com
186	Academy Apartments	Cagan Mgmt Group	\$10,210.88	\$122,530.63	7/31/2022	8/1/2025	12	Yes	3%	cshields@cagan.com
Est.	Ascend Waterleigh Village Apts	DHIC - Waterleigh LLC	\$8,798.99	\$105,587.88	11/1/2024	11/1/2025	12	Yes	5%	dhicinvoices@realpage.com
	Clermont Vue	Brandon Carter	\$700.00	¢9.400.00	TDD					
	Cicinioni vae	Diangon Carter	\$700.00	\$8,400.00	TBD		-	No		Invoices@carter-carter net
	Altis Twin Lakes	Altis Grand at Twin Lakes	11,532.00	225,649.00	4/1/2025					myshp@cunccapaconculting and
Est.	DHIC - Ridgewood Lakes, LLC	Ascend Ridgewood Lakes Apts	\$8,240.00	\$98,880.00	11.30.2025	12/1/2025	12	Yes	5%	myahn@sunscapeconsulting.com mwkemp@drhorton.com
Est.	DHIC - Reunion Club, LLC	Ascend Reunion Crossing Apts	\$8,280.00	\$99,360.00	3.31.2026	4/1/2026	12	Yes	5%	mwkemp@drhorton.com
				\$1,155,365.15				1		THE THE PROPERTY OF THE PROPER
			, ,	+-,0,000.23	LCL					
	LCL Billing	Lake Conway Landscaping							est actions in	
			Manager Control	The second second		la benefit de la constitución de	Employed Co.			

Monthly (minus Lennar) Contract Total \$428,369.64 \$4,797,693.07

Randal Park Community Development District Landscape Fee Summary

Contractor: OmegaScapes, Inc.

Property: Randal Park CDD

Address: 4954 N. Apopka Vineland Rd

Address: 6200 Lee Vista Blvd, Suite 300

Orlando, FL 32818

Orlando, FL, 32822

Phone: 407-930-6010 Fax: none

Phone: 407-841-5524

Contact: Jared Berryman

Contact: Jarett Wright

Email: Jared@OmegaScapes.com

Email: jwright@gmscfl.com

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Turf Maintenance and Detailing (Component A) -	\$17,509.00	\$17,509.00	\$17,509.00	\$17,509.00	\$17,509.00	\$17,509.00	\$17,509.00	\$17,509.00	\$17,509.00	\$17,509.00	\$17,509.00	\$17,509.00	\$210,108.0
Turf Maintenance/Detailing/Communication/Staffing													
TURF CARE (Component B) Bahia/St Augustine/Zoysia	\$2,050.00	\$2,050.00	\$2,050.00	\$2,050.00	\$2,050.00	\$2,050.00	\$2,050.00	\$2,050.00	\$2,050.00	\$2,050.00	\$2,050.00	\$2,050.00	\$24,600.00
TREE/SHRUB CARE Includes OTC if Applicable (Component C) Tree/Shrub Fert/OTC/Drenching	\$860.00	\$860.00	\$860.00	\$860.00	\$860.00	\$860.00	\$860.00	\$860.00	\$860.00	\$860.00	\$860.00	\$860.00	\$10,320.00
IRRIGATION MAINT. (Component D) Imagation Inspections	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$21,600.00
ANNUAL CHANGES - (Component E.1)	[Count]			[Count]			[Count]			[Count]			\$0.00
Per Annual Pricing: BED DRESSING - Estimate mulch yds = 860 yards (Component E.2) Hardwood natural Per Yard Pricing					\$41,280.00								\$41,280.00
PALM TRIMMING 2x Per Year (Component E.3) Per Palm Price:					\$19,026.00					\$19,026.00			\$38,052.00
Palm counts: TOTAL FEE PER MONTH:	\$22,219.00	\$22,219.00	\$22,219.00	\$22,219.00	\$82,525.00	\$22,219.00	\$22,219.00	\$22,219.00	\$22,219.00	\$41,245.00	\$22,219.00	\$22,219.00	\$345,960
Fee Schedule with Extra Services	\$28,830.00	\$28,830.00	\$28,830.00	\$28,830.00	\$28,830.00	\$28,830.00	\$28,830.00	\$28,830.00	\$28,830.00	\$28,830.00	\$28,830.00	\$28,830.00	<u>a</u>
Fee Schedule Essential Services Only	\$22,219	\$22,219	\$22,219	\$22,219	\$22,219	\$22,219	\$22,219	\$22,219	\$22,219	\$22,219	\$22,219	\$22,219	3
Essential Services Mowing/Detailing/Irrigation/Fert and Pest	\$266,	628.00											
Extra Services Annual Changes, Palm Pruning, Mulch	\$79,5	332.00											
TOTAL	\$345,	960.00											

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT BASIC ORGANIZATION INFORMATION

DAT	TE SUBMITTED	August 6	,	2025					
1.	Proposer	Omegasca	pes, Inc.			/ / An Individual			
	[Compan	y Name]				/_/ A Limited Liability Company /_/ A Limited Liability Partnership /_/ A Partnership /_/ A Corporation /_/ A Subsidiary Corporation			
2.		Proposer Company Address:							
	Street Address	Street Address4954 N. Apopka Vineland Rd.							
	P.O. Box (if any)_								
	City Orlando		State	FL	_ Zip (Code 32818			
	Telephone 407-	930-6010	F	ax no	nor	ne			
	1st Contact Name _	Jared Berryman			Title _	VP of Operations			
	2nd Contact Name	Chris Arnold			Title	Operations Manager			
3.	Parent Company N	ame (if applicab	le)						
١.	Parent Company A	ddress (if differe	nt);						
	Street Address								
	P.O. Box (if any) _								
	City		State _		_ Zip C	Code			
	Telephone			Fax no.					
	1st Contact Name _				Title _				
	2nd Contact Name				Title				

P.O. Box (if any)	State _					
		FL				
Telephone407-930-6010			Zip Code	32818		
Telephone407-930-6010 1st Contact NameJared Berryman		Fax no.	none	Operations		
		Title	VP of 0			
If the Proposer is a corporation, is it ir	ncorpo	orated in th	ne State of	Florida?		
yes (X) (Proceed to Question 6.1) no () (Proceed to Question 6.2)						
6.1 If yes, provide the following:						
of Corporations? yes (X) If no, please explain		r.				
Date incorporated 5/28/2015 Charter No. P15000047715 6.2 If no, provide the following:						
The State in which Proposer is incorporated?						
Is the Company in good sta	Is the Company in good standing with that State? yes () no ()					
If no, please explain						
-						

Yes 7.1	() (Proceed to Question 7.1) No () (Proceed to Question 7.2)					
	If yes, is the Proposer registered with the Florida Department of State, Division					
	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:					
	Is the Proposer in good standing with that State? yes () no ()					

	If no, please explain	1					
contra	Proposer hold any re		es with the Stat	te of Florida applica			
3.1	If yes, provide the listed license (attach	following informat		one (1) photocopy			
	Type of registration State of Florida- Irrigation Specialty Contractor						
	License No SCC1	31151484 Ex	piration Date	8/31/2026			
	Qualifying individu	alJared Berrymar	n Title'	VP of Operations			
	List company(s) currently qualified under this license Lake Conway Landscaping of Orlando, Inc.						
8.2		andscaping of Orland	do, Inc.				
8.2	Lake Conway L Does the Proposer	andscaping of Orland hold any registration	do, Inc.	with Polk County a			
(3) yea	Does the Proposer to the contract? yes If yes, please list a e Proposer's total arms starting with the light	andscaping of Orland hold any registration () no (x) nd provide a photo nual dollar value of atest year and ending	ns or licenses copy of each	with Polk County a listed license or reg ted for each of the t current year			
List th (3) yea (2022)	Lake Conway L Does the Proposer to the contract? yes If yes, please list a e Proposer's total arms starting with the laters starting with the later starting with t	andscaping of Orland hold any registration (a) no (x) and provide a photo anual dollar value of atest year and ending (2023) \$5,229,366	ns or licenses copy of each f work comple g with the mos	with Polk County a listed license or regeted for each of the tourrent year \$5,356,208 .			
List th (3) yea (2022) What a	Does the Proposer to the contract? yes If yes, please list a e Proposer's total arms starting with the light	andscaping of Orland hold any registration (a) no (x) and provide a photo anual dollar value of atest year and ending (2023) \$5,229,366	ns or licenses copy of each f work comple g with the mos	with Polk County a listed license or regeted for each of the tourrent year \$5,356,208 .			

Note- Umbrella liability policy at \$5,000,000 also in effect.

	, please describe each violation, fine, and resolution
11.1	What is the Proposer's current worker compensation rating?93
11.2 more	Has the Proposer experienced any worker injuries resulting in a worker than ten (10) working days as a result of the injury in the past two years? yes () no (X)
If ves	, 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.

OmegaScapes, Inc.	By:
Name of Proposer	5).
This, 2025	-1-4/
	[Type Name and Title of Person Signing]
	(Apply Corporate Seal, if filing as a corporation)
State of Florida County of Plange	
JUN , 2025, by	cknowledged before me this Ath day of the personally known to me or who has produced as identification and who did (did not) take
JILLIAN LICHNER MY COMMISSION # HH 218875	Signature of Notary taking acknowledgment

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

AFFIDAVIT OF NON-COLLUSION

STATE OF	Florida	
COUNTY OF	Orange	
1	Jared Berryman	, do hereby certify that I have not
either directly	or indirectly, particip	ated in collusion or proposal rigging. Affiant is a
officer	in the firm of	OmegaScapes, Inc. , and
authorized to n	nake this affidavit on b	behalf of the same. I understand that I am swearing
		ness of the claims made in this affidavit and that the
		alse statement includes fines and/or imprisonment.
Dated this _29	day ofJuly	, 2025.
	3	Signature by authorized representative of Proposer
State of Flor	uda	
County of <u></u>	Ange.	
Omegas	2025, by	day of the o is personally known to me or who has produced as identification and who did (did not) take
an oath.		
1144		Signature of Notary taking acknowledgment
MY COMMISS	LICHNER ION # HH 218875 Inuary 23, 2026	James double wiedgillent

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

ACKNOWLEDGMENT OF RECEIPT OF DOCUMENTS AND PROPOSAL SIGNATURE FORM

	addiess	is 4954	[company] whos
Orlando, F	L 32818		
telephone number i	s <u>407-930-6010</u>	, and fax nur	mber is
truthful and accuration pricing information	ted nerein has be te. Proposer agree sixty (60) days f basis of this Prop	een provided in ees through subn from the date of the osal to enter into	v execution of this proposal, that all full and that such information in hission of this Proposal to honor all the Proposal opening, and if awarded and execute the services contract in tents.
the Proposer to confor work for the Rar	stitute good caus ndal Park Commu	that the District te for denial, sus unity Developmen	eceint of the following addonds, the
Addendum No	1	dated	July 24, 2025
Addendum No	2	dated	July 30, 2025
Addendum No.	2	dated	July 30, 2025
Addendum No.	2	dated	July 30, 2025
Addendum NoAddendum No	2	dated dated dated	July 30, 2025



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 07/28/2025

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

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

PRODUCER		CONTACT Erica Livengood			
Closson Insurance Agency, LLC		PHONE (A/C, No, Ext): (407) 898-2211 FAX (A/C, No): (41	07) 898-1850		
1201 S. Orlando Avenue		E-MAIL ELivengood@clossoninsurance.com			
Suite 200		INSURER(S) AFFORDING COVERAGE	NAIC#		
Winter Park	FL 32789	INSURER A: Arch Insurance Company	11150		
INSURED		INSURER B: Travelers Insurance Co			
Omegascapes, Inc.		INSURER C : INSURER D :			
4954 N. Apopka Vineland Road					
		INSURER E:			
Orlando	FL 32818	INSURER F:			
COVERAGES CERTIF	ICATE NUMBER: 06.03.25	REVISION NUMBER:			

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. ADDL SUBR INSD WVD POLICY EFF (MM/DD/YYYY) TYPE OF INSURANCE POLICY NUMBER LTR LIMITS COMMERCIAL GENERAL LIABILITY 1,000,000 EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) CLAIMS-MADE X OCCUR 300,000 10,000 MED EXP (Any one person) ZAGLB1045200 06/03/2025 05/01/2026 1,000,000 PERSONAL & ADV INJURY S 2,000,000 GEN'L AGGREGATE LIMIT APPLIES PER: GENERAL AGGREGATE S POLICY X PRO-2,000,000 PRODUCTS - COMP/OP AGG S OTHER: Desig Cost Pro Agg \$ 5,000,000 COMBINED SINGLE LIMIT **AUTOMOBILE LIABILITY** \$ 1,000,000 ANY AUTO × BODILY INJURY (Per person) OWNED SCHEDULED ZACAT9331700 06/03/2025 05/01/2026 BODILY INJURY (Per accident) AUTOS ONLY HIRED AUTOS NON-OWNED PROPERTY DAMAGE (Per accident) AUTOS ONLY AUTOS ONLY PIP-Basic \$ 10,000 × UMBRELLA LIAB \$ 5,000,000 OCCUR EACH OCCURRENCE EXCESS LIAB CUP-B397376A-25-NF 06/03/2025 05/01/2026 CLAIMS-MADE 5,000,000 **AGGREGATE** 10,000 DED | RETENTION \$ WORKERS COMPENSATION X PER STATUTE AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) 1,000,000 E.L. EACH ACCIDENT N Y ZAWCI1051500 NIA 06/03/2025 05/01/2026 1,000,000 E.L. DISEASE - EA EMPLOYEE S If yes, describe under DESCRIPTION OF OPERATIONS below 1,000,000 E.L. DISEASE - POLICY LIMIT

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

Randal Park Community Development District is included as additional insured regarding the General Liability as required by contract per policy forms CG2010 12/19 and CG2037 12/19. Coverage is Primary & Non-Contributory per policy form CG 2001 12/19. A Blanket Waiver of Subrogation applies to the General liability per policy form CG2404 12/19. Blanket Additional Insured status and Waiver of Subrogation applies to the Auto liability per attached policy form. A Blanket Waiver of Subrogation applies to the Workers Compensation per attached policy forms. The Umbrella is follow form of the underlying General Liability, Auto Liability and Workers Compensation.

CERTIFICATE HOLDER			CANCELLATION
	Randal Park CDD Attn: District Manager 219 East Livingston Street		SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	210 Edst Ettingston Ottoot		AUTHORIZED REPRESENTATIVE
	Orlando	FL 32801	AH)

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY. ADDITIONAL INSURED - BLANKET

This endorsement modifies insurance provided under the following:

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

Under Covered Autos Liability Coverage, the Who is An Insured provision is amended to include as an "insured" the person or organization who is required under a written contract to be included as an "insured" under this policy, but only with respect to their legal liability for your acts or omissions or the act or omissions of a person for whom Covered Autos Liability Coverage is afforded under this policy.

All other terms and conditions of this policy remain unchanged.

Endorsement Number:

Policy Number: ZACAT9331700

Named Insured: OMEGASCAPES, INC.

This endorsement is effective on the inception date of this Policy unless otherwise stated herein:

Endorsement Effective Date: 6/3/2025

PRIMARY AND NONCONTRIBUTORY – OTHER INSURANCE CONDITION

This endorsement modifies insurance provided under the following:

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

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by the endorsement.

A. The following is added to the Other Insurance Condition in the Business Auto Coverage Form and the Other Insurance – Primary And Excess Insurance Provisions in the Motor Carrier Coverage Form and supersedes any provision to the contrary:

This Coverage Form's Covered Autos Liability Coverage is primary to and will not seek contribution from any other insurance available to an "insured" under your policy provided that:

- Such "insured" is a Named Insured under such other insurance; and
- You have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to such "insured".

B. The following is added to the **Other Insurance** Condition in the Auto Dealers Coverage Form and supersedes any provision to the contrary:

This Coverage Form's Covered Autos Liability Coverage and General Liability Coverages are primary to and will not seek contribution from any other insurance available to an "insured" under your policy provided that:

- Such "insured" is a Named Insured under such other insurance; and
- You have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to such "insured".

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US (WAIVER OF SUBROGATION)

This endorsement modifies insurance provided under the following:

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

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by the endorsement.

This endorsement changes the policy effective on the inception date of the policy unless another date is indicated below.

Mamad	Insured	١.
Nameu	moured	١.

Endorsement Effective Date:

SCHEDULE

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

ANY PERSON OR ORGANIZATION WHERE WAIVER OF OUR RIGHT TO RECOVER IS PERMITTED BY LAW & IS REQUIRED BY WRITTEN CONTRACT PROVIDED SUCH CONTRACT WAS EXECUTED PRIOR TO DATE OF LOSS.

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

The Transfer Of Rights Of Recovery Against Others To Us condition does not apply to the person(s) or organization(s) shown in the Schedule, but only to the extent that subrogation is waived prior to the "accident" or the "loss" under a contract with that person or organization.

(Ed. 4-84)

POLICY NUMBER: ZAWCI1051500

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

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

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

Schedule

ANY PERSON OR ORGANIZATION WHERE WAIVER OF OUR RIGHT TO RECOVER IS PERMITTED BY LAW AND IS REQUIRED BY WRITTEN CONTRACT PROVIDED SUCH CONTRACT WAS EXECUTED PRIOR TO DATE OF LOSS.

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated. (The information below is required only when this endorsement is issued subsequent to preparation of the policy.)

Endorsement Effective 06/03/2025

Policy No. ZAWCI1051500

Endorsement No.

Insured OMEGASCAPES, INC.

Insurance Company ARCH INSURANCE COMPANY

Premium INCL.

DATE OF ISSUE: 06-02-25

Countersigned By

WC 00 03 13 (Ed. 4-84)

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Policy Number ZAGLB1045200

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

PLEASE F	READ IT CAREFULLY.
COMMON POLIC	CY CHANGE ENDORSEMENT
	Endorsement No. 001
	RANCE COMPANY
Named Insured Omegascapes, Inc.	Effective Date: 06-03-25
Agent Name CLOSSON INSURANCE AGEN	12:01 A.M., Standard Time ICY, LLC Agent No. 45874
This endorsement will not be used to decrease co	overages increase rates or deductibles or alter any terms or
conditions of coverage unless at the sole request of the	he insured.
COVERAGE PART INFORMATION — Coverage parts a	affected by this change as indicated by x below.
Commercial Property	
X Commercial General Liability	NO CHARGE
Commercial Crime	
Commercial Inland Marine	
The following item(s):	
Insured's Name	Insured's Mailing Address
Policy Number	Company
Effective/Expiration Date	Insured's Legal Status/Business of Insured
Payment Plan	Premium Determination
Additional Interested Parties	Coverage Forms and Endorsements
Limits/Exposures	Deductibles
Covered Property/Location Description	Classification/Class Codes
Rates	Underlying Exposure/Insurance
is (are) changed to read {See Additional Page(s)}	
	a a
	DED: CATION OR PER PROJECT AGGREGATE LI
ALL OTHER TERMS AND CONDITIONS RE	
APP OTUEV TEVES WAS CONDITIONS VE	MAIN THE SAME
The characteristic party was the party in the party	******** *. ******
The above amendments result in a change in the prem	ot include taxes and surcharges.
	tional NO CHARGE ReturnNO CHARGE
	Surcharge Changes
Additional	Return
200000000000000000000000000000000000000	
Countersigned By:	
	AUTHORIZED AGENT

PER LOCATION OR PER PROJECT AGGREGATE LIMIT AND POLICY AGGREGATE LIMIT ENDORSEMENT

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

Schedule

✓ Per Location Aggregate Limit: \$2,000,000
 ✓ Per Project Aggregate Limit: \$2,000,000
 Policy Aggregate Limit: \$5,000,000

- A. For all sums which the insured becomes legally obligated to pay as damages caused by an "occurrence" under SECTION I COVERAGE A, and for all medical expenses caused by accidents under SECTION I COVERAGE C, which can be attributed only to ongoing operations at a single "location" or "project":
 - 1. A separate Per Location Aggregate Limit applies to each "location" you own or rent if there is an "X" in the Per Location box of the **Schedule**, and that limit is equal to the corresponding amount shown in the **Schedule**.
 - 2. A separate Per Project Aggregate Limit applies to each "project" at which you perform operations if there is an "X" in the Per Project box of the **Schedule**, and that limit is equal to the corresponding amount shown in the **Schedule**.
 - 3. The Per Location Aggregate Limit or Per Project Aggregate Limit (whichever is applicable) is the most we will pay for the sum of all such damages under COVERAGE A, except damages because of "bodily injury" or "property damage" included in the "products-completed operations hazard", and for medical expenses under COVERAGE C regardless of the number of:
 - a. Insureds;
 - b. Claims made or "suits" brought; or
 - c. Persons or organizations making claims or bringing "suits".
 - 4. Any payments made under COVERAGE A for damages or under COVERAGE C for medical expenses shall reduce the Per Location or Per Project Aggregate Limit (whichever is applicable) for that "location" or "project". Such payments shall not reduce the General Aggregate Limit shown in the Declarations nor shall they reduce any other Per Location or Per Project Aggregate Limit for any other "location" or "project".
 - The limits shown in the Declarations for Each Occurrence and for Damage To Premises Rented To You continue to apply. However, instead of being subject to the General

Aggregate Limit shown in the Declarations, such limits will be subject to the applicable Per Location or Per Project Aggregate Limit.

- **B.** For all sums which the insured becomes legally obligated to pay as damages because of "bodily injury" or "property damage" to which this insurance applies and which cannot be attributed only to ongoing operations at a single "location" or "project":
 - Any payments made for such damages shall reduce the amount available under the General Aggregate Limit or the Products-Completed Operations Aggregate Limit, whichever is applicable; and
 - 2. Such payments shall not reduce any Per Location or Per Project Aggregate Limit.
- C. When coverage for liability arising out of the "products-completed operations hazard" is provided, any payments for damages because of "bodily injury" or "property damage" included in the "products-completed operations hazard" will be subject to and reduce the Products-Completed Operations Aggregate Limit, and not reduce the General Aggregate Limit nor any Per Location Aggregate Limit or Per Project Aggregate Limit.
- D. The Policy Aggregate Limit shown in the Schedule is the most we will pay under this policy for the sum of all damages under Coverage A. and Coverage B., and Medical Expenses under Coverage C. The General Aggregate Limit, the Products-Completed Operations Aggregate Limit, and the Per Location Aggregate Limit(s) or Per Project Aggregate Limit(s) (whichever is applicable) are all subject to the Policy Aggregate Limit.
- E. The provisions of SECTION III LIMITS OF INSURANCE not otherwise modified by this endorsement shall continue to apply as stipulated.
- F. For the purposes of this endorsement, **SECTION V DEFINITIONS** is amended to include the following additional definitions:

"Location" means premises involving the same or connecting lots, or premises whose connection is interrupted only by a street, roadway, waterway or right-of-way of a railroad.

"Project" means construction project. If the applicable construction project has been abandoned, delayed, or abandoned and then restarted, or if the authorized contracting parties deviate from plans, blueprints, designs, specifications or timetables, the project will still be deemed to be the same construction project.

All other terms and conditions of this Policy remain unchanged.

Endorsement Number: 001

This endorsement is effective on the inception date of this policy unless otherwise stated herein.

The information below is required only when this endorsement is issued subsequent to preparation of the policy.)

Policy Number: ZAGLB1045200

Named Insured: OMEGASCAPES, INC. Endorsement Effective Date: 06/03/2025

PESTICIDE OR HERBICIDE APPLICATOR – LIMITED POLLUTION COVERAGE

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Desc	ription C	of Operations	•					
ALL	PEST	CONTROL	OPERATIONS	AND	LAWN	CARE	SERVICES	
	- F. Tales	eds a sa	100000000000000000000000000000000000000					
Inforr	nation re	equired to cor	nplete this Schedu	ule, if n	ot show	n above	, will be shown in the Declarations.	

With respect to the operations shown in the Schedule, Paragraph (1)(d) of Exclusion f. of Section I — Coverage A — Bodily Injury And Property Damage Liability does not apply if the operations meet all standards of any statute, ordinance, regulation or license requirement of any federal, state or local government which apply to those operations.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – SCHEDULED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

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

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

However:

- The insurance afforded to such additional insured only applies to the extent permitted by law; and
- If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.
- B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

- All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed: or
- 2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.
- C. With respect to the insurance afforded to these additional insureds, the following is added to Section III – Limits Of Insurance:

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

- 1. Required by the contract or agreement; or
- Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

ADDITIONAL INSURED – OWNERS, LESSES OR CONTRACTORS – COMPLETED OPERATIONS

This endorsement modifies insurance provided under the following:

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

SCHEDULE

Location And Description Of Completed Operations
ALL LOCATIONS PER WRITTEN CONTRACT OR WRITTEN AGREEMENT ON FILE

- A. Section II Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the Schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard". However:
 - The insurance afforded to such additional insured only applies to the extent permitted by law; and
 - If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

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

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

- 1. Required by the contract or agreement; or
- 2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

PRIMARY AND NONCONTRIBUTORY – OTHER INSURANCE CONDITION

This endorsement modifies insurance provided under the following:

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

The following is added to the **Other Insurance** Condition and supersedes any provision to the contrary:

Primary And Noncontributory Insurance

This insurance is primary to and will not seek contribution from any other insurance available to an additional insured under your policy provided that:

- (1) The additional insured is a Named Insured under such other insurance; and
- (2) You have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to the additional insured.

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US

This endorsement modifies insurance provided under the following: COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name of Person or Organization:

ANY PERSON OR ORGANIZATION WHERE WAIVER OF OUR RIGHT TO RECOVER IS PERMITTED BY LAW & IS REQUIRED BY WRITTEN CONTRACT PROVIDED SUCH CONTRACT WAS EXECUTED PRIOR TO DATE OF LOSS.

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

The TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US Condition (Section IV – COMMERCIAL GENERAL LIABILITY CONDITIONS) is amended by the addition of the following:

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

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

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 <u>NOT</u> 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.

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

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OmegaScapes, Inc.

SIGNATURE:

DATE: ______July 29, 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

ADDENDUM #1 – RFP 2025-001 LANDSCAPE MAINTENANCE SERVICES

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: <u>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?</u>

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?

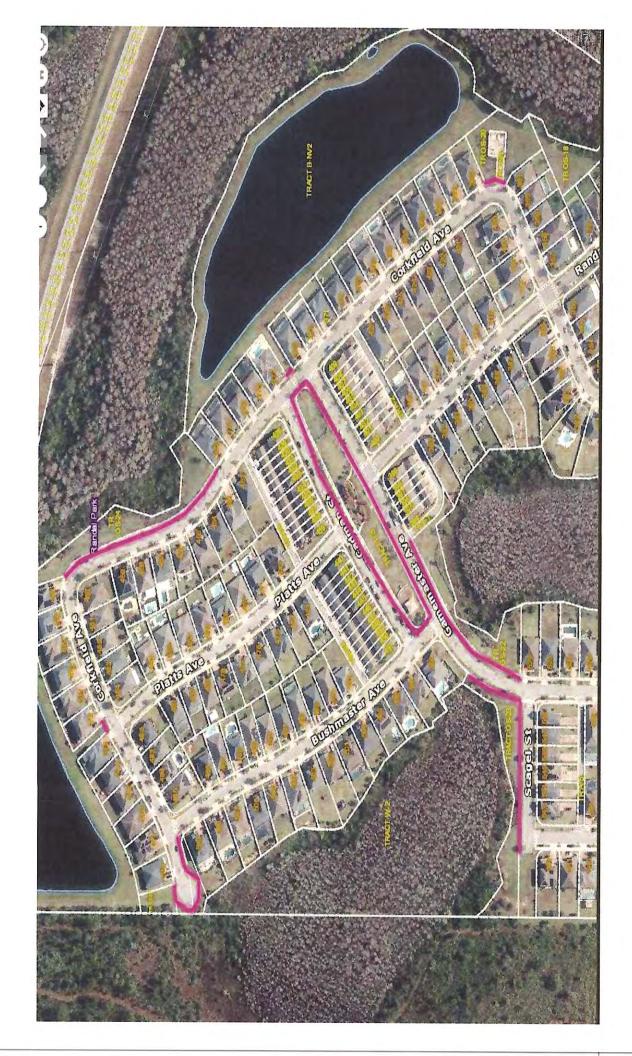
A13: Tract OS-10 can be accessed via the conservation area border located behind the homeowner lots. A review of the area will be conducted with the bidder who the contract is awarded to.

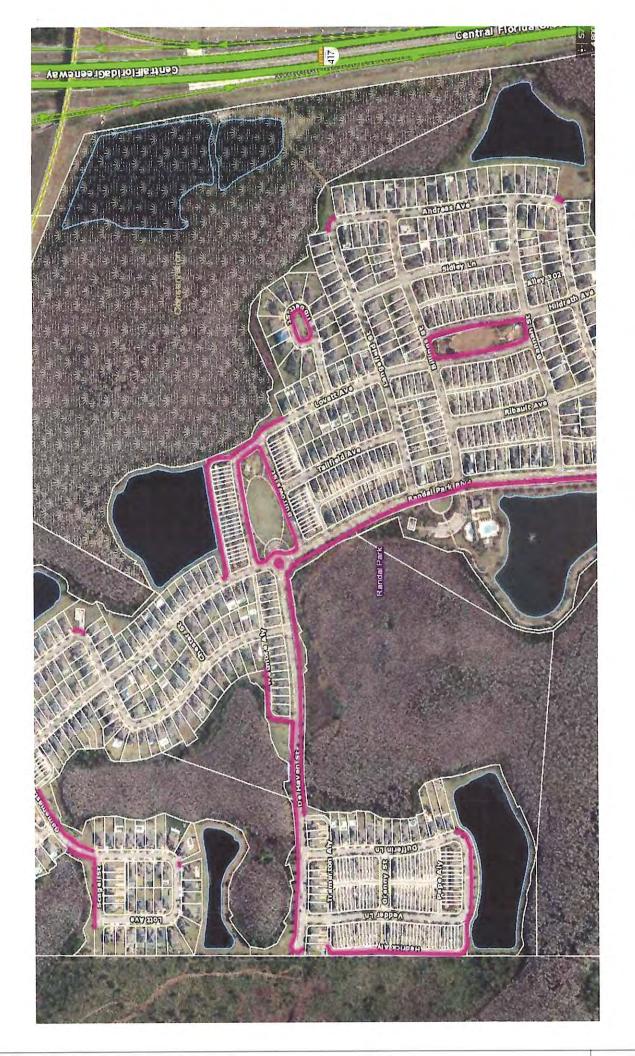
Q14: Will the vendor be provided a gate code to access the ponds in the Randal Walk part of the scope?

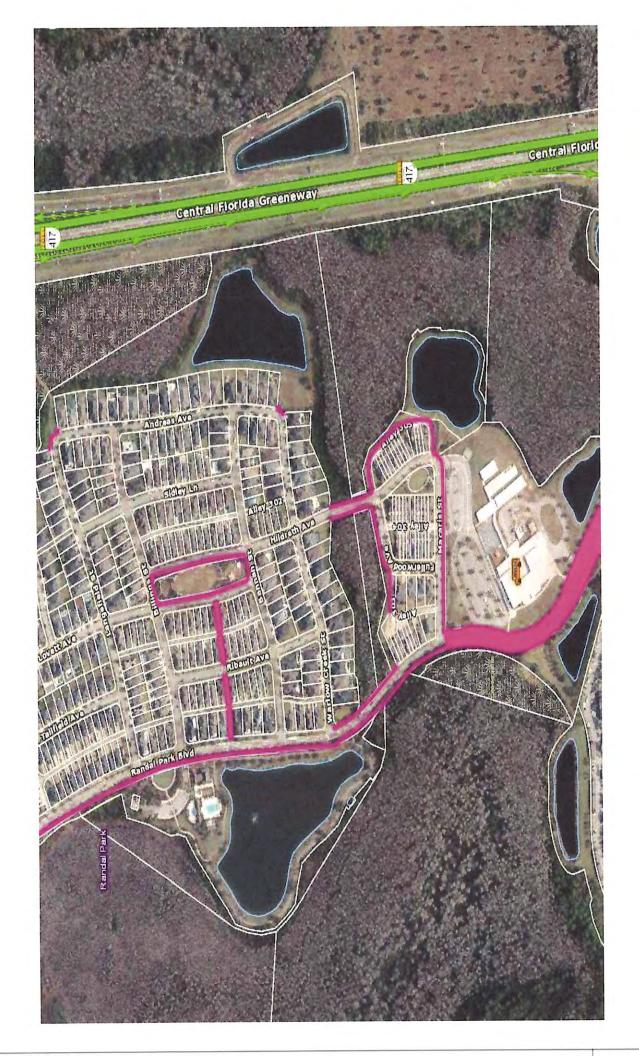
A14: Yes, a code will be provided to the bidder who is awarded the contract in order to have access to Tracts SW-1, and SW-2. For Tract SW-2 the expectation is to maintain everything between sidewalk and pond bank, the HOA is responsible for the verge area here.

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.









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

NAME OF	FIRM:	
	Omega Scapes, Inc.	
SIGNATUF		
 DATE:	7/30/25-	



Bid Bond

CONTRACTOR:

(Name, legal status and address) OmegaScapes, Inc. 4954 N. Apopka Vineland Road Orlando, FL 32818

SURETY:

(Name, legal status and principal place of business) Merchants National Bonding, Inc. 6700 Westown Pkwy West Des Moines, IA 50266

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

OWNER:

(Name, legal status and address)

Randal Park Community Development District c/o Governmental Management Services – Central Florida, LLC modification.

219 East Livingston Street Any singular

Orlando, FL 32801

BOND AMOUNT: *** FIVE PERCENT OF AMOUNT BID *** (5%)

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

PROJECT:

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

Landscape Maintenance Services Orange County, Florida, Request for Proposals 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

	OmegaScapes, Inc.	
	(Principal) (Se	al)
(Witness)	45	
1 1 1 1	(Title)	
$\alpha = \alpha = \alpha$	Merchants National Bonding, Inc.	
/ whuttendles	(Surety) // (See	al)
(Withess)	- Mustine Worth	
Guignard Company/Inquiries (407) 834-0022	(Title) Christine Morton, Attorney-in-Fact &	
	Licensed Resident Agent State of Florida ument, on which this text appears in RED. An original assures that	
changes will not be obscured.	union, on which this text appears in NED. An original assures tha	it.

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Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, and MERCHANTS NATIONAL INDEMNITY COMPANY, an assumed name of Merchants National Bonding, Inc., (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Allyson Foss Wing; Amanda Jo Herstine; April L Lively; Bryce R Guignard; Christine Morton; David R Turcios; Deborah A DeFoe; Jennifer L Hindley; Kelly Phelan; M Gary Francis; Margie L Morris; Wesley Matthew Adcock

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments 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 proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the By-Laws adopted by the Board of Directors of the Companies

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship o obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner -Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 2nd day of

2025

ONA 2003

MERCHANTS BONDING COMPANY (MUTUAL) MERCHANTS NATIONAL BONDING, INC. MERCHANTS NATIONAL INDEMNITY COMPANY

President

STATE OF IOWA COUNTY OF DALLAS ss.

On this 2nd day of June 2025 , before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.

By



Penni Miller

Commission Number 787952 My Commission Expires January 20, 2027

> (Expiration of notary's commission does not invalidate this instrument)

Notary Public

I, Elisabeth Sandersfeld, Secretary of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY 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 is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 2025.

TION 2003

POA 0018 (5/25)

SECTION H



PPM Outdoor LLC DBA Pelor

738 Duncan Avenue Kissimmee, FL 34744

Project Approach: Randal Park CDD RFP 2025 Landscape Maintenance Services

1. Overview & Philosophy

At Pelor, our landscape-maintenance approach combines proactive management, dedicated staffing, clear communication, and strict adherence to horticultural best practices. We recognize that the Randal Park Community Development District (CDD) values both the health and aesthetics of its greenspaces, as well as operational reliability and transparency. Our methods are designed to sustain vigorous turf and plant material, maintain an orderly appearance, and ensure the District's amenities and public spaces consistently reflect the highest community standards.

2. Turf Maintenance and Detailing (Component A)

Routine Mowing, Trimming & Edging

Our teams will adhere to the prescribed schedule of 42 annual mows for irrigated common areas (weekly from April through September, bi-weekly otherwise) and 32 for unirrigated/pond areas. Each scheduled visit begins with a thorough collection of litter and debris to prevent equipment damage and maintain curb appeal.

- Edging of all sidewalks, curbs, and hardscapes will be performed every mow, using only mechanical edgers to ensure precision and prevent turf intrusion.
- String trimming will target all areas inaccessible to mowers, maintaining defined heights per turf specifications and ensuring uniformity across the site.
- Mowing patterns will be alternated regularly to avoid rutting and promote healthier turf.
- All work around high-traffic and amenity areas will be completed before peak usage hours to minimize inconvenience to residents.



Detailing & Pruning

A sectional approach will be deployed to ensure that every area receives focused attention. The property will be divided into three zones, each detailed on a three-week rotation, with high-profile areas such as entrances and the clubhouse receiving weekly detailing.

• Pruning practices will encourage healthy plant structure, remove diseased or dead material, and maintain clear sightlines for safety. All Pelor staff involved in pruning are trained to assess and properly address the needs of a diverse plant palette.

Weekly Service Close-Out

During the final visit of each week, crews will replenish waste-bag liners in the 20 petwaste receptacles located throughout the community.

3. Turf Care Program: Fertilization and Pest Control (Component B)

Fertilization

For turf fertilization, Pelor will utilize a licensed subcontractor specializing in nutrient management and regulatory compliance. All fertilization services will be executed in full accordance with Florida's Green Industries Best Management Practices (GI-BMP), including:

- Pre-application coordination of irrigation inspections (performed by Pelor) to ensure optimal uptake and prevent runoff.
- Post-application cleanup of all hard surfaces to prevent staining or environmental impact.
- Full documentation of application dates, rates, and materials, which will be included in Pelor's weekly reports to the CDD.
- All subcontractor activities will be coordinated closely with Pelor's operations team, ensuring continuity of service, accountability, and adherence to contract standards.

Pest and Disease Management

Integrated Pest Management (IPM) principles guide this approach, emphasizing early detection, targeted intervention, and minimal environmental impact.



- Ongoing site monitoring is conducted during weekly visits.
- Issues are identified and escalated for corrective treatment within 48 hours.
- Licensed, certified staff handle all regulated material applications in accordance with state law.
- Pelor remains responsible for warranty obligations related to turf and plant loss caused by neglect or failure to act.

4. Tree and Shrub Care Program (Component C)

Fertilization services for these plantings will also be provided by our licensed subcontractor under Pelor's direction.

- Trees and shrubs will be inspected for pests and disease on a rotating basis and serviced as needed.
- Subcontracted fertilization for shrubs and trees will be completed with the same standards as turf care: proper products, intervals, cleanup, and reporting—all managed by Pelor.
- Feedback and notes from the subcontractor will be incorporated into Pelor's weekly reports to the CDD.

5. Irrigation Maintenance (Component D)

Proactive & Responsive Service

Crews inspect 25 percent of the irrigation system each week, ensuring every zone is reviewed monthly. Inspections include head alignment, pressure/flow verification, controller adjustments, and rain-sensor checks. A detailed monthly irrigation report itemized by zone is provided to the CDD.

Repairs & Emergencies

Routine repairs under \$500 are completed with verbal approval; larger issues are documented for written authorization. Emergencies are addressed within 24 hours via a dedicated hotline. Technicians may adjust schedules or add staff as needed to preserve system reliability.



6. Mulch and Palm Trimming (Component E)

Mulching

All ornamental beds receive a full mulch dressing at least once per year. Bed edges are redefined, soil conditions assessed, and depth applied per specification to maximize aesthetics and weed suppression.

Palm Trimming

As noted, all palms over 15 ft are trimmed in May and November. Tools are disinfected between trees to prevent disease transmission. Palms under 15ft will be trimmed as needed by the detail crew during detail rotations.

7. Staffing, Communication & Quality Assurance

- Dedicated On-Site Supervisor present every visit, serving as primary contact for the District.
- Uniformed, background-checked personnel trained in horticulture, safety, and customer service.
- Weekly e-mail reports summarizing services performed, issues addressed, and recommendations.
- Monthly calendars and irrigation/fertilization reports provided on request.
- Punch-list items are resolved promptly following joint inspections.
- Proposed Staffing:
 - Mowing, Trimming, Edging: 4-man crew
 - Pruning and detail: 4-man crew
 - Irrigation: 1-2 tech crew
 - Fertilization: 1 tech
 - Mulch and Palm Trimming: 4-man crew

8. Safety, Environmental Stewardship & Compliance

Pelor enforces rigorous safety protocols. Staff are briefed on public-interaction standards and environmental stewardship expectations.



9. Additional Capabilities & Commitment

Pelor commits to remain vigilant in monitoring the landscape and infrastructure at Randal Park and will promptly notify the CDD of any potential enhancements, irrigation upgrades, or pest-control solutions that would benefit the long-term health and appearance of the property. Our role extends beyond routine maintenance—we act as a reliable partner, ensuring the District is informed and empowered to make decisions that preserve and enhance its greenspaces over time.

Pelor provides a comprehensive range of outdoor services, including turf care, shrub and tree maintenance, palm trimming, irrigation management and repair, mulching, seasonal staffing, storm preparedness, landscape restoration, fence and gutter repair and power washing. Our leadership team remains accessible, accountable, and committed to delivering exceptional service and building a lasting partnership with the CDD.

Conclusion

Pelor's comprehensive, transparent, and quality-driven approach ensures that the Randal Park CDD landscape will be maintained and enhanced to the highest standard—providing lasting curb appeal, operational reliability, and enjoyment for residents and visitors alike.

MINY.

Since

Owner / Manager / CRO
PPM Outdoor LLC DBA Pelor

(407) 738-1145

Beki@pelor.com

Randal Park Community Development District Landscape Fee Summary

Contractor: PPM Outdoor LLC DBA Pelor

Property: Randal Park CDD

Address: 738 Duncan Avenue, Kissimmee FL 34744

Address: 6200 Lee Vista Blvd, Suite 300

Orlando, FL, 32822

Phone: 407-738-1146

Phone: 407-841-5524

Fax:

Contact: Jarett Wright

Contact: Rebecca Flint

Email: bek @pelot.com service@pelor.com

Email: jwright@gmscfl.com

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	ОСТ	NOV	DEC	TOTAL
Turf Maintenance and Detailing (Component A) -	\$16,224.00	\$16,224.00	\$16,224.00	\$16,224.00	\$16,224.00	\$16,224.00	\$16,224.00	\$16,224.00	\$16,224.00	\$16,224.00	\$16,224.00	\$16,224.00	\$194,688.0
Turf Maintenance/Detailing/Communication/Staffing									4.0				
TURF CARE												3	
(Component B)	\$553.00	11 0 =	\$553.00	1	\$553.00		\$553.00		\$553.00		\$553.00		\$3,318.00
Bahia/St Augustine/Zoysia													
TREE/SHRUB CARE Includes OTC if Applicable											1		
(Component C)		\$553.00		\$553.00		\$553.00		\$553.00		\$553.00		\$553.00	\$3,318.00
Tree/Shrub Fert/OTC/Drenching													
RRIGATION MAINT.													
(Component D)	\$4,853.33	\$4,853.33	\$4,853.33	\$4,853.33	\$4,853.33	\$4,853.33	\$4,853.33	\$4,853.33	\$4,853.33	\$4,853.33	\$4,853.33	\$4,853.33	\$58,239.9
Irrigation Inspections													
ANNUAL CHANGES -													
(Component E.1)													\$0.00
Per Annual Pricing	[Count]			[Count]			[Count]			[Count]			
BED DRESSING - Estimate mulch yds					\$432.00								
(Component E.2)							()						\$432.00
Mulch Type! Per Yard Pricing \$0.50				[Co	unt approx 860 ya	rdsJ					[Count]		
PALM TRIMMING 2x Per Year					\$24,400.00						\$24,400.00		
Component E.3) Per Palm Price \$55	1 1									11 11		1	\$48,800.0
Palm counts approx 440 palms	1,010-01			!	Count] approx 44	0							
TOTAL FEE PER MONTH:	\$21,630,33	\$21,630.33	\$21,630.33	\$21,630.33	\$46,462.33	\$21,630,33	\$21,630.33	\$21,630.33	\$21,630.33	\$21,630.33	\$46,030.33	\$21,630.33	\$308,796
Fee Schedule with Extra Services	\$25,733.00	\$25,733.00	\$25,733.00	\$25,733.00	\$25,733.00	\$25,733.00	\$25,733.00	\$25,733.00	\$25,733.00	\$25,733.00	\$25,733.00	\$25,733.00	

Fee Schedule Essential Services Only	\$21,630 \$21,630	\$21,630	\$21,630	521,630	\$21,630	\$21,630	\$21,630	\$21,630	\$21,630	\$21,630	\$21,630
Essential Services	9250 502 00										
Mowing/Detailing/Irrigation/Fert and Pest	\$259,563.96										

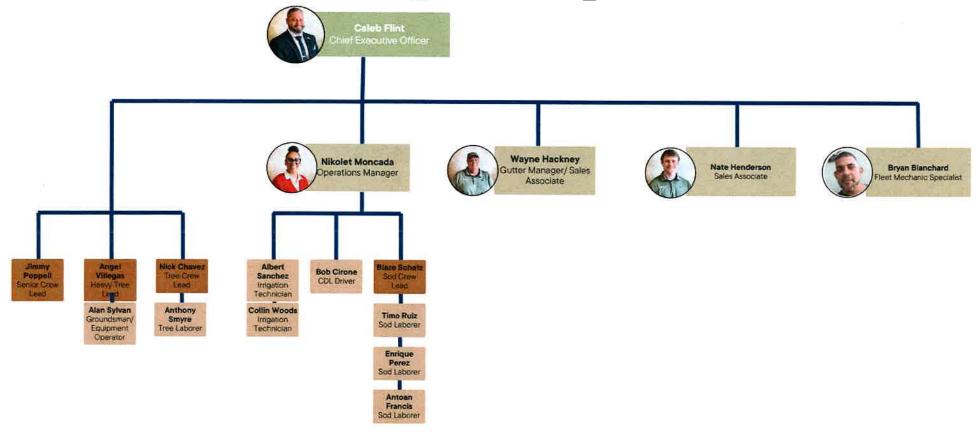
Extra Services	\$49,232.00
Annual Changes, Palm Pruning, Mulch	\$49,232.00

	\$308,795.96
TOTAL	4000,700.50



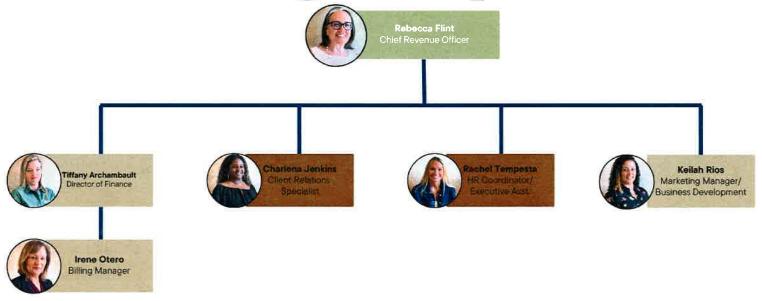


Org Chart part 1





Org Chart part 2





PPM Outdoor LLC dba Pelor

738 Duncan Avenue Kissimmee, FL 34744

Individuals and Qualifications:

Tree & Landscape Maintenance Supervisor: Caleb Flint

Phone: 407-205-6759 Email: caleb@pelor.com

Assigned Function: Primary field supervisor for this contract, overseeing all work performed within the designated service areas. He will ensure that all services are completed to specification, maintain consistent communication with County representatives, and proactively address any issues to support quality, safety, and efficiency on-site. A detailed summary of completed work will be submitted for each day Pelor is on-site, ensuring transparency and accountability throughout the contract. Caleb will also oversee all MOT setups required.

Tree & Landscape Operations Manager: Nikolet Moncada

Phone: 407-738-1146 ext. .105

Email: nikolet@pelor.com

Assigned Function: The Tree and Landscape Operations Manager oversees daily field operations, ensuring all tree care activities—including pruning, removals, and maintenance—are completed safely, efficiently, and to company standards. This role provides leadership to crew members, manages scheduling and equipment readiness, and supports technical troubleshooting on site. The manager ensures compliance with safety protocols, monitors job progress and quality, addresses client needs, and coordinates with other departments to deliver high-quality tree services on time and within budget.

Tree & Landscape Maintenance Equipment Operator (1): Jimmy Poppell

Phone: 407-770-4825

Email: service@pelor.com



Assigned Function: The Tree & Landscape Maintenance Equipment Operator is responsible for safely operating and maintaining equipment and installation of trees. This includes performing pre-operation checks, ensuring equipment is in good condition, and reporting maintenance needs. The operator will contribute to tree installation tasks, ensuring high-quality work and adherence to safety protocols, while maintaining efficiency and productivity.

Tree & Landscape Maintenance Equipment Operator (2): Blaze Schatz

Phone: 407-738-1146

Email: service@pelor.com

Assigned Function: The Tree & Landscape Maintenance Equipment Operator is responsible for safely operating and maintaining equipment and installation of trees. This includes performing pre-operation checks, ensuring equipment is in good condition, and reporting maintenance needs. The operator will contribute to tree installation tasks, ensuring high-quality work and adherence to safety protocols, while maintaining efficiency and productivity.

Tree & Landscape Maintenance Equipment Operator (3): Nick Chavez

Phone: 407-738-1146

Email: service@pelor.com

Assigned Function: The Tree & Landscape Maintenance Equipment Operator is responsible for safely operating and maintaining equipment and installation of trees. This includes performing pre-operation checks, ensuring equipment is in good condition, and reporting maintenance needs. The operator will contribute to tree installation tasks, ensuring high-quality work and adherence to safety protocols, while maintaining efficiency and productivity.

Caleb Flint

Celebration, FL 34747 • (407) 205-6759 • Caleb@pelor.com

Chief Executive Officer (CEO)

Pelor Outdoor Landscape Solutions | Central Florida

Tenure: 2006 - Present

Summary

Innovative and results-driven executive with over a decade of leadership experience in landscaping and operations management. Proven success in developing strategic plans, driving business growth, optimizing financial performance, and building high-performing teams. A visionary leader with a strong commitment to ethical conduct, operational excellence, and stakeholder engagement.

Key Responsibilities

- Spearhead strategic initiatives that enhance profitability and expand Pelor's market presence across
 Central Florida.
- Foster a culture of innovation, safety, and continuous improvement to drive employee engagement and operational excellence.
- Oversee multimillion-dollar budgets, financial forecasting, and investment strategies to ensure long-term sustainability.
- Lead business development efforts and cultivate strong relationships with clients, partners, and stakeholders.
- Ensure full compliance with regulatory and ethical standards across all business operations.
- Guide and mentor the executive leadership team, promoting accountability, collaboration, and professional growth.
- Serve as the primary liaison between ownership and operational teams, providing clear communication and vision alignment.

Core Competencies

- Strategic Vision & Leadership
- Financial Management & Forecasting
- Operational Oversight
- Business Development
- Executive Team Building & Mentorship
- Compliance & Risk Management
- Client & Stakeholder Engagement

Jimmy Poppell

Landscaping Crew Lead Central Florida | (407) 770-4825

Professional Summary

Experienced and driven Tree & Landscaping Crew Lead with over 2 years in the landscaping industry and a strong track record in leading crews to deliver high-quality, efficient, and safe landscape installation and maintenance. Skilled in managing residential and commercial projects, overseeing daily operations, and ensuring work meets the highest standards of craftsmanship and customer satisfaction.

Professional Experience

Tree & Landscaping Crew Lead

Pelor Outdoor Landscape Solutions – Central Florida

2007- Present

- Lead and supervise tree and landscaping crews on installation and maintenance projects across commercial and residential properties.
- Oversee daily tasks including sod, plant, and tree installation, hardscaping, irrigation, and lawn care services.
- Ensure safety compliance by conducting daily checks and enforcing OSHA and company regulations.
- Operate and maintain a variety of landscape equipment including mowers, trimmers, sod cutters, and other tools.
- Communicate clearly with team members, management, and clients to ensure project goals and expectations are understood and achieved.
- Maintain quality control on job sites, resolving any performance or execution issues proactively.
- Log hours, material usage, and progress in Lessen and Jobber systems; ensure accurate documentation of all completed work.
- Contribute to project planning and scheduling to optimize crew efficiency and on-time delivery.

Skills

- Crew Leadership & Training
- Landscape Installation & Maintenance
- Hardscaping & Irrigation Systems
- Equipment Operation & Maintenance

- OSHA & Safety Compliance
- Client Communication & Problem-Solving
- Time Management & Documentation

Qualifications

- 2+ years landscaping experience, 1+ year in a leadership role
- Proficient in sod, plant, and irrigation installation
- Strong leadership and team coordination skills
- Valid driver's license and clean driving record
- Bilingual (English/Spanish) preferred

Work Environment

- Works outdoors in various weather conditions
- Performs physical labor including lifting and working at heights
- Uses PPE and follows strict safety procedures
- Available for occasional after-hours/weekend work

Nikolet Mondada

Poinciana, FL 34746 • (321) 424 - 2222 • Nikolet@pelor.com

Tree and Landcape Operations Manager
Pelor Outdoor Landscape Solutions | Central Florida

Tenure: 2021 - Present

Professional Summary

Experienced Operations Manager with a proven track record of leading multidisciplinary teams in irrigation, fencing, and client relations. Adept at streamlining operations, driving process improvements, and ensuring quality service delivery. Skilled in team leadership, project management, and client satisfaction, with a strong focus on operational efficiency and safety compliance.

Key Responsibilities

- Lead daily operations for tree care crews, including pruning, removals, and maintenance.
- Oversee scheduling, equipment readiness, and on-site troubleshooting.
- Ensure compliance with safety protocols and company standards.
- Monitor job progress, quality, and timely completion of all tasks.
- Address client needs and coordinate with other departments for seamless service delivery.
- Coach and develop crew members, conduct performance reviews, and support hiring efforts.
- Track and report on project performance, labor allocation, and client satisfaction.

Core Competencies

- Team Leadership & Staff Development
- Project & Schedule Management
- Field Operations & Quality Control
- Customer Service & Client Communication
- Resource & Inventory Coordination
- Safety Compliance & Training
- Problem Solving & Process Improvement
- Reporting & Administrative Organization

Nick Chavez, Landscaping Laborer, Central Florida

Professional Summary

Hardworking and dependable tree & landscaping laborer with hands-on experience supporting outdoor maintenance and installation projects. Skilled in the safe operation of tools and equipment, site preparation, and delivering high-quality landscaping services. Committed to working efficiently as part of a team and maintaining job site safety and cleanliness.

Professional Experience

Tree & Landscaping Laborer

Pelor Outdoor Landscape Solutions — Central Florida

2024- Present

Key Responsibilities

- Assist in the installation of landscaping materials such as sod, plants, trees, mulch, and decorative rock.
- Perform general maintenance tasks including mowing, edging, trimming, blowing, and debris removal.
- Support job site setup and breakdown, including loading/unloading materials and equipment.
- Operate hand tools and small machinery safely and effectively under supervision.
- Contribute to site preparation by digging, grading, raking, and leveling surfaces.
- Maintain a clean and safe work environment in accordance with company and OSHA standards.
- Follow Crew Leader instructions and collaborate with team members to ensure timely project completion.

Skills

- Landscape Installation & Maintenance
- Small Equipment & Hand Tool Use
- Site Prep & Cleanup
- Team Collaboration
- Safety-Conscious Work Practices
- Physical Stamina & Endurance

Qualifications

- Ability to lift and carry up to 50 lbs regularly
- · Comfortable working in various weather conditions
- · Familiarity with landscaping equipment
- Reliable, punctual, and eager to learn

Blaze Schatz, Landscaping Laborer, Central Florida

Professional Summary

Hardworking and dependable tree & landscaping laborer with hands-on experience supporting outdoor maintenance and installation projects. Skilled in the safe operation of tools and equipment, site preparation, and delivering high-quality landscaping services. Committed to working efficiently as part of a team and maintaining job site safety and cleanliness.

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Qualifications

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- Comfortable working in various weather conditions
- · Familiarity with landscaping equipment
- Reliable, punctual, and eager to learn



Similar Projects

Reference #1:

Company/Agency Name: Invitation Homes

Address: 7751 Belford Pkwy

City/State/Zip: Jacksonville, FL 32256

Contact Person: Kent McKin

Phone/Fax/Email: 904-423-4877 | kmakin@invitationhomes.com

Project Description: Maintenance of Single Family homes - Sod/tree/irrigation

Contract \$ Amount: \$3.2 Million

Date Completed: January 1- December 30 2024

Reference #2:

Company/Agency Name: Progress Residential Address: 750 S. Northlake Blvd. Suite #1000 City/State/Zip: Altamonte Springs, FL 32701

Contact Person: Todd Smith

Phone/Fax/Email: 407-499-0215 | todd.smith@rentprogress.com

Project Description: Maintenance of landscape for single family homes on behalf of HOA

Contract \$ Amount: \$1.2 Million

Date Completed: January 1 - December 30, 2024

Reference #3:

Company/Agency Name: Yum Brands

Address: 39 KFC Locations City/State/Zip: Central Florida

Contact Person: Ursula Cabaloro, Director or Operations for KFC

Cell Phone: 407-990-5119

Project Description: lawn maintenance, irrigation, tree trimming and mulch

Contract \$ Amount: \$320,000 Date Completed: 2022-2024

Current Contracts:

Lessen – Real Estate Investment Trust Scope – Facilities Maintenance

CAPABILITIES STATEMENT

PPM Outdoor LLC, DBA Pelor Outdoor Landscape Solutions

Company Overview

Pelor Outdoor Landscape Solutions (legally PPM Outdoor LLC) is a Central Florida-based landscape services provider offering comprehensive solutions for residential, commercial, and government properties. Since 2006, our team has specialized in professional landscaping, mowing, tree services, fence and gutter installation, pressure washing, and stump grinding. We are committed to providing best-in-class service with a focus on safety, communication, and customer-first results.

Core Competencies

- Landscape Installation & Maintenance (Commercial & Residential)
- Lawn Mowing, Trimming, and Edging
- Tree Trimming, Removal & Stump Grinding
- Fence Installation & Repair (Wood, Vinyl, Chain-Link)
- Seamless Gutter Installation & Repair
- Pressure Washing (Driveways, Structures, Hardscapes)
- Storm Preparation & Property Cleanup

Differentiators

- Florida-grown, family-owned company with over 19 years of experience
- Licensed and insured, with certified MOT personnel for traffic safety compliance
- Proven track record of successful partnerships with large property managers and developers
- In-house crews and equipment, reducing subcontracting delays and ensuring quality
- Focused on safety, process, and clear communication from start to finish

Company Data

• Legal Name: PPM Outdoor LLC

• DBA: Pelor Outdoor Landscape Solutions

• Primary Contact: Rebecca Flint, Owner/CRO

Phone: 407-738-1145 Email: beki@pelor.com

• Address: 738 Duncan Avenue, Kissimmee, FL 34744

• Business Structure: S-Corp

• UEI#: JPPDT6VWAQY7

• Certifications:

- MOT Certified 5/08/25-4/25/2025

- 4 Hour Classroom Business Exemption Training 2/28/2025
- County Business Exemption Course 2/12/2025
- Certified Drug Free Workplace since 1/1/2021
- 30-Hour OSHA Outreach for General Industry 6/7/2025
- GI-BMP Certification 6/7/2025

NAICS Codes:

- 561730 Landscaping Services
- 238170 Siding Contractors (includes gutters)
- 238990 All Other Specialty Trade Contractors (for fencing)
- 561790 Other Services to Buildings and Dwellings (includes pressure washing)

Past Performance

Invitation Homes – Jacksonville, FL

Scope: Maintenance of single-family homes (sod, tree care, irrigation)

Contract Value: \$3.2 Million | Completed: 2024

Progress Residential - Altamonte Springs, FL

Scope: Landscape maintenance on behalf of HOA

Contract Value: \$1.2 Million | Completed: 2024

For partnership inquiries or additional documentation, please contact:

Rebecca Flint | Owner / Chief Relationship Officer



Pelor Outdoor Landscape Solutions – Pelor exists to create and support beautiful, sustainable landscapes that enhance natural beauty, foster lasting client relationships, and prioritize safety and innovation.

Pelor's vision is to enhance 1,000,000 properties by 2035.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 08/01/2025

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 FEDERATED MUTUAL INSURANCE COMPANY HOME OFFICE: P.O. BOX 328 CWATONNA, MN 55060					CONTACT NAME: CLIENT CONTACT CENTER PHONE (A/C, No, Ext): 888-333-4949 E-MAIL ADDRESS: CLIENTCONTACTCENTER@FEDINS.COM					
					ADDRESS: CI		FFORDING COVERAGE	NAIC#		
					INSURER A:FEDERATED MUTUAL INSURANCE COMPANY					
INSU	JRED				INSURER B:					
	M OUTDOOR, LLC DUNCAN AVE				INSURER C:			11		
	SIMMEE, FL 34744-1917				INSURER D:	INSURER D:				
	·				INSURER E:					
					INSURER F:					
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INSR LTR	TYPE OF INSURANCE	INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS			
	X COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	\$1,000,000		
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$100,000		
							MED EXP (Any one person)	EXCLUDED		
Α		N	N	1832516	05/13/2025	05/13/2026	PERSONAL & ADV INJURY	\$1,000,000		
	GENL AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	\$2,000,000		
	X POLICY PRO- DECT LOC		1 1				PRODUCTS & COMP/OP ACC	\$2,000,000		
7	AUTOMOBILE LIABILITY X ANY AUTO						COMBINED SINGLE LIMIT (Ea accident)	\$1,000,000		
и.							BODILY INJURY (Per Person)			
Α	OWNED AUTOS ONLY SCHEDULED N	N	N	1832516	05/13/2025	05/13/2026	BODILY INJURY (Per Accident)			
	HIRED AUTOS ONLY NON-DWNED AUTOS ONLY						PROPERTY DAMAGE (Per Accident)			
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	EXCESS LIAB CLAIMS-MADE DED RETENTION	H			- 4		AGGREGATE			
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY YIN						X PER STATUTE OTHER			
	ANY PROPRIETOR/PARTNER/ EXECUTIVE OFFICER/MEMBER EXCLUDED?			4070000			E.L EACH ACCIDENT	\$1,000,000		
Α	(Mandatory in NH)	N/A	N	1850866	05/13/2025	05/13/2026	E.L DISEASE EA EMPLOYEE	\$1,000,000		
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L DISEASE · POLICY LIMIT	\$1,000,000		
DESC	RIPTION OF OPERATIONS / LOCATIONS / VEHICLES	(ACO	RD 101,	Additional Remarks Schedule, may	be attached if more	space is required)				
			'	Sicasic, illy	Allowed II male					
CERTIFICATE HOLDER						ION				
219	NDAL PARK CDD E LIVINGSTON ST LANDO, FL 32801-1508			161 0	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN					

Vishola R. Loever

ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



April 18, 2025

RE: PPM Outdoor, LLC (Pelor)

To Whom it may concern,

The following letter is an explanation of the financial health and stability of Pelor as a current commercial customer of Sunwest Bank.

Pelor maintains a healthy balance sheet with more than sufficient working capital to support its operation and its future growth objectives. The company has a very conservative leverage profile and access to unfunded credit facilities with the bank.

The company maintains stable revenue and profit margins in a consistent manner, and we classify Pelor as a healthy operation.

Should you have any questions please feel free to contact me.

Sincerely,

Joshua Miller

Senior Commercial Relationship Manager

jdmiller@sunwestbank.com

P: 210-884-8287 F: 208-466-2279



PELOR

Income	DISTRIBUTION ACCOUNT	TOTAL
4010 Fence Supply and Install 1,226,101.52 4020 Sod Install 732,474.48 4030 Tree Removal/Trimming 1,876,164.11 4040 Mowing 242,199.10 4050 Gutter Install 996,392.59 4060 Landscaping 84,989.94 4070 Surveying 86,450.00 4080 Pressure Washing 14,124.98 4090 Sod Sales 240.00 4120 Permitting 20,451.18 4130 Assessment Fe 28,984.00 4140 Trash Out 2,370.00 4150 Mobilization Charge 92,2800.00 Customer Repair 92,800.00 Total for 4000 Sales \$5,204,826.26 4210 Discounts Given 95,519 Biller Genie Late Fees 55,003,871.07 Cost of Goods Sold \$5,203,871.07 Cost of Goods Sold \$5,203,871.07 5210 Customer Repairs 3,455.26 5222 Sub-Contractors 55,99,222.34 5223 Fence 470,359.26 5240 Irrigation 96,476.23 5250 Landscaping 21,148.32 5280 Pressure Washing 21,148.32 5280 Pressure Washing 112	Income	
4020 Sod Install 732,474.48 4030 Tree Removal/Trimming 1.876,164.11 4044 Mowing 242,199.10 4045 Gutter Install 101,084.46 4050 Irrigation Install 696,392.59 4060 Landscaping 84,999.84 4070 Surveying 86,450.00 4080 Pressure Washing 14,124.98 4090 Sod Sales 240.00 4120 Permitting 20,451.18 4130 Assessment Fee 28,984.00 4140 Trash Out 2,370.00 4150 Mobilization Charge 92,800.00 Customer Repair 92,800.00 Total for 4000 Sales \$5,204,826.26 4210 Discounts Given 955.19 Biller Genie Late Fees 55,204,826.26 Total for Income \$5,203,871.07 Cost of Goods Sold \$5,222 Sub-Contractors 53,922.34 5210 Luistomer Repairs 3,455.26 5222 Sub-Contractors 53,922.34 5230 Fence 470,359.26 5240 Linigation 96,476.23 5250 Landscaping 21,148.32 5280 Pere	4000 Sales	0
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4040 Mowing 242,199.10 4045 Gutter Install 101,084.46 4050 Irrigation Install 696,392.59 4060 Landscaping 84,989.84 4070 Surveying 86,450.00 4080 Pressure Washing 14,124.98 4090 Sod Sales 240.00 4120 Permitting 20,451.18 4130 Assessment Fee 28,984.00 4140 Trash Out 2,370.00 4150 Mobilization Charge 92,800.00 Customer Repair -955.19 Total for 4000 Sales \$5,204,826.26 4210 Discounts Given -955.19 Biller Genie Late Fees -955.19 Total for Income \$5,203,871.07 Cost of Goods Sold \$222 Sub-Contractors \$3,455.26 \$222 Sub-Contractors \$39,922.34 \$230 Fence 470,359.26 \$240 Irrigation 96,476.23 \$250 Landscaping 38,042.05 \$270 Permitting 38,042.05 \$270 Permitting 21,148.32 \$250 Customer Repairs 40,33 \$250 Landscaping 38,042.05 \$270 Permitting 21,486.26 <	4020 Sod Install	732,474.48
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4050 Irrigation Install 696,392.59 4060 Landscaping 86,450.00 4070 Surveying 66,450.00 4080 Pressure Washing 11,124.98 4090 Sod Sales 240.00 4120 Permitting 20,451.18 4130 Assessment Fee 28,984.00 4140 Trash Out 2,370.00 4150 Mobilization Charge 85,204,826.26 4210 Discounts Given 955.19 Biller Genie Late Fees 955.19 Total for 4000 Sales \$5,204,826.26 4210 Discounts Given 955.19 Biller Cenie Late Fees 955.19 Total for Income \$5,203,871.07 Cost of Goods Sold \$5,203,871.07 5210 Customer Repairs 3,455.26 5222 Sub-Contractors 539,922.34 5230 Ence 539,922.34 5230 Ence 96,476.23 5250 Landscaping 96,476.23 5250 Demitting 112,49 5290 Permitting 112,49 5290 Permitting 114,787.97 5300 Sod 213,061.74 5305 Quitters 68,496.74 5300 Tools	4040 Mowing	242,199.10
4060 Landscaping 84,989.84 4070 Surveying 86,450.00 4080 Pressure Washing 14,124.98 4090 Sod Sales 240.00 4120 Permitting 20,451.18 4130 Assessment Fee 22,870.00 4140 Trash Out 2,370.00 4150 Mobilization Charge 92,800.00 Customer Repair \$5,204,826.26 Total for 4000 Sales \$5,204,826.26 4210 Discounts Given 955.19 Billier Genie Late Fees 955.19 Total for Income \$5,203,871.07 Cost of Goods Sold \$222 Sub-Contractors 5210 Customer Repairs 3,455.26 5222 Sub-Contractors 539,922.34 5230 Fence 470,359.26 5240 Irrigation 96,476.23 5250 Landscaping 38,042.05 5270 Permitting 11,48,32 5280 Pressure Washing 11,249 5290 Rent of vehicles or equipment 4,767.97 5300 Sold 21,486,32 5300 Colters 26,496.74 5300 Colters 26,496.74 5300 Colters 68,276.00	4045 Gutter Install	101,084.46
4070 Surveying 86,450.00 4080 Pressure Washing 11,124.98 4090 Sod Sales 240.00 4120 Permitting 20,451.18 4130 Assessment Fee 28,984.00 4140 Trash Out 2,370.00 4150 Mobilization Charge 92,800.00 Customer Repair **** Total for 4000 Sales \$5,204,826.26 4210 Discounts Given **** Biller Genie Late Fees **** Total for Income \$5,203,871.07 Cost of Goods Sold **** 5210 Customer Repairs 3,455.26 5222 Sub-Contractors 539,922.34 5230 Fence 470,359.26 5240 Irrigation 96,476.23 5250 Landscaping 30,042.05 5270 Permitting 21,148.32 5280 Pressure Washing 112.49 5290 Rent of vehicles or equipment 41,787.97 5300 Sod 213,061.74 5305 Gutters 26,498.74 5310 Supplies 4,03 5320 Surveying 68,827.60 5340 Waste 68,827.60 Total for Cost of Goods Sold	4050 Irrigation Install	696,392.59
4080 Pressure Washing 14,124,98 4080 Sod Sales 240,00 4120 Permitting 20,451,18 4130 Assessment Fee 28,984,00 4140 Trash Out 2,370,00 4150 Mobilization Charge 92,800,00 Customer Repair ************************************	4060 Landscaping	84,989.84
4080 Pressure Washing 14,124,98 4090 Sod Sales 240,00 4120 Permitting 20,451,18 4130 Assessment Fee 25,984,00 4140 Trash Out 2,370,00 4150 Mobilization Charge 92,800,00 Customer Repair **** Total for 4000 Sales \$5,204,826,26 4210 Discounts Given -955,19 Biller Genie Late Fees *** Total for Income \$5,203,871,07 Cost of Goods Sold *** \$210 Customer Repairs 3,455,26 \$222 Sub-Contractors 539,922,34 \$230 Fence 470,359,26 \$240 Irrigation 96,476,23 \$250 Landscaping 38,042,05 \$270 Permitting 21,148,32 \$280 Pressure Washing 112,49 \$290 Rent of vehicles or equipment 14,787,97 \$300 Sod 213,061,74 \$305 Gutters 60,498,74 \$301 Supplies 4,03 \$320 Surveying 68,87,60 \$330 Tools 69,97,6 \$340 Waste 68,87,60 Total for Cost of Goods Sold <td< td=""><td>4070 Surveying</td><td>86,450.00</td></td<>	4070 Surveying	86,450.00
4120 Permitting 20,451.18 4130 Assessment Fee 28,984.00 4140 Trash Out 2,370.00 4150 Mobilization Charge 92,800.00 Customer Repair Total for 4000 Sales \$5,204,826.26 4210 Discounts Given Biller Genie Late Fees Total for Income 955.19 Siller Genie Late Fees Total for Goods Sold 5210 Customer Repairs 3,455.26 5222 Sub-Contractors 539,922.34 5230 Fence 470,359.26 5240 Irrigation 96,476.23 5250 Landscaping 38,042.05 5270 Permitting 21,148.32 5280 Pressure Washing 112,49 5290 Rent of vehicles or equipment 14,787.97 5300 Sod 213,061.74 5305 Gutters 26,498.74 5310 Supplies 4,03 5320 Surveying 68,457.60 5340 Waste 68,827.60 Total for Cost of Goods Sold \$1,556,846.24	4080 Pressure Washing	14,124.98
4130 Assessment Fee 28,984.00 4140 Trash Out 2,370.00 4150 Mobilization Charge 92,800.00 Customer Repair 7 Total for 4000 Sales \$5,204,826.26 4210 Discounts Given -955.19 Biller Genie Late Fees *** Total for Income \$5,203,871.07 Cost of Goods Sold *** 5210 Customer Repairs 3,455.26 5222 Sub-Contractors 539,922.34 5230 Fence 470,359.26 5240 Irrigation 96,476.23 5250 Landscaping 38,042.05 5270 Permitting 21,148.32 5280 Pressure Washing 11,249 5290 Rent of vehicles or equipment 14,787.97 5300 Sod 213,061.74 5305 Gutters 26,498.74 5310 Supplies 4.03 5320 Surveying 68,457.60 5330 Tools 699.76 5340 Waste 68,827.60 Total for Cost of Goods Sold \$1,556,846.24	4090 Sod Sales	240.00
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4140 Trash Out 2,370.00 4150 Mobilization Charge 92,800.00 Customer Repair *5,204,826.26 4210 Discounts Given -955.19 Biller Genie Late Fees *5,203,871.07 Cost of Goods Sold 5210 Customer Repairs 3,455.26 5222 Sub-Contractors 539,922.34 5230 Fence 470,359.26 5240 Irrigation 96,476.23 5250 Landscaping 38,042.05 5270 Permitting 21,148.32 5290 Rent of vehicles or equipment 14,787.97 5300 Sod 213,061.74 5305 Gutters 26,498.74 5310 Supplies 4.03 5330 Tools 69,76 5330 Tools 68,827.60 540 Waste 68,827.60	4130 Assessment Fee	
4150 Mobilization Charge 92,800.00 Customer Repair \$5,204,826.26 Total for 4000 Sales \$5,204,826.26 4210 Discounts Given -955.19 Biller Genie Late Fees -70tal for Income \$5,203,871.07 Cost of Goods Sold 5210 Customer Repairs 3,455.26 5222 Sub-Contractors 539,922.34 5230 Fence 470,359.26 5240 Irrigation 96,476.23 5250 Landscaping 38,042.05 5270 Permitting 21,148.32 5280 Pressure Washing 112.49 5290 Rent of vehicles or equipment 14,787.97 5300 Sod 213,061.74 5310 Supplies 4.03 5320 Surveying 63,450.45 5330 Tools 699.76 5340 Waste 68,827.60 Total for Cost of Goods Sold \$1,556,846.24	4140 Trash Out	
Customer Repair \$5,204,826.26 4210 Discounts Given -955.19 Biller Genie Late Fees Total for Income \$5,203,871.07 Cost of Goods Sold 5210 Customer Repairs 3,455.26 5222 Sub-Contractors 539,922.34 5230 Fence 470,359.26 5240 Irrigation 96,476.23 5250 Landscaping 38,042.05 5270 Permitting 21,148.32 5280 Pressure Washing 112.49 5290 Rent of vehicles or equipment 14,787.97 5300 Sod 213,061.74 5310 Supplies 26,498.74 5310 Supplies 63,450.45 5330 Tools 699.76 5340 Waste 68,827.60 Total for Cost of Goods Sold \$1,556,846.24	4150 Mobilization Charge	
4210 Discounts Given Biller Genie Late Fees -955.19 Biller Genie Late Fees Total for Income \$5,203,871.07 Cost of Goods Sold 5210 Customer Repairs 3,455.26 5222 Sub-Contractors 539,922.34 5230 Fence 470,359.26 5240 Irrigation 96,476.23 5250 Landscaping 38,042.05 5270 Permitting 21,148.32 5280 Pressure Washing 112.49 5290 Rent of vehicles or equipment 14,787.97 5300 Sod 213,061.74 5305 Gutters 26,498.74 5310 Supplies 4.03 5320 Surveying 63,450.45 5330 Tools 699.76 5340 Waste 68,827.60 Total for Cost of Goods Sold \$1,556,846.24	Customer Repair	,
Biller Genie Late Fees Total for Income \$5,203,871.07 Cost of Goods Sold 3,455.26 5210 Customer Repairs 3,455.26 5222 Sub-Contractors 539,922.34 5230 Fence 470,359.26 5240 Irrigation 96,476.23 5250 Landscaping 38,042.05 5270 Permitting 21,148.32 5280 Pressure Washing 112.49 5290 Rent of vehicles or equipment 14,787.97 5300 Sod 213,061.74 5305 Gutters 26,498.74 5310 Supplies 4.03 5320 Surveying 63,450.45 5330 Tools 699.76 5340 Waste 68,827.60 Total for Cost of Goods Sold \$1,556,846.24	Total for 4000 Sales	\$5,204,826.26
Total for Income \$5,203,871.07 Cost of Goods Sold 3,455.26 5210 Customer Repairs 3,455.26 5222 Sub-Contractors 539,922.34 5230 Fence 470,359.26 5240 Irrigation 96,476.23 5250 Landscaping 38,042.05 5270 Permitting 21,148.32 5280 Pressure Washing 112.49 5290 Rent of vehicles or equipment 14,787.97 5300 Sod 213,061.74 5305 Gutters 26,498.74 5310 Supplies 4.03 5320 Surveying 63,450.45 530 Tools 699.76 5340 Waste 68,827.60 Total for Cost of Goods Sold \$1,556,846.24	4210 Discounts Given	-955.19
Cost of Goods Sold 5210 Customer Repairs 3,455.26 5222 Sub-Contractors 539,922.34 5230 Fence 470,359.26 5240 Irrigation 96,476.23 5250 Landscaping 38,042.05 5270 Permitting 21,148.32 5280 Pressure Washing 112.49 5290 Rent of vehicles or equipment 14,787.97 5300 Sod 213,061.74 5305 Gutters 26,498.74 5310 Supplies 4.03 5320 Surveying 63,450.45 5330 Tools 699.76 5340 Waste 68,827.60 Total for Cost of Goods Sold \$1,556,846.24	Biller Genie Late Fees	
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5222 Sub-Contractors 539,922.34 5230 Fence 470,359.26 5240 Irrigation 96,476.23 5250 Landscaping 38,042.05 5270 Permitting 21,148.32 5280 Pressure Washing 112.49 5290 Rent of vehicles or equipment 14,787.97 5300 Sod 213,061.74 5305 Gutters 26,498.74 5310 Supplies 4.03 5320 Surveying 63,450.45 5340 Waste 699.76 Total for Cost of Goods Sold \$1,556,846.24	Cost of Goods Sold	
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5240 Irrigation 96,476.23 5250 Landscaping 38,042.05 5270 Permitting 21,148.32 5280 Pressure Washing 112.49 5290 Rent of vehicles or equipment 14,787.97 5300 Sod 213,061.74 5305 Gutters 26,498.74 5310 Supplies 4.03 5320 Surveying 63,450.45 5330 Tools 699.76 5340 Waste 68,827.60 Total for Cost of Goods Sold \$1,556,846.24	5222 Sub-Contractors	539,922.34
5250 Landscaping38,042.055270 Permitting21,148.325280 Pressure Washing112.495290 Rent of vehicles or equipment14,787.975300 Sod213,061.745305 Gutters26,498.745310 Supplies4.035320 Surveying63,450.455330 Tools699.765340 Waste68,827.60Total for Cost of Goods Sold\$1,556,846.24	5230 Fence	470,359.26
5270 Permitting 21,148.32 5280 Pressure Washing 112.49 5290 Rent of vehicles or equipment 14,787.97 5300 Sod 213,061.74 5305 Gutters 26,498.74 5310 Supplies 4.03 5320 Surveying 63,450.45 5330 Tools 699.76 5340 Waste 68,827.60 Total for Cost of Goods Sold \$1,556,846.24	5240 Irrigation	96,476.23
5270 Permitting21,148.325280 Pressure Washing112.495290 Rent of vehicles or equipment14,787.975300 Sod213,061.745305 Gutters26,498.745310 Supplies4.035320 Surveying63,450.455330 Tools699.765340 Waste68,827.60Total for Cost of Goods Sold\$1,556,846.24	5250 Landscaping	38,042.05
5280 Pressure Washing 112.49 5290 Rent of vehicles or equipment 14,787.97 5300 Sod 213,061.74 5305 Gutters 26,498.74 5310 Supplies 4.03 5320 Surveying 63,450.45 5330 Tools 699.76 5340 Waste 68,827.60 Total for Cost of Goods Sold \$1,556,846.24	5270 Permitting	
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5305 Gutters 26,498.74 5310 Supplies 4.03 5320 Surveying 63,450.45 5330 Tools 699.76 5340 Waste 68,827.60 Total for Cost of Goods Sold \$1,556,846.24	5290 Rent of vehicles or equipment	14,787.97
5305 Gutters 26,498.74 5310 Supplies 4.03 5320 Surveying 63,450.45 5330 Tools 699.76 5340 Waste 68,827.60 Total for Cost of Goods Sold \$1,556,846.24	5300 Sod	213,061.74
5310 Supplies 4.03 5320 Surveying 63,450.45 5330 Tools 699.76 5340 Waste 68,827.60 Total for Cost of Goods Sold \$1,556,846.24	5305 Gutters	
5320 Surveying 63,450.45 5330 Tools 699.76 5340 Waste 68,827.60 Total for Cost of Goods Sold \$1,556,846.24	5310 Supplies	
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5340 Waste 68,827.60 Total for Cost of Goods Sold \$1,556,846.24		
Total for Cost of Goods Sold \$1,556,846.24	5340 Waste	
Gross Profit \$3.647.024.83	Total for Cost of Goods Sold	
	Gross Profit	\$3,647.024.83

PELOR

DISTRIBUTION ACCOUNT	TOTAL
Expenses	
6000 Sales & Marketing	0
6001 Corporate Rebrand	6,026.49
6010 Advertising & Marketing	31,295.38
Total for 6000 Sales & Marketing	\$37,321.87
6020 Recruitment	2,267.41
6030 Travel	8,661.23
6100 Payroll Expenses	0
6101 HR Processing Expense	4,100.00
6110 Officer Salary	78,263.59
6120 Salaries	361,229.53
6130 Hourly Wages	1,018,403.21
6140 Misc Payroll	49,191.00
6150 Overtime Wages	72,841.67
6160 Manager Bonus	38,412.27
6163 FUTA	2,587.24
6164 Medicare ER	22,673.54
6165 Social Security ER	96,951.19
6166 SUTA	2,146.43
6170 Payroll Fees	4,275.70
Total for 6100 Payroll Expenses	\$1,751,075.37
6180 Employee Benefits	0
6181 Employee benefit programs	-56,611.75
6185 Uniforms	5,616.44
Total for 6180 Employee Benefits	-\$50,995.31
6190 Employee Health Insurance	0
6191 Employee Health	89,548.66
6192 Employee Dental and Vision	8,301.59
6193 Employee Supplementary	84.24
Total for 6190 Employee Health Insurance	\$97,934.49
6200 Facility Expenses	0
6210 Building Maintenance & Repair	2,907.39
6250 Utilities- 730 Duncan Ave.	0
6251 Electric	6,003.89
6252 Phones	6,601.92
6253 IT Management	3,191.80
6254 Water/Sewer	2,409.43
6255 Dumpsters	7,318.87
Total for 6250 Utilities- 730 Duncan Ave.	\$25,525.91

PELOR

DISTRIBUTION ACCOUNT	TOTAL
6260 Jacksonville Utilities 6261 Electric 6262 Water Service 6263 Dumpsters Total for 6260 Jacksonville Utilities	0 851.61 250.34 2,140.86 \$3,242.81
6270 Home Office - Spectrum Total for 6200 Facility Expenses	423.96 \$32,100.07
6230 Rent 6231 730 Duncan Ave 6232 Third Month 25 LLC (JAX) Total for 6230 Rent	0 108,859.22 37,635.00 \$146,494.22
6240 Telephone 6241 Cell Phone 6242 Truck Trackers Total for 6240 Telephone	\$381.00 7,242.96 7,506.15 \$15,130.11
6320 Fees 6321 Bank Fees 6330 Office Expenses 6137 Client/Vendor Appreciation 6183 Employee Morale Holiday Party	114.44 4,274.93 \$26.21 562.75 \$10,111.11 5,237.29
Total for 6183 Employee Morale 6220 Cleaning Expense 6331 Dues & Subscriptions 6332 Business Memberships 6333 SAAS Total for 6332 Business Memberships	\$15,348.40 4,837.50 1,584.97 0 9,157.12 \$9,157.12
6334 Merchant Services 6335 Janitorial Supplies 6336 Kitchen Supplies 6337 Office Copier 6338 Office Equipment 6339 Office Supplies Total for 6330 Office Expenses	24,818.77 626.18 763.39 2,278.61 2,797.81 3,778.49 \$66,580.20
6340 Postage and Delivery 6350 Insurance 6351 Auto 6352 Property Insurance 6353 Equipment Insurance 6356 Surety Bond	104.68 0 169,813.76 111.03 230.28 428.00

PELOR

DISTRIBUTION ACCOUNT	TOTAL
6357 Workers Compensation	53,440.57
6358 General Liability Insurance	34,930.20
Total for 6350 Insurance	\$258,953.84
6360 Taxes and licenses	8,334.97
6370 Vehicle & Equipment Expenses	0
6115 Parking	116.00
6371 Vehicle Repair & Maintenance	54,319.76
6372 Equipment Repair & Maintenance	23,414.58
6374 Fuel	214,014.38
6376 Tags/Titles	2,887.78
6378 Tolls	36,454.07
6379 Tires	12,549.08
6385 Equipment & Tools	5,789.08
6386 Toyota Forklift Rental	5,596.20
6388 Propane Gas	359.58
Total for 6370 Vehicle & Equipment Expenses	\$355,500.51
6380 Professional Fees	0
6382 Legal Fees	2,440.00
6383 Medical Screening	2,594.00
6384 Tax Accounting Services	10,350.00
6387 Business Education	80,597.00
Total for 6380 Professional Fees	\$95,981.00
Meals and Entertainment 100%	685.74
Total for Expenses	\$2,830,519.77
Net Operating Income	\$816,505.06
Other Income	
4220 Dumpster (Tenant)	3,194.46
4225 ACH Processing Fee	897.14
4230 Workers Comp Dividends	26,911.35
8000 Other Income	0
8100 Interest Earned	11,496.02
8150 Other Income	\$19,938.39
4155 Technology_Fees_BG	217.69
Total for 8150 Other Income	\$20,156.08
8200 Allowance Discounts - Sales Tax Discount	192.82
8250 Insurance Claims Refunds	16,378.12
Total for 8000 Other Income	\$48,223.04
8300 Amex Rewards Points	-2,935.26
Total for Other Income	\$76,290.73

PELOR

DISTRIBUTION ACCOUNT	TOTAL
Other Expenses	·
9000 Other Expenses	0
9100 LOC Interest	11,658.04
9200 Equipment Finance/Interest	17,906.51
9300 Credit Card Interest Charges	66.99
9400 Loss/Gain Expense on Assets	4,000.00
9405 Auto Deductible and Claim	12,333.10
9750 Theft and Loss	1,461.99
Total for 9000 Other Expenses	\$47,426.63
9105 Charitable Contributions	385.00
9999 ASK EXPENSE	-36.68
Total for Other Expenses	\$47,774.95
Net Other Income	\$28,515.78
Net Income	\$845,020.84

CERTIFICATE OF COMPLETION



CALEB FLINT

Has Completed a FDOT Approved Temporary Tra c Control (TTC): Intermediate Course

Training Provider:



Florida Safety Council 1505 E. Colonial Drive Orlando FL 32803

Phone: 407-896-1894

Verify this Certi cate by visiting www.motadmin.com

05/08/2025

Issue Date

04/25/2029

Expiration Date

МН

Instructor

641541

Certi cate No.





Certi cate:

641541

Issued: 05/08/2025

Expires: 04/25/2029

Instructor:MH

CALEB FLINT

Has Completed a FDOT Approved Temporary Tra c Control: Intermediate Course.

Training Provider:



Florida Safety Council 1505 E. Colonial Drive Orlando, FL 32803 Ph: 407-896-1894

Verify this Certi cate at www.motadmin.com.



Caleb Flint

has successfully completed the following course:

30-Hour OSHA Outreach for General Industry

Completion Date:

06-07-2025

David E. Couch Jr.

OSHA Authorized Trainer

Construction #: 20-0107970 General #: 20-0079854

As an OSHA Outreach trainer, I verify that I have conducted this OSHA Outreach training class in accordance with OSHA Outreach Training Program requirements.

I will document this class to my OSHA Authorizing Training Organization. Upon successful review of my documentation,

I will provide each student their completion card within 90 days of the end of the class.

OSHA Authorized Provider:



Certificate #: USWS15273385



Department of **Environmental Protection**





2600 Blair Stone Road, M.S. 3510 Tallahassee, Florida 32399-2400

Congratulations on successfully completing the Florida Green Industries Best Management Practices Training. Your certificate and wallet card are below. If the certificate is not correct, please contact the GI-BMP office of the UF/IFAS Florida-Friendly Landscaping Program at gi.bmp@ifas.ufl.edu or (352) 273-4517

To legally apply fertilizer commercially in Florida, you need the Limited Urban Commercial Fertilizer Applicator Certification from Florida Department of Agriculture and Consumer Services (FDACS). Use the certificate # below to apply online: https://aeslicensing.fdacs.gov For help: FDACS Pest Control Licensing and Certification (850) 617-7997

If your GI-BMP test score is 90% or higher, you may be eligible to become a GI-BMP Instructor.

GI-BMP Certificate #: GV401490-2 Learn more at https://ffl.ifas.ufl.edu/ffl-and-you/gi-bmp-program/instructor-program/

Certification Date: 06/07/2025

Test Score: 85

State of Florida **DEPARTMENT OF ENVIRONMENTAL PROTECTION**

Caleb James Flint PPM Outdoor LLC

Caleb James Flint

GV401490-2 Certificate #

Traince ID #

GREEN INDUSTRIES BEST MANAGEMENT PRACTICES TRAINING PROGRAM



GV401490-2 Certificate # GV401490

Traince ID #

Certificate of Training

Best Management Practices Florida Green Industries

The undersigned hereby acknowledges that





Caleb James Flint

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

Assistant Director Florida-Friendly Landscaping of Program

T. Wichman Instructor

06/07/2025

Claire Lewis, MLA Director Florida-Friendly Landscaping™ Program



Department of **Environmental Protection**





2600 Blair Stone Road, M.S. 3510 Tallahassee, Florida 32399-2400

Congratulations on successfully completing the Florida Green Industries Best Management Practices Training. Your certificate and wallet card are below. If the certificate is not correct, please contact the GI-BMP office of the UF/IFAS Florida-Friendly Landscaping Program at gi.bmp@ifas.ufl.edu or (352) 273-4517.

To legally apply fertilizer commercially in Florida, you need the Limited Urban Commercial Fertilizer Applicator Certification from Florida Department of Agriculture and Consumer Services (FDACS). Use the certificate # below to apply online: https://aeslicensing.fdacs.gov/ For help: FDACS Pest Control Licensing and Certification (850) 617-7997

If your GI-BMP test score is 90% or higher, you may be eligible to become a GI-BMP Instructor.

GI-BMP Certificate #: GV931841-1

Certification Date: 06/13/2025

Test Score: 95%

State of Florida **DEPARTMENT OF ENVIRONMENTAL PROTECTION**

Rebecca Flint

GV931841-1 Certificate #



GREEN INDUSTRIES BEST MANAGEMENT PRACTICES TRAINING PROGRAM

Rebecca Flint



GV931841-1 Certificate #

GV931841 Traince 1D 2

Certificate of Training Best Management Practices Florida Green Industries

The undersigned hereby acknowledges that





Rebecca Flint

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.

Assistant Director Fiorida-Friendly Landscaping **Program

T. Wichman Instructor

Claire Lewis, MLA

Interim Director Plurida-Friendly Landscaping Program

Florida Department of Agriculture and Consumer Services Bureau of Licensing and Enforcement Limited Urban Commercial Fertilizer Applicator Certificate # LF500301

Flint, Caleb

906 Spring Park Loop Celebration, FL 34747

Category LF

Expires: 06/16/2029

Issued: 06/16/2025

Signature of Certificateholder

WILTON SIMPSON, COMMISSIONER

The above individual is certified under the provisions of Chapter 482, F.S.

[BACK IS INTENTIONALLY LEFT BLANK]



LIVING WAGE CERTIFICATE

THIS CERTIFICATE IS AWARDED TO:

PELOR OUTDOOR LANDSCAPE SOLUTIONS DBA PPM OUTDOOR, LLC

For having met all requirements of the Living Wage Program to help protect and promote the quality of life of the citizens of Osceola County, Florida

	- VAL	(LL	/	PLIN
Procu	ement	Servic	es	Office

Procurement Services Office

Date: U-33-2025

2025 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L12000049731

Entity Name: PPM OUTDOOR, LLC

Current Principal Place of Business:

738 DUNCAN AVENUE KISSIMMEE, FL 34744

Current Mailing Address:

738 DUNCAN AVENUE KISSIMMEE, FL 34744 US

FEI Number: 45-5097400

Certificate of Status Desired: Yes

FILED Jan 10, 2025

Secretary of State

1317694977CC

Name and Address of Current Registered Agent:

FLINT, CALEB J 1730 CONNECTICUT AVE ST CLOUD, FL 34769 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail:

Title Name

Address

MGR

City-State-Zip: ST. CLOUD FL 34769

FLINT, CALEB J

1730 CONNECTICUT AVE

Title

MGR

Name

Address

1730 CONNECTICUT AVE

City-State-Zip: ST. CLOUD FL 34769

FLINT, REBECCA M

hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

APPLICATION FOR REGISTRATION OF FICTITIOUS NAME

REGISTRATION# G24000144373

Fictitious Name to be Registered: PELOR

Mailing Address of Business:

738 N DUNCAN AVE KISSIMMEE, FL 34744

Florida County of Principal Place of Business: MULTIPLE

FEI Number:

FILED Nov 26, 2024 Secretary of State

Owner(s) of Fictitious Name:

PPM OUTDOOR LLC 738 N DUNCAN AVE KISSIMMEE, FL 34744

Florida Document Number: L12000049731

FEI Number: 45-5097400

I the undersigned, being an owner in the above fictitious name, certify that the information indicated on this form is true and accurate. I further certify that the fictitious name to be registered has been advertised at least once in a newspaper as defined in Chapter 50, Florida Statutes, in the county where the principal place of business is located. I understand that the electronic signature below shall have the same legal effect as if made under oath and I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s. 817.155, Florida Statutes.

CALEB J.FLINT

11/26/2024

Electronic Signature(s)

Date

Certificate of Status Requested ()

Certified Copy Requested ()

State of Florida Department of State

I certify from the records of this office that PPM OUTDOOR, LLC is a limited liability company organized under the laws of the State of Florida, filed on April 11, 2012, effective April 11, 2012.

The document number of this limited liability company is L12000049731.

I further certify that said limited liability company has paid all fees due this office through December 31, 2025, that its most recent annual report was filed on January 10, 2025, and that its status is active.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Eighteenth day of April, 2025



Secretary of State

Tracking Number: 2817107909CU

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication

Department of the Treasury

Request for Taxpayer Identification Number and Certification

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

Internal	Revenue Service Go to www.irs.gov/FormW9 for ins	structions and the latest ii	nformation.							
	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. PPM Outdoor LLC 2 Business name/disregarded entity name, if different from above									
	Pelox									
n page 3.	3 Check appropriate box for federal tax classification of the person whose na following seven boxes.		4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):							
Print or type. Specific Instructions on	Individual/sole proprietor or Corporation S Corporation single-member LLC	•	Trust/estate	Exempt payee code (if any)						
	Limited liability company. Enter the tax classification (C=C corporation, S Note: Check the appropriate box in the line above for the tax classification LLC if the LLC is classified as a single-member LLC that is disregarded another LLC that is not disregarded from the owner for U.S. federal tax is disregarded from the owner should check the appropriate box for the	on of the single-member owner from the owner unless the owner purposes. Otherwise, a single-r	. Do not check er of the LLC is	Exemption from FATCA reporting code (if any)						
)eci	☐ Other (see instructions) ►			(Applies to accounts maintained outside the U.S.)						
See S	5 Address (number, street, and apt. or suite no.) See instructions. 738 Duncan Ave.	Re	quester's name a	nd address (optional)						
.,	6 City, state, and ZIP code Kissimmee FL 34744									
	7 List account number(s) here (optional)									
Par	t I Taxpayer Identification Number (TIN)									
	your TIN in the appropriate box. The TIN provided must match the na			urity number						
reside	p withholding. For individuals, this is generally your social security nunt alien, sole proprietor, or disregarded entity, see the instructions for s, it is your employer identification number (EIN). If you do not have a story	Part I, later. For other]-[]]-						
	ner. If the account is in more than one name, see the instructions for line ⁻	1 Also see What Name and	Employer	identification number						
	er To Give the Requester for guidelines on whose number to enter.	r. Also see What Name and	45	-5097400						
Par	Certification									
	penalties of perjury, I certify that:									
2. I an Ser	number shown on this form is my correct taxpayer identification num not subject to backup withholding because: (a) I am exempt from ba vice (IRS) that I am subject to backup withholding as a result of a failu onger subject to backup withholding; and	ackup withholding, or (b) I ha	ave not been n	otified by the Internal Revenue						
	n a U.S. citizen or other U.S. person (defined below); and									
	FATCA code(s) entered on this form (if any) indicating that I am exem	npt from FATCA reporting is	correct.							
you ha acquis	cation instructions. You must cross out item 2 above if you have been rive failed to report all interest and dividends on your tax return. For real exition or abandonment of secured property, cancellation of debt, contribut han interest and dividends. You are not required to sign the certification,	state transactions, item 2 doctions to an individual retireme	es not apply. Fo ent arrangement	r mortgage interest paid, (IRA), and generally, payments						
Sign Here	Signature of U.S. person ▶	Date	+ 4/15	/25						
	neral Instructions	• Form 1099-DIV (divide funds)	nds, including	those from stocks or mutual						
Section noted	n references are to the Internal Revenue Code unless otherwise	 Form 1099-MISC (vari proceeds) 	ous types of in	come, prizes, awards, or gross						
related	d to Form W-9 and its instructions, such as legislation enacted	 Form 1099-B (stock of transactions by brokers) 		ales and certain other						
	hey were published, go to www.irs.gov/FormW9.	 Form 1099-S (proceed 	ls from real est	ate transactions)						
	pose of Form	 Form 1099-K (merchal 	nt card and thir	d party network transactions)						
inform	lividual or entity (Form W-9 requester) who is required to file an ation return with the IRS must obtain your correct taxpayer	 Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition) 								
	ication number (TIN) which may be your social security number individual taxpayer identification number (ITIN), adoption	• Form 1099-C (canceled debt)								
taxpa (EIN)	ver identification number (ATIN), or employer identification number to report on an information return the amount paid to you, or other	Use Form W-9 only if	you are a U.S.	nent of secured property) person (including a resident						
amou	nt reportable on an information return. Examples of information	alien), to provide your co	DITECT LIN							

Form W-9 (Rev. 10-2018)

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.

returns include, but are not limited to, the following.

• Form 1099-INT (interest earned or paid)

EXPIRATION SEPTEMBER 30, 2025

BRUCE VICKERS, TAX COLLECTOR

OSCEOLA COUNTY, STATE OF FLORIDA LOCAL BUSINESS TAX RECEIPT **ACCOUNT NO.** 123957

0.00

0.00

30.00

2025

BUSINESS:

PPM Outdoor

PPM Outdoor, LLC 738 N. Duncan Ave.

Kissimmee, FL 34744

BUSINESS TYPE: 4190 LAWN CARE/LANDSCAPE 07/08/2024 Oper N/A TIII Internet Paid 30.00 Rcpt.#017592

130576
TRANSFER 0.00
ORIGINAL TAX 30.00
AMOUNT 0.00

PENALTY
COLLECTION COST
TOTAL

Location: CITY OF KISSIMMEE

> BRUCE VICKERS CFC, TAX COLLECTOR P.O. BOX 422105, KISSIMMEE FL 34742-2105

407-742-4000

THIS RECEIPT IS IN ADDITION AND NOT IN LIEU OF ANY OTHER LICENSE REQUIRED BY LAW OR MUNICIPAL ORDINANCE AND IS SUBJECT TO REGULATIONS OF ZONING, HEALTH, AND ANY OTHER LAWFUL AUTHORITY.

THIS LOCAL BUSINESS TAX RECEIPT IS FURNISHED PURSUANT TO CHAPTER 205 LAWS OF FLORIDA AND OSCEOLA COUNTY ORDINANCE 95-10, AS AMENDED

The law requires this Local Business Tax Receipt to be displayed conspicuously at the place of business in such manner that it can be open to the view of the public and subject to inspection by all duly authorized officers of the County.

Pursuant to State Law, all Local Business Tax Receipts shall expire on September 30th of the succeeding year. Those Local Business Tax Receipts renewed beginning October 1st shall be delinquent and subject to a delinquency penalty of 10% for the month of October, plus an additional 5% penalty for each month of delinquency thereafter until paid; provided that the total delinquency penalty shall not exceed 25% of the Local Business Tax Receipt for the delinquent establishment. A 25% penalty shall be imposed on any person engaged in any new business, occupation or profession without first obtaining an Osceola County Local Business Tax Receipt. PLUS: if delinquent more than 150 days, subject to civil actions and penalties, and a penalty of up to \$250.

This receipt is a Local Business Tax only. It does not permit the Local Business Taxpayer to violate any existing regulatory or zoning laws of the state, county, or cities, nor does it exempt the licensee from any other license or permits that may be required by law.

This form becomes a receipt when validated by the Tax Collector. Note: Display in accordance with the county ordinance. Local Business Tax Receipts are subject to change according to law.

PPM Outdoor, LLC 738 N. Duncan Ave. Kissimmee, FL 34744 Subcontractor For
Fertilization & Pest Coutrol:
LR Lawn and PART ORNAINCENTAL
TEST Control INC.



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

CERTIFIED PEST CONTROL OPERATOR

Certificate Number: JF209748

LUIS RUIZ-ANDINO

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

General Household Pest and Rodent Control, Lawn and Ornamental

in conformity with an Act of the Legislature of the State of Florida regulating the practice of Pest Control and imposing penalties for violations.





Issue Date: 06/24/2025

Expiration Date: 06/01/2026



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 07/08/2025

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).

	his certificate does not confer rights t							require an endorsemen	IL AS	statement on
PRODUCER					CONTACT ALEX GARCIA					
Wekiva Insurance Agency					PHONE (A/C, No. Ext): (407) 389-0291 FAX (A/C, No):					
235 N Hunt Club Blvd #101					E-MAIL ADDRE	ss: wekivain	s@aol.com	Tracinor		
4						-		DING COVERAGE		NAIC#
Lo	ngwood			FL 32779	INSURE			INSURANCE CO		TRAIG II
INS	JRED				INSURE					
	LR LAWN AND ORNAMENT	AL P	EST	CONTROL INC	INSURE	-				
	333 lake doe Blvd				INSURE					
					INSURE					
	APOPKA			FL 32703	INSURE					
CO		TIFIC	ATE	NUMBER:	INSURE	KF;		REVISION NUMBER:		
IN C	HIS IS TO CERTIFY THAT THE POLICIES NDICATED. NOTWITHSTANDING ANY RIERTIFICATE MAY BE ISSUED OR MAY XCLUSIONS AND CONDITIONS OF SUCH	PERT POLIC	REMEI AIN, CIES.	NT, TERM OR CONDITION THE INSURANCE AFFORD	OF AN	IY CONTRACT THE POLICIE REDUCED BY	THE INSUR OR OTHER S DESCRIBE PAID CLAIMS.	ED NAMED ABOVE FOR T DOCUMENT WITH RESPE	CT TO	WHICH THIS
INSR LTR	TYPE OF INSURANCE	ADDL	SUBR	POLICY NUMBER		POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMIT	S	
	COMMERCIAL GENERAL LIABILITY		107 11					EACH OCCURRENCE	s 300)000
	CLAIMS-MADE X OCCUR							DAMAGE TO RENTED PREMISES (Ea occurrence)	s 100	0000
								MED EXP (Any one person)	\$ 500	00
Α				NPP8974290		01/16/2024	01/16/2025	PERSONAL & ADV INJURY	\$ 300	0000
	GEN'L AGGREGATE LIMIT APPLIES PER:							GENERAL AGGREGATE	\$ 600	0000
	X POLICY PRO-							PRODUCTS - COMP/OP AGG	s INC	CLUDED
	OTHER:						l l		\$	
	AUTOMOBILE LIABILITY							COMBINED SINGLE LIMIT (Ea accident)	\$	
	ANY AUTO							BODILY INJURY (Per person)	\$	
	OWNED SCHEDULED AUTOS							BODILY INJURY (Per accident)	\$	
	HIRED NON-OWNED AUTOS ONLY							PROPERTY DAMAGE (Per accident)	\$	
								No. T. C. State of the Control of th	\$	
	UMBRELLA LIAB OCCUR							EACH OCCURRENCE	\$	
	EXCESS LIAB CLAIMS-MADE		1					AGGREGATE	\$	
	DED RETENTION\$								S	
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	71						PER OTH-		
	ANY PROPRIETOR/PARTNER/EXECUTIVE	N/A	l N		-)			E.L. EACH ACCIDENT	\$	
	OFFICER/MEMBER EXCLUDED? (Mandatory In NH)	NIA	- 1		1			E L. DISEASE - EA EMPLOYEE	\$	
	If yes, describe under DESCRIPTION OF OPERATIONS below							E.L. DISEASE - POLICY LIMIT	s	
	CRIPTION OF OPERATIONS / LOCATIONS / VEHIC ST CONTROL	LES (A	CORD	101, Additional Remarks Schedi	ile, may b	e attached if mor	e space is requir	ed)		
CE	RTIFICATE HOLDER				CANC	ELLATION.				
CE	N IIFICATE HOLDER				CANC	ELLATION				
	OWNERS COPY				THE	EXPIRATION	I DATE THE	ESCRIBED POLICIES BE C EREOF, NOTICE WILL Y PROVISIONS.	ANCEL BE DE	LED BEFORE ELIVERED IN
					AUTHORIZED REPRESENTATIVE					

© 1988-2015 ACORD CORPORATION. All rights reserved.

Request for Taxpayer Identification Number and Certification

Give Form to the send to the IRS.

errad Reven	sue Service	► Go to www.irs.gov/FormW9 for Int								
1 14	arter tas shown	on your recome tax return. Name is required on this line, o	to not leave this line blank.							
11	UIS A	berto Kuiz Andino								
2 8	2 Business name/damparted many name of different from obtaine LR Lawn and Ornamental Pest Control									
-	K Lav	4 Exemptions icodes apply only to certain entities, not individuals; see								
abad a	agement serve	instructions on page 3t:								
8	Individual/to single-ment	Exempt payee code of anyl								
or type.	Loretted habit	5 6 6 6								
8 8	Motor Check	Examption from FATCA reporting code (# am)								
o Instru										
- 6	a dampara	-								
1		er, street, and apt. or sufe rea) See instructions.	Flaquester's name	and address (optional)						
20	-	400800 xax								
un A										
1.	(many	undo Florida 3286	0							
7.		recental here logitional)								
100	CERT (MCCCOMPANY)	and the second								
Free!	Tavo	ayer Identification Number (TIN)								
	TIN DW	ppropriate box. The TIN provided must match the ru	ame given on line 1 to avoid Social se	curity number						
market and	ston ante ne	or individuals, this is generally your social security to oprietor, or disregarded entity, see the instructions to layer identification number (EIN). If you do not have a	r Pari I, Maer, Por Street 7 1 A *	3-1000						
entities.	t is your erro	koyer identification number (EIN). If you do not have a	number, see How to get a							
TIM, taster		in more than one name, see the instructions for line	Also see What Name and Employee	identification number						
Note: II I	To Give the f	lequester for guidelines on whose number to enter		OCCUPELL						
-			14 1	1722 1201						
Part I	Cort	ification								
		rgury, I contify that.								
	-	no har term is my correct taxpaver identification nur	mber for I am waiting for a number to be in	sued to mej; and						
Z. I am r	not subject to be (IRS) that i	backup withholding because; (a) I am exempt from b am subject to backup withholding as a result of a fail	lackup withholding, of Etil I fullye not been i	notified by the internal Hevenue						
		e backup withholding; and								
3.1000	U.S. citizen	or other U.S. person (defined below); and i) entered on this form (if any) indicating that I am elec-	mot from FATCA reporting is correct.							
4, The P	ATCA code	ions. You must cross out item 2 store if you have been	notified in the IRS that im are currently suf	sect to harkup withholding because						
you have	e falled to rep	ort all interest and dividends an your lax return. For real inment of secured property, cancellation of delti, contrib didividends, you are not required to sign the certification.	estate transactions, item 2 dices not apply. It utions to an individual retrement arrangemen	or mortgage interest paid, it (IFA), and generally, payments						
Sign	Signature U.S. pers		Date >	1-4-25						
_	-	structions	Form 1099-DIV (dividends, including							
		ire to the Internal Revenue Code unless otherwise	funds) • Form 1099-MISC (various types of it proceeds)	ncome, prizes, awards, or gross						
Future	The state of the s	nts. For the latest information about developments	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 (tution) Form 1099-C (canceled debt)							
after th	vey were puti	ished, go to www.irs.gov/FormW9.								
Pur	pose of	orm								
		ity (Form W-8 requester) who is required to file an with the IRS must obtain your correct taxpayer								
identif	ication numb	er (TIN) which may be your social security number								
		payer identification number (ITIN), adoption on number (ATIN), or employer identification number	 Form 1099-A (acquisition or abando 							
(EIN)	to report on t	n information return the amount paid to you, or other	Use Form W 9 only if you are a U.S. person (including a resident							
Bridge	reportable	on an information return. Examples of information are not limited to, the following.	alier), to provide your correct TIN	a management of the Park						
		terest carned or paid!	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.

Form 1099-INT (interest carried or paid)

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

BASIC ORGANIZATION INFORMATION

DAT:	E SUBMITTED August 6	, 2025		
1.	Proposer PPM Outdoor LLC DBA F [Company Name]	Pelor	/_/ An Individual /_/ A Limited Liability	
2.	Proposer Company Address:			
	Street Address 738 Duncan Aven	ue		
	P.O. Box (if any)			
	City Kissimmee	_ State FL	Zip Code <u>34744</u>	
	Telephone 407-738-1146	Fax no.		
	1st Contact Name Rebecca Flint		Title co-owner CRO	
	2nd Contact Name Caleb Flint		Title co-owner CEO	
3.	Parent Company Name (if applicab	ole)		
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 738 Duncan Avenue							
	P.O. I	Box (if any)						
	City_	Kissimmee	State FL	Zip Code <u>34744</u>	_			
	Telep	hone 407-738-1146	Fax no	,	_			
	1 st Co	ntact Name Rebecca Flint	Ti	tle Co-owner CRO				
6.	If the	Proposer is a corporation, is i	t incorporated in	the State of Florida?				
	yes () (Proceed to Question 6.1)	no () (Proceed	d to Question 6.2)				
	6.1	If yes, provide the following	g:					
		Is the Company in good standing with the Florida Secretary of State Dir of Corporations? yes () no ()						
		If no, please explain						
								
		:						
		:						
		Date incorporated		_Charter No				
	6.2	If no, provide the following	:					
		The State in which Prop	oser is incorpora	ated?				
		Is the Company in good	standing with th	nat State? yes() no()				
		If no, please explain						
		1			_			
		Date incorporated		Charter No.				
		Is the applicant registe	red with the Sta	ate of Florida? yes ()	no ()			

7.	If the	Proposer is a partnership (including a limited partnership or limited liability
	partne	rship) 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 (x) no ()
		If no, please explain
		Is the Proposer in good standing with the State of Florida? yes (x) no ()
		If no, please explain
		ų—————————————————————————————————————
		Date Proposer was organized: 04/11/2012
	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.	contr	s Proposer hold any registrations or licenses with the State of Florida applicable to the ract? (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 GI-BMP Certification			
		License No GV401490-2 Expiration Date 6/07/26			
		Qualifying individual Caleb Flint Title CEO			
		List company(s) currently qualified under this license Pelor			
	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.		st the Proposer's total annual dollar value of work completed for each of the last three years starting with the latest year and ending with the most current year			
	(2022	2) \$5,518,245 , (2023) \$4,747,027 , (2024) \$5,204,826 .			
10		are the Proposer's current insurance limits? (Provide a copy of applicant's ficate of Insurance)			
	Autor Work	ral Liability \$ 1,000,000 mobile Liability \$ 1,000,000 ters Compensation \$ 1,000,000 action Date 05/13/26			

	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 ye	s, please describe each violation, fine, and resolution		
11.1	What is the Proposer's current worker compensation rating? 47		
11.2 more	Has the Proposer experienced any worker injuries resulting in a worker losing than ten (10) working days as a result of the injury in the past two years? yes (x) no ()		
If ye	s, please describe each incident in 2024 an employee was rear-eneded which resulted		
in hi	m being out of work for 30 days after which he returned to work full duty.		

The undersigned hereby authorize(s) and reques	st(s) any person, firm or corporation to
furnish any pertinent information requested by th	e Randal Park Community Development
District, or their authorized agents, deemed nec	essary to verify the statements made in
this application or attachments hereto, or rega	rding the ability, standing and general
reputation of the applicant.	d)
	11 800
	13 W11

PAM Order LLC DRA Peter By:

Name of Proposer

This 5 day of August , 2025 By: Rebecca Flint co-owner CRO

[Type Name and Title of Person Signing]

(Apply Corporate Seal, if filing as a corporation)

State of Florida
County of Oscola

The foregoing instrument was acknowledged before me this the day of the who is personally known to me or who has produced as identification and who did (did not) take an oath.

Notary Public State of Florida Nikolet T Moncada My Commission HH 457116 Expires 10/22/2027

Signature of Notary taking acknowledgment

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

AFFIDAVIT OF NON-COLLUSION

STATE OF Florida	
COUNTY OF Osceola	
I Rebecca Flint	, do hereby certify that I have not,
either directly or indirectly, part	icipated in collusion or proposal rigging. Affiant is a
co-owner in the firm of	PPM Outdoor LLC DBA Pelor and
authorized to make this affidavit	on behalf of the same. I understand that I am swearing
or affirming under oath to the trut	hfulness of the claims made in this affidavit and that the
	g a false statement includes fines and/or imprisonment.
Dated this Sth day of August	Signature by authorized representative of Proposer
State of Corida County of Scrola The foregoing instrumer 2025,	nt was acknowledged before me this the day of by Tableca fint, of the who is personally known to me or who has produced as identification and who did (did not) take
an oath.	and Wag
Notary Public State of Florida Nikolet T Moncada My Commission HH 457116 Expires 10/22/2027	Signature of Notary taking acknowledgment

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

ACKNOWLEDGMENT OF RECEIPT OF DOCUMENTS AND PROPOSAL SIGNATURE FORM

This Proposal 1	for landscape maintenan , 2025 by PPM Outdo	ce services has been submitted on this day of or LLC DBA Pelor [company] whose
business	address	is 738 Duncan Avenue Kissimmee, FL 34744 ,
telephone num	ber is 407-738-1146	, and fax number is
information pr truthful and ac pricing informathe contract on	ovided herein has bee curate. Proposer agree ation sixty (60) days fro	s, by the below execution of this proposal, that all in provided in full and that such information is sthrough submission of this Proposal to honor all in the date of the Proposal opening, and if awarded all to enter into and execute the services contract in proposal documents.
this proposal c the Proposer to	onstitutes fraud; and, the constitute good cause	sion of false, deceptive or fraudulent statements on that the District consider such action on the part of for denial, suspension or revocation of a proposal ity Development District.
Furthern provisions of w	more, the undersigned a which have been included	cknowledges receipt of the following addenda, the lin this Request for Proposal.
Addendum No.	1	dated <u>7/24/25</u>
		dated <u>7/30/25</u>
Addendum No.	,	dated
Addendum No.		dated
Addendum No.	<u></u>	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@amscfl.com.

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

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 <u>NOT</u> 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.

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

NAME OF FIRM:
PPM addoor LLC DOA Pelor
SIGNATURE:
DATE: NSS JULS

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: <u>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?</u>

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.

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

NAME OF FI	RM:	
PPM O	wildow LLC DBA Pelor	
SIGNATURE	M	
DATE:	Mys. 2:25	



Bid Bond

KNOW ALL MEN BY THESE PRESENTS, that	we PPM Outdoor, LLC	,
738 Duncan Ave, Kissimmee, FL 34744		,
as principal, hereinafter called the Principal, and a corporation duly organized under the laws of t and firmly bound unto Randal Park Community	the State of Minnesota as Surety, here	
219 East Livingston Street, Orlando, FL 32801		1
as Obligee, hereinafter called the Obligee, in the	e sum of **** Five Percent	of Bid Amount (5%)
for payment of which sum well and truly to be mexecutors, administrators, successors and assig	nade, the said Principal and the said Su	urety, bind ourselves, our heirs,
WHEREAS, the Principal has submitted a bid fo	or	
Project: Randal Park Community Developmen	nt RFP 2025 Landscape Maintenance	/ 2025-001
Bid Date: 08/06/2025		
The conditions of this Bond are such that if the Oblige within such time period as may be agreed to by the Obligee in accordance with the terms of such bid, Documents, with a surety admitted in the jurisdiction of such Contract and for the prompt payment of labor difference, not to exceed the amount of this Bond, Obligee may in good faith contract with another party otherwise to remain in full force and effect. The Suret extend the time in which the Obligee may accept the (60) days in the aggregate beyond the time for accept an extension beyond sixty (60) days. When this Bond has been furnished to comply with a this Bond conflicting with said statutory or legal registatutory or other legal requirement shall be deemed construed as a statutory bond and not as a common I Signed and sealed this 08/06/2025	Obligee and Principal, and the Principal of and gives such bond or bonds as may of the Project and otherwise acceptable to or and material furnished in the prosecution between the amount specified in said bid to perform the work covered by said bid, the ty hereby waives any notice of an agreement bid. Waiver of notice by the Surety shall not prance of bids, and the Obligee and Principal a statutory or other legal requirement in the quirement shall be deemed deleted herefred incorporated herein. When so furnished aw bond.	either (1) enters into a contract with the be specified in the bidding or Contract the Obligee, for the faithful performance in thereof; or (2) pays to the Obligee the land such larger amount for which the hen this obligation shall be null and void, ent between the Obligee and Principal to be apply to any extension exceeding sixty pal shall obtain the Surety's consent for a location of the Project, any provision in from and provisions conforming to such
	PPM Outdoor, LLC	
Witness	Title	(SEAL)
	Granite Re, Inc. Hugh Weeks, Attorney-in-Fa	act SEAL

GRANITE RE, INC. GENERAL POWER OF ATTORNEY

Know all Men by these Presents:

That GRANITE RE, INC., a corporation organized and existing under the laws of the State of MINNESOTA and having its principal office at the City of OKLAHOMA CITY in the State of OKLAHOMA does hereby constitute and appoint:

HUGH WEEKS its true and lawful Attorney-in-Fact(s) for the following purposes, to wit:

To sign its name as surety to, and to execute, seal and acknowledge any and all bonds, and to respectively do and perform any and all acts and things set forth in the resolution of the Board of Directors of the said GRANITE RE, INC. a certified copy of which is hereto annexed and made a part of this Power of Attorney; and the said GRANITE RE, INC. through us, its Board of Directors, hereby ratifies and confirms all and whatsoever the said:

HUGH WEEKS may lawfully do in the premises by virtue of these presents.

In Witness Whereof, the said GRANITE RE, INC. has caused this instrument to be sealed with its corporate seal, duly attested by the signatures of its President and Assistant Secretary, this 31st day of July, 2023.

STATE OF OKLAHOMA

COUNTY OF OKLAHOMA)

On this 31st day of July, 2023, before me personally came Kenneth D. Whittington, President of the GRANITE RE, INC. Company and Kyle P. McDonald, Assistant Secretary of said Company, with both of whom I am personally acquainted, who being by me severally duly sworn, said, that they, the said Kenneth D. Whittington and Kyle P. McDonald were respectively the President and the Assistant Secretary of GRANITE RE, INC., the corporation described in and which executed the foregoing Power of Attorney; that they each knew the seal of said corporation; that the seal affixed to said Power of Attorney was such corporate seal, that it was so fixed by order of the Board of Directors of said corporation, and that they signed their name thereto by like order as President and Assistant Secretary, respectively, of the Company.

My Commission Expires: April 21, 2027

Commission #: 11003620



Bethany & Olled Notary Public

GRANITE RE, INC.

Certificate

THE UNDERSIGNED, being the duly elected and acting Assistant Secretary of Granite Re, Inc., a Minnesota Corporation, HEREBY CERTIFIES that the following resolution is a true and correct excerpt from the July 15, 1987, minutes of the meeting of the Board of Directors of Granite Re, Inc. and that said Power of Attorney has not been revoked and is now in full force and effect.

"RESOLVED, that the President, any Vice President, the Assistant Secretary, and any Assistant Vice President shall each have authority to appoint individuals as attorneys-in-fact or under other appropriate titles with authority to execute on behalf of the company fidelity and surety bonds and other documents of similar character issued by the Company in the course of its business. On any instrument making or evidencing such appointment, the signatures may be affixed by facsimile. On any instrument conferring such authority or on any bond or undertaking of the Company, the seal, or a facsimile thereof, may be impressed or affixed or in any other manner reproduced; provided, however, that the seal shall not be necessary to the validity of any such instrument or undertaking."

IN WITNESS WHEREOF, the undersigned has subscribed this Certificate and affixed the corporate seal of the Corporation this

6, 2025. August





DO NOT PUT THIS PAGE WITH YOUR BID — COMPLETE AND FAX OR EMAIL BACK TO GRANITE RE, INC.

Bid Bond Results Form

PPM Outdoor, L	LC	
738 Duncan Av	e	
Kissimmee, FL	34744	
Project Owner:	Randal Park Community Development District 219 East Livingston Street Orlando, FL 32801	
Bid Date:	08/06/2025	
Bid Reference:	Randal Park Community Development RFP 2025 Landscape Maint	enance / 2025-001
Approximate Bio	d Amount: \$308,000.00	
****	IMPORTANT **** If your bid is over 10% of your estimate, you MU	JST call us for approval.
PLEASE LIST T	THE FIRST THREE BIDDERS IF KNOWN	
	Contractor's Name	Amount
Low		\$
2 nd		\$
3 rd		\$
Your Bid if Not L	Listed Above \$	
Comments:		
Ву:	Date:	
PL	EASE RETURN THIS TO GRANITE RE, INC. BY FAX OR EMAIL AS	SOON AS POSSIBLE.

14001 Quailbrook Drive | Oklahoma City, Oklahoma | granitere.com 405.752.2600 | 800.440.5953 | Fax: 405.749.6800

SECTION I



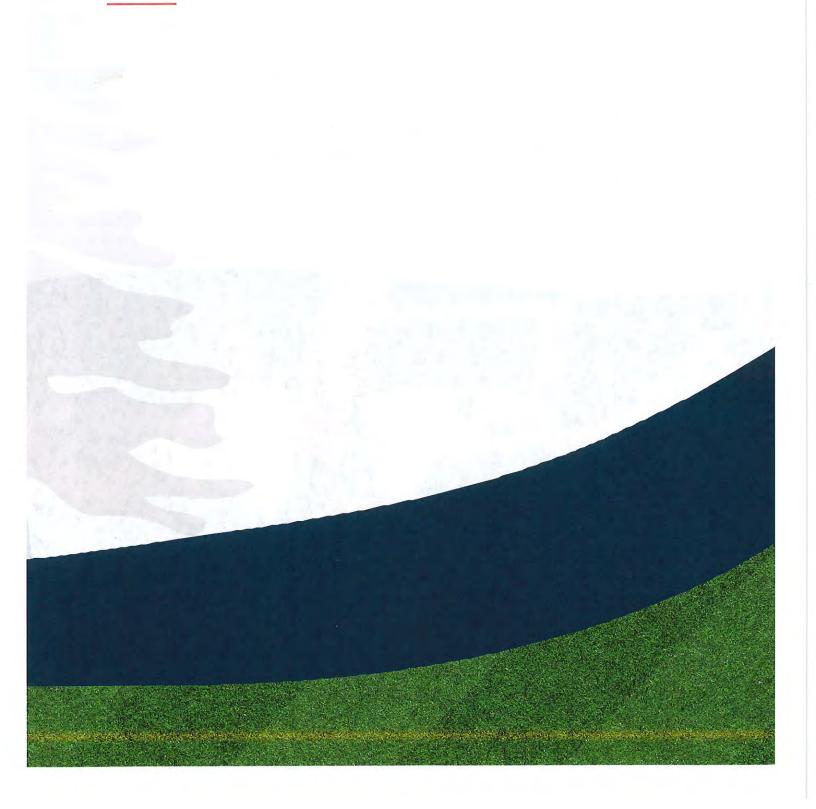
RANDAL PARK CDD MAINTENANCE PROPOSAL

QUALITY IS OUR CORNERSTONE





OVERVIEW



OUR STORY

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

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



OUR TEAM



IAN PRINCE Owner / President

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



LUCAS DEAN MARTIN Vice President of Landscape Maintenance

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



JAMES SMITH Landscape Maintenance Operations Manager

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

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



ANTHONY SANDRETTO Fertilization & Pest Control Manager

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

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



JERRY ROBERSON Irrigation Manager

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

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



BRIAN HUSEMAN Irrigation Maintenance Manager

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

OUR CORE VALUES

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

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

SAFETY

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

OUR SAFETY MANAGEMENT SOLUTION BRINGS TOGETHER:

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



AREAS OF EXPERTISE



COMMERCIAL LAWN MAINTENANCE

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



BRICK PAVERS

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



LIGHT CONSTRUCTION

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



IRRIGATION & WATER MANAGEMENT

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



COMMERCIAL TREE CARE

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

PROPERTY NEEDS

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

THESE PLANT HEALTH PRACTICES INCLUDE:



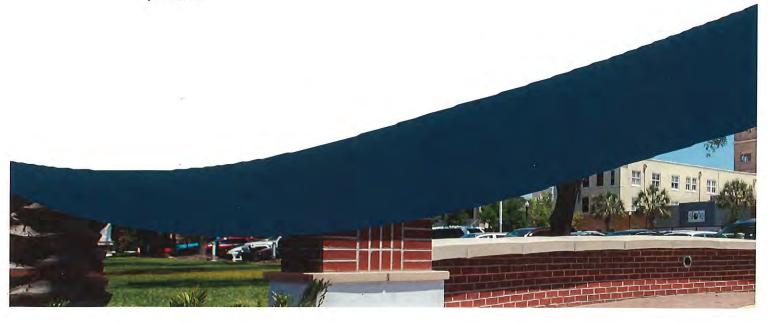
The Plant Enhancement Team makes sure that all aspects of the environment are included to make recommendations to the client to get the right plant in the right place while still providing the aesthetics that the client prefers. The long- term value of a landscape depends on how well it performs for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

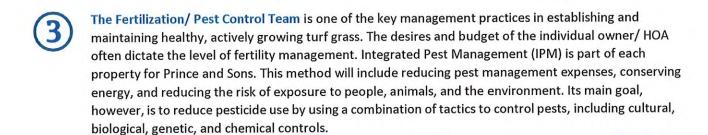
Performance is often directly related to matching a site's characteristics and a client's desires with plant requirements. Therefore, the first step in selecting plants for a landscape is to conduct a site evaluation, which may consist of

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



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





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

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



REFERENCES

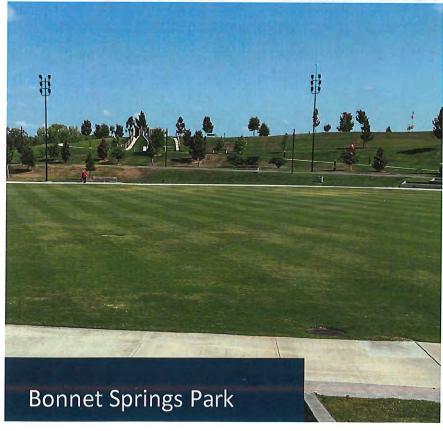
Winter Garden Village

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

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

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







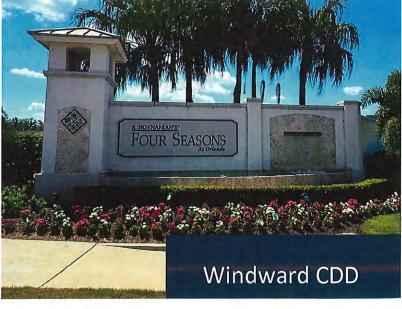






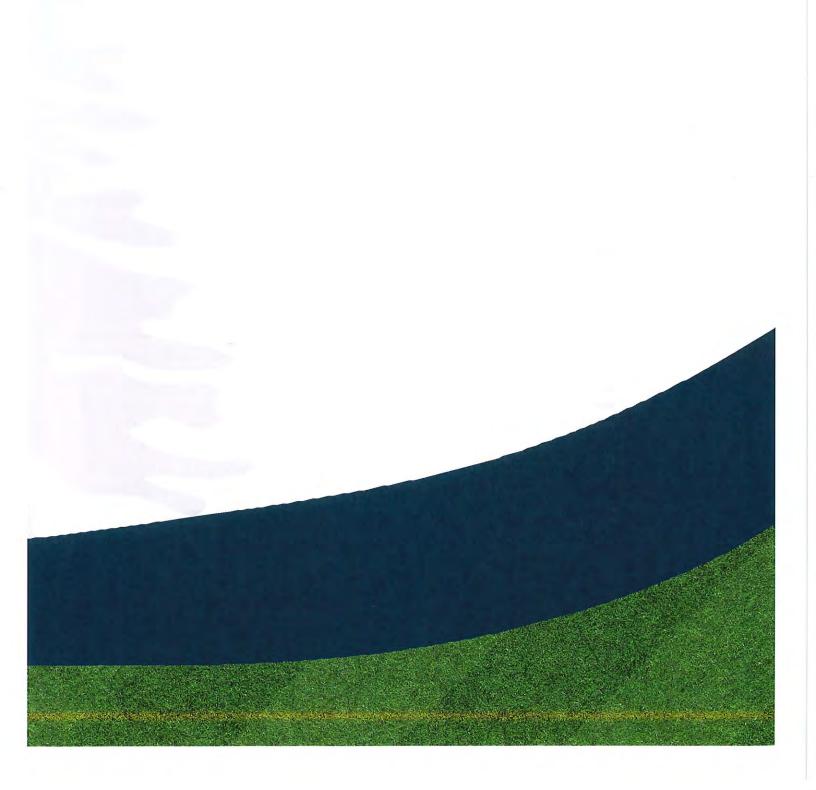








MAINTENANCE PROPOSAL



ADDITIONAL REFERENCES

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

WINDSOR HILLS ERIKA BALDWIN (718) 966-1966

RIVERSTONE CLAYTON SMITH (407) 201-1514

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

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

CROSSINGS CDD JOEL BLANCO (786) 238-9473

MORE REFERENCES CAN BE PROVIDED UPON REQUEST

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 <u>2025-001</u> 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 <u>2025-001</u> 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. <u>Financial Capability</u> (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[Com	PRINCE AND SO pany Name]	NS, INC	,	/_/ An Individual /_/ A Limited Liability Company /_/ A Limited Liability Partnership /_/ A Partnership /_X A Corporation /_/ A Subsidiary
2.	Proposer Comp	any Addrose		,	Corporation
۷.	-	200 SOUTH F S	т'		
		S CITY			
	Telephone (863	3) 422-5207	Fax no		
	1 st Contact Nan	ne <u>LUCAS MA</u>	RTIN	Title VICE	PRESIDENT
	2nd Contact Na	me JAMES SM	ΙΙΤΉ	Title OPEI	RATIONS MANAGE
3.	Parent Compan	y Name (if applicabl	e) <u>NA/ Family</u>	Owned	
4.	Parent Compan	y Address (if differe	nt):		
	Street Address			· · · · · · ·	
	P.O. Box (if any	y)			
	City		State	Zip Code _	
	Telephone		Fax no.		
	1st Contact Nam	ne		Title	
	2nd Contact Na	me		Title	

Street	Address 4645 BOGGY CREEK RD.
P.O. H	Box (if any)
City _	ORLANDO State FL Zip Code 32824
Telep	hone (863) 422-5207 Fax no.
1st Co	ntact Name <u>LUCAS MARTIN</u> Title <u>VICE PRESIDENT</u>
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 (\mathbf{x}) no $($
	If no, please explain
	Date incorporated 6/14/2018 Charter No
6.2	If no, provide the following:
0.2	The State in which Proposer is incorporated?
	Is the Company in good standing with that State? yes () no ()
	If no, please explain
	Date incorporatedCharter 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
	partne	ership) 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 (x) no ()
		If no, please explain
		Date Proposer was organized:
	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 (x)
		If no, please explain
8.	contra	Proposer hold any registrations or licenses with the State of Florida applicable to the act? χ 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, APPLICATOR, BMP
		License NoExpiration Date
		Qualifying individual Title
		List company(s) currently qualified under this license
		PRINCE AND SONS
	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:
9.		he Proposer's total annual dollar value of work completed for each of the last three ears starting with the latest year and ending with the most current year
	(2022	\$\;\\$18,000,000\;\\$28,000,000\;\\$28,000,000\;\\$28,000,000\;\\$44,000,000\.
10.		are the Proposer's current insurance limits? (Provide a copy of applicant's ficate of Insurance)
	Autoi Work	ral Liability \$2,000,000 / 5,000,000 UMBRELLA nobile Liability \$1,000,000 ers Compensation \$1,000,000 ation Date GL&AUTO-8/1/2025 WORKERS COMP- 8/1/2025

	tions in the past two years? yes (, , ,
If yes	s, please describe each violation, fin	e, and resolution
11.1	What is the Proposer's current we	orker compensation rating? Experience MOD rate
11.2 more		any worker injuries resulting in a worker losi sult of the injury in the past two years?
If yes	, please describe each incident	Fell off ladder and hurt back
		THE PROPERTY OF THE PROPERTY O

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.

PRINCE AND SONS Name of Proposer	By: Lucar Martin
This loth day of August, 2025	By:LUCAS MARTIN/ VP [Type Name and Title of Person Signing]
	(Apply Corporate Seal, if filing as a corporation)
State of Florida County of Polk	
Hugust, 2025, by	knowledged before me this <u>loth</u> day of <u>Lucas Martin</u> , of the <u>ersonally known to me</u> or who has produced as identification and who did (did not) take
	Signature of Notary taking acknowledgment
	LISA FOWLER MY COMMISSION # HH 697165 EXPIRES: July 11, 2029

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT AFFIDAVIT OF NON-COLLUSION

STATE OF FO	rida Polk			
Ι	LUCAS MARTIN	, do he	reby certify that	I have not,
either directly or	indirectly, participated	l in collusion or p	proposal rigging.	Affiant is a
MANAGER	in the firm of	PRINCE &	& SONS	, and
authorized to mak	e this affidavit on beha	If of the same, I	understand that I	am swearing
or affirming under	r oath to the truthfulnes	s of the claims mad	de in this affidavit	t and that the
punishment for kn	owingly making a false	e statement include	s fines and/or imp	orisonment.
Dated this <u>b</u> th	day of August	, 2025.		
	Sig	nattice by authorize	d representative o	of Proposer
State of Florid County of Polk	<u>.Ci</u>			
Huaust,	oing instrument was 2025, by and Sons who is	LUCAS Marti personally known	n,	of the as produced
an oath.		(0 1	D ,	
	Sign	nature of Notary tal	MULLA king acknowledgr	ment
The second secon	and the second s		LISA FOWLE MY COMMISSION # I EXPIRES: July 11	HH 697165

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

ACKNOWLEDGMENT OF RECEIPT OF DOCUMENTS AND PROPOSAL SIGNATURE FORM

				fcompanyl whose
business	address	is	200 SOUT	[company] whose HFSTREET
HAINES CITY,	FL 33844			
telephone numb	er is <u>(863) 422-52</u>	07, and fax nur	nber is <u>NA</u>	•
information pro truthful and acc pricing informat the contract on t	wided herein has urate. Proposer ag ion sixty (60) days	been provided in grees through subra from the date of to posal to enter into	full and the mission of this he Proposal condexcute	of this proposal, that all at such information is is Proposal to honor all opening, and if awarded the services contract in
this proposal co	nstitutes fraud; an	d, that the District use for denial, sus	consider suc spension or re	raudulent statements on the action on the part of evocation of a proposal
	nore, the undersign nich have been incl	_	-	following addenda, the
Addendum No.	1	dated	JULY 24, 2	2025
Addendum No.	2	dated	JULY 30, 2	2025
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

address is 200 5 F Street Haines City 3844 ("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.
- Η. 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, preeautions, 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.

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.

D	If to	Can	twa a	tous
В.	11 10	COR	urac	tor:

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
<u></u>	
By:	By: □ Chairperson
☐ Assistant Secretary	☐ Vice Chairperson
WITNESS:	[SERVICE PROVIDER]
By:	

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 moved or string trimmed to the natural water's edge during every other moving cycle at minimum.

Blowing

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

Damage Prevention/Repair

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

Detailing

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

- 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 $\frac{1}{2}$ " individual pots.

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

Installation

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

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

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

plants.

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

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

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

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

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

Maintenance

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

Removal of all litter and debris.

Beds are to remain weed - free at all times.

All declining blooms are to be removed immediately.

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

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

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

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

Warranty

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

E.2 - Bed Dressing

Application of designated mulching to community bed spaces.

Schedule

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.

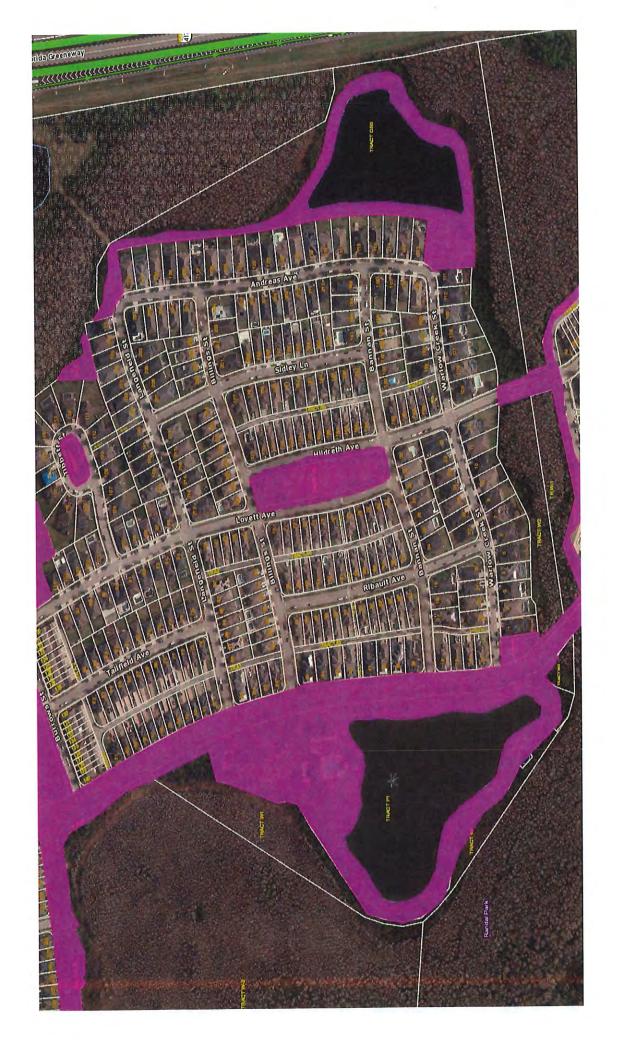
Trimming shall include removal of all dead fronds, loose boots and seed stalks.

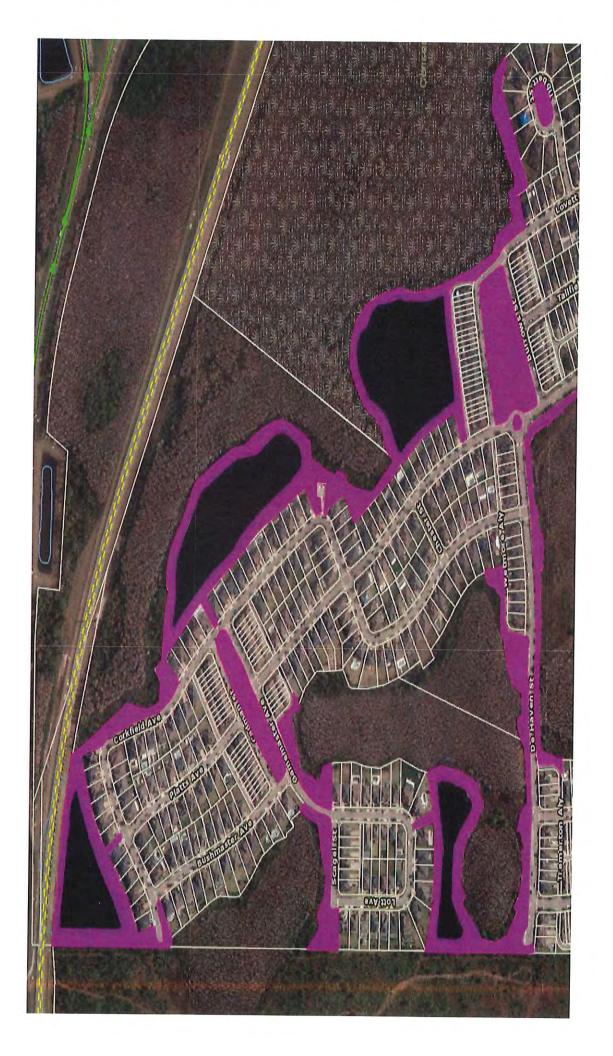
Trim palms so that the lowest remaining fronds are left at a ten and two o'clock profile or nine and three o'clock at the discretion of management. "Hurricane" cuts are only to be done at the direction of the CDD representative.

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





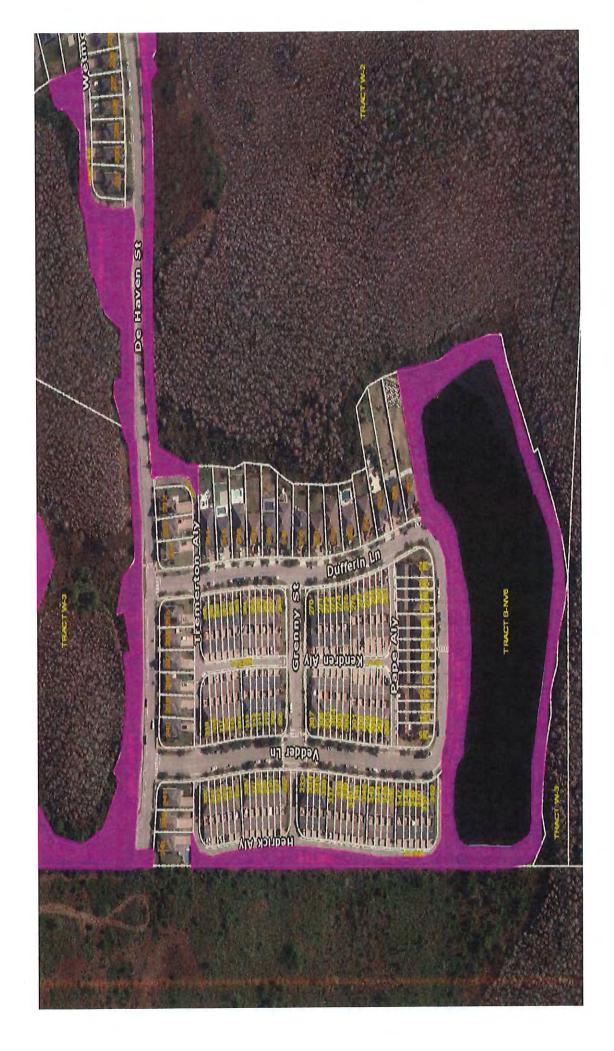




Exhibit C – Fee Summary

Randal Park Community Development District Landscape Fee Summary

Contractor:

Property: Randal Park CDD

Address:

Address: 6200 Lee Vista Blvd, Suite 300

Phone:

Orlando, FL, 32822

Fax: Contact: Email: Phone: 407-841-5524

Contact: Jarett Wright

Email: wright@gmscfl.com

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	ост	NOV	DEC	TOTAL
Turf Maintenance and Detailing													
(Component A) -													\$0.00
Turf Maintenance/Detailing/Communication/Staffing												1 4 11	
TURF CARE			11		-	7 7 7							
(Component B)													\$0.00
Bahia/St Augustine/Zoysia													
TREE/SHRUB CARE Includes OTC if Applicable													
(Component C)			11										\$0.00
Tree/Shrub Fert/OTC/Drenching			4										
IRRIGATION MAINT.												1,27	
(Component D)												1 4	\$0.00
Irrigation Inspections						_							
ANNUAL CHANGES -												h- = 1	
(Component E.1)													\$0.00
Per Annual Pricing	[Count]			[Count]			[Count]	_	_	[Count]			
BED DRESSING - Estimate mulch yds													0.000
(Component E.2)													\$0.00
[Mulch Type] Per Yard Pricing:					[Count]						[Count]		
PALM TRIMMING 2x Per Year													
(Component E.3) Per Palm Price:													\$0.00
Palm counts:					[Count]								
TOTAL FEE PER MONTH:	\$0,00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0
Fee Schedule with Extra Services	\$0.00	\$0.00	\$0.00	\$0,00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00]
Fee Schedule Essential Services Only	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	1

Essential Services \$0.00

Mowing/Detailing/Irrigation/Fert and Pest

Extra Services \$0.00
Annual Changes, Palm Pruning, Mulch

\$0.00 TOTAL

Randal Park Community Development District Landscape Fee Summary

Contractor: Prince and Sons, Inc. Property: Randal Park CDD

Address: 14645 Boggy Creek Rd. Orlando, FL 32824

Phone: (863) 422-5207

Fax:

Contact: Lucas Martin
Email: |martn@princeandsonsinc.com

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	ост	NOV	DEC	TOTAL
Turf Maintenance and Detailing													
(Component A) -	\$17,328.00	\$11,552.00	\$11,552.00	\$28,880.00	\$23,560.00	\$23,560.00	\$28,880.00	\$23,560.00	\$28,880.00	\$23,104.00	\$11,552.00	\$11,552.00	\$243,960.00
Turf Maintenance/Detailing/Communication/Staffing													
TURF CARE													
(Component B)		\$3,408.00		\$3,408.00		\$3,408.00		\$3,408.00		\$3,408.00		\$3,408.00	\$20,448.00
Bahia/St Augustine/Zoysia													
TREE/SHRUB CARE Includes OTC if Applicable													
(Component C)			\$2,728.00				\$2,728.00			\$2,728.00		\$2,728.00	\$10,912.00
Tree/Shrub Fert/OTC/Drenching													
IRRIGATION MAINT.													
(Component D)	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$13,200.00
Irrigation Inspections													
ANNUAL CHANGES -													
(Component E.1)													\$0.00
Per Annual Pricing: \$2.50 (NONE AT THIS TIME)													
BED DRESSING - Estimate mulch yds											\$49,872.00		
(Component E.2)											, .,.		\$49,872.00
[Mulch Type] Per Yard Pricing: \$58											860 YARDS		
PALM TRIMMING 2x Per Year					\$18,750.00								
(Component E.3) Per Palm Price: \$50					,								\$18,750.00
Palm counts: 375					375								
TOTAL FEE PER MONTH:	\$18,428.00	\$16,060.00										\$18,788.00	\$357,142

Fee Schedule with Extra Services	\$29,761.83	\$29,761.83	\$29,761.83	\$29,761.83	\$29,761.83	\$29,761.83	\$29,761.83	\$29,761.83	\$29,761.83	\$29,761.83	\$29,761.83	\$29,761.83
		•	•			•			•	•		
Fee Schedule Essential Services Only	\$24,043	\$24,043	\$24,043	\$24,043	\$24,043	\$24,043	\$24,043	\$24,043	\$24,043	\$24,043	\$24,043	\$24,043

Essential Services	6200 520 00
Mowing/Detailing/Irrigation/Fert and Pest	\$288,520.00

Extra Services	eco coo oo
Annual Changes, Palm Pruning, Mulch	\$68,622.00

EXHIBIT E GENERAL RELEASE

\$, paid by Randal Pa	in consideration of the payment of the sum of ark Community Development District, (hereinafter
compensation for performance of C	of which is hereby acknowledged as complete ontract Number, does hereby fully ase the Owner, its agents, employees, consultants,
officers, directors, successors and ass from any and all debts, accounts, j	signs, the District Manager, and the District Engineer promises, damages, liens, encumbrances, causes of
equity, which the undersigned ever	nents, claims and demands whatsoever, in law or in had, now has or might hereafter have on account of
contract between the parties dated	or services rendered, directly or indirectly, for the (the Contract). The undersigned
goods, supplies or materials in com	suppliers, subcontractors or others furnishing labor, nection with the Contract have been fully paid and armless and indemnify Owner from any such claims,
liens, demands, judgments, caus	es of action, suits or other liabilities which ult of any such non-payment or other dispute. The
undersigned further agrees that in th	ne event Owner is required, in its sole discretion, to in court proceedings or otherwise, then Owner shall
be allowed to recover reasonable at trial, on appeal or in alternative dispu	torneys fees and costs incurred, whether incurred at
Witnesses:	Contractor:
	Authorized Signature
STATE OF FLORIDA COUNTY OF	_
The foregoing instrument, 20, by	was acknowledged before me this day of, who is personally
known / produced identification.	
	Notary Public
	State of Florida at Large
	My Commission Expires:

Prince and Sons Eq	uipment a	nd Fleet List - 2025	
AUTO	YEAR	VIN#	
FORD S-DUTY 250	2018	1FT7W2BT1JEB47853	
FORD 250	2002	1FTNW20L02ED43469	
FORD F-250	2017	1FT7W2B64HEC94964	
PETERBILT	2005	1NPFLUXX5N856021	
FORD XLT TRITION	2005	1FTRF12205NA63569	
FORD 250	2007	1FTSW21577EB35776	
MACK	2015	1M2AX04CXFM024517	
VOLVO	2017	4V5KC9DG9HN973047	
ISUZU	2016	JALC4J168G7004209	
FORD S-DUTY 250	2017	1FDBF2A60HEB86610	
ISUZU	2018	JALC4J16217007307	
FORD F150	2018	1FTFW1E5XJKD13923	
FORD S-DUTY 250	2018	1FT7W2B68JEC36717	
FORD F350 DIESEL	2001	1FDWW37F31ED68905	
NISSAN	2018	1N6BD0CT5JN714825	
FORD S-DUTY 250	2016	1FT7W2B68GEA30824	
FORD S-DUTY 250	2018	1FT7W2BT3KED50504	
MACK	2007	1M2AG12C07M052238	
FORD F-150	2024	1FTEW1CPKKD94995	
SPRAY TRUCK-FUSO	2015	JL6BNE1A6FK000314	
ISUZU	2016	JALC4J164G7004286	
FORD 150	2020	1FTEW1CP9LF A 68804	
INTERNATIONAL	1986	1HTLDTVN3GHA57737	
HINO 155DC	2019	JHHPDM1H3KK009505	
FORD 250	2020	1FT8W2BT9LEC37758	
FUSO FE160 MITS	2019	4UZBWK114KGKK1567	
FORD F250	2020	1FT8W2BT6LEE66393	
FORD F250	2020	1FT7W2B60LEE82504	
FORD F250	2021	1FD7W2B66MEC75967	
ISUZU	2021	54DC4J1D0MS201296	
FORD F250	2021	1FDBF2A67MED61414	
FORD 150	2023	1FTFW1E57PFC04112	
2021 ISUZU	2021	54DC4J1D4MS203942	
2021 ISUZU	2021	54DC4W1DXMS203778	
2023 F150	2023	1FTFW1ED9PFC99604	
2021 ISUZU	2021	54DC4J1D0MS203985	
2022 FORD F250	2022	1FDBF2A61NEC29010	
2021 ISUZU	2021	54DC4W1D4MS209799	
2021 ISUZU	2021	54DC4W1D7MS209800	
2022 ISUZU	2022	54DC4J1DXNS201906	
2022 ISUZU	2022	54DC4J1D5NS201800	
2022 FORD MAVERICK	2022	3FTTW8E95NRA41782	
2019 CHEV COLORADO	2019	1GCGSCEN8K1244510	
2019 F150	2019	1FTEW1EP9KKF25467	
2022 ISUZU	2022	54DC4J1D5NS200775	

2022 F250	2022	1FT7W2BN8NEE55786	
2022 F250	2022	1FT7W2BT1NEE55787	
2022 ISUZU	2022	54DC4J1D7NS200776	
2023 ISUZU	2023	54DC4J1D7PS202255	
2022 ISUZU	2022	54DC4J1D0NS202269	
2022 ISUZU	2022	54DC4J1D9NS201279	
2023 ISUZU	2023	54DC4J1D1PS200999	
2023 ISUZU	2023	54DC4J1D4PS203881	
2022 FORD MAVERICK	2022	3FTTW8E33NRA84822	
2022 TRANSIT VAN	2022	1FTBR2X8XNKA54911	
2023 ISUZU	2023	JALC4W169P7012767	
2022 FORD F2150	2022	1FTFW1E89NFC14034	
2023 ISUZU	2023	54DC4J1DXPS203660	
2023 ISUZU	2023	54DC4J1D6PS201808	
2023 FORD MAVERICK	2023	3FTTW8E33PRA17849	
2023 FORD MAVERICK	2023	3FTTW8E38PRA17801	
2023 FORD MAVERICK	2023	3FTTW8E34PRA17052	
2023 CHEVROLET LCF450	2023	54DCDW1D5PS210951	
2023 F250	2023	1FTBF2BA5PEC32583	
2024 ISUZU	2024	54DC4J1D7RS202629	
2024 ISUZU	2024	54DC4W1D4RS204562	
2022 F250	2022	1FDBF2B6XNEG36743	
2023 F250	2023	1FTFW1E51PFB66943	
2024 ISUZU	2024	54DC4J1D2RS205566	
2024 ISUZU	2024	54DC4W1D7RS208203	
2023 F450	2023	1FDUF4HT2PDA15393	
2023 F350	2023	1FD8W3HT3PED28975	
2023 F350	2023	1FT8X3BT6PEE10659	
2024 ISUZU	2024	54DC4J1DXRS216217	
2024 ISUZU	2024	54DC4J1D1RS212069	-
2023 F150	2023	1FTEX1EP1PKF70567	•
2024 ISUZU	2024	54DC4J1DXRS214130	
2024 ISUZU	2024	54DC4J1D5RS210535	
2023 F350	2024	1FTRF3BA8PED92834	
2024 ISUZU	2024	54DC4J1D3RS214132	
2024 ISUZU	2024	54DC4J1D5RS214133	
2024 F250	2024	1FT7X2AA8REC27126	
2024 F150	2024	1FTFW3LD1RFA08143	
2024 ISUZU	2024	54DC4J1D0RS212676	
2024 ISUZU	2024	54DC4W1D8RS215824	
2024 F250	2024	1FT7W2BA0RED33197	
2024 ISUZU	2024	54DC4W1D9RS220398	
2024 ISUZU	2024	54DC4J1D9RS221392	
2024 FORD MAVERICK	2024	3FTTW8H3XRRA80008	
2024 ISUZU	2024	54DC4J1D0RS223273	
2024 F150	2024	1FTFX1L51RKD23087	
2024 F250	2024	1FTBF2AA2REE09000	
2024 FORD MAVERICK	2024	3FTTW8H34RRB06540	

and a food Mayerloy		DETENDING DEPARTMENT	
2024 FORD MAVERICK	2024	3FTTW8H31RRB13042	
2024 ISUZU	2024	54DC4J1D5RS223771	
2024 ISUZU	2024	54DC4J1D9RS222929	
2024 ISUZU	2024	54DC4J1D7RS223772	
2024 ISUZU	2024	54DC4J1D5RS222927	
2024 ISUZU	2024	54DC4J1D7RS222928	
2024 F250	2024	1FDBF2AA3REE10104	
FORD F-150	2024	1FTEW2LP1RKE53389	
FORD F-350	2024	1FT8W3BT7REE64655	
2025 KENWORTH T880	2025	1NKZXPEX1SJ171756	
2023 F250	2023	1FTBF2AA1PEE18865	
2024 F350	2024	1FT8W3DT2REE61448	
2024 F350	2024	1FT8W3BT9REF26296	
2025 ISUZU	2025	54DC4J1D8SS203522	
2024 F250	2024	1FT8W2BT9REF23893	
2024 F750	2024	1FDNF7DCXRDF10486	
2024 F150	2024	1FTEW3LP9RKE88719	
2024 F250	2024	1FTBF2BA1RED09484	
2024 F350	2024	1FT8W3BTXREF42474	
2024 F150	2024	1FTEW2LP3RKF24611	
2024 F150	2024	1FTEW2LP8RKD59705	
2025 ISUZU	2025	54DC4J1D4SS205851	
2025 ISUZU	2025	54DC4J1D1SS203524	
2025 ISUZU	2025	54DC4J1D9SS205862	
Mowers	Year	Serial#	Model
SUPER S FX 850 60"	2019	20064083	FX850-60"
HUSTLER-SUPERS			
MOWER	2019	21032987	FX850-60"
HUSTLER-SUPERS MOWER	2019	0400000	FX850-60"
	2015	21032988	LV020-00
I SUPER 104" HUSTLER I			
SUPER 104" HUSTLER SUPER 104" HUSTLER	2021	21043682	HST939470
SUPER 104" HUSTLER SUPER 104" HUSTLER HUSTLER-SUPER S MOWER WITH QWIK CHUTE			
SUPER 104" HUSTLER HUSTLER-SUPER S MOWER WITH QWIK	2021 2021	21043682 21041184	HST939470 HST939470
SUPER 104" HUSTLER HUSTLER-SUPER S MOWER WITH QWIK CHUTE SUPER S 36 FS541V WITH	2021 2021 2021	21043682 21041184 21084963	HST939470 HST939470 FX850V/52
SUPER 104" HUSTLER HUSTLER-SUPER S MOWER WITH QWIK CHUTE SUPER S 36 FS541V WITH QWIK CHUTE SZHD VANGUARD	2021 2021 2021 2021	21043682 21041184 21084963 21071816	HST939470 HST939470 FX850V/52 HST940205
SUPER 104" HUSTLER HUSTLER-SUPER S MOWER WITH QWIK CHUTE SUPER S 36 FS541V WITH QWIK CHUTE SZHD VANGUARD 40EFI/72" SUPER104-VANGUARD	2021 2021 2021 2021 2022	21043682 21041184 21084963 21071816 22036519	HST939470 HST939470 FX850V/52 HST940205 HST942243
SUPER 104" HUSTLER HUSTLER-SUPER S MOWER WITH QWIK CHUTE SUPER S 36 FS541V WITH QWIK CHUTE SZHD VANGUARD 40EFI/72" SUPER104-VANGUARD 40EFI SUPER104-VANGUARD	2021 2021 2021 2021 2022 2022	21043682 21041184 21084963 21071816 22036519 22031748	HST939470 HST939470 FX850V/52 HST940205 HST942243 HST942318
SUPER 104" HUSTLER HUSTLER-SUPER S MOWER WITH QWIK CHUTE SUPER S 36 FS541V WITH QWIK CHUTE SZHD VANGUARD 40EFI/72" SUPER104-VANGUARD 40EFI SUPER104-VANGUARD 40EFI	2021 2021 2021 2021 2022 2022 2022	21043682 21041184 21084963 21071816 22036519 22031748 22032446	HST939470 HST939470 FX850V/52 HST940205 HST942243 HST942318 HST942318
SUPER 104" HUSTLER HUSTLER-SUPER S MOWER WITH QWIK CHUTE SUPER S 36 FS541V WITH QWIK CHUTE SZHD VANGUARD 40EFI/72" SUPER104-VANGUARD 40EFI SUPER104-VANGUARD 40EFI SUPER S FX850 /52	2021 2021 2021 2021 2022 2022 2022 2022	21043682 21041184 21084963 21071816 22036519 22031748 22032446 22030049	HST939470 HST939470 FX850V/52 HST940205 HST942243 HST942318 HST942318 HST942318

SLIDED S ETGO1 50"	2022	22051742	LICTO 40000
SUPER S FT691 52" SUPER S FX850/60" WITH	2022	22051740	HST940288
QWIK CHUTE	2022	22052522	HST940304
SUPER FX850/60" WITH QWIK CHUTE	2022	22061601	HST940304
SUPER FX850/60" WITH QWIK CHUTE	2022	22053348	HST940304
SUPER FX850/60" WITH QWIK CHUTE	2022	22056448	HST940304
SUPER FX850/60" WITH QWIK CHUTE	2022	22061295	HST940304
SUPER FX850/60" WITH QWIK CHUTE	2022	22061296	HST940304
SUPER FX850/60" WITH QWIK CHUTE	2022	22061604	HST940304
SUPER FX850/60" WITH QWIK CHUTE	2022	22061600	HST940304
SUPER S FX600/36"	2023	22065037	HST940288
SUPER S FX600V/36"	2022	22126019	HST940288
SUPER S FX600V/36"	2022	22126020	HST940288
SUPER S FX850V/52"	2022	22075341	HST940296
SUPER S KAWFX850/52"	2023	23010015	HST943134
SUPER S KAWFX850/52"	2023	23013057	HST943134
HYPERDRIVE FX1000/72"	2023	23021620	HST943019
SUPER S KAW FX850/60"	2023	23022660	HST943167
SZ HD FX1000/72"	2023	23021621	HST943019
SUPERS KAW FX850/60"	2023	23015931	HST943167
SUPERS KAW FX850/60"	2023	23022661	HST943167
SUPER S KAW FX850/60"	2023	23022302	HST943167
SUPERS KAW FX850/60"	2023	23022662	HST943167
SUPER Z FX100/72"	2023	23025014	HST942888
SUPERS KAW/60"	2023	23035374	HST943167
SUPERS KAW/60"	2023	23031747	HST943167
SUPER Z FX1000/60"	2023	23054341	HST943175
SZ HD FX1000/72"	2023	23072347	HST943019
SUPERS KAWFX850/52"	2023	23080590	HST943134
SUPERS KAWFX850/52"	2023	23080786	HST943134
SUPER S KAWFX850/52"	2023	23080588	HST943134
SUPER S FX600V/36"	2023	23090007	HST940288
SZ HD FX1000/72"	2023	23090434	HST943019
SZ HD FX1000/72"	2023	23090436	HST943019
SZ HD FX1000/72"	2023	23090439	HST943019
SUPER S KAW FX850/60"	2023	23091002	HST943167
SUPER S KAW FX850/60"	2023	23091003	HST943167
SUPERS KAW FX850/60"	2023	23091004	HST943167
SUPER S KAW FX850/60"	2023	23091005	HST943167

SZ HD FX1000/72"	2024	24023268	HST943019
SUPER S KAWFX850/60"	2024	24032767	HST943167
SUPER S KAWFX850/60"	2024	24032768	HST943167
SUPER S KAWFX850/60"	2024	24032770	HST943167
SUPER S KAWFX850/60"	2024	24032976	HST943167
SUPER S KAW FX850/60"	2024	24023250	HST943167
SUPER S KAW FX850/60"	2024	24023448	HST943167
SUPER S KAW FX850/60"	2024	24023246	HST943167
SUPER S KAW/FX850/52"	2024	24020819	HST943134
SUPER S KAW/FX850/52"	2024	24030374	HST943134
SUPER S KAW/FX850/52"	2024	24030376	HST943134
SUPER S KAW/FX850/52"	2024	24021303	HST943134
SUPER S KAW/FX850/52"	2024	24033631	HST943134
SUPERS 36 FS541V WITH	0004	00440540	LICTO 4000F
QWIK CHUTE	2024	22116510	HST940205
SUPER S KAW FX850/52"	2024	24030672	HST943142
SUPERS 36 FS541V WITH	2024	22091427	LISTOAOSOE
QWIK CHUTE	2024	22091427	HST940205
SUPER S KAWFX850/52"	2024	24042801	HST943134
SUPER S KAWFX850/52"	2024	24043022	HST943134
SUPER SF FX1000 EFI 72"	2024	24011450	HST943514
SUPER SF VANG 40 HP	2024	23101695	HST943530
72"	2024	23101033	1131343330
SUPER SF VANG 40 HP	2024	23103176	HST943530
72"	2021	201001, 0	1101010000
SUPER SF VANG 40 HP	2024	23121663	HST943530
72"			
SUPERS KAWFX850/60"	2024	24060867	HST943167
SUPERS KAWFX850 EFI	2024	24060428	HST943142
52"			
SUPERS FX600V/36"	2024	24060207	HST940288
SUPERS KAWFX850/60"	2024	24060869	HST943167
SUPERS KAWFX850/60"	2024	24062107	HST943167
SUPER SF FX 1000 EFI 72"	2024	24011653	HST943514
SUPER S KAW FX850/60"	2024	24082223	HST943167
SUPER S KAW FX850/52"	2024	24080171	HST943134
SUPER S FX600V/36"	2024	24080716	HST940288
SUPER S FX600V/36"	2024	24080718	HST940288
DIAMOND FLOW MOWER	2015	R04008	
SUPER S KAW FX 850/52"	2025	24081815	HST943134
W/ QWIK CHUTE	2020	Z4001013	IO1340104
SUPER S KAW FX 850/52"	2025	24121757	HST943134
W/ QWIK CHUTE	ZUZJ	Z41Z1/J/	101940104
SUPER S KAW FX 850/52"	2025	24121925	HST943134
W/QWIK CHUTE	-0-0		1

SUPERS KAW FX850/60" W/ QWIK CHUTE	2025	25012211	HST943167
SUPER S KAW FX850/60" W/ QWIK CHUTE	2025	25012213	HST943167
SUPER S KAW FX850/60" W/ QWIK CHUTE	2025	25020849	HST943167
SUPER S KAW FX850/60" W/ QWIK CHUTE	2025	25020851	HST943167
SUPERS KAW FX850/60" W/ QWIK CHUTE	2025	25020850	HST943167
SUPERS KAW FX850/72" W/ QWIK CHUTE	2025	25023136	HST943514
SUPER S KAW FX850/72" W/ QWIK CHUTE	2025	25023137	HST943514
SUPER SF FX 1000 EFI 72" W/ QWIK CHUTE	2025	25021560	HST943514
SUPER S KAW FX850/60" W/ QWIK CHUTE	2023	23035050	HST943167
SUPER S KAW FX850/60" W/ QWIK CHUTE	2025	25010444	HST943167



CONTRACTOR:

(Name, legal status and address) Prince & Sons

200 South F Street Haines City, Florida 33844

OWNER:

(Name, legal status and address)
RANDAL PARK COMMUNITY
DEVELOPMENT DISTRICT
219 EAST LIVINGSTON STREET
ORLANDO, FL 32801

BOND AMOUNT: 5%

Bid Bond

SURETY:

(Name, legal status and principal place of business)
The Ohio Casualty Insurance Company
175 Berkeley Street
Boston, MA 02116

MAILING ADDRESS FOR NOTICES:

Liberty Mutual Surety Claims P.O. Box 34526 Seattle, WA 98124 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.

Five Percent of Bid Amount

PROJECT:

(Name, location or address, and Project number, if any)
Randal Park CDD

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 4th day of August	, 2025 .
Lucas Martin	Prince & Sons
(Witness)	(Contractor as Principal) (Seal,
	VICE PRESIDENT
	(Title)
111	The Ohio Casualty Insurance Company
(Witness)	_ (Surety) Din/ W/ Ff
	(Title) Daniel F. Wagner Jr.



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.

> Liberty Mutual Insurance Company The Ohio Casualty Insurance Company West American Insurance Company

Certificate No: 8210665-984127

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casually Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that	t		
Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Daniel F. Wagner Jr., Taylor Wagner	j 		
	•		
	-		
all of the city of Lakeland state of FL each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surely and as its act and deed, any and all undertakings, bonds, recognizances and other surely obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.			
th WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 24th day of August , 2023 .	i		
Liberty Multral Insurance Company			
The Ohio Casually Insurance Company West American Insurance Company West American Insurance Company	•		
[\$\\\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\			
(1912) (1919) (1919) (1991) (1	ωE		
By: Wand / Charle	5 8		
State of PENNSYLVANIA David M. Carey, Assistant Secretary	ig g		
County of MONTGOMERY	들		
1 '	ほか		
On this 24th day of August , 2023 before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casually Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.	r (POA) verification inquiries, HOSUR@libertymutual.com		
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.	ES.		
94	50		
Commonwealth of Pennsylvania - Notary Seal) T		
Montgomery County Hornweighten opinion March 20 2025	E E		
Commission number 1126044 By: County Duelle Notary Duelle	교원		
Member, Pennsylvania Association of Notaries 101650 Pastellia, Notally Public	0 of		
Commonwealth of Pennsylvania - Notary Public Monlgomery County My commission number 1128044 Member, Pennsylvania Association of Notaries By: Lucus Installa Teresa Pastella, Notary Public Teresa Pastella, Notary Public Monlgomery County My commission number 1128044 Member, Pennsylvania Association of Notaries By: Lucus Installa Teresa Pastella, Notary Public Teresa Pastella	ower 2-824		
ARTICLE IV OFFICERS: Section 12. Power of Attorney.	Ēά		
Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the	응은		
President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seat, acknowledge and deliver as surety			
have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such			
instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the			
provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.	For bond please of		
ARTICLE XIII - Execution of Contracts: Section 5. Surety Bonds and Undertakings.			
Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys in fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings,			
bonds, recognizances and other surely obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the			
Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if			
signed by the president and attested by the secretary.			
Gertificate of Designation - The President of the Company, ading pursuant to the Bylaws of the Company, authorizes David M. Carey. Assistant Secretary to appoint such attorneys-infact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surely any and all undertakings, bonds, recognizances and other surely obligations.			
Authorization — By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surely bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.			
I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.			
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Renee C. Llewellyn, Assistant Secretary

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

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 <u>NOT</u> 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.

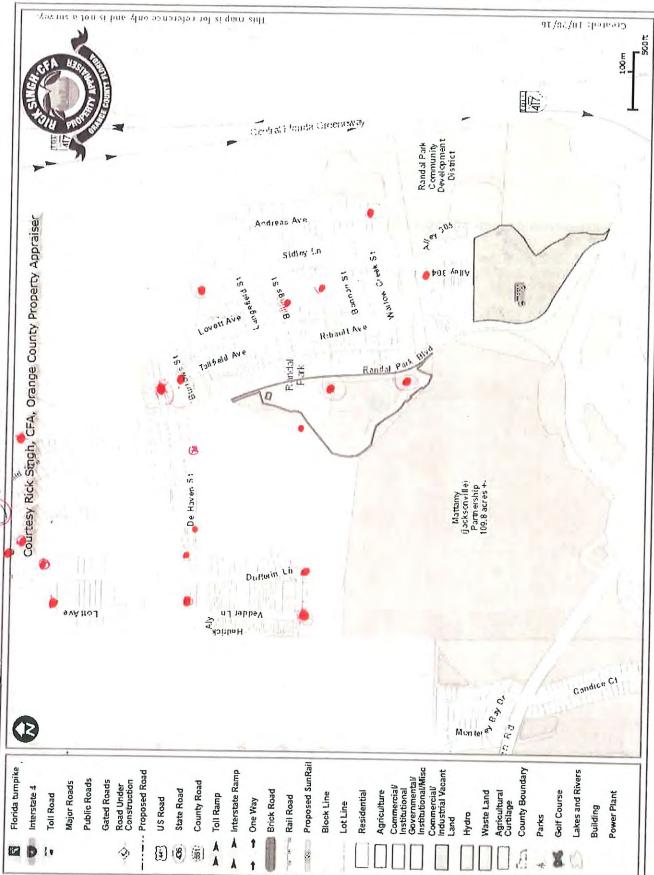
Q6: Is Yellowstone the current service provider for landscape maintenance of the CDD areas?

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.

Dogie Pot Park



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

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

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.

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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: <u>Fertilization treatments for shrubs and trees were noted near the recreation grounds by the clubhouse and along the Randal Park BLVD entrance.</u> 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?

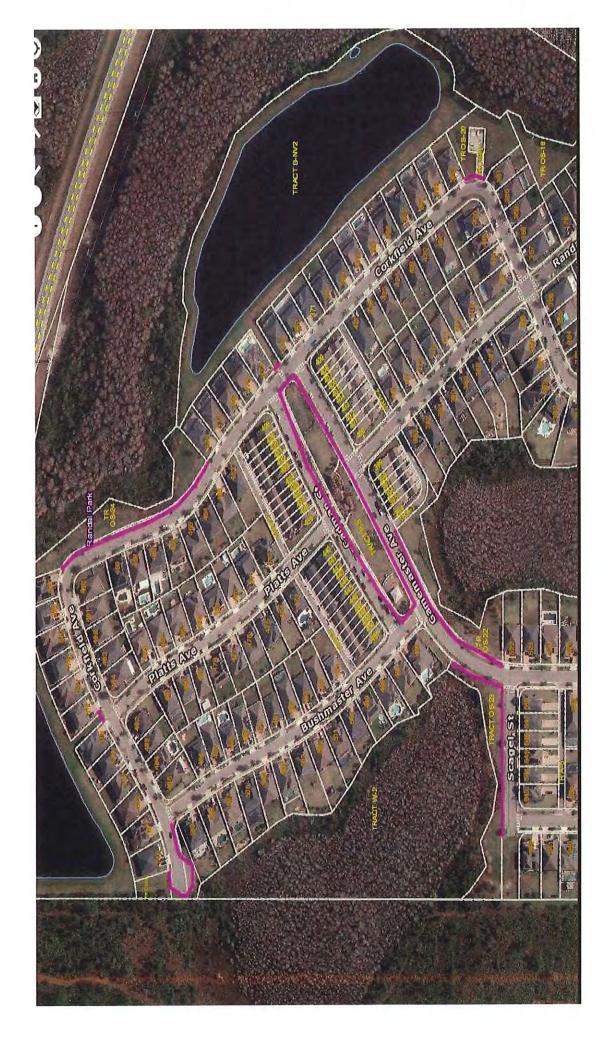
A13: Tract OS-10 can be accessed via the conservation area border located behind the homeowner lots. A review of the area will be conducted with the bidder who the contract is awarded to.

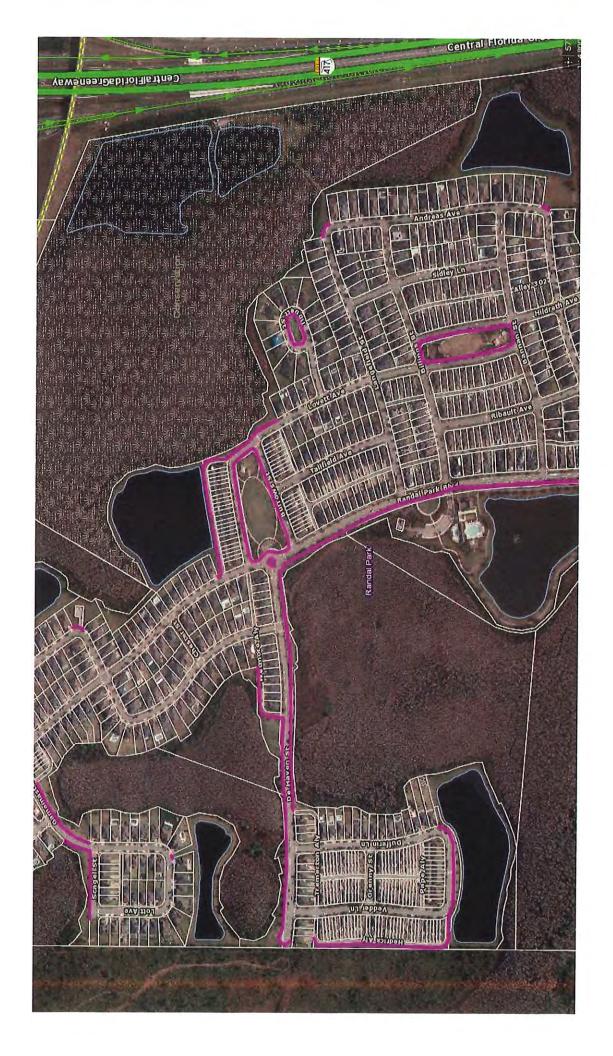
Q14: Will the vendor be provided a gate code to access the ponds in the Randal Walk part of the scope?

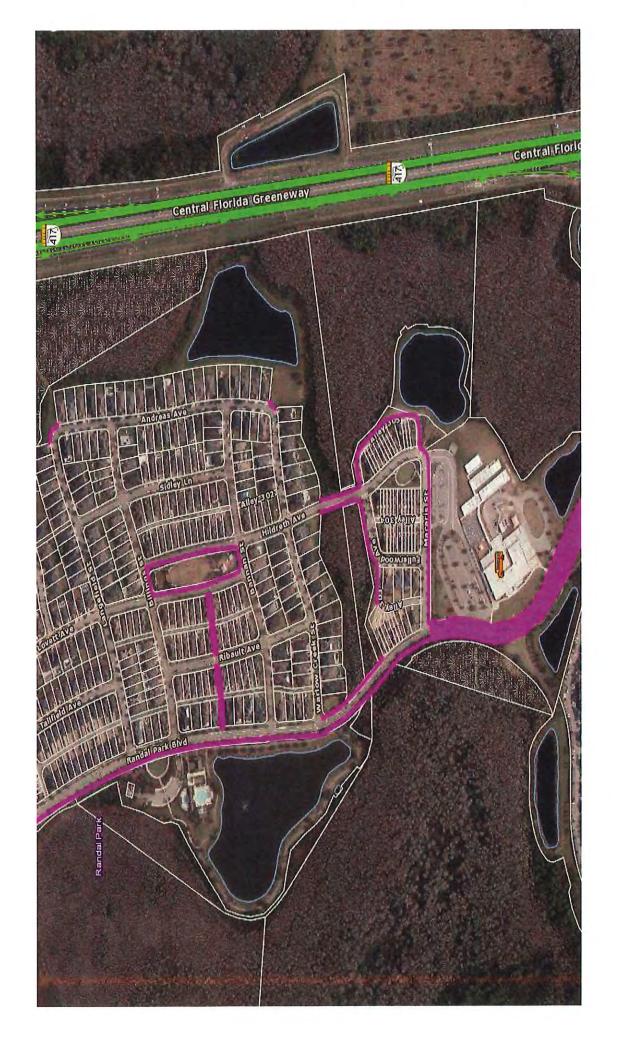
A14: Yes, a code will be provided to the bidder who is awarded the contract in order to have access to Tracts SW-1, and SW-2. For Tract SW-2 the expectation is to maintain everything between sidewalk and pond bank, the HOA is responsible for the verge area here.

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

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.









SIGNATUR

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

SECTION J









Landscape Maintenance Services Proposal

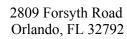
Prepared for

Randal Park Community Development District

August 2025









August 4, 2025

Jason Showe, District Manager 219 E. Livingston Street Orlando, FL 32801 407-841-5524

Re: Response to Proposal for Landscape Maintenance Services for Randal Park Community Development District

To Mr. Showe and Committee,

Thank you for the opportunity to bid the landscape maintenance for Randal Park Community Development District. Our proposal has been created to address your specific needs and expectations.

Our enclosed proposal includes the following sections:

- Required Documents: Proposal forms included in your RFP, as well as notarized documents.
- **Personnel:** Information about our company and local offices, our management staff allocated to serving your community, and a summary of how plan we organize our service crews.
- Experience & References: Examples of our current projects, which are similar in scope to your needs and expectations, and references for these projects.
- **Maintenance Plan:** Our plan that outlines how we will accomplish all landscaping tasks within your scope of work.
- **Pricing Summaries:** Completed pricing forms from your RFP.

We welcome the opportunity to provide you any further details about our firm's commitment to delivering a landscape that Randal Park CDD can be proud of.

Sincerely,

Nicole Ailes

Business Development Manager

Yellowstone Landscape

Nicola Ailas

nailes@yellowstonelandscape.com

559-977-4719





www.yellowstonelandscape.com

August 5, 2025

Jason Showe, District Manager 219 E. Livingston Street Orlando, FL 32801

Re: Response to Landscape Maintenance Services for Randal Park Community Development District

Dear Board of Directors and Management Staff,

On behalf of Yellowstone Landscape, I would like to begin by saying "Thank you" for all the years you have partnered with us on your community's landscape needs. This is my eighth year as Branch Manager at Yellowstone and throughout that entire time, Randal Park has always been a valued partner of ours and one we hold in the highest regards.

The relationships we have created with so many residents, board members, and staff are important to us on so many levels personally and professionally. There are no other properties that we maintain that mean more to us than Randal Park. We care about every single one of our properties and our clients, but this one for myself and my team is different just because of the long-standing history and memories that have been created over the years.

Earlier this year we lost Lathan Smith. He was the Account Manager for Randal Park as you know, but also a friend to so many. His loss was unexpected and left a void for us all. We took our time filling his position for many reasons, but Randal Park was honestly our biggest reason. We needed to find the right person to take over this property and meet the needs of the community that Lathan spent so much time on. While the time during the search was a bit bumpy, I will admit, the reasoning behind it was to make sure Randal Park was taken care of long term with the right person, as Randal Park is more than just another property to my team and me.

At the end of April, we hired Michael Folda as the gentleman to fill that position. He has over thirty years of experience in the landscape industry in Orlando and his work ethic and dedication to his properties is second to none. He has settled into his position incredibly well and has quickly developed a rapport with the crew as well as his clients. I have never been more confident that we hired the right person than I am today.

On behalf of Yellowstone Landscape, thank you for the opportunity to continue to take care of your landscape service needs. We hope to continue our partnership with you for many years to come!

Sincerely,

Josh Cochran Branch Manager <u>jcochran@yellowstonelandscape.com</u> 321-277-3351



REQUIRED DOCUMENTS



RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

BASIC ORGANIZATION INFORMATION

DATE	SUBMITTED August 6 , 2025					
1.	Proposer Yellowstone Landscape - Southeast LLC [Company Name]	/_/ An Individual /_/ A Limited Liability				
2.	Proposer Company Address:					
	Street Address 2809 Forsyth Rd.					
	P.O. Box (if any)					
	City Winter Park State FL	Zip Code32792				
	Telephone 407-814-2400 Fax no	N/A				
	1 st Contact Name Nicole Ailes	Title Business Development Manager				
	2nd Contact Name Kyle Nursey	Title Business Development Manager				
3.	Parent Company Name (if applicable)Yellowstone L	andscape - Southeast LLC				
4.	Parent Company Address (if different):					
	Street Address 3235 N. State Street					
	P.O. Box (if any)					
	City Bunnell State FL	Zip Code32110				
	Telephone 877-785-6685 Fax no	N/A				
	1 st Contact Name Harry Lamberton	Title CEO				
	2nd Contact Name Timothy Sherman	Title CFO				

Telephone 407-814-2400 Fax no. N/A Ist Contact Name Josh Cochran Title Branch Manager 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 Div 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 () no () If no, please explain			if any)					_
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If no, please explain			Is the Company in good	standin	g with that	State? yes	(
			If no, please explain					
			,					_
			Date incorporated 2008	l	C	harter No.	80-0144209	

' .	If the	Proposer is a partnership (including a limited partnership or limited liabilit				
	partne	nership) or limited liability company, is it organized in the State of Florida?				
	Yes ((c) (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 ([) no ()				
		If no, please explain				
		Date Proposer was organized: 2008				
	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 (x) no ()
	If no, please explain
contr	Proposer hold any registrations or licenses with the State of Florida applicable to the ract? 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 *Please see "Personnel" Section
	License NoExpiration 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 (^x)
	If yes, please list and provide a photocopy of each listed license or registration:
(3) y (202) Wha	the Proposer's total annual dollar value of work completed for each of the last three ears starting with the latest year and ending with the most current year 2) \$5,000,000 Orlando East Branch Orlando East Branch Orlando East Branch t are the Proposer's current insurance limits? (Provide a copy of applicant's ficate of Insurance)
Auto Worl	eral Liability \$\frac{2,000,000}{1,000,000} \\ kers Compensation \$\frac{1,000,000}{4pril 2026} \\ \text{Pril 2026}

11 9 00	s, please describe each violation, fine, and resolution
11.1	What is the Proposer's current worker compensation rating?
11.2 more	Has the Proposer experienced any worker injuries resulting in a worker lothan ten (10) working days as a result of the injury in the past two years? yes () no (x)
If yes	s, 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.

Name of Propose	r		
This 4th day o	f August	, 2025	By: Kyle Nursey, Business Development Manage
			[Type Name and Title of Person Signing]
			(Apply Corporate Seal, if filing as a corporation)
State of Florida	123		
County of Orang	<u></u>		
The fore			cknowledged before me this 4th day of Kyle Nursey, of the
yellowstone L	andscape		personally known to me or who has produced as identification and who did (did not) take



an oath.

Signature of Notary taking acknowledgment

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

AFFIDAVIT OF NON-COLLUSION

STATE OF Florida	
COUNTY OF Orange	
I Kyle Nursey	, do hereby certify that I have not,
	cipated in collusion or proposal rigging. Affiant is a
Business Development Manager in the firm of	Yellowstone Landscape - Southeast LLC and
authorized to make this affidavit o	on behalf of the same. I understand that I am swearing
or affirming under oath to the truth	nfulness 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	
August , 2025,	t was acknowledged before me this 4th day of by Kyle Norsey, of the who is personally known to me or who has produced
an oath.	as identification and who did (did not) take
	Sheny Lynn Jolda
SHERRY LYNN FOLDA	Signature of Notary taking acknowledgment

RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT

ACKNOWLEDGMENT OF RECEIPT OF DOCUMENTS AND PROPOSAL SIGNATURE FORM

	ance services has been submitted on this <u>6th</u> day or one Landscape - Southeast, LLC [company] whose
	is 2809 Forsyth Road
Winter Park, FL 32792	
telephone number is 407-814-2400	, and fax number is N/A.
information provided herein has b truthful and accurate. Proposer agre pricing information sixty (60) days f	ges, by the below execution of this proposal, that all een provided in full and that such information is ees through submission of this Proposal to honor all from the date of the Proposal opening, and if awarded osal to enter into and execute the services contract in exproposal documents.
this proposal constitutes fraud; and,	clusion of false, deceptive or fraudulent statements or that the District consider such action on the part of se for denial, suspension or revocation of a proposa unity Development District.
Furthermore, the undersigned provisions of which have been include	d acknowledges receipt of the following addenda, the ded in this Request for Proposal.
Addendum No1	dated July 24, 2025
Addendum No. 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: <u>Is a district staff representative able to meet on site for a property review?</u>

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

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.

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Please sign and return with your bid packet. Attach this form to your bids.		
	NAME OF FIRM:	
	Yellowstone Landscape- Southeast LLC	
	SIGNATURE:	
	Nicole Ailes	
	DATE: 8/3/25	

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

July 30, 2025

To: All Prospective Proposers:

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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.

Please sign and return with your bid	I packet. Attach this form to your bids.
٨	NAME OF FIRM:
_	Yellowstone Landscape- Southeast LLC
S	SIGNATURE:
_	Nicole Ailes
	DATE:8/3/25



386.437.6211 tel 386.437.5143 fax

3235 North State Street PO Box 849 Bunnell, FL 32110

www.yellowstonelandscape.com

August 3, 2025

Jason Showe, District Manager 219 E. Livingston Street Orlando, FL 32801 407-841-5524

RE: Landscape Maintenance Services for Randal Park Community Development District

Dear Sir/Madam:

I, Chris Adornetti, a Secretary in the Yellowstone Landscape corporation, authorize Nicole Ailes and Kyle Nursey to negotiate and sign on our firm's behalf on all services and agreements related to the RFP

listed as "Landscape Maintenance Services for Randal Park Community Development District".

Sincerely,

Chris Adornetti

Secretary

Yellowstone Landscape

Chris adath

Statement of Corporate Stability



Yellowstone Landscape understands your need to ensure that any potential landscape partner operates in a manner that supports long-term stability, and to verify our ability to provide services to your property in the future.

Our firm was established over a decade ago, by combining already successful, regional landscape companies that had existed for more than twenty years, before they joined together to form Yellowstone Landscape. Since 2008, we've been linked by a common goal to better serve our clients, sharing decades of experience in landscape design and installation, tree care services, snow removal services and landscape maintenance. As one of the landscape industry's fastest growing and most respected commercial landscaping companies, we proudly serve more than 8000 clients from 69 local branch operations facilities in 18 states across the United States. In 2019 Yellowstone's growth reached a level that made us the largest, privately-owned landscape service company in North America.

We are incorporated in the state of Delaware, chartered in January of 2008. As a privately held company, it is not our practice to disclose operating budgets or financial statements, however, we can confirm that our firm's annual revenue exceeded \$680,000,000 in 2024. We also attest that we operate our company in accordance with all generally accepted best accounting practices, as have been confirmed by independently conducted audits each year since our founding. We maintain an open line of credit of \$75 million, with bonding capacity up to \$75 million.

As a part of the investment portfolio of Harvest Partners, a private equity firm based in New York, New York, Yellowstone is fully prepared to fund any capital expenses necessary to ensure our ability to perform services at full capacity in advance of the stated contract start date, should we be selected as your landscape contractor.

Bank Reference Information: Kyle Blumer Antares Capital, LP Chicago, IL 60661 P: 312-638-4042

2025 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L05000035212

Entity Name: YELLOWSTONE LANDSCAPE-SOUTHEAST, LLC

FILED Jan 28, 2025 **Secretary of State** 3698258471CC

Current Principal Place of Business:

3235 NORTH STATE STREET

P O BOX 849

BUNNELL, FL 32110

Current Mailing Address:

3235 NORTH STATE STREET P O BOX 849

BUNNELL, FL 32110 US

FEI Number: 20-2993503 Certificate of Status Desired: No

Name and Address of Current Registered Agent:

CORPORATION SERVICE COMPANY 1201 HAYS STREET TALLAHASSEE, FL 32301-2525 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail:

MANAGER, TREASURER, Title Title MANAGER, CEO, PRESIDENT

SECRETARY, SVP LAMBERTON, HARRY Name

Name ADORNETTI. CHRISTOPHER Address 3235 NORTH STATE STREET Address P O BOX 849

P O BOX 849

BUNNELL FL 32110 City-State-Zip: BUNNELL FL 32110 City-State-Zip:

Title MANAGER, EXECUTIVE CHAIRMAN Title MANAGER, CFO

Name PORTLAND, TIMOTHY Name SHERMAN, TIMO

P O BOX 849 Address Address 3235 NORTH STATE STREET

P O BOX 849 City-State-Zip:

BUNNELL FL 32110 City-State-Zip: BUNNELL FL 32110

SVP Title

Name WESTER, BRIAN

Address 3235 NORTH STATE STREET

P O BOX 849

City-State-Zip: BUNNELL FL 32110

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: CHRISTOPHER ADORNETTI

MANAGER

01/28/2025

Listing of Major Equipment



Below is a summary listing of fleet vehicles and major equipment currently owned or leased within the Yellowstone Landscape, Southeast Region.

Vehicle/Equipment	Quantity
Mowers (Various Sizes)	>250
Heavy Duty Pickup Trucks	>100
Irrigation Trucks	>35
Water Tank Truck	2
Other Work Trucks	>150
Motorized Work Carts	>75
Heavy Construction Equipment (Various Caterpillar)	>30



ORLANDO SOUTH VEH&R Truck- 2024 Chevy Chassis 4500 ORLANDO SOUTH VEH&R Truck- 2025 Chevy Chassis 4500 ORLANDO SOUTH VEH&R Truck- 2021 Chevy Silverado Crew #1806 ORLANDO SOUTH VEH&R Truck- 2023 Ford F-150 Lightning Electric #2173 ORLANDO SOUTH VEH&R Truck- 2023 Ford F150 Lightning Electric #2172 ORLANDO SOUTH VEH&R Truck- 2023 Ford F150 Lightning Electric #2172 ORLANDO SOUTH VEH&R Truck- 2020 Chevy 4500 LCF Gas #1709 ORLANDO SOUTH VEH&R Truck- 2025 Chevy Silverado 2500HD ORLANDO SOUTH VEH&R Truck- 2025 Chevy Silverado C2500 ORLANDO SOUTH VEH&R Truck- 2025 Chevy Silverado C2500 ORLANDO SOUTH VEH&R Truck- 2024 Chevy Silverado 2500HD ORLANDO SOUTH VEH&R Truck- 2024 Chevy Silverado 2500HD ORLANDO SOUTH VEH&R Truck- 2024 Chevy Silverado 2500HD #2260 ORLANDO SOUTH VEH&R Truck- 2024 Chevy Silverado 2500HD #2219 ORLANDO SOUTH VEH&R Truck- 2024 Chevy Silverado 2500HD #2220 ORLANDO SOUTH VEH&R Truck- 2024 Chevy Silverado 2500HD #2220 ORLANDO SOUTH VEH&R Truck- 2024 Chevy Silverado 2500HD #2220 ORLANDO SOUTH VEH&R Truck- 2024 Chevy Express G2500 ORLANDO SOUTH VEH&R Truck- 2024 Chevy Express G2500 ORLANDO SOUTH VEH&R Truck- 2023 Chevy 2500 Double Cab #2004 ORLANDO SOUTH VEH&R Truck- 2023 Chevy Silverado	Branch	Item	Description
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ORLANDO SOUTH VEH&R Truck- 2024 Chevy Silverado 2500HD #2260 ORLANDO SOUTH VEH&R Truck- 2024 Chevy Silverado 2500HD #2219 ORLANDO SOUTH VEH&R Truck- 2024 Chevy Silverado 2500HD #2220 ORLANDO SOUTH VEH&R Truck- 2024 Chevy Express G2500 ORLANDO SOUTH VEH&R Truck- 2024 Chevy Express G2500 ORLANDO SOUTH M&E 289D Cat Compact Track Loader ORLANDO SOUTH VEH&R Truck- 2023 Chevy 2500 Double Cab #2004 ORLANDO SOUTH VEH&R Truck- 2023 Chevy Silverado			
SOUTH VEH&R Truck- 2024 Chevy Silverado 2500HD #2260 ORLANDO SOUTH VEH&R Truck- 2024 Chevy Silverado 2500HD #2219 ORLANDO SOUTH VEH&R Truck- 2024 Chevy Silverado 2500HD #2220 ORLANDO SOUTH VEH&R Truck- 2024 Chevy Express G2500 ORLANDO SOUTH WEH&R Truck- 2024 Chevy Express G2500 ORLANDO SOUTH M&E 289D Cat Compact Track Loader ORLANDO SOUTH VEH&R Truck- 2023 Chevy 2500 Double Cab #2004 ORLANDO SOUTH VEH&R Truck- 2023 Chevy Silverado	SOUTH	VEH&R	Truck- 2024 Chevy Silverado 2500HD
ORLANDO SOUTH VEH&R Truck- 2024 Chevy Silverado 2500HD #2219 ORLANDO SOUTH VEH&R Truck- 2024 Chevy Silverado 2500HD #2220 ORLANDO SOUTH VEH&R Truck- 2024 Chevy Express G2500 ORLANDO SOUTH M&E 289D Cat Compact Track Loader ORLANDO SOUTH VEH&R Truck- 2023 Chevy 2500 Double Cab #2004 ORLANDO SOUTH VEH&R Truck- 2023 Chevy Silverado			
SOUTH VEH&R Truck- 2024 Chevy Silverado 2500HD #2219 ORLANDO SOUTH VEH&R Truck- 2024 Chevy Silverado 2500HD #2220 ORLANDO SOUTH VEH&R Truck- 2024 Chevy Express G2500 ORLANDO SOUTH M&E 289D Cat Compact Track Loader ORLANDO SOUTH VEH&R Truck- 2023 Chevy 2500 Double Cab #2004 ORLANDO SOUTH VEH&R Truck- 2023 Chevy Silverado		VEH&R	Truck- 2024 Chevy Silverado 2500HD #2260
ORLANDO SOUTH VEH&R Truck- 2024 Chevy Silverado 2500HD #2220 ORLANDO SOUTH VEH&R Truck- 2024 Chevy Express G2500 ORLANDO SOUTH M&E 289D Cat Compact Track Loader ORLANDO SOUTH VEH&R Truck- 2023 Chevy 2500 Double Cab #2004 ORLANDO SOUTH VEH&R Truck- 2023 Chevy Silverado		_	
SOUTH VEH&R Truck- 2024 Chevy Silverado 2500HD #2220 ORLANDO SOUTH VEH&R Truck- 2024 Chevy Express G2500 ORLANDO SOUTH M&E 289D Cat Compact Track Loader ORLANDO SOUTH VEH&R Truck- 2023 Chevy 2500 Double Cab #2004 ORLANDO SOUTH VEH&R Truck- 2023 Chevy Silverado		VEH&R	Truck- 2024 Chevy Silverado 2500HD #2219
ORLANDO SOUTH VEH&R Truck- 2024 Chevy Express G2500 ORLANDO SOUTH M&E 289D Cat Compact Track Loader ORLANDO SOUTH VEH&R Truck- 2023 Chevy 2500 Double Cab #2004 ORLANDO SOUTH VEH&R Truck- 2023 Chevy Silverado			
SOUTH VEH&R Truck- 2024 Chevy Express G2500 ORLANDO SOUTH M&E 289D Cat Compact Track Loader ORLANDO SOUTH VEH&R Truck- 2023 Chevy 2500 Double Cab #2004 ORLANDO SOUTH VEH&R Truck- 2023 Chevy Silverado		VEH&R	Truck- 2024 Chevy Silverado 2500HD #2220
ORLANDO SOUTH M&E 289D Cat Compact Track Loader ORLANDO SOUTH VEH&R Truck- 2023 Chevy 2500 Double Cab #2004 ORLANDO SOUTH VEH&R Truck- 2023 Chevy Silverado			- 1 222421 - 22222
SOUTH M&E 289D Cat Compact Track Loader ORLANDO SOUTH VEH&R Truck- 2023 Chevy 2500 Double Cab #2004 ORLANDO SOUTH VEH&R Truck- 2023 Chevy Silverado		VEH&R	Truck- 2024 Chevy Express G2500
ORLANDO SOUTH VEH&R Truck- 2023 Chevy 2500 Double Cab #2004 ORLANDO SOUTH VEH&R Truck- 2023 Chevy Silverado		N40 5	2000 Cat Canada Tarah Landa
SOUTH VEH&R Truck- 2023 Chevy 2500 Double Cab #2004 ORLANDO SOUTH VEH&R Truck- 2023 Chevy Silverado		IVI&E	289D Cat Compact Track Loader
ORLANDO SOUTH VEH&R Truck- 2023 Chevy Silverado		VEH 8.D	Truck 2022 Chow 2500 Double Cab #2004
SOUTH VEH&R Truck- 2023 Chevy Silverado		νεπακ	11 UCK- 2025 CHEVY 2500 DOUBLE CAD #2004
		VEH&P	Truck- 2023 Chevy Silverado
LORIANDO	ORLANDO	VLIIQN	Truck- 2023 Chevy Silveraud
SOUTH VEH&R Truck- 2021 Chevy Express G2500 #1990		VEH&R	Truck- 2021 Chevy Express G2500 #1000
ORLANDO		VLIIQI	11 dek 2021 Chevy Express 02300 #1330
SOUTH VEH&R Truck- 2022 Chevy Colorado #1966		VFH&R	Truck- 2022 Chevy Colorado #1966
ORLANDO		VEIIQIN	THE EDEL CHEVY CONTROL II 1900
SOUTH VEH&R Truck- 2022 Chevy Silverado #1922		VEH&R	Truck- 2022 Chevy Silverado #1922
ORLANDO			
SOUTH VEH&R Truck- 2022 Chevy Silverado #1873		VEH&R	Truck- 2022 Chevy Silverado #1873
ORLANDO			,
SOUTH VEH&R Truck- 2024 Chevy Colorado #2221		VEH&R	Truck- 2024 Chevy Colorado #2221



ORLANDO		
SOUTH	VEH&R	Truck- 2021 Chevy 2500 HD #1719
ORLANDO	VEHICIN	11ddk 2021 dhevy 2000 110 11713
SOUTH	VEH&R	Truck- 2018 Chevy 4500 #1501
ORLANDO	12.10.11	Trusk 2020 onery 1000 m2002
SOUTH	VEH&R	Truck- 2021 Chevy Silverado 2500 4DR 2WD Crew Cab #1730
ORLANDO		
SOUTH	VEH&R	Truck, 2020 Chevy Silverado 1500 #1656
ORLANDO		
SOUTH	VEH&R	Truck- 2021 Chevy Silverado 2500 HD #1717
ORLANDO		·
SOUTH	VEH&R	Truck- 2024 Chevy Colorado
ORLANDO		·
SOUTH	VEH&R	Truck- 2019 Chevy 1500 Crew LWB #1591
ORLANDO		·
SOUTH	VEH&R	Truck- 2019 Chevy 1500 Crew LWB #1592
ORLANDO		·
SOUTH	VEH&R	Truck- 2019 Chevy Silverado 1500#1631
ORLANDO		
SOUTH	VEH&R	Truck- 2022 Chevy Colorado #1924
ORLANDO		
SOUTH	VEH&R	Truck- 2019 Ford Transit Van #1626
ORLANDO		
SOUTH	VEH&R	Truck- 2017 Chevy Silverado #1458
ORLANDO		
SOUTH	LHI	OS New Office Renovation
ORLANDO		
SOUTH	VEH&R	Truck- 2021 Chevy Express Irrigation Van #1718
ORLANDO		
SOUTH	VEH&R	Truck- 2017 Chevy Siverado 2500HD Crew #1477
ORLANDO		
SOUTH	VEH&R	Truck- 2017 Ford F-5250 #1480
ORLANDO		
SOUTH	VEH&R	Truck- 2017 Ford F-5250 #1481
ORLANDO		
SOUTH	VEH&R	Truck- 2018 Chevy 4500 #1500
ORLANDO		
SOUTH	VEH&R	Truck- 2022 Chevy Equinox #1859
ORLANDO		
SOUTH	VEH&R	Truck- 2022 Chevy Equinox #1880
ORLANDO		
SOUTH	VEH&R	Truck- 2017 Chevy #1502
ORLANDO		11774 2020 K 1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
SOUTH	M&E	UTV- 2020 Kubota RTV UV Worksite w/ HDWS Tires w/ Liner
ORLANDO	\ (E110.5	T 2046 F 15250 W446
SOUTH	VEH&R	Truck- 2016 Ford F250 #1418



ORLANDO	1	
SOUTH	VEH&R	Truck- 2016 Ford F250 #1417
ORLANDO	VEHAN	114CK 2010 1014 1230 11417
SOUTH	M&E	Toro Groundmaster
ORLANDO	IVIGE	1010 Groundmuster
SOUTH	VEH&R	Truck- 2016 Chevy Silverado #1441
ORLANDO	VEHAN	Track 2010 Chery Silverado H1111
SOUTH	VEH&R	Truck- 2016 Chevy Silverado #1446
ORLANDO	VEHAN	Track 2010 Chery Silverado III 110
SOUTH	VEH&R	Truck- 2016 Isuzu Npr 34 #1767
ORLANDO	, ziian	1146K 2526 15424 Hpt 51 H2767
SOUTH	VEH&R	Truck, 2020 Chevy Malibu LS #1657
ORLANDO	VEHAN	Track, 2020 Chevy Manua 20 112037
SOUTH	VEH&R	Truck- 2020 Chevy Malibu #1646
ORLANDO	VEHAN	Track 2020 Chery Wallburn 10 To
SOUTH	M&E	Sprayer- Exmark Z-Spray Max Spreader 6 GAL
ORLANDO	IVIGE	Sprayer Exmand Spray Max Spreader 6 GAE
SOUTH	M&E	Mower- Exmark 72" Lazer Z Ride On
ORLANDO	IVIGE	WOWEI EXHIBITY 2 Edzel 2 Mide Off
SOUTH	M&E	Mower- Exmark 72" Lazer Z Ride On
ORLANDO	IVIGE	WOWEI EXHIBITY 2 Edzel 2 Mide Off
SOUTH	VEH&R	Truck- 2012 Ford F550 #1320
ORLANDO	VEHAN	114CK 2012 1014 1330 11320
SOUTH	M&E	Kubota Tractor MX5800HST
ORLANDO	IVIQL	Rubota Tractor Wix50001151
SOUTH	M&E	Mower- Exmark 72" Lazer Z X-Series Zero Turn
ORLANDO	1	
SOUTH	M&E	Blower- Trimmer- and Edger
ORLANDO	1	ziene. Immer and zager
SOUTH	M&E	Spreader/Sprayer
ORLANDO	111212	
SOUTH	M&E	Exmark-Lazer Z X-Series LZX801GKA606A1
ORLANDO		
SOUTH	M&E	Exmark-Lazer Z X-Series LZX801GKA606A1
ORLANDO		
SOUTH	M&E	Mower- Exmark 60" Lazer Z
ORLANDO		
SOUTH	M&E	Z Sprayer, 52" 30 Gal. Tank w. High Volume Pump
ORLANDO		Mower- Exmark 72" Lazer Z S-Series w/ Gate&Cable Kit,
SOUTH	M&E	Lever
ORLANDO		
SOUTH	VEH&R	Truck- 2015 Ford F350 #1408
ORLANDO		
SOUTH	VEH&R	Truck- Transmission Repair
		•
ORLANDO		



ORLANDO	1	
SOUTH	M&E	Mower- Exmark 72" Lazer Z
ORLANDO		
SOUTH	M&E	Mower- Exmark 72" Lazer Z S-Series
ORLANDO		
SOUTH	M&E	Z Sprayer, 52" 30 Gal. Tank
ORLANDO		
SOUTH	VEH&R	Truck- 2015 Ford F250 #1368
ORLANDO		
SOUTH	VEH&R	Truck- 2015 Ford F250 #1321
ORLANDO		
SOUTH	VEH&R	Truck- 2015 Ford F250 #1697
ORLANDO		
SOUTH	M&E	UTV- John Deere Gator HPX615E
ORLANDO		
SOUTH	M&E	Mower- Exmark 72" Lazer Z w/ OCD Foot
ORLANDO		
SOUTH	M&E	Mower- Exmark 72" Lazer Z w/ OCD Foot
ORLANDO		
SOUTH	M&E	Mower- Exmark 60" Lazer Z X Serier
ORLANDO		
SOUTH	M&E	Mower- Exmark 60" Lazer Z X Series
ORLANDO		
SOUTH	M&E	Mower- Exmark Lazer 72"
ORLANDO		
SOUTH	M&E	Mower- Exmark Lazer 72"
ORLANDO		
SOUTH	M&E	Mower- Exmark 72"
ORLANDO	_	
SOUTH	M&E	Mower- Exmark 72" Lazer Z
ORLANDO		
SOUTH	M&E	Mower- Exmark 72" Lazer Z
ORLANDO		
SOUTH	M&E	Mower- Exmark 72" Lazer Z
ORLANDO	N40 E	Manuar Francis 7211 Langua 7
SOUTH	M&E	Mower- Exmark 72" Lazer Z
ORLANDO	VELLO D	Trailor 14 Tuff Dump w/ Spreader Cata
SOUTH	VEH&R	Trailer- 14' Tuff Dump w/ Spreader Gate
ORLANDO	M S. F	Scag Windstorm Stand On
SOUTH	M&E	Scag-Windstorm Stand On
ORLANDO	VEH&R	Truck Isuzu SIT 2010 Open Landscape #11.46
SOUTH	νεπακ	Truck- Isuzu SLT 2010 Open Landscape #1146
ORLANDO	MOE	Moyer Eymark E2" Vertex C Carias w/ Catal Cable Vit Lawar
SOUTH	M&E	Mower- Exmark 52" Vertex S-Series w/ Gate&Cable Kit, Lever
ORLANDO	N 9. E	Mower- Exmark 60" Vertex Series
SOUTH	M&E	INIUWEI - EXITIATE OU VEILEX SELIES



ORLANDO	1	
SOUTH	M&E	Mower- Exmark 60" Vertex Series
ORLANDO		The state of the s
SOUTH	M&E	Mower- Exmark 60" Vertex Series
ORLANDO		
SOUTH	M&E	Mower- Exmark 60" Vertex Series
ORLANDO		
SOUTH	M&E	Mower- Exmark 60" Vertex Series
ORLANDO		
SOUTH	M&E	Mower- Exmark 60" Vertex Series
ORLANDO		
SOUTH	M&E	Blower- Stand on Windstorm
ORLANDO		
SOUTH	M&E	Mower- Exmark 60" Stand On Vertex S-Series
ORLANDO		
SOUTH	M&E	Mower- Exmark 60" Stand On Vertex S-Series
ORLANDO		
SOUTH	M&E	Mower- Exmark 60" Stand On Vertex S-Series
ORLANDO		
SOUTH	M&E	Mower- Exmark 60" Stand On Vertex S-Series
ORLANDO		
SOUTH	M&E	Mower- Exmark 60" Stand On Vertex S-Series
ORLANDO		
SOUTH	M&E	Mower- Exmark 60" Stand On Vertex S-Series
ORLANDO		
SOUTH	M&E	Mower- Exmark 60" Stand On Vertex S-Series
ORLANDO		
SOUTH	M&E	Mower- Exmark 60" Stand On Vertex S-Series
ORLANDO		
SOUTH	M&E	Mower- Exmark 60" Stand On Vertex S-Series
ORLANDO		
SOUTH	M&E	Mower- Exmark 60" Stand On Vertex S-Series
ORLANDO		
SOUTH	M&E	Mower- Exmark 52" Stand On Vertex S-Series
ORLANDO	_	
SOUTH	M&E	Mower- Exmark 52" Stand On Vertex S-Series
ORLANDO		
SOUTH	M&E	Mower- Exmark 52" Stand On Vertex S-Series
ORLANDO		
SOUTH	M&E	Mower- Exmark 52" Stand On Vertex S-Series
ORLANDO		AA
SOUTH	M&E	Mower- Exmark 52" Stand On Vertex S-Series
ORLANDO		AA
SOUTH	M&E	Mower- Exmark 52" Stand On Vertex S-Series
ORLANDO	N49.5	Marrian Francis Fall Chand Co. Visita C. Co. dec
SOUTH	M&E	Mower- Exmark 52" Stand On Vertex S-Series



ORLANDO		
SOUTH	M&E	Mower- Exmark 52" Stand On Vertex S-Series
ORLANDO		
SOUTH	M&E	Mower- Exmark 52" Stand On Vertex S-Series
ORLANDO		
SOUTH	M&E	Mower- Exmark 60" Vertex S-Series Stand-On
ORLANDO		
SOUTH	M&E	Mower- Exmark 60" Vertex S-Series Stand-On
ORLANDO		
SOUTH	M&E	Mower- Exmark 60" Vertex S-Series Stand-On
ORLANDO		
SOUTH	M&E	Mower- Exmark 60" Vertex S-Series Stand-On
ORLANDO		
SOUTH	M&E	Mower- Exmark 60" Vertex S-Series Stand-On
ORLANDO		
SOUTH	M&E	Mower- Exmark 60" Vertex S-Series Stand-On
ORLANDO		
SOUTH	M&E	Mower- Exmark 60in
ORLANDO		
SOUTH	M&E	Mower- Exmark 60" Vertex S-Series
ORLANDO		
SOUTH	M&E	Mower- Exmark 48" Stand On Vertex S-Series
ORLANDO		
SOUTH	M&E	Mower- Exmark 48" Stand On Vertex S-Series
ORLANDO		
SOUTH	M&E	Mower- Exmark 60" Vertex S Series
ORLANDO		
SOUTH	M&E	Mower- Exmark 60" Vertex S Series
ORLANDO		LITIA I I D. C. I. LIDVOATE
SOUTH	M&E	UTV- John Deere Gator HPX615E
ORLANDO	N40 E	LITY John Doors Coton LIDYC155
SOUTH	M&E	UTV- John Deere Gator HPX615E
ORLANDO	M&E	LITY John Doore Cotor
SOUTH	IVIQE	UTV- John Deere Gator
ORLANDO SOUTH	M&E	Mower- Exmark 52" Vertex
	IVIQE	IVIOWEI - EXITIATK 32 VEITEX
ORLANDO SOUTH	M&E	Small Equipment- 2 Cycle
ORLANDO	IVIQE	Sman Equipment- 2 Cycle
SOUTH	VEH&R	Truck- 2012 Isuzu NPR HD Neelco Spray #1248
ORLANDO	VLIIQN	Huck- 2012 Isuzu INFIN HD INEEICO Spidy #1240
SOUTH	VEH&R	Truck- 2012 Isuzu NPREFI 18' Open Landscape #1154
ORLANDO	VEHIXIN	Truck 2012 Buzu M NETT 10 Open Lanuscape #1134
SOUTH	M&E	Small Equipment- 2 Cycle
ORLANDO	IVIQL	Sman Equipment 2 Cycle
SOUTH	M&E	Mower- 60" Gravely Prostance with Mulch Kit
300111	IVICL	INIOWEL- OF GLAVERY FROSTALICE WITH MICH KIT



ORLANDO		
SOUTH	M&E	Mower- Exmark 60in
ORLANDO	IVIQL	WOWEI EXITIATE CONT
SOUTH	M&E	Small Equipment- 2 Cycle
ORLANDO	IVIGE	Small Equipment 2 cycle
SOUTH	M&E	Mower- Exmark 36" FS600V Staris
ORLANDO	IVICE	Wiewer Eximate 30 13000V Starts
SOUTH	M&E	Mower- Toro Grandstand 60"
ORLANDO	IVICE	Mowel 1010 Grandstand 00
SOUTH	M&E	Mower- Toro Grandstand 60"
ORLANDO	11102	Mentel Tele Granastana ee
SOUTH	M&E	Mower- Exmark 54"
ORLANDO	IVICE	Wowel Exmands
SOUTH	M&E	Mower- Exmark 36" Vertex E-Series
ORLANDO	IVICE	Wiewer Exmands Vertex E series
SOUTH	M&E	Mower- Exmark 36" Vertex E-Series
ORLANDO	IVIGE	WIOWEL EXITION SO VEILEX E SELLES
SOUTH	M&E	Mower- Toro Grandstand 52"
ORLANDO	IVIQL	Wowel 1010 Grandstand 32
SOUTH	M&E	Mower- Toro Grandstand 52"
ORLANDO	IVIQL	Wower 1010 Grandstand 32
SOUTH	M&E	Blower- B&S Zero Turn
ORLANDO	IVIQL	Blower B&S Zero rum
SOUTH	VEH&R	Truck- 2014 Ford F 150 #1406
ORLANDO	VEHION	11dek 2014101d1 150 #1400
SOUTH	VEH&R	Truck- 2011 Ford F250 #1149
ORLANDO	12.15.11	1.000 2021 0.00 1.22 10
SOUTH	VEH&R	Truck- 2016 Chevy Silverado Transmission Repair #1441
ORLANDO	1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	
SOUTH	VEH&R	Trailer- 2024 Big Tex 70PI-X 83x20 Utility Trail
ORLANDO		,
SOUTH	VEH&R	Trailer- 2024 Big Tex 83x16 7K Tandem SQ TU UT 4RG
ORLANDO		
SOUTH	VEH&R	Trailer- 2024 Big Tex 83x16 7K Tandem SQ TU UT 4RG
ORLANDO		
SOUTH	M&E	Billy Goat Truck Loader
ORLANDO		
SOUTH	VEH&R	Trailer- Big Tex 83x16
ORLANDO		
SOUTH	VEH&R	Trailer- 2024 Big Tex 70PI-X 83x16 Utility Trail
ORLANDO		
SOUTH	VEH&R	Trailer- 2024 Big Tex 70PI-X 83x20 Utility Trail
ORLANDO		
SOUTH	VEH&R	Trailer- 2025 Big Tex Utility 83x16
ORLANDO		
SOUTH	VEH&R	Trailer-16"Big Texas 70PI16XBK4RG



ORLANDO	1	
SOUTH	VEH&R	Trailer- 2024 Big Tex 6x12 Single Axle
ORLANDO	12.10.11	Trainer 202 / 5/6 / 6/6
SOUTH	M&E	Small Equipment- 2 Cycle
ORLANDO		
SOUTH	M&E	Mower- Turf Tracer 36in
ORLANDO		
SOUTH	M&E	Mower- Turf Tracer 36in
ORLANDO		
SOUTH	M&E	Small Equipment-(9)Stihl Hedge Trimmer HL94K-145
ORLANDO		
SOUTH	VEH&R	Trailer- 2021 GPS GTT71610K
ORLANDO		
SOUTH	VEH&R	Trailer- 2021 GPS GTT71610K
ORLANDO		
SOUTH	M&E	Small Equipment- 2 Cycle
ORLANDO		
SOUTH	M&E	Small Equipment- 2 Cycle
ORLANDO		
SOUTH	VEH&R	Trailer- 2019 Big Tex SD 70PI-16X
ORLANDO		
SOUTH	M&E	Small Equipment- 2 Cycle
ORLANDO		
SOUTH	VEH&R	Trailer- 2019 Big Tex Utility
ORLANDO		
SOUTH	VEH&R	Trailer- 2019 Big Tex Utility
ORLANDO		
SOUTH	M&E	Small Equipment- (9) Stihl BR430 Backpack Blower
ORLANDO		
SOUTH	VEH&R	Trailer- 2021 GPS GTT6167K
ORLANDO		
SOUTH	VEH&R	Trailer- 2021 GPS GTT6167K
ORLANDO		
SOUTH	M&E	Blower - Umount Vehicle Mounted w. Zturn bracket
ORLANDO		
SOUTH	M&E	Blower - Umount Vehicle Mounted w. Zturn bracket
ORLANDO	N40 F	Diaman Haramat Valida Mariata A. 71 or hardet
SOUTH	M&E	Blower - Umount Vehicle Mounted w. Zturn bracket
ORLANDO	N40 F	Mayor Ventera Filin
SOUTH	M&E	Mower- Vantage 52in
ORLANDO	NAO F	Small Fauinment 2 Cycle
SOUTH	M&E	Small Equipment- 2 Cycle
ORLANDO	NAOF	Small Equipment 2 Cycle
SOUTH	M&E	Small Equipment- 2 Cycle
ORLANDO	NA S. E	Small Equipment 2 Cycle
SOUTH	M&E	Small Equipment- 2 Cycle



ORLANDO		
SOUTH	M&E	Kubota- 2012 RTV1140
ORLANDO		100000 2022 111122 10
SOUTH	M&E	Small Equipment- (8) Stihl FC91 Edger
ORLANDO		
SOUTH	VEH&R	Trailer- 2017 Gatortail 8x24 Deckover
ORLANDO		
SOUTH	M&E	Small Equipment- 2 Cycle
ORLANDO		
SOUTH	M&E	Small Equipment-(8)Stihl Edger FC91
ORLANDO		
SOUTH	M&E	Small Equipment-(8)Stihl Trimmer FS91R
ORLANDO		
SOUTH	VEH&R	Trailer- 2018 6x12 LM61235
ORLANDO		
SOUTH	VEH&R	Trailer- 2018 50LA-16
ORLANDO		
SOUTH	M&E	Workman- Toro 3200
ORLANDO		
SOUTH	M&E	Small Equipment- 2 Cycle
ORLANDO		
SOUTH	VEH&R	Trailer 2017 Roru 82inx20 Open
ORLANDO		
SOUTH	VEH&R	Trailer- 2017 Gatortail 7x20 Landscape
ORLANDO		
SOUTH	VEH&R	2017 16' Pipe Trailer
ORLANDO		
SOUTH	M&E	Small Equipment- (3) Stihl HL94K-145 Hedge Trimmer
ORLANDO		
SOUTH	M&E	Small Equipment- (5) Stihl FS91R Trimmer
ORLANDO		
SOUTH	M&E	Small Equipment- Stihl (4) BR430 Backpack Blower
ORLANDO		
SOUTH	M&E	Small Equipment- (4) BR430 Backpack Blower
ORLANDO		
SOUTH	VEH&R	Trailer- 2018 35SA-10EX2
ORLANDO	\(\(\)	20477 11 4617 1 4 1 1 1 1 1 1
SOUTH	VEH&R	2017 Trailer- 16' Tandem Axel Utility Trailer
ORLANDO	.40 =	W box
SOUTH	M&E	Kubota
ORLANDO	N40 F	Kulasta DTV44 40CDV II
SOUTH	M&E	Kubota- RTV1140CPX-H
ORLANDO	N 4 9 F	Kubata DTV4440CDV II
SOUTH	M&E	Kubota- RTV1140CPX-H
ORLANDO	NARE	Small Equipment Stikl (4) ECC4 Edge
SOUTH	M&E	Small Equipment- Stihl (4) FC91 Edger

Yellowstone Landscape- Orlando Asset List



ORLANDO					
SOUTH	VEH&R	Trailer- 2017- Utility			
ORLANDO					
SOUTH	M&E	Kubota- 2013 RTV 1140			
ORLANDO					
SOUTH	M&E	Kubota- 2013 RTV 1140			
ORLANDO					
SOUTH	M&E	Kubota- 2013 RTV 1140			
ORLANDO					
SOUTH	M&E	Kubota- 2013 RTV 1140			
ORLANDO					
SOUTH	M&E	Small Equipment- Stihl (4) FS91R Trimmer			
ORLANDO					
SOUTH	M&E	Small Equipment- (2) FS91R Trimmer			
ORLANDO					
SOUTH	M&E	Billy Goat Self Propelled 27' Vaccuum			
ORLANDO					
SOUTH	M&E	Billy Goat Self Propelled 27' Vaccuum			
ORLANDO					
SOUTH	M&E	Mower- Lazer S 72in			
ORLANDO					
SOUTH	M&E	Small Equipment- Stihl HL94K-145 Hedge Trimmer			
ORLANDO					
SOUTH	M&E	Sprayer- Junior Z-Spray			
ORLANDO					
SOUTH	M&E	Small Equipment- (2) Stihl HL94K-145 Hedge Trimmer			
ORLANDO					
SOUTH	M&E	Mower- 21in Exmark			
ORLANDO					
SOUTH	VEH&R	Trailer- Big Tex- Small Reunion			
ORLANDO					
SOUTH	M&E	Small Equipment- Stihl BR430 Backpack Blower			
ORLANDO	_				
SOUTH	M&E	Small Equipment- Stihl FC91 Edger			
ORLANDO					
SOUTH	M&E	Small Equipment- (2) FC91 Edger			
ORLANDO					
SOUTH	VEH&R	Trailer- 2016 Big Tex Utility			
ORLANDO		0 11 - 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2			
SOUTH	M&E	Small Equipment- Stihl FS91R Trimmer			
ORLANDO					
SOUTH	M&E	Mower- Exmark 21in Walk Behind			
ORLANDO	VEHC 5	Tariba 2046 Pia Tariba a Hallin			
SOUTH	VEH&R	Trailer- 2016 Big Tex Open Utility			
ORLANDO	VEH 6.5	Tarilar 2015 Big Tarr			
SOUTH	VEH&R	Trailer- 2015 Big Tex			

Yellowstone Landscape- Orlando Asset List



ORLANDO						
SOUTH	M&E	Mower- Gravely Pro Stance 34in				
ORLANDO		·				
SOUTH	M&E	Small Equipment- Stihl MS194T Chainsaw				
ORLANDO						
SOUTH	VEH&R	Trailer- 2002 Utility				
ORLANDO		,				
SOUTH	VEH&R	Trailer- 2014 Open Utility UT508SA				
ORLANDO						
SOUTH	VEH&R	Trailer- 2015 Big Tex Utility				
ORLANDO						
SOUTH	M&E	Mower- Exmark Push				
ORLANDO						
SOUTH	VEH&R	Trailer- 2015 Triple Crown 6x16				
ORLANDO						
SOUTH	VEH&R	Trailer- 2015 Open Utility				
ORLANDO						
SOUTH	VEH&R	Trailer- 2014 All ProUtility 7x12				
ORLANDO						
SOUTH	VEH&R	Trailer- 2014 All Pro Utility 5 x 8- Single Axle				
ORLANDO						
SOUTH	VEH&R	Trailer- 2013 Open Utility				
ORLANDO						
SOUTH	M&E	Mower- Exmark Turf Track (C)				
ORLANDO						
SOUTH	M&E	Mower- Exmark 21in				
ORLANDO						
SOUTH	VEH&R	Trailer- 2015 5x10 Open Utility				
ORLANDO						
SOUTH	VEH&R	Trailer- 2014 Utility 5 x 8				
ORLANDO						
SOUTH	VEH&R	Trailer- 2008 TCTC 7x16 LD Tandem w/ Racks (DL)				
ORLANDO						
SOUTH	VEH&R	Truck- 2007 Chevy Silverado 3500 Irrigation #1114				
ORLANDO						
SOUTH	VEH&R	Trailer- 20' Utility Trailer with Tree Bar				
ORLANDO						
SOUTH	VEH&R	Trailer- 1998 Tandem 8x8 HD Tandem Axle (DL)				
ORLANDO						
SOUTH	M&E	Roughneck 2 Ton Chain				

Document A310TM - 2010

SURETY:

Conforms with The American Institute of Architects AIA Document 310

Bid Bond

CONTRACTOR:

(Name, legal status and address)

Yellowstone Landscape 2809 Forsyth Road Winter Park, FL 32792 Atlantic Specialty Insurance Company 605 Highway 169 North, Suite 800 Plymouth, MN 55441

(Name, legal status and principal place of business)

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)

RFP: 2025-001, Landscape Maintenance Services, Orange County, FL

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 scaled this 2nd day of July, 2025

Sherry Folda (Wilness)

(Wilness) Emma J. Bryant

Yellowstone Landscape

(Principal)

(Seal)

Business Development Manager

Atlantic Specialty Insurance Company
(Surety)

Vicino love

(Seal)

(Title)Ryan Norman

Attorney-in-Fact



Surety Bond No: Bid Bond

Power of Attorney Principal: Yellowstone Landscape

Obligee: Randal Park Community Development District

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: Ryan Norman, 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-

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 scaled 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:

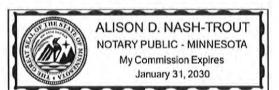
Resolved: 'That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing 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.

STATE OF MINNESOTA HENNEPIN COUNTY

Sarah A. Kolar, Vice President and General Counsel

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.



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.

July , 2025 . Signed and sealed. Dated 2nd day of ____

This Power of Attorney expires January 31, 2030

Kara L.B. Barrow, Secretary



PERSONNEL







Yellowstone Landscape began in 2008 with the unification of established, independently successful regional landscape companies.

We've been linked by a common goal to better serve our clients, sharing decades of experience in landscape maintenance, landscape design and installation, and tree care services.

As one of the landscape industry's fastest growing and most awarded commercial landscaping

companies, we are proud to serve more than three thousand client properties from our local branch facilities, across the South, Southwest, and Midwest.

We offer a uniquely comprehensive suite of services and expertise, allowing us to partner with our clients at any stage in their landscape's life cycle. From a landscape design idea on a computer screen, to a mature and thriving landscape in the ground, Yellowstone Landscape is the only commercial landscaping partner you'll ever need.

Trusted by Clients Across the Country





Yellowstone Landscape serves our clients from local branch locations across the South, Southwest, and Midwest United States.

Our talented Landscape Professionals are experts in their local areas, delivering excellence in commercial landscape maintenance, installations and enhancements, tree care, and snow & ice services.

These local operating teams are supported by the collective strength of a national leader in commercial landscaping services. And we empower our local leadership to make decisions in the best interest of our clients and their properties. No excuses, no calling headquarters for approval, no corporate red tape. Just do what's right.

Working safely. Providing great service to our clients. Taking pride in our work. Building lasting partnerships with our clients.

That's how we've become the trusted commercial landscaping partner of choice to our valued clients across the country.

Proud to Serve Orlando





Excellence in Commercial Landscaping for Your Orlando Area Properties

Yellowstone Landscape is proud to serve Central Florida's commercial landscaping needs from two branch locations in Orlando. With more than 250 local employees, we're one of the largest and most awarded commercial landscape service firms in the greater Orlando area.

We offer landscape design, landscape installation, and landscape maintenance services

to some of the area's most beautiful homeowner associations, resorts and hotels, city and county governments, master planned developments, corporate campuses, commercial office parks, schools, universities, hospitals, apartment communities and retail shopping centers.

Our service teams are ready to provide you with Orlando's most professional and responsive commercial landscaping services, always tailored to your needs and expectations.

Orlando-North Offices 1930 Silver Star Road Orlando, FL 32804 407.814.2400 Orlando-South Offices 1773 Business Center Lane Kissimmee, FL 34758 407.396.0529

Landscape Maintenance





Landscape Maintenance is all about the details. We're committed to getting the details right, so you can enjoy your landscape and take pride in its appearance.

From week to week, month to month, and year to year, there are hundreds of details that need to be coordinated for your landscape to looks its best. Assuring that none of those details are overlooked requires a professionally administered, integrated Landscape Maintenance program.

Synchronizing routine maintenance activities like mowing, edging, weeding, trimming and clean-up, with fertilization and pest management applications, and your irrigation system's schedule and maintenance is no easy task.

That's why we incorporate all the details of our landscape services into your Plan for SuccessTM.

Our Landscape Maintenance teams are trained in our industry's Best Practices. They behave as if they were a part of your staff and work hard to solve problems while they're still called opportunities. If the unexpected happens, our teams respond to correct the problem, quickly and professionally.

Your dedicated Account Manager will provide regular updates about what we're doing to maintain your landscape. Our goal is to provide you with all the information you need about your landscape, when you need it.

Irrigation Installation & Management





There is nothing more essential to the success of your landscape than regular access to the right amount of water.

Commercial irrigation systems are sophisticated technology that require **special certification** to install and operate.

Our Irrigation Installation and Management Professionals are experts in all major commercial irrigation systems. From older systems in need of frequent repairs and updates, to the most modern and innovative water-wise systems available, our Irrigation Teams are dedicated to protecting your valuable water resources. Once installed, we always adhere to local ordinances governing water use and have implemented the principles of the leading industry groups. These guidelines govern how we design, install, and maintain your irrigation system.

Professional irrigation management is an essential service to eliminate waste in your water consumption and reduce your water usage.

Yellowstone Landscape provides you with the most experienced team of Irrigation Professionals in the industry.

Committed to Safety





Yellowstone Landscape has made safety our number one priority. We know that we are equally responsible for the safety of our employees, and our clients' residents, employees, guests and their property.

Our commitment to safety includes providing a safe, healthy work environment, kept free from hazards. Whether starting or ending the day at one of our branch locations, traveling over the area's roadways, or at a client's work site, all Yellowstone Landscape employees are trained to behave professionally and remain alert to all potential safety hazards they may encounter.

Our Commitment to Safety includes:

- New Employee Training on Safe Operating Procedures
- Strict Compliance to All OSHA Regulations
- Weekly Tailgate Talks Conducted with All Field Service Teams
- Annual Safety Rodeos with Industry Safety Experts
- Dedicated Safety Officers in Each Branch Location
- Mandatory Use of Appropriate Personal Protective Equipment (PPE) at All Times

Environmental Stewardship





As a leader in the landscaping industry we have an added responsibility to be good stewards of our natural resources. We also understand that many clients have become keenly aware of the need to reduce their environmental impact.

Our initiatives toward responsible environmental stewardship include:

Integrated Pest Management: IPM Programs use a combination of targeted management tools rather than broad blanket applications to create an environment free from pests and disease.

Innovation Irrigation: This includes smart controllers, rain sensors, micro irrigation

and drip irrigation to eliminate water waste, integrating recycled water intakes where natural sources are available.

Reducing Carbon Emissions: EFI equipment used by our service personnel reduces our fuel consumption by 25% compared with traditional outdoor power equipment. Our firm's EFI equipment purchases over the past 6 years have dramatically reduced greenhouse gas emissions over previously used carbuerated models.

Drought-Tolerant Plants & Trees: Installing the right plant material for your property's environment reduces the water consumption necessary for your plants and trees to thrive.

Our People. Your Partner.





At Yellowstone Landscape, we know that our people are what have made us the company we are today.

Our 2500 Full Time Landscape Professionals include industry veterans, many with more than 20 years of experience providing professional landscape services. We also recruit and hire some of the brightest young talent in the industry, recruited from the nation's finest colleges and university Horticulture and Agronomic programs.

We're proud that over 75% of our management staff hold advanced degrees and certifications related to their current position's responsibilities.

Our training programs reach far beyond our industry's Best Practices. We conduct ongoing Safety Training for our crews, to guarantee that they're working safely for you. Members of our management staff receive formal Customer Service Training, teaching them how to understand your expectations and communicate with you effectively and professionally.

We're proud of our people. We want you to be proud of your landscape service partner.

Our Place in Our Industry



2021 RANK	COMPANY	2020 RANK	2020 REVENUE	HEADQUARTERS	EMPLOYEES	% CHANGE FROM 2019	% CHANGE EXPECTED FOR 2021	DESIGN A RELATIONSHIP PR. 40 MUCH ABOUT MULCH PR. 40 PLUS: MORE OUT OF A MOV
	BrightView Landscapes	1	\$2,346,000,000	Blue Bell, Pa.	21,000	-3%	N/A	PLUS: MORE OUT OF A MOY
	TruGreen	2	\$1,400,000,000	Memphis, Tenn.	13,570	1%	N/A	LAWITCO ON A O MAY
	The Davey Tree Expert Co.	3	\$1,287,552,000	Kent, Ohio	10,300	13%	5%	
4	Yellowstone Landscape	5	\$358,000,000	Bunnell, Fla.	4,270	34%	10%	cauting business media for landscape contractors
5	Bartlett Tree Experts	4	\$352,000,000	Stamford, Conn.	2,200	8%	7%	Designecapes: Capturing COVID layoffs
	Gothic Landscape	6	\$230,000,000	Valencia, Calif.	2,000	0%	9%	McHale
	Outworx Group	*	\$225,191,000	Westbury, N.Y.	4,299	8%	12%	From trash to trebsure
	Ruppert Landscape	7	\$213,165,000	Laytonsville, Md.	1,820	2%	18%	
	Weed Man	8	\$212,928,956	Orono, Ontario	3,559	14%	9%	
10	LandCare	10	\$208,000,000	Frederick, Md.	3,600	12%	15%	
11	Divisions Maintenance Group	*	\$184,961,302	Newport, Ky.	457	31%	8%	
12	HeartLand	14(t)	\$184,000,000	Kansas City, Mo.	2,100	19%	40/	
13	SavATree	13	\$182,600,000	Bedford Hills, N.Y.	1,430	4%	6 00	OVID-19, a handful of po
14(t)	Park West	11	\$180,000,000	Rancho Santa Margarita, Calif.	1,600	-3%	+	sunistances shook up the lines and other
14(t)	U.S. Lawns	12	\$180,000,000	Orlando, Fla.	2,400	N/A	Always la	sarring .
16	Lawn Doctor	16	\$162,000,000	Holmdel, N.J.	2,000	13%	Above and AAA. Make them	dbeyond
						1		
			94			6 =		

Each year the lawn and landscape industry's leading trade publications rank the largest firms in lawn care, tree care, and landscaping services. Among the largest "green industry" companies in North America, Yellowstone Landscape is pleased to have been in the top 10 for each of the past four previous years.

We attribute our tremendous growth and staying power at the top of our industry to two very important groups of people. First, to the thousands of customers, and the properties and projects they allow us to create and maintain for them.

Second, to the more than four thousand Yellowstone Landscape Professionals who wear our uniform and take care of the valuable relationships we've built with our clients.

Without the trust of our customers or the dedication of our employees Yellowstone Landscape would not exist as it is today.

As we look forward to continued opportunities to serve new clients and to bring more talented individuals into our company, we vow to never lose sitght of the people who made us one of our industry's most successful and respected firms.

Building Lasting Partnerships



































Yellowstone Landscape has developed a reputation for creating and maintaining award-winning landscape environments for some of the country's most recognized brands.

But the work is only part of the reason that clients choose to partner with us.

Because of our proactive approach, flexible scheduling to accommodate special events, and a relentless focus on communication, our clients choose continue their partnerships with us, year after year.

Our focus on building lasting relationships with the clients we serve, has led to many partnerships that have been established and grown over time. In fact many of these partnerships now span more than a decade of successful service. We believe that our

high-quality landscapes, coupled with superior customer service are why clients look to us for all their landscape needs.

Yellowstone clients know that effectively managing their property's landscape is a lifetime commitment that requires careful coordination of services. That's why our approach to managing your property's landscape investment includes regular maintenance services, paired with detailed fertilization and pest management plans, to keep your property looking its best, while preserving the long-term health of your landscape.

Yellowstone Landscape is honored to serve each of our clients' properties and we look forward to continuing our tradition of award-winning service as we build new relationships with clients across the United States.

Industry Recognition





Our clients' properties have earned dozens of National Landscape Awards of Excellence, the highest honor given in the professional landscape industry. They've been recognized as some of the most outstanding commercial landscaping projects in the country. Below is a partial listing of our award-winning projects:

Rockstar BMX Park; Houston, Texas; 2020
Old Palm; Palm Beach Gardens, Florida; 2019
The Peninsula; Charlotte, North Carolina; 2019
Emory Johns Creek Hospital; Atlanta, GA; 2019
Del Webb Lake Oconee; Greensboro, Georgia; 2018
Mesa Del Sol; Albuquerque, New Mexico; 2018
Hermann Park; Houston, Texas; 2017
Walton Riverwood; Atlanta, Georgia; 2017
Swan and Dolphin Resort; Orlando, Florida; 2016
Cane Island Amenity Village; Houston, Texas; 2016

Tradition; Port St Lucie, Florida; 2015
Rob Fleming Park; The Woodlands, Texas; 2014
AAA Headquarters; Orlando, Florida; 2013
Technology Park Atlanta; Atlanta, Georgia; 2013
Boeing 787 Facility; Charleston, South Carolina; 2012
Waldorf Astoria Resort; Orlando, Florida; 2012
Grand Haven; Palm Coast, Florida; 2011
Fleming Island Plantation; Jacksonville, Florida; 2010
Hammock Beach Resort; Palm Coast, Florida; 2008
Reunion Resort & Club; Orlando, Florida; 2007

Our Technology at Work for You





Technology in the landscape industry is rapidly evolving. Yellowstone Landscape is taking advantage of this innovation to improve our communication, tracking, and billing systems, allowing us to offer more efficient service visits and faster response times for our clients.

Over a decade ago, we began issuing **smart phones** to all our field service supervisors and technical specialists, but as new products have come to market, Yellowstone has continued to improve our technological capabilities.

All Yellowstone Landscape fleet vehicles are equipped with GPS tracking devices, enabling us to see where our vehicles are at any given time,

and how long our service crews spend at each property. GPS tracking also enables our Safety teams to make sure our drivers are obeying speed limits and traffic laws.

In addition to field level improvements, Yellowstone continues to lead the industry with real time reporting on costs and labor utilization, enabling us to produce monthly service billings at greater than 99% accuracy. We even integrate with most major accounting systems, to help you automate your procurement system's payment processes.

We will remain technological leaders in our industry and as technology improves, so will we.

Safety Training Policies



Onboarding

At the time of onboarding the employee is required to read the safety guide to become familiar with our safety policies and protocols which includes proper use of equipment, general safety rules and disciplinary actions regarding safety violations. Upon completion the employee is required to complete a safety quiz to determine comprehension of the information. Any questions answered incorrectly are then discussed with the employee to better explain and educate them on the safety requirements. PPE is given to each new employee and their proper use covered.

Equipment Training and Competency

Before an employee is given a piece of equipment to operate, they are assessed by their immediate supervisor or the shop manager as to their level of competency. If they do not show the level of competency required to operate the equipment, they are then trained on the operation and safety features of the equipment. No employee is allowed to operate equipment if they do not display full competency.

Weekly Safety Training

Branches are required to hold a weekly tailgate safety talk. Meetings are to be scheduled in advance and topics approved by the Branch Manager. Branches are also allowed to hold bi-weekly meetings on two topics per training with the approval of the Field Support Office Safety Team. A total of four topics per month are required. Mandatory topics are rolled out monthly for the upcoming month's trainings. Content is provided in both English and Spanish. Documentation of each safety training is uploaded into our cloud files.

Monthly Safety Training

Branches are required to hold a monthly safety meeting for all management level personnel including mechanics. Safety reports pertinent to incidents for the month and covering DART and TRIR are provided. Management and crew trainings for the upcoming month are rolled out during these meetings. Semi-Annually or Annually – Safety Rodeos are held at each branch every 6-12 months. Equipment use and safety features, first aid, PPE use, truck and trailer safety, Defensive Parking, and chemical safety are some of the required topics. Branches also provide additional training on areas pertinent to their branch operations.

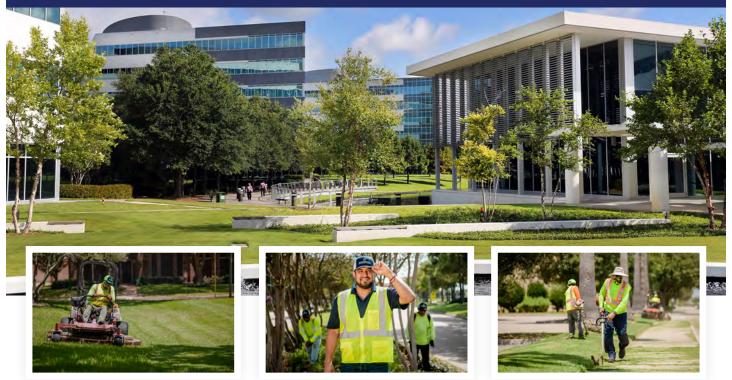
Follow Up Training

In the case of an incident the branch is required to share the incident with the crews and cover what happened and how it could have been prevented. Employees are reminded of our PPE requirements and retrained on the topic relative to the incident.



Capabilities Statement

Commercial Landscaping Services



CORPORATE OVERVIEW

Yellowstone Landscape began in 2008 with the unification of established, independently successful regional landscape companies. Since then, we've been linked by a common goal to better serve our clients, sharing decades of experience in landscape maintenance, landscape design and installation, tree care, irrigation, and snow & ice management services.

As the landscape industry's largest privately held company, we are proud to serve more than three thousand client properties from over 50 local branch facilities, across the South, Southwest, and Midwest.

We offer a uniquely comprehensive suite of services and expertise, allowing us to partner with our clients at any stage in their landscape's life cycle. From a landscape design idea on a computer screen, to a mature and thriving landscape in the ground, Yellowstone Landscape is the only commercial landscaping partner you'll ever need.

COMPANY DATA

Business Entity Name: Yellowstone Landscape - Southeast LLC Headquarters Address: 3235 N State St, Bunnell, FL 32110

FEI/EIN Number: 20-2993503

Incorporation Date: 01.28.2008 (Delaware)

SERVICES OFFERED



Landscape Maintenance



Landscape Enhancements



Landscape Installation



Commercial Tree Care



Irrigation & Water Management



Snow & Ice Management

Principal Officers



Our Leadership Team is committed to making Yellowstone Landscape the premier commercial landscape service company in the United States. We bring that excellence to bear on behalf of our clients through industry-leading investments in safety, training, and information systems.



Harry Lamberton was named President and CEO of Yellowstone Landscape in May of 2023, after joining Yellowstone in January of 2022 as President. As CEO, Harry leads and drives Yellowstone's strategy, continued growth, quality service, focus on safety, and maintaining a great place to work for all employees, applying expertise gained from over 20 years of leading environmental and sustainability businesses at Waste Management. Harry continues to be active in broadly supporting sustainability and the environment by serving on the Conference Board's Global Sustainability Centre's Advisory Board, the Board of Directors of the Sustainability Institute at the University of New Hampshire and the Board of Directors of Friends of the Chicago River. Harry holds a BA from the University of New Hampshire and an MBA from the Goizueta School of Business at Emory University.



Timothy (Timo) Sherman serves as Chief Financial Officer of Yellowstone Landscape with oversight over all Finance, Accounting, IT, and Procurement functions. He has led the financial analysis team since 2018, focusing on excellence in planning, forecasting, budgeting, analysis, acquisition planning, due diligence, closing and initial integration management, and any other areas requiring financial evaluation and insight. He first worked in landscaping as a construction project manager, then account manager and branch manager for Cornerstone Landscape, which was acquired by Yellowstone in 2012. Timo holds a BS from the Fisher School of Accounting at the University of Florida and an MBA from Jacksonville University and has experience in Staff and Cost Accounting.



Tim Portland has served as the Executive Chairman of Yellowstone Landscape since May of 2023. As Executive Chairman he is highly active and engaged within the company, supporting the company's executive leadership. Prior to his current role, he led the company as CEO for more than a decade. In addition to chairing Yellowstone's Board of Directors, Tim serves on the Board of Directors of the National Association of Landscape Professionals and chairs the association's H-2B steering committee. He also serves on the Board of the Seasonal Employment Alliance, an advocacy organization focused on congressional reform of the guest worker visa programs that sustain seasonal businesses across the United States.



Blaine Peterson serves as Yellowstone Landscape's Vice President of Business Development, where he is responsible for the company's industry-leading sales team, a critical component of Yellowstone's superior growth and track record with customers. Blaine has been a part of the company since 2005, in ascending roles and responsibilities including Branch Manager and Business Development Manager, while founding the company's Jacksonville, Florida location. Blaine has a background in commercial real estate and holds a degree from Florida State College.



Cheyne Solesbee, General Manager



As the General Manager of our North and Central Florida markets, Cheyne is responsible for overseeing each of the local branches. Cheyne assists with the growth of our branches. He coordinates operations, which includes personnel, equipment, safety regulations, and other resources. He works with each local branch to maintain the highest quality projects and ensures the team provides world class service to our customers.

Education

Texas A&M University, College Station, Texas Bachelor of Science in Agronomy

Relevant Experience *General Manager,* Yellowstone Landscape – North and Central Florida 2024-present

Responsible for all landscape operations within Yellowstone Landscape's North and Central Florida markets, including our Orlando, Kissimmee, Apopka, and Leesburg branches. Oversees all branches operations and employees, builds operational strategies that improve company-wide quality, and manages operations training.

Branch Manager, Yellowstone Landscape – Jacksonville, FL 2018-2023

Responsible for landscape maintenance and installation operations, works with all plans and specifications for each project and has extensive knowledge of the service expectations, hires and coordinates landscape management crews, balances the workload and materials needed for each project, maintains up-to-date roster of all personnel and job activities, and identifies equipment and resources needed for each project.

Account Manager, Yellowstone Landscape – Jacksonville, FL 2012-2017

Arranges, schedules, and directs daily landscape services, ensures peak efficiency of each project, ensures delivery of high-quality projects and services to clients, establishes long-term relationships with clients, identifies opportunities to enhance client properties, conducts on-going field-safety and operations training, and maintains regular communications with clients.



Cheyne Solesbee, General Manager

Project Manager, Yellowstone Landscape – Jacksonville, FL 2009-2011

Responsible for landscape installation operations, works with all plans, blueprints, and specifications for each project, hires and coordinates construction crews, balances the workload and materials for each project, maintains up-to-date roster of all personnel and job activities, identifies equipment and resources needed for each project, assures preventative maintenance on all equipment, conducts regular inspections of in-progress projects, and identifies training needed for personnel.

Assistant Project Manager, Yellowstone Landscape – Jacksonville, FL 2007-2009

Works with all plans, blueprints, and specifications for each landscape installation project, coordinates construction crews, and balances the workload and materials for each project.



Josh Cochran, Branch Manager



As the branch manager of our Orlando-North branch, Josh is responsible for overseeing the location's current and upcoming projects. He coordinates operations, which includes personnel, equipment, safety regulations, plant material and other resources. He works with each project to maintain the highest quality projects and services.

Josh brings several years of green industry experience to the Orlando-North location of Yellowstone Landscape.

Education

Seminole State College, Sanford, FL Associate of Science, Drafting and Design, CAD Specialization

Relevant Experience

Branch Manager, Yellowstone Landscape – Orlando, FL 2019 - present

Responsible for landscape maintenance and installation operations, works with all plans and specifications for each project and has extensive knowledge of the budget and service expectations, hires and coordinates landscape management crews, balances the workload and materials needed for each project, maintains up-to-date roster of all personnel and job activities, identifies equipment and resources needed for each project, assures that preventive maintenance is performed on all equipment, and conducts regular inspections of in-progress projects.

Operations Manager, Yellowstone Landscape– Orlando, FL 2015-2017

Responsible for landscape maintenance and installation operations, scheduled crews routes for entire branch, interviewed and hired all employees, worked with mechanic to ensure all equipment remained in servable and working manner, identified training needed for personnel, and worked with Safety team to ensure all safety guidelines and standards were being followed.

Senior Account Manager, Yellowstone Landscape- Orlando, FL 2017-2018

Arranges, schedules, and directs daily landscape services, ensures peak



Josh Cochran, Branch Manager

efficiency of each project, ensures delivery of high-quality projects and services to clients, establishes long-term relationships with clients, identifies opportunities to enhance client properties, conducts field-safety training and encourages safety procedures, conducts ongoing operation training, and maintains regular communications with clients.

Route Manager, TruGreen– Orlando, FL 2009-2014

Applied fertilization, herbicide, insecticide, and fungicide on all properties in accordance with the State of Florida Department of Agriculture and Florida Best Management Practices standards, gained extensive knowledge of how plants and turf grasses grow and what they need in order to thrive in the Central Florida climate.

Operations Manager, Kelli Green Landscape– Casselberry, FL 2005-2009

Oversaw all payroll and employee issues, created routes for multiple landscape maintenance crews, worked directly with owner and gained knowledge on company finances and how to better understand how a business is ran.



Local Leadership Team

Your local **Orlando East** team is dedicated to serving all your landscape needs. We're proud to serve properties across the area, because we're invested in making our community a better place. Here is a brief summary of the experience that selected members of our local leadership team bring to your property.



Josh Cochram, *Branch Manager*: As Branch Manager, Josh Cochran coordinates all branch operations, including personnel, equipment, safety regulations, plant material and other resources. He works with each project to maintain the highest quality of service. Josh brings over 20 years of experience in the green industry with extensive knowledge in landscaping, turf management, and plant health. His leadership and expertise drive innovative solutions and long-term success for every project he undertakes.



Kyle Nursey, *Business Development Manager*: As Business Development Manager, Kyle Nursey serves current and prospective clients as a consultant regarding their landscape service needs and alignment of those needs to the services offered by Yellowstone Landscape. Kyle brings over 8 years of experience in the landscape industry, demonstrating a deep understanding of landscape maintenance practices. His expertise ensures high-quality results and lasting value for every client.

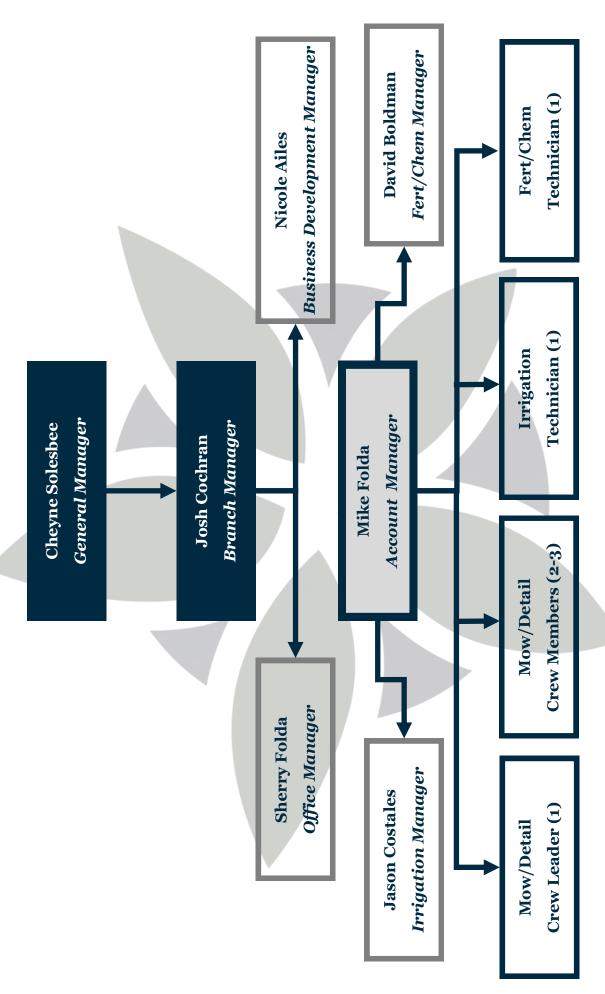


Mike Folda, Account Manager: As Account Manager, Mike Folda is responsible for coordinating, implementing, and maintaining landscape management and enhancement projects while keeping Yellowstone's clients consistently informed about project status. With over 30 years of experience, Mike excels at managing service crews, clearly communicating daily tasks, and providing clients with detailed summaries of completed work. His proactive approach and strong client relationships help ensure exceptional service and long-term satisfaction.



Jason Costales, *Irrigation Manager*: As Irrigation Manager, Jason oversees the training and development of all irrigation technicians within the branch. He coordinates, implements, and maintains irrigation systems and projects, ensuring clients are regularly updated on property status and progress. Jason is committed to achieving optimal system efficiency and water conservation on every project. He brings over 20 years of hands-on experience to the leadership team in Yellowstone Landscape's Orlando East Branch.

Randal Park CDD





2024

EXPIRES

9/30/2025

1812

REG IRRIGATION SPECIA

\$30.00

1 EMPLOYEE

1812-1200565

TOTAL TAX PREVIOUSLY PAID TOTAL DUE

\$30.00 \$30.00 \$0.00 SKWYRA PETER T

YELLOWSTONE LANDSCAPE SOUTHEAST LLC 2809 FORSYTH RD WINTER PARK FL 32792

8342 CRISTOBAL CIR (MOBILE) U - ORLANDO, 32825

PAID: \$30.00 0098-01164155 7/19/2024

Tax Collector Scott Randolph

Local Business Tax Receipt

Orange County, Florida

This local Business Tax Receipt is in addition to and not in lieu of any other tax required by law or municipal ordinance. Businesses are subject to regulation of zoning, health and other lawful authorities. This receipt is valid from October 1 through September 30 of receipt year. Delinquent penalty is added October 1.

2024

EXPIRES

9/30/2025

1812-1200565

REG IRRIGATION SPECIA

\$30.00

1 EMPLOYEE

TOTAL TAX \$30.00 PREVIOUSLY PAID \$30.00 TOTAL DUE \$0.00

8342 CRISTOBAL CIR (MOBILE) U - ORLANDO, 32825

PAID: \$30.00 0098-01164155 7/19/2024

DOLPH, TAY COL SKWYRA PETER T YELLOWSTONE LANDSCAPE SOUTHEAST LLC 2809 FORSYTH RD WINTER PARK FL 32792

This receipt is official when validated by the Tax Collector.

Orange County Code requires this local Business Tax Receipt to be displayed conspicuously at the place of business in public view. It is subject to inspection by all duly authorized officers of the County.

2024

EXPIRES

9/30/2025

3106 LANDSCAPE

\$50.00

30 EMPLOYEES

3106-1048928

TOTAL TAX
REGULATED WASTE
PREVIOUSLY PAID
TOTAL DUE

\$50.00 \$50.00 \$100.00 \$0.00 PORTLAND TIMOTHY - PRESIDENT

YELLOWSTONE LANDSCAPE SOUTHEAST LLC PORTLAND TIMOTHY - PRESIDENT 2809 FORSYTH RD WINTER PARK FL 32792

MOBILE FROM FLAGLER COUNTY X - OUT OF COUNTY, 00000

PAID: \$100.00 0098-01164154 7/19/2024

Tax Collector Scott Randolph

Local Business Tax Receipt

Orange County, Florida

This local Business Tax Receipt is in addition to and not in lieu of any other tax required by law or municipal ordinance. Businesses are subject to regulation of zoning, health and other lawful authorities. This receipt is valid from October 1 through September 30 of receipt year. Delinquent penalty is added October 1.

2024

EXPIRES

9/30/2025

3106-1048928

3106 LANDSCAPE

\$50.00

30 EMPLOYEES

TOTAL TAX \$50.00
REGULATED WASTE \$50.00
PREVIOUSLY PAID \$100.00
TOTAL DUE \$0.00

MOBILE FROM FLAGLER COUNTY X - OUT OF COUNTY, 00000

PAID: \$100.00 0098-01164154 7/19/2024

OR COUNTY, FLORING COUNTY, FLORING

PORTLAND TIMOTHY - PRESIDENT

YELLOWSTONE LANDSCAPE SOUTHEAST LLC PORTLAND TIMOTHY - PRESIDENT 2809 FORSYTH RD WINTER PARK FL 32792

This receipt is official when validated by the Tax Collector.

Orange County Code requires this local Business Tax Receipt to be displayed conspicuously at the place of business in public view. It is subject to inspection by all duly authorized officers of the County.

2024

EXPIRES

9/30/2025

3125 LAWN CARE \$50.00

30 EMPLOYEES

3125-1048927

TOTAL TAX PREVIOUSLY PAID TOTAL DUE

\$50.00 \$50.00 \$0.00 PORTLAND TIMOTHY - PRESIDENT

YELLOWSTONE LANDSCAPE SOUTHEAST LLC PORTLAND TIMOTHY 2809 FORSYTH RD WINTER PARK FL 32792

MOBILE FROM FLAGLER COUNTY X - OUT OF COUNTY, 00000

PAID: \$50.00 0098-01164153 7/19/2024

Tax Collector Scott Randolph

Local Business Tax Receipt

Orange County, Florida

This local Business Tax Receipt is in addition to and not in lieu of any other tax required by law or municipal ordinance. Businesses are subject to regulation of zoning, health and other lawful authorities. This receipt is valid from October 1 through September 30 of receipt year. Delinquent penalty is added October 1.

2024

EXPIRES

9/30/2025

3125-1048927

3125 LAWN CARE \$50.00

30 EMPLOYEES

TOTAL TAX \$50.00 PREVIOUSLY PAID \$50.00 TOTAL DUE \$0.00

MOBILE FROM FLAGLER COUNTY X - OUT OF COUNTY, 00000

PAID: \$50.00 0098-01164153 7/19/2024

SDOLPH, TAY COLLEGE

PORTLAND TIMOTHY - PRESIDENT

YELLOWSTONE LANDSCAPE SOUTHEAST LLC PORTLAND TIMOTHY 2809 FORSYTH RD WINTER PARK FL 32792

This receipt is official when validated by the Tax Collector.

Orange County Code requires this local Business Tax Receipt to be displayed conspicuously at the place of business in public view. It is subject to inspection by all duly authorized officers of the County.



L&O Commercial Applicator



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

CERTIFIED PEST CONTROL OPERATOR

Certificate Number: JF235888

David Boldman

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

Lawn and Ornamental

in conformity with an Act of the Legislature of the State of Florida regulating the practice of Pest Control and imposing penalties for violations.





Issue Date: 07/09/2025 Expiration Date: 06/01/2026





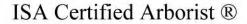


The International Society of Arboriculture

Hereby Announces That



Has Earned the Credential



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



5 May 2018

30 June 2027

FL-9365A

Issue Date

Expiration Date

Certification Number









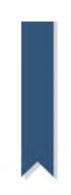
Best Management Practices Certification







CERTIFICATE OF COMPLETION



NJCOLE AJLES

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

Training Provider:

myTTConline

my Tonline 83 Geneva Dr. Ste. 621394

Oviedo FL 32762

Phone: 407-901-0206 Verify this Certificate by visiting www.motadmin.com

07/18/2024

Issue Date

07/12/2028

J 0 Instructor 626570











This is to Certify that

Peter Skwyra

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

Maxicom Operator

Maxicom Riverside, CA

20 CEU Hours

 $Designation \ Expiration \ \underline{5/19/2026} \qquad Robert \ Pfeil, \quad Marketing \ Group \ Manager - Services, \quad Rain \ Bird \ International, \ Inc. - Services \ Division$

Student ID 1880948







This is to Certify that

Peter Skwyra

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

Maxicom Technician

Maxicom Riverside, CA

20 CEU Hours

Designation Expiration 5/19/2026 Robert Pfeil, Marketing Group Manager – Services, Rain Bird International, Inc. - Services Division

Student ID 1880948





Irrigation Contractor Certification



Melanie S. Griffin, Secretary



STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

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

STOUDENMIRE, KYLE

YELLOWSTONE LANDSCAPE 3235 NORTH STATE STREET BUNNELL FL 32110

LICENSE NUMBER: SCC131152501

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 06/14/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.





Certificate of Insurance

4	C	ORD®		CI	ER	TIF	ICATE OF LIA	BILI	TY INS	URANC	E 4/1/2026		(MM/DD/YYYY) 25/2025		
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ACORD 25 (2016/03)

The ACORD name and logo are registered marks of ACORD





Certificate of Insurance

Attachment Code: D605923 Master ID: 1472881, Certificate ID: 18701577

Policy Forms

General Liability

- CG 20 10 12 19 Additional Insured Owners, Lessees or Contractors Ongoing Operations CG 20 37 12 19 Additional Insured Owners, Lessees or Contractors Completed Operations CG 20 28 12 19 Additional Insured Lessors of Lessed Equipment CG 20 07 12 19 Additional Insured Engineers, Architects or Surveyors CG 24 04 12 19 Waiver of Subrogation CG 20 01 12 19 Primary and Non-Contributory Coverage SNGL 047 0514 Earlier Notice of Cancellation Provided to Third Parties 1. 2. 3. 4. 5. 6. 7.





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.																
	Yellowstone Landscape, Inc.																
	2 Business name/disregarded entity name, if different from above																
	Yellowstone Landscape - Southeast, LLC																
page 3										 4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): 							
e. ns on	Individual/sole proprietor or 🗹 C Corporation 🔲 S Corporation 🔲 Partnership 🔲 Trust/estate single-member LLC									e Exempt payee code (if any)							
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Print or type. Specific Instructions on page	Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check								code (if any)								
ecif		Other (see instructions) ▶	(4	pplies	to acc	ounts i	mainta	ained out	tside t	the U.S.)							
S	5 Address (number, street, and apt. or suite no.) See instructions. Requester's name are								and address (optional)								
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	Bunr	ell, FL 32110															
	7 List	account number(s) here (optional)										_					
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		n, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other				_			_								
		your employer identification number (EIN). If you do not have a number, see How to get a							Į								
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1. The	numb	er shown on this form is my correct taxpayer identification number (or I am waiting for a numbe	r to	be i	ssue	ed to	me); ar	nd								
Sei no	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																
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- 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.

other than	other than interest and dividendes, you are not required to sign the certification, but you must provide your correct rife. Oce the instructions for rarring later.							
Sign Here	Signature of U.S. person ►	Chris	falinth	_{Date} ▶ 2/10/2024				
								

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.



EXPERIENCE & REFERENCES



Services for Public Sector Clients





We are proud to serve Public Sector clients across the South, and to be a part of some tremendously successful projects beautifying our local communities. We understand the challenges that local governments and agencies face in managing their public green spaces.

Public parks, trails, and streetscapes create unique opportunities to enrich the lives of your community's residents. Investing in professional landscape services delivers a consistently high-quality appearance, and does so at a lower cost than in-house grounds maintenance services.

Our professional landscaping services offered to Public Sector clients include award-winning

Landscape Design and Installation teams, ready to deliver beautiful landscape enhancements and installations. When we continue to maintain the project for you, we can even extend our normal warranty on installed plant materials.

We'll also work with you to identify any possible liabilities or hazards in your community's public spaces. With services like raising tree canopies and making sure drains are kept clear of debris, our Landscape Professionals partner with you to keep your residents safe from hazards. And, in case of a natural disaster or extreme weather event, our crews will be there to assist with clean up after the storms have passed.

Services for Resort Communities





Your resort community's landscape should enhance the experience of your residents and their guests. Yellowstone Landscape offers specialized levels of service to our resort community clients aimed to achieve this goal.

Our resort community landscape service plans are designed to keep your property manicured to your expectations without inconveniencing or disturbing your residents and guests.

Resort community service teams are trained to take great care to **get the details right**, while being ever mindful of your residents' expectations. Coordinated, consistent service scheduling ensures that our service teams have your resort community looking its best when

your residents are ready to take advantage of the property's amenity feature areas and explore the community grounds.

We take great pride in the appearance of your landscape and focus on creating welcoming and relaxing spaces. Our professional design and installation services will help you create beautiful arrival areas to welcome guests and relaxing spaces throughout your property's landscape for everyone to enjoy.

We understand your challenges, needs and expectations and we have the experience to deliver the landscape appearance your resort community deserves.

Creative Village for The City of Orlando





Orlando, FL

CLIENT

The City of Orlando

PROPERTY TYPE

Mixed Use Development

SERVICES PROVIDED

Landscape Design
Landscape Enhancement
Landscape Maintenance

Creative Village is an Innovation District comprised of 68-acres of land owned by the City of Orlando. The City's goal for the project is to capitalize on the region's recent growth as a technology center, and is currently anchored by new construction for Electronic Arts, Valencia College, and the University of Central Florida.

Creative Village's Phase I development was completed in 2022, representing an approximately \$700 milion investment in the area as the future hub of creativity and learning in downtown Orlando.

The project's landscape master plan is centered around Luminary Green Park, a 2.3-acre park that includes a 1-acre great lawn, feature trellis, and and tree-lined promenade. Future plans for the development include community festivals and events hosted by the park.

Yellowstone Landscape was awarded the initial landscape maintenance and grounds services agreement for Creative Village, largely due to the developer's desire to see the area's landscape maintained at a resort-level quality with high attention to detail.

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Cumberland Community Improvement District





LOCATION Atlanta, Georgia

CLIENT

Cumberland Community Improvement District

PROPERTY TYPE

Community Improvement

SERVICES PROVIDED

Landscape Design Landscape Enhancement

The Cumberland Community Improvement District, is a

public-private assessment district in northwest Atlanta and was the first such entity created in the state, in 1988. Since then, the CID has existed to enhance, support, and protect the significant commercial interests of businesses in the area.

Yellowstone Landscape was honored to have been selected as the landscape contractor for one of the CID's recent landscape enhancement and beautification projects along US Highway 41, known locally as Cobb Parkway.

Yellowstone installed flowers, trees, ground covers, and other plant materials along the roadways and trails to help soften the appearance and beautify this important corridor in Cobb County's central business district.

The City of New Smyrna Beach





LOCATION

New Smyrna Beach, Florida

CLIENT

The City of New Smyrna Beach

PROPERTY TYPE

Local Government

SERVICES PROVIDED

Landscape Design Landscape Enhancement Landscape Maintenance

When The City of New Smyrna

Beach launched an initiative to promote more tourism to the city, it also requested solicitations from the area's professional landscape firms to improve and maintain the appearance of city rights of way, including major state and county highways.

Yellowstone Landscape was selected to supply these services to the city in 2015 with an initial contract for a 3 year term.

Included in the contract, The City of New Smyrna Beach identified a total of 8 separate areas, including a 2.2 mile, paved multi-use trail, and specified unique maintenance standards for each area, placing special emphasis on the City's gateway areas located just off of the I-95 exit ramps and a major intersection leading to the city's business district.

Since the initial award, Yellowstone Landscape's quality of work has led the city to award additional areas, including the city's highly visible downtown corridor and retail districts.

The City of Ormond Beach





LOCATION

Ormond Beach, Florida

CLIENT

The City of Ormond Beach

PROPERTY TYPE

Local Government

SERVICES PROVIDED

Landscape Design Landscape Enhancement Landscape Maintenance

The City of Ormond Beach, nicknamed

"The Birthplace of Speed", is an upscale community located just north of Daytona Beach, Florida, and home to approximately 40,000 residents.

In 2012, multiple landscape service contracts were consolidated into one partner agreement with Yellowstone Landscape, resulting in a more uniform appearance across the city's facilities, parks, and rights of way. High profile areas, most frequented by the city's residents, are detailed each week to maintain their desired

appearance during the community's active events schedule.

Services also includes irrigation system maintenance and repairs, trash and debris removal at parks and city facilities, maintenance of more than 50 manicured medians, and athletic field maintenance of the city's sports field complexes.

In 2016, the city's landscape was recognized by FNGLA, Florida's state landscaping trade association, with a Landscape Award of Excellence.

Reunion Resort & Club





LOCATION

Orlando, Florida

CLIENT

Salamander Hotels & Resorts, GMS, Aegis Community Management

PROPERTY TYPE

Resort Community

SERVICES PROVIDED

Landscape Design Landscape Installation Landscape Maintenance **Reunion Resort & Club** is a 2,300-acre master-planned resort community located in Orlando, Florida.

Reunion is proud to be the only resort community in the world that offers three signature golf courses, designed by golf legends: Jack Nicklaus, Arnold Palmer and Tom Watson.

Reunion's Linear Park, a popular wedding venue, includes structured planting beds and majestic oaks. The five-acre water park, another popular area of the resort, brims with colorful, tropical plants.

Since design and installation began, Yellowstone Landscape has been Reunion's exclusive professional landscape service partner.

The resort community's landscape maintenance areas include over 800,000 square feet of ornamental beds in addition to the acres of manicured turf, 3,000 trees and over 500 palms.

The resort's active special event schedule requires constant coordination between service teams and Reunion's various property management entities.



References

At Yellowstone Landscape, we pride ourselves on building lasting relationships with our clients. These clients have entrusted us as their landscape maintenance partner and would be happy to speak with you about our firm and the services that we provide for them.

Project Name: Reunion East and Reunion West CDDs

Client Since: 2008

Services Provided: Landscape Design & Installation, Landscape Maintenance

Client Contact Information: Alan Scheerer, Field Operations Manager

407.398.2890

ascheerer@gmscfl.com

Project Name: Stevens Plantation CDD

Client Since: 2015

Services Provided: Landscape Design & Installation, Landscape Maintenance

Client Contact Information: Michael Perez, District Manager

313 Campus Street, Celebration, FL 34747

656.209.7919

michael.perez@inframark.com

Project Name: Hills of Minneola CDD

Client Since: 2022

Services Provided: Common Area Mowing, Detailing, Fertilization, and Irrigation

Client Contact Information: Mark Hills, Property Manager

811 Mabbette Street, Kissimmee, FL 34741

407.847.2280

info@myhoasolution.com

Project Name: Palms at Serenoa HOA

Client Since: 2022

Services Provided: Landscape Maintenance, Landscape Design & Installation, and

Irrigation Maintenance of all common areas, single-family lots,

and villas

Client Contact Information: Shannon Bernard, Community Association Manager

407.781.0770

sbernard@lelandmanagement.com





MAINTENANCE PLAN





407.396.0529 tel 407.396.2023 fax

2809 Forsyth Road Winter Park, FL 32792

www.yellowstonelandscape.com

August 5, 2025

Jason Showe, District Manager 219 E. Livingston Street Orlando, FL 32801

Re: Approach to Landscape Maintenance Services for Randal Park Community Development District

Dear Mr. Showe and Board,

In the following document we will break down our landscape approach to services for Randal Park Community Development District. We want you to understand how our crews work, who is responsible for what within our company, and how we will service the areas identified within the RFP. Yellowstone Landscape's extensive experience in production planning allows our teams to develop a program that will ensure that all tasks outlined in the RFP will be performed timely and consistently. All the tasks and teams will be managed by our account manager who will be your main point of contact within Yellowstone Landscape. This account manager will make sure outstanding quality and customer service are delivered.

1. Project Approach Breakdown

- a. Mow/detail team During the growing season, we will have a crew of 3-4 people onsite 3 days per week. Crew size could vary to balance workload depending on the season. At the end of the day, we are a quality-based company and will always do what is right to create a successful partnership with your team.
 - i. Mowing (St. Augustine-42x/year, Unirrigated Bahia- 32x/year)
 - Mowing, edging, string trimming, and blowing off all turf and hardscape areas.
 - a. 60" standing mowers and 72" riding mowers will be utilized to perform mowing functions.
 - b. String trimming of all signs, obstacles, and pond banks where mowers cannot access will be done on each visit when needed.
 - c. Litter removal
 - ii. Detail/Pruning/Weed Control (17x/year)
 - 1. Hand-pruning and shearing
 - 2. Hand-pulling of weeds
 - 3. Non-selective weed control with Round-Up
 - a. All our account managers, crew leaders, and crew leads have spray licenses
 - 4. Blowing off property after trimming
 - 5. Litter removal
 - 6. Ornamental grass cutbacks, 1x per year
- b. Palm Tree Trimming (1-2x/year, based on palm type)
 - i. All palms on property will be trimmed in accordance with the scope of work
 - ii. A separate arbor crew will be utilized to trim palms over 12'

- c. Fertilization & Pest Control Services (St. Augustine- 4x/year, Irrigated Bahia- 3x/year, Shrubs- 3x/year)
 - i. All applications will be applied by a certified technician and monthly reports will be supplied after completion.
 - ii. All turf, shrubs, trees, and palms will be treated during the months outlined in RFP scope of work.
 - iii. Turf and shrubs will be monitored for any disease or insect issues and will be treated accordingly
 - An Integrated Pest Management program will be always followed.
- d. Irrigation System Maintenance (12x/year)
 - i. Locations will be inspected monthly by a trained irrigation professional.
 - ii. Inspections will include locating broken and damaged parts and valves, testing clocks, adjusting programs, adjusting pop-up and rotors for water coverage, and cutting around pop-ups that are restricted due to grass covering them
 - iii. Client will be informed of all large irrigation breaks and repairs
- e. Mulching (1x/year)
 - i. Mulch will be installed in all landscape beds areas and tree rings
- f. Account Manager
 - i. Full-time manager who will supervise and oversee all aspects of maintenance by our crew members.
 - ii. Main point of contact
 - iii. Will communicate any issues with the property and any scheduling conflicts.
 - 1. We are utilizing a tool called Site Audit which we can take pictures, make notes, and assign tasks to specific people within our company. It has been a highly effective tool and our customers are raving how much this improves communication and takes a pro-active approach.
 - 2. Account managers meet weekly with our branch manager to go over scheduling and adjustments that may be needed. We work together as a team to make sure our customers receive the best service and our crews stay on task.
 - iv. Will provide weekly checklist of maintenance activities completed.

Please let us know if you have any questions about our scope of services or landscape approach. We are very excited about the potential opportunity!

Sincerely,

Josh Cochran Branch Manager Yellowstone Landscape jcochran@yellowstonelandscape.com



Daily Task List Order: Randal Park Community Development District

- 1. Crew receives task list from account manager based on site observations from the day prior.
- 2. Crew Leader drives/walks job to determine if any adjustments to plan are needed and if any emergency type tasks are needed such as large branches or limb removals.
- 3. Account manager meets the crew on site and assign tasks to specific crew members.
- 4. Crew leader handles detailing of foliage and landscape beds, spraying of hardscape, and trash removal.
- 5. Crew members begin edging all turf and bed areas.
- 6. 2 crew members begin mowing turf areas and picking up trash.
- 7. Crew members begin string trimming around all obstacles.
- 8. Crew members begin blowing off all areas.
- 9. Account manager will assess work completed and will create weekly reports for the Client.





PRICING SUMMARIES



Randal Park Community Development District Landscape Fee Summary

Contractor: Yellowstone Landscape Property: Randal Park CDD

Address: 2809 Forsyth Road Winter Park, FL 32792

Winter Park, FL 3
Phone: 407-814-2400
Fax: N/A
Contact: Kyle Nursey

Email: knursey@yellowstonelandscape.com

Address: 6200 Lee Vista Blvd, Suite 300

Orlando, FL, 32822

Phone: 407-841-5524

Contact: <u>Jarett Wright</u>

Email: <u>iwright@gmscfl.com</u>

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	ост	NOV	DEC	TOTAL
Turf Maintenance and Detailing	JAN	FEB	WAK	AFRIL	WAI	JUN	JUL	AUG	SEF	001	NOV	DEC	TOTAL
-	\$16,821.00	\$16,821.00	\$16,821.00	\$16,821.00	\$16,821.00	\$16,821.00	\$16,821.00	\$16,821.00	\$16,821.00	\$16,821.00	\$16,821.00	\$16,821.00	\$201,852.00
(Component A) -	·										·		
Turf Maintenance/Detailing/Communication/Staffing													
TURF CARE	\$1,912.00	\$1 912 00	\$1 912 00	\$1 912 00	\$1 912 00	\$1 912 00	\$1,912.00	\$1 912 00	\$1,912.00	\$1,912.00	\$1,912.00	\$1,912.00	\$22,944.00
(Component B)	\$1,512.00	\$1,912.00	\$1,912.00	\$1,912.00	\$1,912.00	\$1,912.00	\$1,912.00	\$1,912.00	\$1,512.00	\$1,512.00	\$1,912.00	\$1,512.00	\$22,544.00
Bahia/St Augustine/Zoysia													
TREE/SHRUB CARE Includes OTC if Applicable													
(Component C)	\$2,141.00	\$2,141.00	\$2,141.00	\$2,141.00	\$2,141.00	\$2,141.00	\$2,141.00	\$2,141.00	\$2,141.00	\$2,141.00	\$2,141.00	\$2,141.00	\$25,692.00
Tree/Shrub Fert/OTC/Drenching													
IRRIGATION MAINT.													
(Component D)	\$2,079.00	\$2,079.00	\$2,079.00	\$2,079.00	\$2,079.00	\$2,079.00	\$2,079.00	\$2,079.00	\$2,079.00	\$2,079.00	\$2,079.00	\$2,079.00	\$24,948.00
Irrigation Inspections													
ANNUAL CHANGES -													
(Component E.1)													\$0.00
Per Annual Pricing: N/A	[Count]			[Count]			[Count]			[Count]			
BED DRESSING - Estimate mulch yds					\$49,880.00								
(Component E.2)					, .,								\$49,880.00
Coco Brown Per Yard Pricing: \$58					860								
PALM TRIMMING 2x Per Year					\$17,335.00					\$17,335.00			
(Component E.3) Per Palm Price: Sabal - \$24 Sylvester - \$85					,555.00					,			\$34,670.00
Palm counts: Sabal - 570 / Sylvester - 43					613					613			
TOTAL FEE PER MONTH:	\$22,953.00	\$22,953.00	\$22,953.00	\$22,953.00	\$90,168.00	\$22,953.00	\$22,953.00	\$22,953.00	\$22,953.00	\$40,288.00	\$22,953.00	\$22,953.00	\$359,986

Fee Schedule with Extra Services	\$29,998.83	\$29,998.83	\$29,998.83	\$29,998.83	\$29,998.83	\$29,998.83	\$29,998.83	\$29,998.83	\$29,998.83	\$29,998.83	\$29,998.83	\$29,998.83
Fee Schedule Essential Services Only	\$22.953	\$22.953	\$22.953	\$22.953	\$22.953	\$22.953	\$22.953	\$22.953	\$22.953	\$22.953	\$22.953	\$22.953

Essential Services	\$275.436.00
Mowing/Detailing/Irrigation/Fert and Pest	\$275,436.00

Extra Services	\$84.550.00
Annual Changes, Palm Pruning, Mulch	\$64,550.00

	\$359,986.00
TOTAL	

SECTION VII



Agreement for use as a Polling Place

Lake Nona High School

ΙHI	S AGREEMENT is entered i	nto this	day of	, 2025, by and	between					
the Ci	ty of Orlando, Florida, hereir	nafter refer	red to as CITY O	F ORLANDO and Ran	idal Park					
Clubh	ouse, hereinafter referred	to as "(Owner/manager/o	ganization," whose t	elephone					
numb	er is 407-841-5524.									
WH	EREAS, CITY OF ORLAND	O desires	to obtain the use	e of the premises and	I facilities					
knowr	n as:									
	Randa	l Park Clu	bhouse ("premis	es")						
for use	e as a polling place for the Ci	ty of Orland	do Election on Tue	esday, November 4, 20	25, and if					
neces	sary, the City of Orlando Run	-Off Election	on on Tuesday, De	ecember 9, 2025; and						
AC	CORDINGLY, the parties agr	ee as follov	ws:							
1.	"Owner/manager/organization	n" agrees	to allow the follow	ing described areas:						
	Room									
	Other areas									
	including available parking a				used as a					
	polling place on the following	g election d	lates:							
	TUESDAY TUESDAY		er 4, 2025 er 9, 2025	ELECTION RUN-OFF ELECTION						
	The premises are to be occupied and used by CITY OF ORLANDO from 6:00 a.m.									
	until all Election Day activitie	s are comp	olete.							
		-								

"Owner/manager/organization" will permit CITY OF ORLANDO AND/OR SUPERVISOR
OF ELECTIONS to gain access to the premises on other necessary dates and times for
purposes of carrying out election activities, including but not limited to, delivering, setting
up and removing of election equipment, and supplies.

Arrangements between the parties with regard to dates and times for delivery and pick-up of voting equipment, supplies and other materials shall be by mutual agreement.



ა.	CIT OF OKLANDO shall pay to Owner/manager/organization the amount of
	\$200.00 for each election for use of the premises as set forth in this agreement.
	Check Payable to:
	Check mailed to:

Note: A Form W-9 should be returned along with the signed agreement.

4. During the duration of this Agreement, each party shall maintain insurance or self-insurance coverage of such types and in such amounts as may be deemed necessary by each party. CITY OF ORLANDO shall self-insure or maintain "allrisk" property insurance covering its equipment and other personal property for the full replacement value of such property. Likewise. "Owner/manager/organization" shall maintain "all-risk" property insurance covering the building and its personal property for the full replacement value of such property. Each party hereby agrees to waive and release the other from all claims related to or arising out of damage to its respective property, howsoever caused, whether or not said insurance was in effect as required. Each party also agrees to require its respective insurance whether or not said insurance was in effect as required.

Each party shall defend, indemnify and hold the other party harmless from all claims, damages, losses and expenses arising out of or resulting from the negligent performance of its respective operations under the Agreement; however, nothing contained herein shall constitute a waiver by the CITY OF ORLANDO of its sovereign immunity or the provisions of Florida Statutes Section 768.28. The City's total liability to Owner/manager/organization under or in connection to this Agreement for City's performance required hereunder shall not exceed the the amounts paid or payable to Owner/manager/organization.



5.	"Owner/manager/organization" agrees to permit entry to the "premises" or									
	Election morning at 6:00 a.m. according to	o the following arrangements:								
	☐ 24 hour facility	Poll worker needs to pick up key								
	☐ Doors will be opened by our staff	☐ We will provide key to be used for all elections								
	Emergency Contact Person for morning entry:									
	Name:									
	Phone (w):									
	Phone (c):									
6.	. Human Trafficking Affidavit									
	hereby repre	sents, warrants, and certifies that								
	does not use coercion for labor or services as									
	defined in Section 787.06, Florida Statutes, and that has									
	the Human Trafficking Affidavit attached hereto as Attachment A.									
7.	. "Owner/manager/organization" agrees to	the following additional conditions:								
		-								



IN WITNESS WHEREOF, the parties have executed this Agreement on the dates stated below:

CITY OF ORLANDO	OWNER/MANAGER/ORGANIZATION "Randal Park Clubhouse"
	By:
Print Name:	Print Name:
Date:	Date:



Attachment A

Human Trafficking Affidavit

Instruction: "Agency", defined as any person or nongovernmental entity seeking to engage in business with the City of Orlando ("City"), must complete the following form.

The undersigned, on behalf of Agency, hereby attests as follows:

- **A.** Agency understands and affirms that Section 787.06(13), Florida Statutes, prohibits the City from executing, renewing, or extending a contract to entities that use coercion for labor or services, with such terms defined as follows:
 - "Coercion" means: (1) using or threatening to use physical force against any person; (2) restraining, isolating, or confining or threatening to restrain, isolate, or confine any person without lawful authority and against her or his will; (3) using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt, the length and nature of the labor or services are not respectively limited and defined; (4) destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person; (5) causing or threatening to cause financial harm to any person; (6) enticing or luring any person by fraud or deceit; or (7) providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, Florida Statutes, to any person for the purpose of exploitation of that person.
 - "Labor" means work of economic or financial value.
 - "Services" means any act committed at the behest of, under the supervision of, or for the benefit of another. The term includes, but is not limited to, forced marriage, servitude, or the removal of organs.
- **B.** Agency hereby attests, under penalty of perjury, that Agency does not use coercion for labor or services as defined in Section 787.06(2), Florida Statutes.

I, the undersigned, am an officer or representative of the nongovernmental entity named below, and hereby represent that I: make the above attestation based upon personal knowledge; am over the age of 18 years and otherwise competent to make the above attestation; and am authorized to legally bind and make the above attestation on behalf of the Agency. Under penalties of perjury, I declare that I have read the forgoing document and that the facts stated in it are true. Further Affiant sayeth naught.

Agency:	
Authorized Signature:	Date:
Printed Name:	
Title:	



STATE OF		
COUNTY OF		
The foregoing instrument v	vas acknowledg	ged before me by means of \square physical presence or \square
online notarization, this	day of	, 20, by
	, as	on behalf of the
• • •	y □ are persona dentification.	ally known to me or □ have produced
		Signature of Notary Public
		Name of Notary Typed, Printed or Stamped
		My Commission Expires:

SECTION VIII

SECTION A

Renewal



P.O. Box 1469 Eagle Lake, FL 33839 1-800-408-8882

AQUATIC PLANT MANAGEMENT AGREEMENT

Subm	nitted to:		Date:	August 8, 2025	
Name Addre City Phon	ess 219 E Livingston St., Ste. 1 Orlando, FL 32822				
here: The p A.	Agreement is between Applied Aquatic after called "Customer". parties hereto agree as follows AAM agrees to provide aquatic manag in accordance with the terms and cond Retention Ponds @ Randal Park	ement services for a	period of 12 m	onths	
	BNV-1, BNV-2, BNV-3, BNV-4, BNV-6,	, B1-5, B1-6, B-CV1,	CV2, Dowden Rd.	Pond, AC1 & AC2 ponds	S.
	The AAM management program will incorporate sum: 1. Submersed vegetation control 2. Emersed vegetation control 3. Floating vegetation control 4. Filamentous algae control 5. Shoreline grass & brush control Service shall consist of a minimum of maintain control of noxious growth thro	Included Included Included Included Included	and/or treatments a		
	The terms of this agreement Agreement will automatica Start-up Charge	nt shall be: 10/01/202	25 thru 09/30/2026.		
	Maintenance Fee \$97	71.00 Due 652.00		as billed	x 12.
D. E .	Invoices are due and payable within 30 days. Or AAM agrees to commence treatment wor receipt of the proper permits. Customer acknowledges that he has reverse side which are incorporated in	vithin NA days, vecad and is familiar w	weather permitting,	from the date of execution	
-	Submitted: Telly R. Smith D	Pate: 8/8/2025	Accepted		Date:
	AAM /		Customer		
	\mathcal{C}				

Terms and Conditions

- 1. The AAM Aquatic Plant Management Program will be conducted in a manner consistent with good water management practice using only chemicals which have a wide margin of safety for fish, waterfowl and human life and in conformance with applicable State and Federal Laws, regulations and rules. AAM agrees to indemnify Customer for any violation of such laws, rules or regulations.
- 2. Federal & State regulations require that various time-use restrictions be observed during & following treatment. AAM agrees to notify Customer of such restrictions verbally &/or by posting the restrictions at several readily visible locations on the perimeter of each body of water at the time of treatment. It shall be the Customer's responsibility to observe the restrictions throughout the required period. Customer understands & agrees that notwithstanding any other provisions of this Agreement, AAM does not assume any liability by any party to be notified, or to observe, the regulations.
- 3. The AAM Aquatic Plant Management Program is devised so that water areas are brought into a maintenance configuration as rapidly after their start, consistent with responsible management practices. Some forms of vegetation (particularly grasses & cattail) have visible residues after chemical treatment. Customer is responsible for removing such residues.
- 4. In addition to the amounts noted on the face of this Agreement, Customer shall also pay fees, taxes (including sales taxes) or charges that might be imposed by any government body with respect to the services offered herein.
- 5. This Agreement shall have as its effective date the first day of the month in which services are first rendered to Customer and shall terminate upon the last day of a month.
- 6. AAM is licensed & insured. Certificates of Insurance will be provided upon Customers request.
- 7. If at any time during the term of this Agreement, Customer does not feel AAM is performing in a satisfactory manner Customer shall promptly notify AAM who shall investigate the cause of Customer's lack of satisfaction & attempt to cure same. If nonsatisfactory performance continues, this Agreement may be voided by either party giving thirty days written notice & payment of all monies owing to the effective date of termination, which shall be the last day of the month.
- 8. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders & regulations, curtailment or failure to obtain sufficient material, or other forces (whether or not of the same class or kind as those set forth above) beyond its reasonable control & which, by the exercise of due diligence, it is unable to overcome.
- AAM agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of AAM
 however, AAM shall in no event be liable to Customer or others, for indirect, special or consequential damages
 resulting from any cause whatsoever.
- 10. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida
- 11. In the event a legal action is necessary to enforce any of the provisions of this Agreement, the prevailing party is entitled to recover legal costs & reasonable attorney fees.
- 12. This Agreement constitutes the entire Agreement of the parties hereto & no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing & accepted by an authorized representative of AAM & Customer.
- 13. This Agreement may not be assigned by Customer without the prior written consent of AAM.
- 14. AAM may increase the maintenance fee or assess a surcharge for any increase in fuel or transportation costs due to uncontrollable circumstances including without limitation, changes in local, state or federal laws or regulations, imposition of taxes, fees or surcharges and acts of God such as floods, fire, etc. AAM may also increase the maintenance fee or assess a surcharge to reflect increases in the Consumer Price Index for the municipal or regional area in which the services are located.

SECTION B



Five Star Pro Services

8/7/2025

2026 Service Cost Increase Notice

Hello Current Managers,

Due to economic pressures beyond our control, we will be implementing a modest price increase of 4% effective January 1st 2026, or at the beginning of your 2026 fiscal year which ever comes first.

As you may be aware costs have risen drastically within the Swimming/Amenity industry with companies like ours bearing rising burdens of increases across the board. We dont seem to have a single operating resource that hasn't doubled or even tripled in the last 6 years. There has even been pool companies featured on our local news discussing this subject.

We understand the current global economic pressures and, with this in mind, we have chosen to absorb a significant portion of these costs ourselves. This minimal increase reflects our continued commitment to supporting our customers while maintaining the quality and service you expect.

This decision was made with careful consideration and a focus on long-term value and sustainability.

If you have any questions or would like to discuss further, please don't hesitate to reach out. We truly appreciate your understanding and ongoing loyalty.

David Purser

Five Star Pro Services

407-970-9299

SECTION IX

SECTION A

Randal Park Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2025 - September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes □ No □

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes □ No □

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District

Management.

Achieved: Yes □ No □

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes □ No □

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes □ No □

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes □ No □

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes □ No □

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes □ No □

Chair/Vice Chair: Print Name: Randal Park Community Development District	Date:
District Manager: Print Name: Randal Park Community Development District	Date:

SECTION B

Randal Park Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2024 - September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes □ No □

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes □ No □

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District

Management.

Achieved: Yes □ No □

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes □ No □

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes □ No □

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes □ No □

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes □ No □

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes □ No □

Chair/Vice Chair: Print Name: Randal Park Community Development District	Date:
District Manager: Print Name: Randal Park Community Development District	Date:

SECTION X

SECTION B

SECTION 1

Community Development District

Summary of Check Register

July 4, 2025 to August 4, 2025

Bank	Date	Check No.'s	Amount
General Fund			
	7/14/25	3535-3544	\$ 17,822.28
	7/24/25	3545-3552	\$ 16,078.72
	7/25/25	3553-3557	\$ 8,466.19
	7/31/25	3558-3564	\$ 8,719.35
			\$ 51,086.54
Superviser Fees	Jun-25		
	Kathryn F. Steuck	50336	\$ 184.70
	Marcela L. Asquith	50337	\$ 184.70
	Sean D. Masherella	50338	\$ 184.70
	Stephany C. Cornelius	50339	\$ 184.70
	Christopher B. Swendser	50340	\$ 184.70
			\$ 923.50
		Total Amount	\$ 52,010.04

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 8/06/25 PAGE 1 RANDAL PARK CDD

BANK A RANDAL PARK CDD

CHECK VEND#INVOICE.... ...EXPENSED TO...
DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS VENDOR NAME STATUS AMOUNTCHECK.... AMOUNT # 7/14/25 00185 6/25/25 49741 202506 320-53800-51000 228.67 OPERATING SUPPLIES B&T BUILDING SERVICES, INC 228.67 003535 7/14/25 00129 6/20/25 42343888 202506 320-53800-46700 354.56 BATHROOM MATS 7/03/25 42358118 202507 320-53800-46700 354.56 BATHROOM MATS CINTAS 709.12 003536 7/14/25 00176 7/01/25 10959 202507 320-53800-46400 2,850.00 POOL MAINTENANCE JULY 25 2,850.00 003537 FIVE STAR PRO SERVICES 7/14/25 00046 6/27/25 36565A 202506 320-53800-46900 185.00 ORTLY FOUNTAIN CLEANING 185.00 003538 FOUNTAIN DESIGN GROUP, INC. 7/14/25 00209 7/02/25 228387 202506 320-53800-47600 996.00 SECURITY 6/22/25-6/28/25 7/11/25 231830 202507 320-53800-47600 996.00 SECURITY 6/29/25-7/5/25 OFF DUTY MANAGEMENT, INC 1,992.00 003539 7/14/25 00207 6/06/25 06062025 202506 300-36900-10200 REFUND CHECK 6/20/25 6/06/25 06062025 202506 300-36900-10200 250.00 REFUND CHECK 8/15/25 OUIANA BATTS 500.00 003540 7/14/25 00033 7/08/25 07082025 202507 300-20700-10300 3,720.93 FY25 ASSESSMENT TSFR S12 RANDAL PARK CDD C/O WELLS FARGO 3,720.93 003541 7/14/25 00110 7/08/25 07082025 202507 300-20700-10300 5.547.00 FY25 ASSESSMENT TSFR S15 5,547.00 003542 RANDAL PARK CDD C/O WELLS FARGO 7/14/25 00111 7/08/25 07082025 202507 300-20700-10300 1,107.56 FY25 ASSESSMENT TSFR S18 1,107.56 003543 RANDAL PARK CDD C/O WELLS FARGO 7/14/25 00038 3/18/25 22088 202503 320-53800-46300 750.00 POOL CHEMICALS 5/16/25 317491 202505 320-53800-46300 232.00 POOL CHEMICALS SPIES POOL, LLC 982.00 003544

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YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 8/06/25 PAGE 2 RANDAL PARK CDD BANK A RANDAL PARK CDD

	BANK A KANDALI PARK CDD			
CHECK VEND# DATE	INVOICE EXPENSED TO VENDOR NAME DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
7/24/25 00247	7/15/25 07152025 202507 300-36900-10200	*	250.00	
	REFUND DEPOSIT CHECK ALEJANDRA RIVAS			250.00 003545
7/24/25 00176	7/01/25 10959 202507 320-53800-46400	*	2,850.00	
	POOL MAINTENANCE JUL 25 FIVE STAR PRO SERVICES			2,850.00 003546
7/24/25 00001	7/01/25 846 202507 320-53800-12300	*	2,835.92	
	FACILITY MGMT JULY 25 7/01/25 847 202507 320-53800-12000	*	1,744.42	
	FIELD MANAGEMENT JULY 25 7/01/25 847 202507 320-53800-49000	*	49.39	
	OUTDOOR CLOCK AMAZON 7/01/25 848 202507 310-51300-34000	*	4,167.00	
	MANAGEMENT FEES JULY 25 7/01/25 848 202507 310-51300-35200	*	111.33	
	WEBSITE ADMIN JULY 25 7/01/25 848 202507 310-51300-35100	*	167.00	
	INFORMATION TECH JULY 25 7/01/25 848 202507 310-51300-31300	*	918.75	
	DISSEMINATION SVC JULY 25			
	7/01/25 848 202507 310-51300-51000 OFFICE SUPPLIES	*	3.07	
	7/01/25 848 202507 310-51300-42000 POSTAGE	*	112.44	
	7/01/25 848 202507 310-51300-42500 COPIES	*	15.00	
	GOVERNMENTAL MANAGEMENT	SERVICES-CF		10,124.32 003547
	7/15/25 07152025 202507 300-36900-10200	*	250.00	
	REFUND DEPOSIT CHECK LUZ GONZALEZ			250.00 003548
7/24/25 00025	7/14/25 142602 202506 310-51300-31500	*	844.54	
	GENERAL COUNSEL JUNE 25 LATHAM LUNA EDEN & BEAU	DINE LLP		844.54 003549
7/24/25 00209	7/17/25 233343 202507 320-53800-47600	*	996.00	
	SECURITY 7/6/25-7/12/25 OFF DUTY MANAGEMENT, IN	TC		996.00 003550
7/24/25 00003	6/30/25 11943982 202506 310-51300-48000		241.93	
	NOT BOS MTG 6/12/25 6/30/25 11943982 202506 310-51300-48000	*	271.93	
	NOT CDD MTG 6/23/25	TCATIONS		513 86 003551
	OKLANDO SENTINEL COMMON	ICATIONS 		

BOH RAND RANDAL PARK

AP300R *** CHECK NOS. 003535-003564

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 8/06/25 PAGE 3 RANDAL PARK CDD BANK A RANDAL PARK CDD

CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
7/24/25 00246	7/15/25 07152025 202507 300-36900-		*	250.00	
	REFUND DEPOSIT CHECK	PIERRE BINCAZ			250.00 003552
7/25/25 00129	7/18/25 42373049 202507 320-53800-			354.56	
	BATHROOM MATS				354.56 003553
7/25/25 00022	7/02/25 28450 202507 310-51300-	CINTAS			
7/25/25 00022	ADDITIONAL INS FY25	43000			000 00 000554
		EGIS INSURANCE ADVISORS, LLC			289.00 003554
7/25/25 00053	7/24/25 SOEOR630 202507 320-53800- 2 TILT UMBRELLAS	46300	*	2,962.63	
		LEADERS HOLDING COMPANY			2,962.63 003555
7/25/25 00209	6/18/25 225470 202506 320-53800- SECURITY 6/8/25-6/14/25		*	996.00	
	7/24/25 235346 202507 320-53800-	47600	*	996.00	
	SECURITY 7/13/25-7/19/25	OFF DUTY MANAGEMENT, INC			1,992.00 003556
7/25/25 00048	7/23/25 81034 202507 320-53800-	48000	*		
	INSTALLED PANEL SURGES	TERRY'S ELECTRIC INCORPORATED			2,868.00 003557
7/31/25 00185	7/01/25 49943 202507 320-53800-		*	1,972.00	
7/31/23 00103	CLEANING JULY 25		*	,	
	7/22/25 49988 202507 320-53800- PAPER TOWELS			209.98	
		B&T BUILDING SERVICES, INC			2,181.98 003558
7/31/25 00169	7/28/25 45 202507 320-53800-	12200	*	3,210.00	
	1001 1111111111111111111111111111111111	COMMUNITY ASSOCATION AND LIFESTYL	E		3,210.00 003559
7/31/25 00248	7/29/25 07292025 202507 300-36900-		*		
	FULL REFUND	DANIEL ESCALONA			500.00 003560
7/31/25 00015	7/25/25 28012 202507 310-51300-		*	600.00	
	ARBITRAGE SER2012 FY25	GRAU & ASSOCIATES			600.00 003561
7/31/25 00049	7/01/25 368302 202507 320-53800-			34.95	
7/31/23 00049	SECURITY MONITORING JUL25			34.93	24 05 002560
		SYNERGY FL			34.95 003562

BOH RAND RANDAL PARK

AP300R *** CHECK NOS. 003535-003564

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 8/06/25 PAGE 4 RANDAL PARK CDD BANK A RANDAL PARK CDD

CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# SUE	VENDOR NAME 3 SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
7/31/25 00038	7/01/25 318818 202507 320-53800-463	300	*	232.00	
	BULK BLEACH 7/18/25 319519 202507 320-53800-463 AOUA CREEK	300	*	1,064.00	
		SPIES POOL, LLC			1,296.00 003563
7/31/25 00066	7/21/25 957488 202507 320-53800-472 REMOVE AGAVE	200	*	896.42	
		ZELLOWSTONE LANDSCAPE-SOUTHER	AST LLC		896.42 003564
		TOTAL FOR	BANK A	51,086.54	
		TOTAL FOR	REGISTER	51,086.54	

BOH

SECTION 2

Community Development District

Unaudited Financial Reporting July 31, 2025



Table of Contents

1	Balance Sheet
2-3	General Fund
4	Capital Reserve Fund
5	Debt Service Fund Series 2012
6	Debt Service Fund Series 2015
7	Debt Service Fund Series 2018
8	Combined Capital Project Funds
9-10	Month to Month
11	Long Term Debt Report
12	Assessment Receipt Schedule

Community Development District

Combined Balance Sheet July 31, 2025

									m . 1		
		General Fund	I	Debt Service Funds		tal Project Funds	Сар	pital Reserve Fund	Totals Governmental Funds		
		runu		runus		runus		гини	Gove	ınmentai runt	
Assets:											
Cash:											
Operating Account	\$	312,311	\$	-	\$	-	\$	-	\$	312,311	
Due from Colonial Properties	\$	4,861	\$	-	\$	-	\$	-	\$	4,861	
Due from General Fund	\$	-	\$	16,999	\$	-	\$	0	\$	16,999	
Investments:											
State Board of Administration (SBA)	\$	639,448	\$	-	\$	-	\$	404,744	\$	1,044,192	
Series 2012											
Reserve	\$	-	\$	406,709	\$	-	\$	-	\$	406,709	
Revenue	\$	-	\$	507,743	\$	-	\$	-	\$	507,743	
Interest	\$	-	\$	16	\$	-	\$	-	\$	16	
Prepayment	\$	-	\$	1,265	\$	-	\$	-	\$	1,265	
Sinking Fund	\$	-	\$	56	\$	-	\$	-	\$	56	
Series 2015											
Reserve	\$	-	\$	598,134					\$	598,134	
Revenue	\$	-	\$	713,571	\$	-	\$	-	\$	713,571	
Interest	\$	_	\$	24	\$	_	\$	_	\$	24	
Construction	\$	_	\$	-	\$	499	\$	_	\$	499	
<u>Series 2018</u>	•		,		•		•		,		
Reserve	\$	_	\$	59,669	\$	_	\$	_	\$	59,669	
Revenue	\$	-	\$	83,114	\$	-	\$	_	\$	83,114	
Interest	\$	_	\$	9	\$	_	\$	_	\$	9	
Cap Interest	\$	_	\$	2,904	\$	_	\$	_	\$	2,904	
Construction	\$	_	\$	2,501	\$	54	\$	_	\$	54	
Cost of Issuance	\$	_	\$	_	\$	8	\$	_	\$	8	
Prepaid Expenses	\$	8,038	\$	_	\$	-	\$	_	\$	8,038	
Trepaid Expenses	Ψ	0,030	Ψ	_	Ψ	_	Ψ	_	Ψ	0,030	
Total Assets	\$	964,659	\$	2,390,214	\$	562	\$	404,744	\$	3,760,179	
Liabilities:											
Due to Debt Service	\$	16,999	\$	-	\$	-	\$	-	\$	16,999	
Total Liabilites	\$	16,999	\$	-	\$	-	\$	-	\$	16,999	
Fund Balance:											
Nonspendable:											
Prepaid Items	\$	8,038	\$	_	\$	-	\$	_	\$	8,038	
Restricted for:	Ψ	0,000	Ψ		Ψ		Ψ		Ψ	0,000	
Debt Service	\$	_	\$	2,390,214	\$	_	\$	_	\$	2,390,214	
Capital Project	\$	_	\$	2,0 > 0,2 1 1	\$	562	\$	_	\$	562	
Assigned for:	Ψ		Ψ		Ψ	302	Ψ		Ψ	302	
Capital Reserve Fund	\$	_	\$	_	\$	_	\$	404,744	\$	404,744	
Unassigned	\$	939,621	\$	-	\$	-	\$	404,744	\$	939,621	
		048.660		0.000.011		# c 0		404 744			
Total Fund Balances	\$	947,660	\$	2,390,214	\$	562	\$	404,744	\$	3,743,180	
Total Liabilities & Fund Balance	\$	964,659	\$	2,390,214	\$	562	\$	404,744		3,760,179	

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted			Prorated Budget		Actual		
	Budget			Thru 07/31/25		ru 07/31/25		Variance
Revenues:								
Special Assessments - Tax Roll	\$	1,151,680	\$	1,151,680	\$	1,138,370	\$	(13,310
Colonial Properties Contribution	\$	55,607	\$	46,340	\$	47,732	\$	1,392
Interest Income	\$	-	\$	-	\$	11,448	\$	11,448
Miscellaneous Revenue	\$	1,000	\$	1,000	\$	2,210	\$	1,210
Activities	\$	5,000	\$	4,167	\$	2,590	\$	(1,577)
Rentals	\$	9,000	\$	9,000	\$	13,510	\$	4,510
Total Revenues	\$	1,222,287	\$	1,212,186	\$	1,215,860	\$	3,674
	φ	1,222,207	φ	1,212,100	Ψ.	1,213,000	Ţ	3,074
Expenditures:								
General & Administrative:								
Supervisor Fees	\$	12,000	\$	10,000	\$	9,200	\$	800
FICA Expense	\$	918	\$	765	\$	704	\$	61
Annual Audit	\$	4,600	\$	4,600	\$	4,700	\$	(100)
Trustee Fees	\$	12,500	\$	11,000	\$	11,000	\$	-
Dissemination Agent	\$	11,025	\$	9,188	\$	9,188	\$	-
Arbitrage	\$	1,800	\$	1,200	\$	1,200	\$	-
Engineering	\$	10,000	\$	8,333	\$	120	\$	8,213
Attorney	\$	20,000	\$	16,667	\$	10,005	\$	6,662
Assessment Administration	\$	5,565	\$	5,565	\$	5,565	\$	-
Management Fees	\$	50,004	\$	41,670	\$	41,670	\$	-
Information Technology	\$	2,004	\$	1,670	\$	1,670	\$	-
Website Maintenance	\$	1,336	\$	1,113	\$	1,113	\$	0
Telephone	\$	100	\$	83	\$	-,	\$	83
Postage	\$	1,000	\$	833	\$	968	\$	(134)
Insurance	\$	8,094	\$	8,094	\$	8,977	\$	(883)
Printing & Binding	\$	1,500	\$	1,250	\$	229	\$	1,021
Legal Advertising	\$	2,250	\$	1,875	\$	1,755	\$	120
Other Current Charges	\$	1,500	\$	1,250	\$	523	\$	727
Office Supplies		200	\$	167	\$	8	\$	158
• •	\$					δ	\$	
Property Appraiser	\$	800	\$	667	\$	-		667
Property Taxes	\$	300	\$	300	\$	325	\$	(25)
Dues, Licenses & Subscriptions	\$	175	\$	175	\$	175	\$	
Total General & Administrative	\$	147,671	\$	126,465	\$	109,095	\$	17,370
Operations & Maintenance								
Contract Services:								
Field Management	\$	20,933	\$	17,444	\$	17,444	\$	(0)
Mitigation Monitoring	\$	19,200	\$	16,000	\$	14,400	\$	1,600
Landscape Maintenance	\$	330,404	\$	275,337	\$	243,083	\$	32,254
Lake Maintenance	\$	11,640	\$	9,700	\$	8,487	\$	1,213
Security Patrol	\$	41,250	\$	34,375	\$	32,540	\$	1,835
Repairs & Maintenance								
Facility Maintenance	\$	34,031	\$	28,359	\$	29,588	\$	(1,229)
Repairs & Maintenance	\$	30,000	\$	25,000	\$	11,705	\$	13,295
Operating Supplies	\$	9,800	\$	8,167	\$	6,612	\$	1,554
Landscape Replacement	\$	15,000	\$	15,000	\$	24,797	\$	(9,797)
Irrigation Repairs	\$	10,000	\$	8,333	\$	4,044	\$	4,289
Fountain Repairs	\$	3,000	\$	2,500	\$	772	\$	1,728
Pressure Washing	\$	9,000	\$	9,000	\$	9,000	\$	-
8								

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted		Pro	Prorated Budget		Actual	
		Budget	Thi	ru 07/31/25	Thr	u 07/31/25	Variance
Utilities							
Utilities - Common Area	\$	33,000	\$	27,500	\$	24,654	\$ 2,846
Streetlighting	\$	121,000	\$	100,833	\$	86,202	\$ 14,631
Amenity Center							
Amenity Management	\$	100,930	\$	84,108	\$	75,697	\$ 8,411
Pool Attendants	\$	15,500	\$	12,917	\$	9,443	\$ 3,474
Pool Permit	\$	550	\$	550	\$	615	\$ (65)
Cable TV/Internet/Telephone	\$	4,857	\$	4,047	\$	3,190	\$ 857
Utilities - Amenity Center	\$	25,641	\$	21,368	\$	14,079	\$ 7,289
Refuse Service	\$	3,168	\$	2,640	\$	2,367	\$ 273
Amenity Center Access Cards	\$	1,000	\$	833	\$	-	\$ 833
HVAC Maintenance	\$	574	\$	478	\$	223	\$ 255
Special Events	\$	15,000	\$	15,000	\$	16,435	\$ (1,435)
Holiday Decorations	\$	9,500	\$	9,500	\$	9,931	\$ (431)
Security Monitoring	\$	2,345	\$	1,955	\$	1,688	\$ 267
Janitorial Services	\$	26,250	\$	21,875	\$	24,928	\$ (3,053)
Pool Maintenance	\$	30,240	\$	25,200	\$	26,830	\$ (1,630)
Pool Chemicals & Repairs	\$	19,450	\$	19,450	\$	36,561	\$ (17,111)
Fitness Repairs & Maintenance	\$	-	\$	-	\$	846	\$ (846)
Amenity Repairs & Maintenance	\$	5,000	\$	5,000	\$	13,716	\$ (8,716)
Pest Control	\$	11,500	\$	9,583	\$	2,377	\$ 7,207
Other							
Property Insurance	\$	55,019	\$	55,019	\$	45,279	\$ 9,740
Contingency	\$	34,032	\$	28,360	\$	980	\$ 27,380
Subtotal Amenity Center	\$	514,556	\$	446,216	\$	396,041	\$ 50,176
Total Operations & Maintenance	\$	1,048,815	\$	895,432	\$	798,515	\$ 96,917
Total Expenditures	\$	1,196,486	\$	1,021,897	\$	907,609	\$ 114,287
						•	·
Excess (Deficiency) of Revenues over Expenditures	\$	25,802	\$	190,289	\$	308,251	\$ 117,962
Other Financing Sources/(Uses):							
Transfer Out - Capital Reserve	\$	(25,802)	\$	(25,802)	\$	(25,802)	\$ -
Total Other Financing Sources/(Uses)	\$	(25,802)	\$	(25,802)	\$	(25,802)	\$ -
Net Change in Fund Balance	\$	-	\$	164,487	\$	282,449	\$ 117,962
Fund Balance - Beginning	\$				\$	665,210	
Tuna Duance Deginning	Ψ				Ψ	003,210	
Fund Balance - Ending	\$	-			\$	947,660	

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

		Adopted	Prora	Prorated Budget		Actual		
		Budget	Thru	07/31/25	Thr	u 07/31/25	V	ariance
Revenues								
Interest	\$	8,614	\$	8,614	\$	15,246	\$	6,632
Total Revenues	\$	8,614	\$	8,614	\$	15,246	\$	6,632
Expenditures:								
Capital Outlay	\$	25,000	\$	-	\$	-	\$	-
Total Expenditures	\$	25,000	\$	•	\$	-	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$	(16,386)	\$	8,614	\$	15,246	\$	6,632
Other Financing Sources/(Uses)								
Transfer In/(Out)	\$	25,802	\$	25,802	\$	25,802	\$	0
Total Other Financing Sources (Uses)	\$	25,802	\$	25,802	\$	25,802	\$	0
Net Change in Fund Balance	\$	9,416	\$	34,416	\$	41,048	\$	6,632
Net Change in Fund Datance	J.	7,410	Ą	34,410	Ą	41,040	Ą	0,032
Fund Balance - Beginning	\$	328,863			\$	363,696		
Fund Balance - Ending	\$	338,278			\$	404,744		

Community Development District

Debt Service Fund Series 2012

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted Prorated Budget			Actual			
	Budget	Thr	u 07/31/25	Thr	u 07/31/25	Variance	
Revenues:							
Special Assessments - Tax Roll	\$ 396,407	\$	396,407	\$	390,781	\$	(5,627)
Interest Income	\$ 20,042	\$	20,042	\$	30,070	\$	10,028
Total Revenues	\$ 416,449	\$	416,449	\$	420,851	\$	4,402
Expenditures:							
Interest - 11/01	\$ 138,016	\$	138,016	\$	138,169	\$	(153)
Principal - 11/01	\$ 125,000	\$	125,000	\$	135,000	\$	(10,000)
Principal - 2/01	\$ -	\$	-	\$	10,000	\$	(10,000)
Interest - 5/01	\$ 134,188	\$	134,188	\$	133,575	\$	613
Principal - 5/01	\$ -	\$	-	\$	10,000	\$	(10,000)
Total Expenditures	\$ 397,203	\$	397,203	\$	426,744	\$	(29,541)
Excess (Deficiency) of Revenues over Expenditures	\$ 19,246	\$	19,246	\$	(5,893)	\$	(25,139)
Fund Balance - Beginning	\$ 491,322			\$	927,779		
Fund Balance - Ending	\$ 510,569			\$	921,886		

Community Development District

Debt Service Fund Series 2015

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted		Prorated Budget		Actual				
		Budget	Thr	u 07/31/25	Th	Thru 07/31/25		Variance	
Revenues:									
Special Assessments - Tax Roll	\$	589,600	\$	589,600	\$	582,559	\$	(7,041)	
Interest Income	\$	27,333	\$	27,333	\$	41,761	\$	14,428	
Total Revenues	\$	616,934	\$	616,934	\$	624,320	\$	7,387	
Expenditures:									
Interest - 11/01	\$	195,068	\$	195,068	\$	200,009	\$	(4,941)	
Principal Payment - 11/01	\$	185,000	\$	185,000	\$	190,000	\$	(5,000)	
Interest - 05/01	\$	191,030	\$	191,030	\$	190,865	\$	165	
Total Expenditures	\$	571,098	\$	571,098	\$	580,874	\$	(9,776)	
Excess (Deficiency) of Revenues over Expenditures	\$	45,836	\$	45,836	\$	43,447	\$	(2,390)	
Net Change in Fund Balance	\$	45,836	\$	45,836	\$	43,447	\$	(2,390)	
Fund Balance - Beginning	\$	641,940			\$	1,277,371			
Fund Balance - Ending	\$	687,776			\$	1,320,817			

Community Development District

Debt Service Fund Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pror	Prorated Budget		Actual		
	Budget	Thr	u 07/31/25	Thru 07/31/25		Variance	
Revenues:							
Special Assessments - Tax Roll	\$ 117,674	\$	117,674	\$	116,319	\$	(1,355)
Interest Income	\$ 2,496	\$	2,496	\$	4,994	\$	2,498
Total Revenues	\$ 120,169	\$	120,169	\$	121,312	\$	1,143
Expenditures:							
Interest - 11/01	\$ 41,068	\$	41,068	\$	41,068	\$	-
Principal - 5/01	\$ 35,000	\$	35,000	\$	35,000	\$	-
Interest - 5/01	\$ 41,068	\$	41,068	\$	41,068	\$	-
Total Expenditures	\$ 117,135	\$	117,135	\$	117,135	\$	
Excess (Deficiency) of Revenues over Expenditures	\$ 3,034	\$	3,034	\$	4,177	\$	1,143
Net Change in Fund Balance	\$ 3,034	\$	3,034	\$	4,177	\$	1,143
Fund Balance - Beginning	\$ 77,664			\$	143,333		
Fund Balance - Ending	\$ 80,698			\$	147,511		

Community Development District

Capital Projects Funds

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Se	eries	5	Series		
	2	015	2	2018	Total	
Revenues						
Interest Income	\$	18	\$	2	\$	20
Total Revenues	\$	18	\$	2	\$	20
Expenditures:						
Capital Outlay	\$	-	\$	-	\$	-
Total Expenditures	\$	-	\$	-	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$	18	\$	2	\$	20
Fund Balance - Beginning	\$	481	\$	60	\$	542
Fund Balance - Ending	\$	499	\$	63	\$	562

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Interest Income	\$ - \$	- \$	- \$	- \$	- \$	- \$	2,714 \$	3,124 \$	2,862 \$	2,748 \$	- \$	- \$	11,448
Special Assessments - Tax Roll	\$ - \$	40,837 \$	133,331 \$	32,182 \$	797,737 \$	65,474 \$	12,755 \$	27,456 \$	10,839 \$	17,759 \$	- \$	- \$	1,138,370
Colonial Properties Contribution	\$ 4,409 \$	4,388 \$	4,876 \$	4,861 \$	4,875 \$	4,835 \$	4,800 \$	4,861 \$	4,904 \$	4,924 \$	- \$	- \$	47,732
Miscellaneous Revenue	\$ 80 \$	20 \$	- \$	45 \$	345 \$	1,210 \$	60 \$	130 \$	150 \$	170 \$	- \$	- \$	2,210
Activities	\$ 500 \$	1,120 \$	- \$	470 \$	- \$	- \$	430 \$	- \$	- \$	70 \$	- \$	- \$	2,590
Rentals	\$ 1,250 \$	3,250 \$	760 \$	500 \$	500 \$	4,250 \$	500 \$	(250) \$	2,000 \$	750 \$	- \$	- \$	13,510
Total Revenues	\$ 6,239 \$	49,615 \$	138,967 \$	38,057 \$	803,457 \$	75,770 \$	18,545 \$	32,196 \$	17,893 \$	23,673 \$	- \$	- \$	1,215,860
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800 \$	800 \$	- \$	1,800 \$	- \$	2,000 \$	1,000 \$	1,000 \$	800 \$	1,000 \$	- \$	- \$	9,200
FICA Expense	\$ 61 \$	61 \$	- \$	138 \$	- \$	153 \$	77 \$	77 \$	61 \$	77 \$	- \$	- \$	704
Annual Audit	\$ - \$	- \$	- \$	- \$	- \$	4,700 \$	- \$	- \$	- \$	- \$	- \$	- \$	4,700
Trustee Fees	\$ 4,583 \$	- \$	3,000 \$	- \$	- \$	2,250 \$	- \$	- \$	1,167 \$	- \$	- \$	- \$	11,000
Dissemination Agent	\$ 919 \$	919 \$	919 \$	919 \$	919 \$	919 \$	919 \$	919 \$	919 \$	919 \$	- \$	- \$	9,188
Arbitrage	\$ - \$	- \$	- \$	- \$	- \$	- \$	600 \$	- \$	- \$	600 \$	- \$	- \$	1,200
Engineering	\$ - \$	- \$	120 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	120
Attorney	\$ 1,773 \$	701 \$	1,510 \$	2,122 \$	1,332 \$	597 \$	500 \$	625 \$	845 \$	- \$	- \$	- \$	10,005
Assessment Administration	\$ 5,565 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	5,565
Management Fees	\$ 4,167 \$	4,167 \$	4,167 \$	4,167 \$	4,167 \$	4,167 \$	4,167 \$	4,167 \$	4,167 \$	4,167 \$	- \$	- \$	41,670
Information Technology	\$ 167 \$	167 \$	167 \$	167 \$	167 \$	167 \$	167 \$	167 \$	167 \$	167 \$	- \$	- \$	1,670
Website Maintenance	\$ 111 \$	111 \$	111 \$	111 \$	111 \$	111 \$	111 \$	111 \$	111 \$	111 \$	- \$	- \$	1,113
Telephone	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Postage	\$ 56 \$	15 \$	101 \$	86 \$	31 \$	170 \$	119 \$	133 \$	144 \$	112 \$	- \$	- \$	968
Insurance	\$ 8,688 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	289 \$	- \$	- \$	8,977
Printing & Binding	\$ 12 \$	90 \$	23 \$	3 \$	20 \$	32 \$	12 \$	15 \$	8 \$	15 \$	- \$	- \$	229
Legal Advertising	\$ - \$	- \$	- \$	- \$	739 \$	- \$	503 \$	- \$	514 \$	- \$	- \$	- \$	1,755
Other Current Charges	\$ 42 \$	- \$	42 \$	42 \$	51 \$	45 \$	62 \$	46 \$	192 \$	- \$	- \$	- \$	523
Office Supplies	\$ 1 \$	1 \$	0 \$	0 \$	1 \$	1 \$	1 \$	0 \$	1 \$	3 \$	- \$	- \$	8
Property Appraiser	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Property Taxes	\$ - \$	325 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	325
Dues, Licenses & Subscriptions	\$ 175 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	175
Total General & Administrative	\$ 27,120 \$	7.357 \$	10.160 \$	9.556 \$	7,537 \$	15.312 \$	8.236 \$	7.261 \$	9.095 \$	7.460 \$	- S	- \$	109.095

Community Development District

Month to Month

		Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance														
Contract Services:														
Field Management	\$	1,744 \$	1,744 \$	1,744 \$	1,744 \$	1,744 \$	1,744 \$	1,744 \$	1,744 \$	1,744 \$	1,744 \$	- \$	- \$	17,444
Mitigation Monitoring	\$	- \$	- \$	4,800 \$	4,800 \$	- \$	- \$	4,800 \$	- \$	- \$	- \$	- \$	- \$	14,400
Landscape Maintenance	\$	27,009 \$	27,009 \$	27,009 \$	27,009 \$	27,009 \$	27,009 \$	27,009 \$	27,009 \$	27,009 \$	- \$	- \$	- \$	243,083
Lake Maintenance	\$	943 \$	943 \$	943 \$	943 \$	943 \$	943 \$	943 \$	943 \$	943 \$	- \$	- \$	- \$	8,487
Security Patrol	\$	- \$	- \$	4,096 \$	5,888 \$	3,878 \$	3,724 \$	4,345 \$	3,721 \$	3,900 \$	2,988 \$	- \$	- \$	32,540
Facility Maintenance	\$	2,836 \$	2,836 \$	2,836 \$	2,836 \$	2,836 \$	2,836 \$	4,065 \$	2,836 \$	2,836 \$	2,836 \$	- \$	- \$	29,588
Repairs & Maintenance	\$	- \$	423 \$	3,169 \$	735 \$	6,434 \$	- \$	944 \$	- \$	- \$	- \$	- \$	- \$	11,705
Operating Supplies	\$	668 \$	838 \$	311 \$	822 \$	831 \$	944 \$	279 \$	714 \$	995 \$	210 \$	- \$	- \$	6,612
Landscape Replacement	\$	4,321 \$	- \$	7,750 \$	- \$	- \$	- \$	5,456 \$	6,373 \$	- \$	896 \$	- \$	- \$	24,797
Irrigation Repairs	\$	- \$	- \$	1,749 \$	320 \$	- \$	- \$	1,975 \$	- \$	- \$	- \$	- \$	- \$	4,044
Fountain Repairs	\$	- \$	- \$	185 \$	- \$	- \$	185 \$	- \$	217 \$	185 \$	- \$	- \$	- \$	772
Pressure Washing	\$	9,000 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	9,000
Subtotal Operations & Maintenance	\$	46,521 \$	33,794 \$	54,594 \$	45,098 \$	43,676 \$	37,385 \$	51,561 \$	43,558 \$	37,612 \$	8,675 \$	- \$	- \$	402,474
Utilities														
Utilities - Common Area	\$	3,254 \$	1,623 \$	936 \$	1,777 \$	2,877 \$	1,810 \$	1,616 \$	3,517 \$	3,831 \$	3,411 \$	- \$	- \$	24,654
Streetlighting	\$	8,586 \$	8,593 \$	8,593 \$	8,593 \$	8,639 \$	8,639 \$	8,639 \$	8,639 \$	8,639 \$	8,639 \$	- \$	- \$	86,202
Amenity Center														
Amenity Management	\$	8,411 \$	8,411 \$	8,411 \$	8,411 \$	8,411 \$	8,411 \$	8,411 \$	8,411 \$	8,411 \$	- \$	- \$	- \$	75,697
Pool Attendants	\$	840 \$	- \$	- \$	- \$	- \$	600 \$	615 \$	1,503 \$	2,675 \$	3,210 \$	- \$	- \$	9,443
Pool Permit	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	615 \$	- \$	- \$	- \$	615
Cable TV/Internet/Telephone	\$	658 \$	- \$	658 \$	329 \$	- \$	345 \$	240 \$	240 \$	240 \$	480 \$	- \$	- \$	3,190
Utilities - Amenity Center	\$	1,528 \$	1,070 \$	985 \$	1,462 \$	1,873 \$	1,900 \$	1,331 \$	1,180 \$	1,229 \$	1,520 \$	- \$	- \$	14,079
Refuse Service	\$	223 \$	238 \$	238 \$	238 \$	238 \$	238 \$	238 \$	238 \$	238 \$	238 \$	- \$	- \$	2,367
Amenity Center Access Cards	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
HVAC Maintenance	\$	- \$	- \$	- \$	223 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	223
Special Events	\$	438 \$	2,995 \$	7,810 \$	372 \$	107 \$	1,196 \$	1,116 \$	510 \$	1,890 \$	- \$	- \$	- \$	16,435
Holiday Decorations	\$	- \$	9,472 \$	- \$	459 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	9,931
Security Monitoring	\$	209 \$	209 \$	209 \$	209 \$	209 \$	209 \$	209 \$	155 \$	35 \$	35 \$	- \$	- \$	1,688
Janitorial Services	\$	2,834 \$	1,956 \$	2,376 \$	1,896 \$	2,442 \$	2,174 \$	2,814 \$	2,779 \$	2,975 \$	2,681 \$	- \$	- \$	24,928
Pool Maintenance	\$	2,250 \$	2,250 \$	2,250 \$	2,250 \$	2,250 \$	2,250 \$	2,250 \$	2,530 \$	2,850 \$	5,700 \$	- \$	- \$	26,830
Pool Chemicals & Repairs	\$	4,314 \$	1,287 \$	982 \$	9,603 \$	3,015 \$	5,548 \$	3,902 \$	3,419 \$	232 \$	4,259 \$	- \$	- \$	36,561
Fitness Repairs & Maintenance	\$	- \$	- \$	- \$	95 \$	164 \$	- \$	- \$	164 \$	422 \$	- \$	- \$	- \$	846
Amenity Repairs & Maintenance	\$	395 \$	303 \$	763 \$	- \$	958 \$	2,546 \$	1,477 \$	1,938 \$	2,468 \$	2,868 \$	- \$	- \$	13,716
Pest Control	\$	60 \$	60 \$	60 \$	60 \$	1,260 \$	578 \$	175 \$	60 \$	60 \$	- \$	- \$	- \$	2,377
Other														
Property Insurance	\$	45,279 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	45,279
Contingency	\$	514 \$	98 \$	- \$	- \$	- \$	- \$	- \$	48 \$	271 \$	49 \$	- \$	- \$	980
Subtotal Amenity Center	\$	79,794 \$	38,565 \$	34,272 \$	35,979 \$	32,445 \$	36,445 \$	33,035 \$	35,333 \$	37,083 \$	33,091 \$	- \$	- \$	396,041
Total Operations & Maintenance	\$	126,315 \$	72,359 \$	88,866 \$	81,077 \$	76,121 \$	73,830 \$	84,595 \$	78,891 \$	74,695 \$	41,766 \$	- \$	- \$	798,515
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Total Expenditures	\$	153,436 \$	79,716 \$	99,026 \$	90,632 \$	83,658 \$	89,142 \$	92,831 \$	86,152 \$	83,790 \$	49,226 \$	- \$	- \$	907,609
Excess (Deficiency) of Revenues over Expenditures	\$	(147,197) \$	(30,101) \$	39,941 \$	(52,575) \$	719,798 \$	(13,373) \$	(74,286) \$	(53,956) \$	(65,897) \$	(25,553) \$	- \$	- \$	308,251
Other Financing Sources/Uses:														
Transfer Out - Capital Reserve	\$	- \$	- \$	- \$	- \$	- \$	(25,802) \$	- \$	- \$	- \$	- \$	- \$	- \$	(25,802)
Total Other Financing Sources/Uses	\$	- \$	- \$	- \$	- \$	- \$	(25,802) \$	- \$	- \$	- \$	- \$	- \$	- \$	(25,802)
Net Change in Fund Balance	\$	(147,197) \$	(30,101) \$	39,941 \$	(52,575) \$	719,798 \$	(39,175) \$	(74,286) \$	(53,956) \$	(65,897) \$	(25,553) \$	- \$	- \$	282,449

Community Development District Long Term Debt Report

Series 20	012 Special Assessment Bonds	
Interest Rate:	(5.75%, 6.125%, 6.875%)	
Maturity Date:	11/1/2042	
Maximum Annual Debt Service :	\$397.203	
Reserve Fund Requirement	\$397.203	
Reserve Fund Balance	\$406,709	
Bonds Outstanding - 05/17/2012		\$5,115,000
Less: November 1, 2013 (Mandatory)		(\$65,000
Less: November 1, 2014 (Mandatory)		(\$70,000
Less : November 1, 2015 (Mandatory)		(\$70,00
Less: November 1, 2016 (Mandatory)		(\$75,00
Less: November 1, 2017 (Mandatory)		(\$80,00
Less: November 1, 2018 (Mandatory)		(\$85,00
Less: November 1, 2019 (Mandatory)		(\$90,00
Less : November 1, 2020 (Mandatory)		(\$95,00
Less: November 1, 2020 (Special Call)		(\$15,00
Less : August 1, 2021 (Special Call)		(\$5,000
Less: November 1, 2021 (Mandatory)		(\$90,000
Less : August 1, 2022 (Special Call)		(\$5,000
Less: November 1, 2022 (Mandatory)		(\$90,000
Less: November 1, 2023 (Mandatory)		(\$115,000
Less: November 1, 2024 (Mandatory)		(\$135,000
Less : February 1, 2025 (Special Call)		(\$10,000
Less : May 1,2025 (Special Call)		(\$10,000
Current Bonds Outstanding		\$4,010,000

Series 2015	Special Assessment Bonds	
Interest Rate:	(4.25%,5%,5.2%)	
Maturity Date:	11/1/2045	
Maximum Annual Debt Service :	\$596,080	
Reserve Fund Requirement	\$596,080	
Reserve Fund Balance	\$598,134	
Bonds Outstanding - 03/18/2015		\$9,055,000
Less: November 1, 2016 (Mandatory)		(\$145,00
Less: November 1, 2017 (Mandatory)		(\$150,00
Less : February 1, 2018 (Special Call)		(\$15,00
Less: November 1, 2018 (Mandatory)		(\$155,00
Less : November 1, 2018 (Special Call)		(\$20,00
Less : February 1, 2019 (Special Call)		(\$20,00
Less : August 1, 2019 (Special Call)		(\$5,00
Less: November 1, 2019 (Mandatory)		(\$155,00
Less: November 1, 2020 (Mandatory)		(\$165,00
Less: November 1, 2021 (Mandatory)		(\$170,00
Less : February 1, 2022 (Special Call)		(\$5,00
Less : August 1, 2022 (Special Call)		(\$5,00
Less: November 1, 2022 (Mandatory)		(\$180,00
Less : August 1, 2023 (Special Call)		(\$5,00
Less: November 1, 2023 (Mandatory)		(\$185,00
Less: November 1, 2024 (Mandatory)		(\$190,00
Current Bonds Outstanding		\$7,485,00

Series 20	18 Special Assessment Bonds	
Interest Rate:	(4.100%, 4.500%,	
merest rate.	5.050%, 5.200%)	
Maturity Date:	5/1/2049	
Maximum Annual Debt Service :	\$117,674	
Reserve Fund Requirement	\$58,837	
Reserve Fund Balance	\$59,669	
Bonds Outstanding - 11/30/2018		\$1,770,000
Less: May 1, 2020 (Mandatory)		(\$30,000)
Less: May 1, 2021 (Mandatory)		(\$30,000
Less: May 1, 2022 (Mandatory)		(\$30,000)
Less: May 1, 2023 (Mandatory)		(\$30,000)
Less: May 1, 2024 (Mandatory)		(\$30,000)
Less: May 1, 2025 (Mandatory)		(\$35,000
• • • • • • • • • • • • • • • • • • • •		
Current Bonds Outstanding		\$1,585,000

Total Bonds Outstanding	\$13,080,000
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COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2025

Gross Assessments \$ 1,225,189.89 \$ 420,584.22 \$ 626,988.89 \$ 125,190.00 \$ 2,397,953.00 Net Assessments \$ 1,151,678.50 \$ 395,349.17 \$ 589,369.56 \$ 117,678.60 \$ 2,254,075.82

ON ROLL ASSESSMENTS

Date	Distribution	Distribution Period	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	51.09% O&M Portion	17.54% Series 2012 Debt Service	26.15% Series 2015 Debt Service	5.22% Series 2018 Debt Service	100.00% Total
11/6/24	1	05/12-10/26/24	\$9,101.15	\$0.00	-\$477.82	\$0.00	\$8,623.33	\$4,405.93	\$1,512.47	\$2,254.73	\$450.20	\$8,623.33
11/13/24	2	10/26-11/01/24	\$18,016.48	\$0.00	-\$720.67	\$0.00	\$17,295.81	\$8,836.98	\$3,033.56	\$4,522.31	\$902.96	\$17,295.81
11/22/24	3	11/02-11/07/24	\$56,953.28	(\$708.28)	-\$2,237.50	\$0.00	\$54,007.50	\$27,594.14	\$9,472.54	\$14,121.25	\$2,819.57	\$54,007.50
12/04/24	4	11/08-11/15/24	\$119,431.49	\$0.00	-\$4,777.31	\$0.00	\$114,654.18	\$58,580.45	\$20,109.54	\$29,978.44	\$5,985.75	\$114,654.18
12/11/24	5	11/16-11/19/24	\$59,021.11	\$0.00	-\$2,360.87	\$0.00	\$56,660.24	\$28,949.51	\$9,937.81	\$14,814.86	\$2,958.06	\$56,660.24
12/11/25	5	11/16-11/19/24	\$0.00	\$0.00	\$0.00	\$1,264.75	\$1,264.75	\$646.20	\$221.83	\$330.69	\$66.03	\$1,264.75
12/18/24	6	11/20-11/25/24	\$92,060.22	\$0.00	-\$3,682.47	\$0.00	\$88,377.75	\$45,154.98	\$15,500.84	\$23,107.99	\$4,613.94	\$88,377.75
01/13/25	7	11/26-11/28/24	\$65,610.46	\$0.00	-\$2,624.46	\$0.00	\$62,986.00	\$32,181.54	\$11,047.30	\$16,468.85	\$3,288.31	\$62,986.00
02/12/25	8	12/01/2024	\$1,626,395.53	\$0.00	-\$65,056.65	\$0.00	\$1,561,338.88	\$797,737.33	\$273,847.94	\$408,240.75	\$81,512.86	\$1,561,338.88
03/14/25	9	11/29-12/03/24	\$133,419.08	\$0.00	-\$5,272.24	\$0.00	\$128,146.84	\$65,474.26	\$22,476.06	\$33,506.35	\$6,690.17	\$128,146.84
04/11/25	10	12/04-12/08/24	\$25,904.90	\$0.00	-\$940.93	\$0.00	\$24,963.97	\$12,754.88	\$4,378.51	\$6,527.29	\$1,303.29	\$24,963.97
05/13/25	11	12/09-12/31/24	\$55,502.24	\$0.00	-\$1,765.66	\$0.00	\$53,736.58	\$27,455.71	\$9,425.02	\$14,050.42	\$2,805.43	\$53,736.58
06/12/25	Interest	Interest	\$0.00	\$0.00	\$0.00	\$11,030.14	\$11,030.14	\$5,635.65	\$1,934.61	\$2,884.03	\$575.85	\$11,030.14
06/13/25	12	01/01-01/17/25	\$10,523.41	\$0.00	(\$338.73)	\$0.00	\$10,184.68	\$5,203.68	\$1,786.32	\$2,662.97	\$531.71	\$10,184.68
07/15/25	N/A	N/A	\$33,745.39	\$0.00	\$0.00	\$1,012.34	\$34,757.73	\$17,758.82	\$6,096.26	\$9,088.05	\$1,814.60	\$34,757.73
		TOTAL	\$ 2,305,684.74	\$ (708.28) \$ (90,255.31)	\$ 13,307.23	\$ 2,228,028.38	\$ 1,138,370.06	\$ 390,780.61	\$ 582,558.98	\$ 116,318.73	\$ 2,228,028.38

99%	Net Percent Collected
\$26,047.44	Balance Remaining to Collect

SECTION 3

RANDAL PARK
COMMUNITY DEVELOPMENT DISTRICT
\$5,115,000
SPECIAL ASSESSMENT REVENUE BONDS
SERIES 2012
ARBITRAGE REBATE REQUIREMENT
MAY 31, 2025



1001 Yamato Road • Suite 301 Boca Raton, Florida 33431 (561) 994-9299 • (800) 299-4728 Fax (561) 994-5823 www.graucpa.com

July 16, 2025

Randal Park Community Development District City of Orlando, Florida

Re: \$5,115,000 Randal Park Community Development District (City of Orlando,

Florida),

Special Assessment Revenue Bonds, Series 2012 (the "Bonds")

Randal Park Community Development District has requested that we prepare certain computations related to the above-described Bonds for the year ended May 31, 2025 ("Computation Period"). The engagement consisted of the preparation of computations to be used to assist in the determination of the amount, if any, of the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"). You have the ultimate responsibility for your compliance with arbitrage rebate laws; therefore, you should review the calculations carefully.

In order to prepare these computations, we were provided with the following information: various trust statements and the Official Statement for the Bonds. We did not verify or otherwise audit the accuracy of information provided to us by you or the Trustee, and accordingly, we express no opinion on such information. The attached schedules are based upon the aforementioned information provided to us. A brief description of the attached schedules is attached.

The results of our computations based on the information provided to us indicate a negative Rebate Requirement of (\$613,505) for May 31, 2025. Consequently, our results indicate no amount must be on deposit in the Rebate Fund.

The Rebate Requirement has been determined as described in the Code and the Arbitrage Rebate Regulations. We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report. It is understood that these calculations are solely for the information of, and assistance to, the addressee for the purpose of complying with the Code and the Arbitrage Rebate Regulations. Our report is not to be used for any other purpose.

Grau & Associates

DESCRIPTION OF ATTACHED SCHEDULES

<u>Summary of Rebate Calculations</u> - Provides a summary of the rebate calculations.

<u>Purpose Expenditures Future Value Report</u> - Verifies the rebate calculation. The report future values the purpose expenditures by the arbitrage yield limit to the computation date (May 31, 2025).

<u>Arbitrage Yield Limit (AYL) Verification Report</u> - Verifies the calculation of the arbitrage yield limit and the arbitrage gross proceeds. Discounts the debt service schedule by the arbitrage yield limit.

<u>True Interest Cost (TIC) Verification Report</u> - Verifies the calculation of the true interest cost and the gross proceeds. Discounts the debt service schedule by the true interest cost.

Randal Park Comr	Randal Park Community Development District							
Special Assessment F	Revenue Bonds, Series 2012	Delivered:	6/5/2012					
Summary of Rebate (Calculations							
\$ 5,115,000								
Anniversary Date			11/01/12					
Future-Value Date			05/31/25					
Arbitrage Yield Limit			6.7301475%					
Internal Rate of Return			1.1082295%					
90% of rebate liability			(552,154.42)					
Full rebate liability			(613,504.91)					

Grau and Associates Page 1

Randal Park Community Development District

Special Assessment Revenue Bonds, Series 2012 Purpose Expenditures Future Value Report

\$ 5,115,000

 Dated:
 6/5/2012

 Delivered:
 6/5/2012

 Future Valued To:
 5/31/2025

 Arbitrage Yield Limit (AYL):
 6.7301475%

 Internal Rate of Return (IRR):
 1.1082295%

 Full Rebate Liability:
 (613,504.91)

	Group Fund		Future Value	Calculation Amt		FV	FV
Transaction Date	ID ID	Description	Periods	(Int. Earnings)	Pool %	Factor	Amount
6/5/2012	-1 COI	Beg. Arbitrage Gross Proceeds	25.9777778	(5,036,755.60)	100.00	2.3626526	(11,900,103.80)
6/5/2012	0	COI	25.9777778	168,730.00	100.00	2.3626526	398,650.38
6/5/2012	0	Underwriter discount	25.9777778	99,743.00	100.00	2.3626526	235,658.06
6/6/2012	0	COI	25.9722222	5,500.00	100.00	2.3622182	12,992.20
6/26/2012	0	COI	25.8611111	3,273.00	100.00	2.3535473	7,703.16
7/10/2012	0	Construction	25.7833333	1,868,851.00	100.00	2.3474965	4,387,121.27
7/27/2012	0	Construction	25.6888889	382,762.00	100.00	2.3401701	895,728.21
8/1/2012	0	Reserve	25.6666667	3.00	100.00	2.3384496	7.02
9/4/2012	0	Reserve	25.4833333	3.00	100.00	2.3243034	6.97
9/20/2012	0	Construction	25.3944444	688.00	100.00	2.3174755	1,594.42
10/1/2012	0	Reserve	25.3333333	4.00	100.00	2.3127929	9.25
10/12/2012	0	Construction	25.2722222	1,870,269.00	100.00	2.3081198	4,316,804.88
10/26/2012	0	Construction	25.1944444	195.00	100.00	2.3021858	448.93
11/1/2012	0	Cap int	25.1666667	134,274.00	100.00	2.3000703	308,839.64
11/1/2012	0	Reserve	25.1666667	5.00	100.00	2.3000703	11.50
12/3/2012	0	Reserve	24.9888889	4.00	100.00	2.2865766	9.15
12/31/2012	0	Construction	24.8333333	105,220.00	100.00	2.2748346	239,358.10
1/2/2013	0	Reserve	24.8277778	3.00	100.00	2.2744164	6.82
2/1/2013	0	Reserve	24.6666667	3.00	100.00	2.2623208	6.79
3/1/2013	0	Reserve	24.5000000	3.00	100.00	2.2498759	6.75
3/27/2013	0	Cap int	24.3555556	6.00	100.00	2.2391456	13.43
3/27/2013	0	Reserve	24.3555556	3.00	100.00	2.2391456	6.72
4/1/2013	0	Reserve	24.3333333	3.00	100.00	2.2374994	6.71
5/1/2013	0	Reserve	24.1666667	3.00	100.00	2.2251910	6.68
6/3/2013	0	Reserve	23.9888889	3.00	100.00	2.2121366	6.64
7/1/2013	0	Reserve	23.8333333	3.00	100.00	2.2007769	6.60
2/4/2016	2016	Construction	18.6500000	1.00	100.00	1.8538377	1.85
3/16/2016	2016	Reserve	18.4166667	199.00	100.00	1.8395764	366.08
9/22/2016	2016		17.3833333	411.00	100.00	1.7777262	730.65
	2017	Reserve Reserve	16.4166667	628.00	100.00		
3/16/2017						1.7217504	1,081.26
9/29/2017	2018	Reserve	15.3444444	(2,297.00)	100.00	1.6617216	(3,816.97
3/15/2018	2018	Reserve	14.4222222	2,013.00	100.00	1.6117676	3,244.49
6/22/2018	2019	Reserve	13.8833333	2,994.00	100.00	1.5832756	4,740.33
10/1/2018	2019	Reserve	13.3333333	274.00	100.00	1.5547155	425.99
3/21/2019	2019	Reserve	12.3888889	4,194.00	100.00	1.5068695	6,319.81
9/27/2019	2020	Reserve	11.3555556	4,506.00	100.00	1.4562056	6,561.66
3/31/2020	2020	Reserve	10.3333333	3,223.00	100.00	1.4077627	4,537.22
10/5/2020	2020	Reserve	9.3111111	393.00	100.00	1.3609314	534.85
4/1/2021	2020	Reserve	8.3333333	21.00	100.00	1.3175947	27.67
10/6/2021	2022	Reserve	7.3055556	20.00	100.00	1.2735287	25.47
4/4/2022		Reserve	6.3166667	22.00	100.00	1.2325218	27.12
9/30/2022	2023	Reserve	5.3333333	1,715.00	100.00	1.1930547	2,046.09
3/22/2023	2023	Reserve	4.3833333	6,915.00	100.00	1.1561262	7,994.61
9/21/2023	2024	Reserve	3.3888889	9,948.00	100.00	1.1186939	11,128.77
4/1/2024	2024	Reserve	2.3333333	10,561.00	100.00	1.0802864	11,408.90
9/30/2024	2025	Reserve	1.3333333	10,617.23	100.00	1.0451174	11,096.25
4/30/2025	2025	Reserve	0.1666667	9,163.84	100.00	1.0055314	9,214.53
5/31/2025	-1	Unspent Proceeds as of 05/31/2025	<u> </u>	403,892.00	100.00	1.0000000	403,892.00
otal				72,212.47			(613,504.91)

Grau and Associates Page 1

Randal Park Community Development District

Special Assessment Revenue Bonds, Series 2012

A.Y.L. Verification Report

5,115,000.00

 Dated:
 06/05/2012

 Delivered:
 06/05/2012

MSRB 30/360 SEMI 4/3

D	Coupon	Principal	Coupon	Interest	Cred. Enh./	Periodic	Present Value	Discounted
Perioa		Payment	Rate	Payment 124 274 26	Sinking Fund Adj	Debt Service	Factor	Debt Service
1	11/01/2012			134,274.36	-	134,274.36	0.9735118	130,717.68
2	05/01/2013			165,543.78	-	165,543.78	0.9418189	155,912.27
3	11/01/2013	65,000.00	5.750	165,543.78	-	230,543.78	0.9111578	210,061.76
4	05/01/2014			163,675.03	-	163,675.03	0.8814949	144,278.70
5	11/01/2014	70,000.00	5.750	163,675.03	-	233,675.03	0.8527976	199,277.50
6	05/01/2015			161,662.53	-	161,662.53	0.8250346	133,377.17
7	11/01/2015	70,000.00	5.750	161,662.53	-	231,662.53	0.7981754	184,907.33
8	05/01/2016			159,650.03	-	159,650.03	0.7721906	123,280.25
9	11/01/2016	75,000.00	5.750	159,650.03	-	234,650.03	0.7470517	175,295.71
10	05/01/2017			157,493.78	-	157,493.78	0.7227313	113,825.69
11	11/01/2017	80,000.00	5.750	157,493.78	-	237,493.78	0.6992026	166,056.27
12	05/01/2018			155,193.78	-	155,193.78	0.6764399	104,979.27
13	11/01/2018	85,000.00	5.750	155,193.78	-	240,193.78	0.6544183	157,187.20
14	05/01/2019			152,750.03	-	152,750.03	0.6331135	96,708.11
15	11/01/2019	90,000.00	5.750	152,750.03	-	242,750.03	0.6125024	148,684.97
16	05/01/2020			150,162.53	-	150,162.53	0.5925622	88,980.64
17	11/01/2020	95,000.00	5.750	150,162.53	-	245,162.53	0.5732712	140,544.62
18	05/01/2021			147,431.28	-	147,431.28	0.5546082	81,766.60
19	11/01/2021	100,000.00	5.750	147,431.28	-	247,431.28	0.5365528	132,759.96
20	05/01/2022			144,556.28	-	144,556.28	0.5190852	75,037.03
21	11/01/2022	105,000.00	5.750	144,556.28	-	249,556.28	0.5021863	125,323.74
22	05/01/2023			141,537.53	-	141,537.53	0.4858375	68,764.24
23	11/01/2023	115,000.00	6.125	141,537.53	-	256,537.53	0.4700210	120,578.02
24	05/01/2024			138,015.65	-	138,015.65	0.4547193	62,758.38
25	11/01/2024	125,000.00	6.125	138,015.65	-	263,015.65	0.4399158	115,704.75
26	05/01/2025			134,187.53	-	134,187.53	0.4255943	57,109.44
27	11/01/2025	125,000.00	6.125	134,187.53	-	259,187.53	0.4117389	106,717.60
28	05/01/2026			130,359.41	-	130,359.41	0.3983347	51,926.68
29	11/01/2026	135,000.00	6.125	130,359.41	-	265,359.41	0.3853668	102,260.71
30	05/01/2027			126,225.03	-	126,225.03	0.3728211	47,059.36
31	11/01/2027	140,000.00	6.125	126,225.03	-	266,225.03	0.3606838	96,023.06
32	05/01/2028			121,937.53	-	121,937.53	0.3489417	42,549.09
33	11/01/2028	150,000.00	6.125	121,937.53	-	271,937.53	0.3375818	91,801.16
34	05/01/2029			117,343.78	-	117,343.78	0.3265918	38,323.51
35	11/01/2029	160,000.00	6.125	117,343.78	-	277,343.78	0.3159595	87,629.40
36	05/01/2030			112,443.78	-	112,443.78	0.3056734	34,371.07
37	11/01/2030	170,000.00	6.125	112,443.78	-	282,443.78	0.2957221	83,524.86
38	05/01/2031	•		107,237.53	-	107,237.53	0.2860948	30,680.10
39	11/01/2031	180,000.00	6.125	107,237.53	-	287,237.53	0.2767809	79,501.86
40	05/01/2032	,		101,725.03	_	101,725.03	0.2677702	27,238.94
41	11/01/2032	190,000.00	6.125	101,725.03	-	291,725.03	0.2590529	75,572.22
		,	J.120	,,20.00		,,=0.00		

RANDALPARK12-2012-A | FY: 1 | Mun-EaseElevateMainDb | 18.00J EDB | 06/18/2024 | 12:26 | Rpt01|

Randal Park Community Development District Special Assessment Revenue Bonds, Series 2012

A.Y.L. Verification Report

5,115,000.00

06/05/2012 Dated: Delivered: 06/05/2012

MSRB 30/360 SEMI 4/3

Period	Coupon ' Date	Principal Payment	Coupon Rate	Interest Payment	Cred. Enh./ Sinking Fund Adj	Periodic Debt Service	Present Value Factor	Discounted Debt Service
42	05/01/2033			95,906.28	-	95,906.28	0.2506194	24,035.97
43	11/01/2033	205,000.00	6.875	95,906.28	-	300,906.28	0.2424604	72,957.86
44	05/01/2034			88,859.40	-	88,859.40	0.2345671	20,843.49
45	11/01/2034	215,000.00	6.875	88,859.40	-	303,859.40	0.2269307	68,955.02
46	05/01/2035			81,468.77	-	81,468.77	0.2195429	17,885.89
47	11/01/2035	230,000.00	6.875	81,468.77	-	311,468.77	0.2123956	66,154.60
48	05/01/2036			73,562.52	-	73,562.52	0.2054810	15,115.70
49	11/01/2036	250,000.00	6.875	73,562.52	-	323,562.52	0.1987916	64,321.50
50	05/01/2037			64,968.77	-	64,968.77	0.1923199	12,494.78
51	11/01/2037	265,000.00	6.875	64,968.77	-	329,968.77	0.1860588	61,393.60
52	05/01/2038			55,859.39	-	55,859.39	0.1800016	10,054.78
53	11/01/2038	285,000.00	6.875	55,859.39	-	340,859.39	0.1741417	59,357.82
54	05/01/2039			46,062.51	-	46,062.51	0.1684724	7,760.26
55	11/01/2039	300,000.00	6.875	46,062.51	-	346,062.51	0.1629878	56,403.96
56	05/01/2040			35,750.01	-	35,750.01	0.1576817	5,637.12
57	11/01/2040	325,000.00	6.875	35,750.01	-	360,750.01	0.1525483	55,031.80
58	05/01/2041			24,578.13	-	24,578.13	0.1475821	3,627.29
59	11/01/2041	345,000.00	6.875	24,578.13	-	369,578.13	0.1427775	52,767.44
60	05/01/2042			12,718.75	-	12,718.75	0.1381293	1,756.83
61	11/01/2042	370,000.00	6.875	12,718.75	-	382,718.75	0.1336325	51,143.67
		5,115,000.00		6,872,007.12	0.00	11,987,007.12		5,036,756.30
	True Interest Cost (TIC)			6.5430067 6.6198460	Face value of bond Issue Accrued interest (+)			\$5,115,000.00 (\$78,244.40) \$0.00
				6.7301475	Original issue premium/discount (+) Bond surety fee (-)			
				6.8213474				
					=	um credit enhancem	\$0.00	
					Other A	Other AYL costs (-)		\$5,036,755.60
						= AYL Target		

Randal Park Community Development District

Special Assessment Revenue Bonds, Series 2012

T.I.C. Verification Report (Regular)

5,115,000.00

MSRB 30/360 SEMI 4/3

Dated: 6/5/2012

Delivered: 6/5/2012

	Coupon	Principal	Coupon	Interest	Credit	Periodic	Present Value	Discounted
Period	Date	Payment	Rate	Payment	Enhancements	Debt Service	Factor	Debt Service
1	11/1/2012			134,274.36	-	134,274.36	0.9742272	130,813.74
2	5/1/2013			165,543.78	-	165,543.78	0.9433650	156,168.21
3	11/1/2013	65,000.00	5.750	165,543.78	-	230,543.78	0.9134805	210,597.24
4	5/1/2014			163,675.03	-	163,675.03	0.8845426	144,777.54
5	11/1/2014	70,000.00	5.750	163,675.03	-	233,675.03	0.8565215	200,147.69
6	5/1/2015			161,662.53	-	161,662.53	0.8293880	134,080.97
7	11/1/2015	70,000.00	5.750	161,662.53	-	231,662.53	0.8031141	186,051.45
8	5/1/2016			159,650.03	-	159,650.03	0.7776725	124,155.45
9	11/1/2016	75,000.00	5.750	159,650.03	-	234,650.03	0.7530369	176,700.14
10	5/1/2017			157,493.78	-	157,493.78	0.7291817	114,841.58
11	11/1/2017	80,000.00	5.750	157,493.78	-	237,493.78	0.7060822	167,690.13
12	5/1/2018			155,193.78	-	155,193.78	0.6837145	106,108.23
13	11/1/2018	85,000.00	5.750	155,193.78	-	240,193.78	0.6620553	159,021.57
14	5/1/2019			152,750.03	-	152,750.03	0.6410823	97,925.34
15	11/1/2019	90,000.00	5.750	152,750.03	-	242,750.03	0.6207736	150,692.82
16	5/1/2020			150,162.53	-	150,162.53	0.6011084	90,263.95
17	11/1/2020	95,000.00	5.750	150,162.53	-	245,162.53	0.5820661	142,700.79
18	5/1/2021			147,431.28	-	147,431.28	0.5636270	83,096.25
19	11/1/2021	100,000.00	5.750	147,431.28	-	247,431.28	0.5457720	135,041.07
20	5/1/2022			144,556.28	-	144,556.28	0.5284827	76,395.49
21	11/1/2022	105,000.00	5.750	144,556.28	-	249,556.28	0.5117411	127,708.20
22	5/1/2023			141,537.53	-	141,537.53	0.4955298	70,136.06
23	11/1/2023	115,000.00	6.125	141,537.53	-	256,537.53	0.4798321	123,094.94
24	5/1/2024			138,015.65	-	138,015.65	0.4646316	64,126.44
25	11/1/2024	125,000.00	6.125	138,015.65	-	263,015.65	0.4499127	118,334.09
26	5/1/2025			134,187.53	-	134,187.53	0.4356601	58,460.15
27	11/1/2025	125,000.00	6.125	134,187.53	-	259,187.53	0.4218590	109,340.58
28	5/1/2026			130,359.41	-	130,359.41	0.4084950	53,251.17
29	11/1/2026	135,000.00	6.125	130,359.41	-	265,359.41	0.3955545	104,964.10
30	5/1/2027			126,225.03	-	126,225.03	0.3830238	48,347.19
31	11/1/2027	140,000.00	6.125	126,225.03	-	266,225.03	0.3708901	98,740.24
32	5/1/2028			121,937.53	-	121,937.53	0.3591408	43,792.75
33	11/1/2028	150,000.00	6.125	121,937.53	-	271,937.53	0.3477637	94,570.01
34	5/1/2029			117,343.78	-	117,343.78	0.3367470	39,515.17
35	11/1/2029	160,000.00	6.125	117,343.78	-	277,343.78	0.3260793	90,436.08
36	5/1/2030			112,443.78	-	112,443.78	0.3157496	35,504.08
37	11/1/2030	170,000.00	6.125	112,443.78	-	282,443.78	0.3057471	86,356.36
38	5/1/2031			107,237.53	-	107,237.53	0.2960614	31,748.89
39	11/1/2031	180,000.00	6.125	107,237.53	-	287,237.53	0.2866826	82,345.99
40	5/1/2032			101,725.03	-	101,725.03	0.2776008	28,238.95
41	11/1/2032	190,000.00	6.125	101,725.03	-	291,725.03	0.2688068	78,417.68

 $RANDALPARK12-2012-A \ | \ FY: 1 \ | \ Mun-Ease Elevate Main Db \ | \ 18.00 J \ EDB \ | \ 06/18/2024 \ | \ 12:27 \ | \ Rpt 01:10 \ | \ 18.00 J \ EDB \ | \ 18.00 J \$

Randal Park Community Development District

Special Assessment Revenue Bonds, Series 2012

T.I.C. Verification Report (Regular)

5,115,000.00

MSRB 30/360 SEMI 4/3

Dated:

Delivered:

6/5/2012 6/5/2012

	Coupon	Principal	Coupon	Interest	Credit	Periodic	Present Value	Discounted
Perioa	l Date	Payment	Rate	Payment	Enhancements	Debt Service	Factor	Debt Service
42	5/1/2033			95,906.28	-	95,906.28	0.2602914	24,963.58
43	11/1/2033	205,000.00	6.875	95,906.28	-	300,906.28	0.2520457	75,842.13
44	5/1/2034			88,859.40	-	88,859.40	0.2440612	21,687.13
45	11/1/2034	215,000.00	6.875	88,859.40	-	303,859.40	0.2363297	71,811.00
46	5/1/2035			81,468.77	-	81,468.77	0.2288431	18,643.56
47	11/1/2035	230,000.00	6.875	81,468.77	-	311,468.77	0.2215936	69,019.50
48	5/1/2036			73,562.52	-	73,562.52	0.2145739	15,784.59
49	11/1/2036	250,000.00	6.875	73,562.52	-	323,562.52	0.2077764	67,228.67
50	5/1/2037			64,968.77	-	64,968.77	0.2011944	13,071.35
51	11/1/2037	265,000.00	6.875	64,968.77	-	329,968.77	0.1948208	64,284.78
52	5/1/2038			55,859.39	-	55,859.39	0.1886491	10,537.83
53	11/1/2038	285,000.00	6.875	55,859.39	-	340,859.39	0.1826730	62,265.80
54	5/1/2039			46,062.51	-	46,062.51	0.1768861	8,147.82
55	11/1/2039	300,000.00	6.875	46,062.51	-	346,062.51	0.1712826	59,274.49
56	5/1/2040			35,750.01	-	35,750.01	0.1658566	5,929.38
57	11/1/2040	325,000.00	6.875	35,750.01	-	360,750.01	0.1606025	57,937.35
58	5/1/2041			24,578.13	-	24,578.13	0.1555148	3,822.26
59	11/1/2041	345,000.00	6.875	24,578.13	-	369,578.13	0.1505883	55,654.15
60	5/1/2042			12,718.75	-	12,718.75	0.1458179	1,854.62
61	11/1/2042	370,000.00	6.875	12,718.75	-	382,718.75	0.1411986	54,039.34
		5,115,000.00		6,872,007.12	0.00	11,987,007.12		5,136,498.10
	True Interest Cost (TIC)			6.5430067 6.6198460 6.7301475	Face value of bond Issue			\$5,115,000.00 (\$78,244.40) \$99,742.50
				6.8213474	Lump-	Underwriter discount (+) Lump-sum credit enhancements (-) Other TIC costs (-)		
					Bond surety fee (-)			N/A

\$5,136,498.10

SECTION 4

NOTICE OF MEETING DATES RANDAL PARK COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2026

The Board of Supervisors of the *Randal Park Community Development District* will hold the regularly scheduled public meetings for **Fiscal Year 2026** at 9:30 am at the *Randal Park Clubhouse*, 8730 Randal Park Blvd., Orlando, *Florida 32832*, on the third Friday of each month as follows:

October 17, 2025 November 21, 2025 December 19, 2025 January 16, 2026 February 20, 2026 March 20, 2026 April 17, 2026 May 15, 2026 June 19, 2026 July 17, 2026 August 21, 2026 September 18, 2026

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained from the District Manager at 219 E. Livingston Street, Orlando, FL 32801; by calling (407) 841-5524, during normal business hours, or via the District's website at https://randalparkcdd.com.

A meeting may be continued to a date, time, and place as evidenced by motion of the majority of Board Members participating at that meeting. There may be occasions when one or more Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodation to participate in these meetings is asked to advise the District Office at (407) 841-5524 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service (800) 955-8770, who can aid you in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jason M. Showe Governmental Management Services – Central Florida, LLC District Manager

SECTION C

Randal Park CDD

Field Management Report



August 15th, 2025

Jarett Wright

Field Manager

GMS

Site Items

General Maintenance

- ♣ The private gravity sanitation lines and lift stationed were serviced to be in compliance with the permit.
- ♣ A French drain was installed at Cadman Park to reduce flooding in the sidewalks.
- ♣ The benches were delivered to the clubhouse and will be installed at the marked locations around the amenity pond.







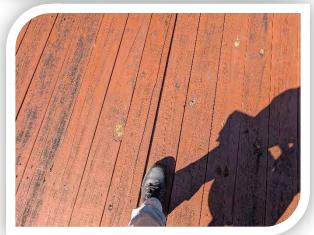


Site Items

General Maintenance Continued

- Materials were delivered to install a French drain and add rocks around the bench at TR OS-2.
- ♣ The bridge was inspected and only 1 board was found to be causing issues. Repairs are scheduled to be performed.
- ♣ Residents have complained about the road grading in Tract A6. Water appears to be staying in the alley. Recommend having the District Engineer inspect the area and provide recommendations.







Conclusion

For any questions or comments regarding the above information, please contact me by phone at
407-750-3599, or by email at <u>JWright@gmscfl.com</u> . Thank you.

Respectfully,

Jarett Wright

SECTION 1



Proposal #: 583164 Date: 7/22/2025

From: Michael Folda

Proposal for Randal Park CDD

Jarett Wright
GMS-CF, LLC
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822
jwright@gmscfl.com

LOCATION OF PROPERTY

Randall Park Blvd Orlando, FL 32832

Core aerate 4 parks per request from Jarett Wright

DESCRIPTION		UNIT PRICE	AMOUNT
Aerate turf	1	\$2,945.09	\$2,945.09

Core aerate 4 parks on Hildreth ave, Lovett ave, Burrows st, and Cadman st

This will help with drainage and future growth potential.

The machine that will be used will leave circular dirt cores that will NOT be picked up.

These dirt cores will breakdown and not cause any issues in the turf

Terms and Conditions: Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

	AUTHORIZATION TO PERFORM WORK:	Subtotal	\$2,945.09
Ву	,	Sales Tax	\$0.00
	Drint Name (Title	Proposal Total	\$2,945.09
Date	Print Name/Title	THIS IS NOT	AN INVOICE
	Randal Park CDD	_	

SECTION D

This item will be provided under separate cover