INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Rivington Community Development District

October 28, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID:283 328 470 971 880 PASSCODE:ZW9Mw9Fe

Or
DIAL BY PHONE:
1-314-798-1835
Phone Conference ID: 145624360#

313 Campus Street, Celebration, Florida 34747

CLEAR PARTNERSHIPS



Rivington
Community Development District

Board of Supervisors
Jeff Reader, Chairman
Kimberly Locher, Vice Chairperson
Marlene DeMarco, Assistant Secretary
Robert Hasse, Assistant Secretary
George Bassen, Assistant Secretary

District Staff
Howard Neal, District Manager
Mark Watts, District Counsel
Brent Lenzen, District Engineer
Justin Fisher, Field Inspection Coordinator
Fernand Thomas, District Accountant
Kareen Baker**,** District Admin

Revised Regular Meeting Agenda

Wednesday, October 28, 2026, at 11:30 a.m.

The Regular Meeting of the **Rivington Community Development District** will be held on **Wednesday, October 28, 2026, at 11:30 a.m. at the Rivington Recreation Center, 833 Terrapin Drive, DeBary, Florida 32713.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

Join the Meeting Now

Meeting ID: 283 328 470 971 880 **Passcode:** ZW9Mw9Fe

Dial-In by Phone: 1-314-798-1835 **Phone Conference ID:** 145 624 360#

THE REGULAR MEETING OF THE BOARD OF SUPERVISORS

1. **CALL TO ORDER/ROLL CALL**
2. **APPROVAL OF AGENDA**
3. **AUDIENCE COMMENTS**
   (Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)
4. **CONSENT AGENDA**
   - **A.** Consideration of the Minutes of the Regular Meeting held on September 23, 2026…….. Page 4
   - **B.** Review of Financial Snapshot and Cash Flow Projection…….. Page 7
5. **BUSINESS ITEMS**
   - **A.** Consideration of Fiscal Year 2026 Completed Performance Measures/Standards and Annual Reporting Form……... Page 9
   - **B.** Ratification of Berger, Toombs, Elam, Gaines & Frank Fiscal Year 2026 Audit Engagement Letter.. Page 13
   - **C.** Consideration of Resolution 2027-01, Designation of Assistant Secretary……... Page 26
6. **STAFF REPORTS**
   - **A.** District Field Inspection Coordinator
     - **i.** Review of Inframark October 2026 Field Inspection Report and Response from United Land Services …… Page 27
     - **ii.** Review of September 2026 Irrigation Inspection and Consideration of United Land Services Proposal #252319 - September 2026 Irrigation Repairs……..... Page 43
     - **iii.** Review of Aquatic Weed Control, Inc. Service Reports……... Page 60
     - **iv.** Consideration of United Land Services Proposal #253753 – Removal of Leaning Trees at 700 Bayern Lane……..... Page 61
     - **v.** Consideration of United Land Services Proposal #254692 – To Replace Three Declined Oak Trees in Clubhouse Parking Lot……. Page 66
     - **vi.** Consideration of United Land Services Proposal #254698 – To Prune off the Dead Areas from Top of Five Oak Trees Near Clubhouse……..... Page 72

vii. Consideration of United Land Services Proposal #254787 – To Add Drainage Infront of 633 Dogfish Lane Common Area…….. Page 77
viii. Consideration of Pool Pump Repair Proposals
a. Sea Breeze…… Page 83
b. Professional Aquatics Services ……... Page 88
ix. Consideration of Inframark Estimate #623 – Pressure Washing and Painting of Monuments…..... Page 90
B. District Counsel
C. District Engineer
D. District Manager
7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS
8. ADJOURNMENT

The next meeting is scheduled for Wednesday, November 18, 2026, at 11:30 a.m.

MINUTES OF MEETING
RIVINGTON COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Rivington Community Development District was held on Wednesday, September 23, 2026, at 11:30 a.m. at the Rivington Recreation Center, located at 833 Terrapin Drive, DeBary, Florida 32713.

Present and constituting a quorum were:

Kimberly Locher	Vice Chairperson
George Bassen	Assistant Secretary
Marlene DeMarco	Assistant Secretary

Also participating, either in person or via communication media technology, were:

Lee Graffius	District Manager
Mark Watts	District Counsel (via Teams)
Justin Fisher	Field Inspection Coordinator
Residents	

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS **Call to Order and Roll Call**

Mr. Graffius called the meeting to order and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS **Approval of the Agenda**

> On MOTION by Mr. Bassen, seconded by Ms. Locher, with all in favor, the agenda was approved as presented. 3-0

THIRD ORDER OF BUSINESS **Audience Comments**

A resident on Bell Grove expressed concerns regarding paying CDD assessments and not seeing concerns addressed.

There were additional audience comments regarding HOA not CDD. Mr. Graffius recommended residents contact the HOA Manager, and he would share their general concerns regarding communication with the HOA management team.

FOURTH ORDER OF BUSINESS Consent Agenda

A. Consideration of Minutes of the Regular Meeting held on August 26, 2026

> On MOTION by Ms. Locher, seconded by Ms. DeMarco, with all in favor, the Minutes of the Regular Meeting held on August 26, 2026, were approved as presented. 3-0

FIFTH ORDER OF BUSINESS Business Items

A. Consideration of Resolution 2026-12, Designation of Officers

> On MOTION by Ms. Locher, seconded by Mr. Bassen, with all in favor, Resolution 2026-12, Designation of Officers, appointing Mr. Lee Graffius as Assistant Secretary, while all other officers remained unchanged, was adopted as presented. 3-0

B. Consideration of Florida Insurance Alliance (FIA) Proposal – Insurance Renewal

> On MOTION by Ms. Locher, seconded by Ms. DeMarco, with all in favor, the Florida Insurance Alliance (FIA) Insurance Renewal Proposal for the period October 1, 2026, through October 1, 2027, was approved. 3-0

SIXTH ORDER OF BUSINESS Staff Reports

A. District Field Inspection Coordinator

i. Review of Inframark September 2026 Field Inspection Report

Mr. Fisher reviewed the September 2026 Field Inspection Report. A Supervisor requested that the entrance monument walls be cleaned and touched up.

Mr. Fisher will review the tree located behind a residence on Baeyrn.

ii. United Land Services July 2026 Irrigation Inspection Report and Ratification of Irrigation Repairs Proposal #243919

> On MOTION by Ms. Locher, seconded by Mr. Bassen, with all in favor, the United land Services Proposal #243919 for July 2026 Irrigation Repairs in the amount of $1,217.13 was ratified. 3-0

iii. Consideration of United Land Services Proposal #249029 – To Add Drainage Around 749 Costa and 650 Cheval

> On MOTION by Mr. Bassen, seconded by Ms. Locher, with all in favor, the United Land Services Proposal #249029 to add drainage around 749 Costa and 650 Cheval in the amount of $2,949.87 was approved. 3-0

iv. Consideration of United Land Services Proposal #249012 – Phase 1 Walking Pond Tree Replacements Option 1

v. Consideration of United Land Services Proposal #y249022 – Phase 1 Walking Pond Tree Removals Option 2

> On MOTION by Ms. Locher, seconded by Mr. Bassen, with all in favor, the United Land Services Proposal #249022 for Phase 1 Walking Pond Tree Removals (Option 2) in the amount of $1,235.00 was approved. 3-0

B. District Counsel

No report.

C. District Engineer

- The engineer was not in attendance.

D. District Manager

Mr. Graffius introduced himself as the new District Manager.

SEVENTH ORDER OF BUSINESS **Update from Carmen Rosamonda, DeBary City Manager Regarding the City, the DeBary Land Bank Proposal and Street Overnight Parking**

Ms. Locher introduced Mr. Rosamonda, the City Manager for DeBary. She noted Mr. Rosamonda would provide a City update at the conclusion of the meeting.

EIGHTH ORDER OF BUSINESS **Board of Supervisors Requests and Comment**

None.

NINTH ORDER OF BUSINESS **Adjournment**

> On MOTION by Ms. Locher, seconded by Ms. DeMarco, with all in favor, the meeting was adjourned at 11:51a.m. 3-0

_____ _____

Secretary/Assistant Secretary Chairperson/Vice Chairperson

RIVINGTON
COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot
September 30,2026

- **Current Cash Balances:**
  - Truist Bank Operating: $36,776.
  - Valley National MMA: $ 215,745.

- **Due From Other Funds:**
  - Transfer from General Fund to Reverse ($194,000).

- **Prepaid:**
  - Trustee fees to US Bank ($3,877) from October 2026 to March 2027.

- **Deposits:**
  - Deposits to open accounts from Teco utility ($5,488).

- **Expenses:**
  - Current expenses make up 85.71% of the annual budget through the end of September 2026, Total expenses for the first 10 months are approximately $ 704,009.

- **Assessment collections:**
  - We are 99.19% fully collected on the tax roll.

Rivington CDD

Cash Flow Projection

9/30/2026

	Balances	Interest Rate	
Operating Account - Truist Bank	36,776.00	1.98%	
Valley National Bank- MMA	215,745.00	3.56%	
Less: Current Outstanding AP	(22,661.00)		
Estimated Cash Available Today	229,860.00		
Outstanding FY26 Tax Roll	15,446.00		*last distribution received on 6/29/26*
Estimated Total Cash Available with Tax Roll	245,306.00		
Projections:			
Monthly Average Spend - month	-		
Total Monthly budgeted Average Spend	-		
Average budget Spend to YE (1 month -September)	-		
Expected Cash Flow at YE (9/30/26)	**245,306.00**		
Average budgeted Spend 1st QTR FY27 (3 mos avg spend, per budget)	228,596.10		
Expected Need through 1st QTR FY27	**16,709.90**		

**tax roll revenue for the new FY is received in December*

Memorandum

To: Board of Supervisors

From: District Management

Date: October 28, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

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To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2026 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:

Goals, Objectives, and Annual Reporting Form

Rivington Community Development District ("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 four regular Board of Supervisor ("Board") meetings per year to conduct District-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 four 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 in accordance with Florida Statutes, using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to the District's website, publishing in local newspaper of general circulation, and or via electronic communication.
Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District 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 District 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 or third party vendor.
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 the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☒ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (https://flauditor.gov/) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (https://flauditor.gov/) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain 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 Florida Auditor General link (https://flauditor.gov/) to the results to the District's 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 District'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 District's website and transmitted to the State of Florida.

Achieved: Yes ☒ No ☐

SIGNATURES:

Chair/Vice Chair: _____ Date: _____

Printed Name: _____

Rivington Community Development District

District Manager: _____ Date: _____

Printed Name: _____

Rivington Community Development District

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Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

October 6, 2026

Rivington Community Development District
Inframark LLC
11555 Heron Bay Blvd, Suite 201
Coral Springs, FL 33076

The Objective and Scope of the Audit of the Financial Statements

You have requested that Berger, Toombs, Elam, Gaines & Frank CPAs PL ("we") audit the governmental activities and each major fund of Rivington Community Development District (the "District") as of and for the year ended September 30, 2026, which collectively comprise the District's basic financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter for the year ended September 30, 2026, and thereafter if mutually agreed upon by Rivington Community Development District and Berger, Toombs, Elam, Gaines & Frank.

The objectives of our audit 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 auditing standards generally accepted in the United States of America ("GAAS") and *Government Auditing Standards* issued by the Comptroller General of the United States ("GAS") will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements. The 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 controls.

The Responsibilities of the Auditor

We will conduct our audit in accordance with GAAS, GAS, and Chapter 10.550, Rules of the Auditor General. Those standards require that we comply with applicable ethical requirements. As part of an audit in accordance with GAAS and GAS, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

1. Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, based on an understanding of the entity and its environment, the applicable financial reporting framework, and the entity's system of internal control, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion;

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Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL

2. Consider the entity's system of internal control 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 District's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit;

3. 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, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation; and

4. Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of controls, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS and GAS. Because the determination of waste or abuse is subjective, GAS does not require auditors to perform specific procedures to detect waste or abuse in financial statement audits.

We will also communicate to the Board (a) any fraud involving senior management and fraud (whether caused by senior management or other employees) that causes a material misstatement of the financial statements that becomes known to us during the audit, and (b) any instances of noncompliance with laws and regulations that we become aware of during the audit (unless they are clearly inconsequential).

We will maintain our independence in accordance with the standards of the American Institute of Certified Public Accountants ("AICPA") and GAS.

The Responsibilities of Management and Identification of the Applicable Financial Reporting Framework

Management is responsible for:

1. Identifying and ensuring that the District complies with the laws and regulations applicable to its activities, and informing us about all known violations of such laws or regulations, other than those that are clearly inconsequential;

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2. The design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the District involving management, employees who have significant roles in internal control, and others where fraud could have a material effect on the financial statements;

3. Informing us of its knowledge of any allegations of fraud or suspected fraud affecting the District received in communications from employees, former employees, analysts, regulators, short sellers, vendors, customers or others;

4. Establishing and maintaining a process for tracking the status of audit findings and recommendations; and

5. Identifying for us previous financial audits, attestation engagements, performance audits, or other studies related to the objectives of this engagement, including any corrective actions taken to address significant findings and recommendations resulting from those audits, engagements, or studies, and providing management's views on our current findings, conclusions, and recommendations, as well as planned corrective actions, for inclusion in our report.

Management is responsible for the required supplementary information ("RSI") which accounting principles generally accepted in the United States of America ("U.S. GAAP") require to be presented to supplement the basic financial statements.

As part of our engagement, we will apply certain limited procedures to the District's RSI, which will consist of Management's Discussion and Analysis and the budgetary comparison schedule, in accordance with GAAS. These limited procedures will consist of management inquiries regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the RSI because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Management is responsible for preparing and providing the information required by Section 218.39(3)(c), Florida Statutes, for inclusion in the management letter required by Chapter 10.550, Rules of the Auditor General. We will provide no assurance on this information.

The Board is responsible for informing us of its views about the risks of fraud, waste or abuse within the District, and its knowledge of any fraud, waste or abuse or suspected fraud, waste or abuse affecting the District.

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Certified Public Accountants PL

Our audit will be conducted on the basis that management acknowledges and understands that it has responsibility:

1. For the preparation and fair presentation of the financial statements in accordance with U.S. GAAP;

2. To evaluate subsequent events through the date the financial statements are issued. Management also agrees that it will not conclude on subsequent events earlier than the date of the management representation letter referred to below;

3. 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;

4. For report distribution; and

5. To provide us with:

    a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements including information relevant to disclosures;

    b. Information relevant to the preparation and fair presentation of the financial statements, when needed, to allow for the completion of the audit in accordance with the proposed timeline;

    c. Additional information that we may request from management for the purpose of the audit; and

    d. Unrestricted access to persons within the District from whom we determine it is necessary to obtain audit evidence.

As part of our audit process, we will request from management written confirmation concerning representations made to us in connection with the audit, including among other items:

1. That management has fulfilled its responsibilities as set out in the terms of this Engagement Letter; and

2. That it believes the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

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Reporting

We will issue a written report upon completion of our audit of the District's financial statements. Our report will be addressed to the Board of Supervisors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinion or add an emphasis-of-matter paragraph or other-matter paragraph to our auditor's report.

If circumstances arise relating to the condition of the District's records, the availability of appropriate audit evidence or indications of a significant risk of material misstatement of the financial statements because of error, fraudulent financial reporting or misappropriation of assets which, in our professional judgement, prevent us from completing the audit or forming an opinion, we retain the unilateral right to take any course of action permitted by professional standards, including, but not limited to, declining to express an opinion or issue a report, or withdrawing from the engagement.

In addition to our report on the District's financial statements, we will also issue the following reports:

1. Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with GAS;

2. Auditor General Management Letter; and

3. Report on Compliance with Section 218.415, Florida Statutes

Communications with Those Charged with Governance

We are responsible for ensuring that those charged with governance are informed about certain matters related to the conduct of the audit, including (i) our responsibilities under GAAS and GAS, (ii) an overview of the planned scope and timing of the audit, (iii) significant findings from the audit, including our views about the qualitative aspects of the District's accounting practices, difficulties encountered in performing the audit, and any uncorrected or corrected misstatements, and (iv) other significant matters, including any disagreements with management.

Records and Assistance

During the course of our engagement, we may accumulate records containing data that should be reflected in the District's books and records. The District will determine that all such data, if necessary, will be so reflected. Accordingly, the District will not expect us to maintain copies of such records in our possession. The assistance to be supplied by District personnel, including the preparation of schedules and analyses of accounts, will be discussed and coordinated with a designated individual, serving on behalf of management. The timely and accurate completion of this work is an essential condition for our completion of the audit and issuance of our audit report.

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Non-audit Services

In connection with our audit, you have requested us to perform the following non-audit services:

1. Assistance in drafting the District's financial statements in accordance with U.S. GAAP, based on information provided by the District. While we will assist in drafting the financial statements, management retains responsibility for the financial statements, including their fair presentation, the selection and application of accounting principles, the accuracy and completeness of the underlying financial information, and for reviewing, approving, and accepting the financial statements prior to their issuance. Management is also responsible for establishing and maintaining effective internal controls relevant to the financial reporting process.

GAS independence standards require that the auditor maintain independence so that opinions, findings, conclusions, judgments, and recommendations will be impartial and viewed as impartial by reasonable and informed third parties. Before we agree to provide a non-audit service to the District, we determine whether providing such a service would create a significant threat to our independence for GAS audit purposes, either by itself or in aggregate with other non-audit services provided. A critical component of our determination is consideration of management's ability to effectively oversee the non-audit services to be performed. The District has agreed to designate an individual, serving on behalf of management, who possesses suitable skill, knowledge, and experience, and who understands the non-audit services to be performed and described above sufficiently to oversee them. Accordingly, the management of the District agrees to the following:

1. The District will designate a qualified individual, serving in a management capacity, who possesses suitable skill, knowledge, and experience to oversee the services;

2. The designated individual will assume all management responsibilities for the subject matter and scope of the non-audit service described above;

3. The District will evaluate the adequacy and results of the services performed; and

4. The District accepts responsibility for the results and ultimate use of the services.

GAS further requires that we establish an understanding with the District's management or those charged with governance of the objectives of the non-audit services, the services to be performed, the District's acceptance of its responsibilities, the auditor's responsibilities, and any limitations of the non-audit services. We believe this Engagement Letter documents that understanding.

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Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL

Fees and Costs

Our fees for the services described above are based upon the value of the services performed and the time required by the individuals assigned to the engagement, plus direct expenses. Billings are due upon submission. Our fee for the services described in this letter for the year ended September 30, 2026 will not exceed $7,500 unless the scope of the engagement is changed, the assistance which the District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding. Our fee and the timely completion of our work are based on anticipated cooperation from District personnel, timely responses to our inquiries, timely completion and delivery of client assistance requests, timely communication of all significant accounting and financial reporting matters, and the assumption that no unexpected circumstances will be encountered during the engagement. All other provisions of this letter will survive any fee adjustment.

Use and Ownership; Access to Audit Documentation

The Audit Documentation for this engagement is the property of Berger, Toombs, Elam, Gaines, & Frank. For the purposes of this Engagement Letter, the term "Audit Documentation" shall mean the confidential and proprietary records of Berger, Toombs, Elam, Gaines, & Frank's audit procedures performed, relevant audit evidence obtained, other audit-related workpapers, and conclusions reached. Audit Documentation shall not include custom-developed documents, data, reports, analyses, recommendations, and deliverables authored or prepared by Berger, Toombs, Elam, Gaines, & Frank for the District under this Engagement Letter, or any documents belonging to the District or furnished to Berger, Toombs, Elam, Gaines, & Frank by the District.

Review of Audit Documentation by a successor auditor or as part of due diligence is subject to applicable Berger, Toombs, Elam, Gaines, & Frank policies, and will be agreed to, accounted for and billed separately. Any such access to our Audit Documentation is subject to a successor auditor signing an Access and Release Letter substantially in Berger, Toombs, Elam, Gaines, & Frank's form. Berger, Toombs, Elam, Gaines, & Frank reserves the right to decline a successor auditor's request to review our Audit Documentation.

In the event we are required by government regulation, subpoena or other legal process to produce our documents or our personnel as witnesses with respect to our engagement for the District, the District will, so long as we are not a party to the proceeding in which the information is sought, reimburse us for our professional time and expenses, as well as the fees and expenses of our counsel, incurred in responding to such requests.

Other Relevant Information

In accordance with GAS, a copy of our most recent peer review report has been provided to you, for your information.

Docusign Envelope ID: 69E96C07-7EED-8CFC-82D1-270E9CAE5F8B

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL

Limitation of Liability and Claim Resolution

To the fullest extent permitted by Florida law, our firm shall not be liable for any loss of profits, business interruption, or other consequential, incidental, or punitive damages. In all circumstances, the total liability for any claim arising from this engagement will not exceed the total amount of the fees paid by the District to Berger, Toombs, Elam, Gaines & Frank under this Engagement Letter. Notwithstanding the foregoing, nothing in this limitation of liability provision shall, or shall be interpreted or construed to, relieve the District of its payment obligations to Berger, Toombs, Elam, Gaines & Frank under this Engagement Letter.

Confidentiality

Berger, Toombs, Elam, Gaines & Frank is committed to the safe and confidential treatment of the District's proprietary information. Berger, Toombs, Elam, Gaines & Frank is required to maintain the confidential treatment of client information in accordance with relevant industry professional standards which govern the provision of services described herein. The District agrees that it will not provide Berger, Toombs, Elam, Gaines & Frank with any unencrypted electronic confidential or proprietary information, and the parties agree to utilize commercially reasonable measures to maintain the confidentiality of the District's information, including the use of secure collaboration sites to ensure the safe transfer of data between the parties. Notwithstanding the foregoing, the parties' obligations under this section are subject to applicable public records laws.

Retention of Records

We will return to you all original records you provide to us in connection with this engagement. Further, in addition to providing you with those deliverables set forth in this Engagement Letter, upon request, we will provide you with a copy of any records we prepare or accumulate in connection with such deliverables which are not otherwise reflected in your books and records without which your books and records would be incomplete. You have the sole responsibility for retaining and maintaining in your possession or custody all of your financial and non-financial records related to this engagement. We will not host, and will not accept responsibility to host, any of your records. We, however, may maintain a copy of any records of yours necessary for us to comply with applicable law and/or professional standards or to exercise our rights under this Engagement Letter. Any such records retained by us will be destroyed in accordance with our record retention policies and applicable public records laws and retention requirements.

File Inspections

In accordance with professional regulations, and by our firm's policy, our client files may periodically be reviewed by practice inspectors and by other engagement file reviewers to ensure that we are adhering to our professional and firm's standards. File reviewers are required to maintain the confidentiality of client information.

Docusign Envelope ID: 69E96C07-7EED-8CFC-82D1-270E9CAE5F8B

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL

Termination

Either party hereto may terminate this Engagement Letter for any reason upon fifteen (15) days' prior written notice to the other party. In the event the District terminates this engagement, the District will pay us for all services rendered, expenses incurred, and noncancelable commitments made by us on the District's behalf through the effective date of termination.

Either party may terminate this Engagement Letter upon written notice if: (i) circumstances arise that in its judgment cause its continued performance to result in a violation of law, a regulatory requirement, applicable professional or ethical standards, or in the case of Berger, Toombs, Elam, Gaines, & Frank, our client acceptance or retention standards; or (ii) if the other party is placed on a Sanctioned List, or if any director or executive of, or other person closely associated with such other party or its affiliate, is placed on a Sanctioned List.

Neither Berger, Toombs, Elam, Gaines & Frank nor the District shall be responsible for any delay or failure in its performance resulting from acts beyond our reasonable control or unforeseen or unexpected circumstances, such as, but not limited to, acts of God, government or war, riots or strikes, disasters, fires, floods, epidemics, pandemics, or outbreaks of communicable disease, cyberattacks, and internet or other system or network outages. At the District's option, the District may terminate this Engagement Letter where our services are delayed more than 120 days; however, the District is not excused from paying us for all amounts owed for services rendered and deliverables provided prior to the termination of this Engagement Letter.

The parties agree that those provisions of this Engagement Letter which, by their context, are intended to survive, including, but not limited to, payment, limitations on liability, claim resolution, use and ownership, and confidentiality obligations, shall survive the termination of this Engagement Letter.

Miscellaneous

We may mention your name and provide a general description of the engagement in our client lists and marketing materials.

Each party hereto affirms it has not been placed on a Sanctioned List (as defined below) and will promptly notify the other party upon becoming aware that it has been placed on a Sanctioned List at any time throughout the duration of this Engagement Letter. The District shall not, and shall not permit third parties to, access or use any of the deliverables provided for hereunder, or Third-Party Products provided hereunder, in violation of any applicable sanctions laws or regulations, including, but not limited to, accessing or using the deliverables provided for hereunder or any Third-Party Products from any territory under embargo by the United States. The District shall not knowingly cause Berger, Toombs, Elam, Gaines & Frank to violate any sanctions applicable to Berger, Toombs, Elam, Gaines & Frank. As used herein "Sanctioned List" means any sanctioned person or entity lists promulgated by the Office of Foreign Assets Control of the U.S. Department of the Treasury and the U.S. State Department.

Docusign Envelope ID: 69E96C07-7EED-8CFC-82D1-270E9CAE5F8B

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL

Any term of this Engagement Letter that would be prohibited by or impair our independence under applicable law or regulation shall not apply, to the extent necessary only to avoid such prohibition or impairment.

Governing Law

This Engagement Letter, including, without limitation, its validity, interpretation, construction, and enforceability, and any dispute, litigation, suit, action, claim, or other legal proceeding arising out of, from, or relating in any way to this Engagement Letter, any provisions herein, a report issued or the services provided hereunder, will be governed and construed in accordance with the laws of the State of Florida, without regard to its conflict of law principles, and applicable U.S. federal law.

Dispute Resolution

The District agrees that any dispute that may arise regarding the meaning, performance, or enforcement of this Engagement Letter will, prior to resorting to litigation, be submitted to mediation, and that it will engage in the mediation process in good faith once a written request to mediate has been given by either party. The results of any such mediation will be binding only upon the agreement of each party to be bound. The costs of any mediation proceeding will be shared equally by the participating parties. This provision does not waive or limit the dispute-resolution, liability, or other provisions set forth elsewhere in this Engagement Letter.

Entire Agreement

This Engagement Letter constitutes the entire agreement between Berger, Toombs, Elam, Gaines & Frank and the District, and supersedes all prior agreements, understandings, and proposals, whether oral or written, relating to the subject matter of this Engagement Letter including any separate nondisclosure agreement executed between the parties. If any term or provision of this Engagement Letter is determined to be invalid or unenforceable, such term or provision will be deemed stricken and all other terms and provisions will remain in full force and effect.

This Engagement Letter may be amended or modified only by a written instrument executed by both parties.

E-Verify Requirements

We shall register with and use the E-Verify system to verify the work authorization status of all new employees. We shall require each subcontractor performing work under this Engagement Letter to register with and use the E-Verify system. If we enter into a contract with a subcontractor, the subcontractor shall provide us with an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien, and we shall maintain a copy of the affidavit for the duration of this Engagement Letter. The parties shall comply with the termination requirements of Section 448.095(5)(c), Florida Statutes.

Docusign Envelope ID: 69E96C07-7EED-8CFC-82D1-270E9CAE5F8B

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL

Public Records

We shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to perform the services or work set forth in this Engagement Letter;

2. Upon request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law;

3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of this Engagement Letter if we do not transfer the records to the District; and

4. Upon completion of this Engagement Letter, transfer, at no cost to the District, all public records in our possession, or keep and maintain public records required by the District to perform the service or work provided for in this Engagement Letter. If we transfer all public records to the District upon completion of this Engagement Letter, we shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If we keep and maintain public records upon completion of this Engagement Letter, we shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format compatible with the District's information technology systems.

We acknowledge that requests to inspect or copy public records relating to this Engagement Letter must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If the District notifies us of a public records request for records not in the District's possession but in our possession, we shall provide the records to the District or allow the records to be inspected or copied within a reasonable time. If we fail to provide the public records to the District within a reasonable time, we may be subject to penalties under Section 119.10, Florida Statutes.

IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS C/O INFRAMARK LLC, 11555 HERON BAY BLVD, SUITE 201, CORAL SPRINGS, FL 33076; TELEPHONE: (352) 531-9787; EMAIL: publicrecords@azuria.com

Docusign Envelope ID: 69E96C07-7EED-8CFC-82D1-270E9CAE5F8B

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL

Electronic Signatures and Counterparts

This Engagement Letter may be executed in one or more counterparts, each of which will be deemed to be an original, but all of which taken together will constitute one and the same instrument. Each party agrees that any electronic signature of a party to this Engagement Letter or any electronic signature to a document contemplated hereby (including any representation letter) is intended to authenticate such writing and shall be as valid and have the same force and effect as a manual signature.

Acknowledgement and Acceptance

Each party acknowledges that it has read and agrees to all of the terms contained herein. Each party and its signatory below represent that said signatory is a duly authorized representative of such party and has the requisite power and authority to bind such party to the undertakings and obligations contained herein.

Please sign and return this letter to indicate your acknowledgment of, and agreement with, the terms of this Engagement Letter.

Sincerely,

Berger Toombs Elam Gaines + Frank

BERGER, TOOMBS, ELAM, GAINES & FRANK
CERTIFIED PUBLIC ACCOUNTANTS PL

Confirmed on behalf of the addressee:

Sign: Signed by: 0E0897BCBEA94CE...

Title: Chairman

Date: 10/9/2026

Docusign Envelope ID: 69E96C07-7EED-8CFC-82D1-270E9CAE5F8B

6930 Gall Boulevard
Suite 200
Zephyrhills, FL 33542

813.788.2155
DGPerry.com

Report on the Firm's System of Quality Control

December 4, 2025

To the Partners of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL
and the Peer Review Committee of the Florida Institute of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2025. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards). A summary of the nature, objectives, scope, limitations of, and the procedures performed in a system review as described in the Standards may be found at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported on in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing and complying with a system of quality control to provide the firm with reasonable assurance of performing and reporting in conformity with the requirements of applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported on in conformity with the requirements of applicable professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of and compliance with the firm's system of quality control based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL , in effect for the year ended May 31, 2025 has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of pass, pass with deficiency(ies), or fail. Berger, Toombs, Elam, Gaines & Frank, CPAs, PL has received a peer review rating of pass.

DG Perry

DGPerry
CPAs + Advisors

RESOLUTION 2027-01

A RESOLUTION DESIGNATING HOWARD NEAL AS ASSISTANT SECRETARY AND REMOVING LEE GRAFFIUS AS ASSISTANT SECRETARY OF THE RIVINGTON COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of the Rivington Community Development District previously designated Lee Graffius as Assistant Secretary.

WHEREAS, it is the desire of the Board of Supervisors of the Rivington Community Development District to remove Lee Graffius and designate Howard Neal as Assistant Secretary.

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

1. Lee Graffius is removed as Assistant Secretary; and

2. Howard Neal is appointed as Assistant Secretary.

Adopted this 28th day of October 2026.

_____
Chairperson/Vice Chairperson

_____
Secretary/Assistant Secretary



Rivington CDD October 2026 Field Inspection

Wednesday, October 7, 2026

Prepared For Board of Supervisors

19 Items Identified

Justin Fisher

Inframark

General Info

Pool Pumps:
Contractors will submit proposals for pump replacements. District engineer to discuss drainage issues thought to have caused the pump failures.

Pond Maintenance:
All the pond levels were very high due to recent rains. Aquatic weeds and algae are minimal/nonexistent in most areas.

Bollard Lighting:
All materials are in. Weather is impacting installation. Install has been pushed back to week of 10/12.

Pool Furniture:
The pool furniture was delivered and placed around the pool deck.

Proposals:
ULS has submitted multiple proposals for review. Drainage, tree removal, plant install.

Item 1 - Pool Furniture

Assigned To: Board Updates

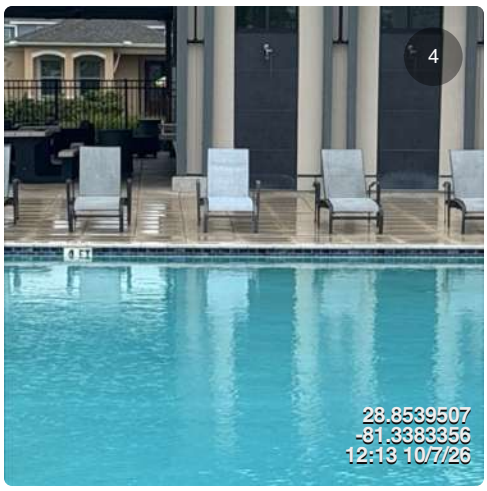
Item Completed: Yes

The new pool furniture from Leisure Creations was delivered and placed at the amenity center.













Item 2 - Pool Pumps/Drainage Issues

Assigned To: Board Updates

We have significant drainage issues resulting in water back flowing into the pool equipment vaults. This has compromised the pool pumps that must now be replaced.









Item 3 - A/C Maintenance

Assigned To: Board Updates

Item Completed: Yes

The air handler, thermostats and A/C Units have been serviced.





Item 4 - Soap Dispensers

Assigned To: Inframark Maintenance

We are still waiting for the new soap dispensers to come in and install.







Item 5 - Proposal for OTC Injections

Assigned To: United Land Services

ULS has submitted a proposal for the quarterly injections of the Date Palms surrounding the property.



Item 6 - Proposal for Additional Drainage

Assigned To: United Land Services

ULS has provided a proposal to install additional drainage.

Location:

633 Dogfish Lane.

Item 7 - Proposal to Replace 3 Oaks

Assigned To: United Land Services

ULS has submitted a proposal to replace 3 Oaks and prune out dead plant material in 5 other trees surrounding the amenity center.









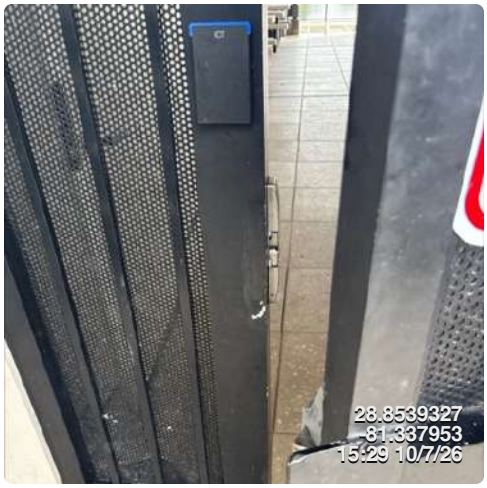
Item 8 - Proposal to Remove Tree

Assigned To: United Land Services

ULS has submitted a proposal to remove a potentially hazardous tree.

Location:

700 Bayern Lane.



Item 9 - Maglock Service

Assigned To: Safe Touch

The Maglock on the main gate has stopped working. A service call will be scheduled.



Item 10 - Maglock Install

Assigned To: Safe Touch

Inframark and Safe Touch are working on a timeline for the Maglock install for the bathrooms.



Item 11 - FPL Electrical Vault

Assigned To: Board Updates

I still have not heard back from FPL on what they plan to do. I did reach out to the resident and asked them to divert the water runoff from their roof.

Location:

764 Terrapin Dr.



Item 12 - Open Utilities Vault

Assigned To: Board Updates

There is an open utilities vault.

Location:

700 Bayern Ln



Item 13 - Bollard Lighting

Assigned To: Board Updates

Materials for the Bollard Lighting project have come in. We are waiting for a clear window weather wise to complete the installation.

Item 14 - Dog Stations Installed

Assigned To: Board Updates

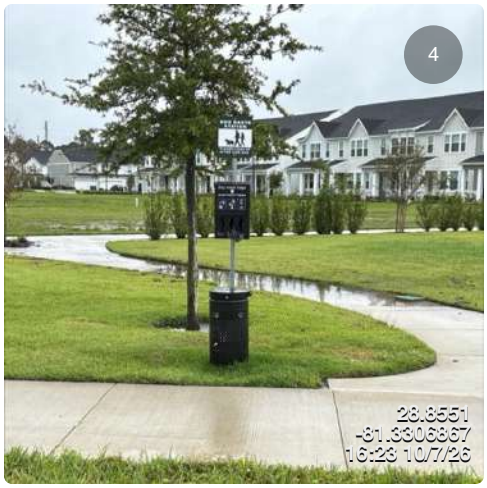
Item Completed: Yes

The 4 new dog stations were professionally installed.









Item 15 - Tree Removal

Assigned To: United Land Services

I believe option 2 for removal of 1 dead Maple and 5 dead Sabal Palms was approved at the last meeting. Mulch will be added to those areas. The Board chose NOT to replace the trees at this time.







Item 16 - Proposal for Blue Daze

Assigned To: United Land Services

ULS has submitted a proposal to fill in the Blue Daze at the main monuments where other vegetation failed.





Item 17 - Proposal for Monument Refurbishment

Assigned To: Inframark Maintenance

Inframark to provide a pressure washing and paint proposal for all monuments throughout the property.

Main Monuments at Rivington & Ft. Florida measure:

135’ x 3’

264’ x 3’

Pillars throughout measure:

40” x 40” (16)

Monuments near Ryan Homes measure:

44’ x 8’ (2)


1
EST.
2019
RIVINGTON
DEBARY, FL
28.8560326
-81.3380757
16:39 10/7/26


2
28.8560214
-81.3380122
16:40 10/7/26


3
28.8559212
-81.3380104
16:40 10/7/26


4
28.8559219
-81.3380099
16:40 10/7/26


5
28.8559995
-81.3294634
17:08 10/7/26


6
RIVINGTON
28.856
-81.3296377
17:09 10/7/26

Item 18 - Proposal for Drainage

Assigned To: United Land Services

The sidewalk in front of this home stays under water with the slightest amount of rain. A drain has already been placed in this area. Request for ULS proposal to add another drain.

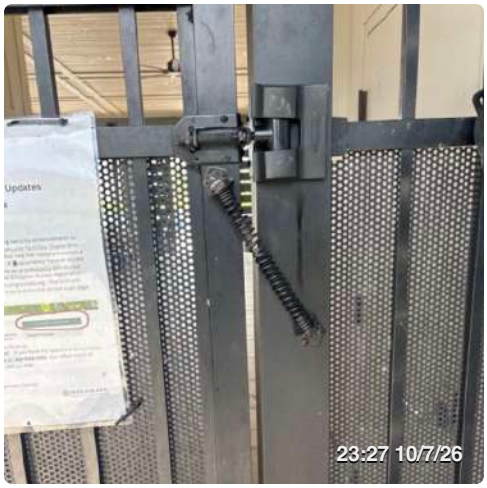
Location:

706 Rivington Dr.

Rivington and Ft. Florida







Item 19 - Gate Spring Replaced

Assigned To: Board Updates

Item Completed: Yes

A new gate tension spring was installed on the main gate.

From: Omar Lopez <olopez@unitedlandservices.com>
Sent: Wednesday, October 14, 2026 8:23 AM
To: Justin Fisher <jfisher@azuria.com>
Subject: [EXTERNAL] Rivington CDD October 2026 Field Inspection * ULS responses

This message is from an external sender. DO NOT CLICK on links or attachments unless you recognize the sender and know the content is safe.

Justin,

Good morning. Please see below for ULS responses.

1. Item 5 - Waiting on approval
2. Item 6 - Proposal submitted. Waiting on approval
3. Item 7 - Proposal Submitted. Waiting on approval.
4. Item 8 - Proposal Submitted. Waiting on approval.
5. Item 15- This has been scheduled with enhancement team, but waiting on exact date.
6. Item 16 - Waiting on approval.

United We Grow,

Omar Lopez
Associate Branch Manager
Phone/Mobile 772-579-9351
Web www.unitedlandservices.com
Email olopez@unitedlandservices.com

Uniting partners through exceptional landscape services

From: Justin Fisher <jfisher@azuria.com>
Sent: Thursday, October 8, 2026 8:33 PM
To: Omar Lopez <olopez@unitedlandservices.com>; Mike Williams <mwilliams@aquaticweedcontrol.net>; Lenzen, Brent <brent.lenzen@kimley-horn.com>; Lee Graffius <lgraffius@azuria.com>
Cc: Jason Liggett <jliggett@azuria.com>; John Fowler <jfowler@azuria.com>; Kareen Baker <kbaker@azuria.com>; Jennifer Goldyn <jgoldynleon@azuria.com>
Subject: EXTERNAL: Rivington CDD October 2026 Field Inspection

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good evening All,

Please find attached the October 2026 Field Inspection for Rivington CDD. Please provide answers on your respective issues and send it back within 5 days. If you have any questions about the inspection, please feel free to contact me.

Thank you,

Justin Fisher| District Field Inspection Coordinator
jfisher@azuria.com
313 Campus St. | Celebration FL 34747
(O) 407.566.1935
(C) 407.569.7777

Job Name: Rivington
Controller #/Location: A
Date: 9-21-26

Page: 1 of 3

UNITED Land Services

Program	Start Time	Seasonal Adjust %	Run Days
A			M T W TH F S S
B	9:00PM		M T W TH F S (S)
C	9:00PM		(M) T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter **Controller Model:** ICC2

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

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	MP	MP	MP		R	R	S	MP/B	MP		MP	MP	MP	MP	R	R
Turf - Shrub - Anuals	T	T	T		T	T	S/T	S/T	T		T	S	S	S	T	T
Run Time (Program B)	30	30	30	15	45	45	15	30	30	30	30	15	15	15	45	45
Run Time (Program C)												15				
Battery Pack - Add a Zone - Doubler																
Zone Fault or Alarm																

CONTRACT/MAINT. REPAIRS

Maintenance Repairs																
Partially Clogged Nozzle																
Cut Drip Line																
Head Straigtened / Adjusted							1									

BILLABLE REPAIR

Head Broken 6" Spray				1					2							
Head Broken 12" Spray																
Head Broken 4" Rotor																
Head Broken 6" Rotor																
Broken Riser																
Nozzle Fixed																
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"																
Lateral Line 1.5"+																
Main Line Repair																
Valve Repair / Replacement																
Broken Valve Box																
Decoder				1						1						
Solenoid				1						1						
Valve Inoperable																

NEEDED UPGRADES

Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments:

Tech Name: Billy

Job Name: Rivington
Controller #/Location: A
Date: 9-21-26

Page: 2 of 3

UNITED Land Services

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

Controller Make: _____ **Controller Model:** _____

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

ZONE INFORMATION	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Spray - Rotor - Drip - Bubbler - MP	MP	MP	S	R	R	MP	MP	MP/B	MP/B	MP	MP/B	R	MP	MP	MP	MP
Turf - Shrub - Anuals	S	T	S	T	T	T	S	S/T	S/T	S/T	S/T	T	T	S	S/T	T
Run Time (Program B)	15	30	15	45	45	30	15				30					30
Run Time (Program C)			20				15	30	30	30	30	45	30	30	30	30
Battery Pack - Add a Zone - Doubler																
Zone Fault or Alarm																
CONTRACT/MAINT. REPAIRS																
Maintenance Repairs																
Partially Clogged Nozzle																
Cut Drip Line																
Head Straigtened / Adjusted													①			
BILLABLE REPAIR																
Head Broken 6" Spray														2		
Head Broken 12" Spray																
Head Broken 4" Rotor																
Head Broken 6" Rotor																
Broken Riser																
Nozzle Fixed											3			1		3
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"										1	1					
Lateral Line 1.5"+																
Main Line Repair																
Valve Repair / Replacement																
Broken Valve Box																
Decoder																
Solenoid																
Valve Inoperable																
NEEDED UPGRADES																
Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments: 6 valve box lids needed @ main entrance. VP12

Tech Name: Billy

Job Name: Rivington
Controller #/Location: A
Date: 9-21-26

Page: 3 of 3

UNITED Land Services

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

Controller Make: _____ **Controller Model:** _____

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

ZONE INFORMATION	33	34	35	36	37	38	39	40	41	42	43	44
Spray - Rotor - Drip - Bubbler - MP	R	MP/B	MP/B	MP/B	R	B	R	R	R	R	B	R
Turf - Shrub - Anuals	T	S/T	S/T	S/T	T	S	T	T	T	T	S	T
Run Time (Program B)		30									15	
Run Time (Program C)	45	30	30	30	15	45	15	15	15	15	15	15
Battery Pack - Add a Zone - Doubler												
Zone Fault or Alarm												

CONTRACT/MAINT. REPAIRS																	
Maintenance Repairs																	
Partially Clogged Nozzle																	
Cut Drip Line																	
Head Straigtened / Adjusted																	

BILLABLE REPAIR																	
Head Broken 6" Spray					4												
Head Broken 12" Spray																	
Head Broken 4" Rotor																	
Head Broken 6" Rotor																	
Broken Riser																	
Nozzle Fixed																	
Nozzle MP Rotator																	
Lateral Line Clogged																	
Drip Line Clogged																	
Drip Line Repair																	
Lateral Line Break .5-1"		1		1													
Lateral Line 1.5"+																	
Main Line Repair																	
Valve Repair / Replacement																	
Broken Valve Box																	
Decoder																	
Solenoid																	
Valve Inoperable																	

NEEDED UPGRADES																	
Spray Head 4 to 6"																	
Spray Head 6 to 12"																	
Rotor 4 to 6"																	
Raise / Lower Head Turf																	
Raise / Lower Head Shrub																	
Relocate Head or Lateral																	

Comments: _____

Tech Name: Billy

Job Name: Rivington
Controller #/Location: X

Page: 1 of 2

Date: 9-18-26

UNITED Land Services

Program	Start Time	Seasonal Adjust %	Run Days
A	9:00PM		(M) T W (TH) F (S) S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter Controller Model: ACC2

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

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	16	17	18	23	24
Spray - Rotor - Drip - Bubbler - MP	S	R/B	S/B	S/B	S	R	R	R	R	R	S/B	S/B	S	R	S	S
Turf - Shrub - Anuals	T	S/T	S/T	S/T	S	T	T	T	T	T	S/T	S/T	S	T	T	T
Run Time (Program A)	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Run Time (Program B)																
Battery Pack - Add a Zone - Doubler																
Zone Fault or Alarm																

CONTRACT/MAINT. REPAIRS

Maintenance Repairs																
Partially Clogged Nozzle																
Cut Drip Line																
Head Straigtened / Adjusted				1								1				

BILLABLE REPAIR

Head Broken 6" Spray																
Head Broken 12" Spray																
Head Broken 4" Rotor																
Head Broken 6" Rotor																
Broken Riser																
Nozzle Fixed																
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"		1								1						
Lateral Line 1.5"+																
Main Line Repair																
Valve Repair / Replacement																
Broken Valve Box																
Decoder																
Solenoid																
Valve Inoperable																

NEEDED UPGRADES

Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments: Zone 12,13,14,15, 19,20,21,22, 29,30 & 34 not coming on. Beline shut off valve has something to do with it. Location is unknown.

Tech Name: Billy

Job Name: Rivington
Controller #/Location: X
Date: 9-18-26

Page: 2 of 2

UNITED Land Services

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

Controller Make: _____ **Controller Model:** _____

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

ZONE INFORMATION	25	26	27	28	31	32	33	35	36	37	38
Spray - Rotor - Drip - Bubbler - MP	S	S	S	S	R	S	S	S	S	S	S
Turf - Shrub - Anuals	T	S	S	S	T	T	S	S	T	S	T
Run Time (Program A)	15	15	15	15	20	15	15	15	15	15	15
Run Time (Program B)											
Battery Pack - Add a Zone - Doubler											
Zone Fault or Alarm											
CONTRACT/MAINT. REPAIRS											
Maintenance Repairs											(1)
Partially Clogged Nozzle				(1)							
Cut Drip Line											
Head Straigtened / Adjusted			(1)								
BILLABLE REPAIR											
Head Broken 6" Spray											
Head Broken 12" Spray		1					1				
Head Broken 4" Rotor											
Head Broken 6" Rotor											
Broken Riser											
Nozzle Fixed											
Nozzle MP Rotator											
Lateral Line Clogged											
Drip Line Clogged											
Drip Line Repair											
Lateral Line Break .5-1"											
Lateral Line 1.5"+											
Main Line Repair											
Valve Repair / Replacement											
Broken Valve Box											
Decoder											
Solenoid											
Valve Inoperable											
NEEDED UPGRADES											
Spray Head 4 to 6"											
Spray Head 6 to 12"											
Rotor 4 to 6"											
Raise / Lower Head Turf											
Raise / Lower Head Shrub											
Relocate Head or Lateral											

Comments: Need valve lids for zones 32 + 33. VP12

Tech Name: Billy

Job Name: Rivington
Controller #/Location: L
Date: 9-21-23

UNITED Land Services

Page: 1 of 3

Program	Start Time	Seasonal Adjust %	Run Days
A			M T W TH F S S
B	9:00PM		M (T) W TH F S S
C	9:00PM		(M) T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter **Controller Model:** ICC2

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

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	S	R	S		S	S/B		S	R	S/B	MP/B		MP/B	R/B	MP/B	MP
Turf - Shrub - Anuals	T	T	S		S	S/T		S	T	S/T	S/T		S	S/T	S/T	S
Run Time (Program B)	15	45	15	15	15	15	15	15	15	30	30	15	30	15	30	30
Run Time (Program C)																
Battery Pack - Add a Zone - Doubler																
Zone Fault or Alarm																

CONTRACT/MAINT. REPAIRS

Maintenance Repairs																
Partially Clogged Nozzle																
Cut Drip Line																
Head Straigtened / Adjusted						(4)										(2)

BILLABLE REPAIR

Head Broken 6" Spray																
Head Broken 12" Spray																
Head Broken 4" Rotor																
Head Broken 6" Rotor																
Broken Riser																
Nozzle Fixed																
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"									2	1						
Lateral Line 1.5"+																
Main Line Repair																
Valve Repair / Replacement																
Broken Valve Box																
Decoder																
Solenoid																
Valve Inoperable																

NEEDED UPGRADES

Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments: Unable to get into pool area to do inspection for zone 4.
Zones 7, 12, 22 & 33 not functioning

Tech Name: Billy

Job Name: Rivington
Controller #/Location: L
Date: 9-21-26

Page: 2 of 3

UNITED Land Services

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

Controller Make: _____ **Controller Model:** _____

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

ZONE INFORMATION	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Spray - Rotor - Drip - Bubbler - MP	MP	S	S/B	R	B/R		S	S/B	MP	MP	MP	MP	MP	S/B	S/B	MP/B
Turf - Shrub - Anuals	T	S	S/T	T	S/T		S	S/T	S	T	S	T	S	S/T	T	S
Run Time (Program B)	30	30	30	45	45	10	15	15	15		45				5	30
Run Time (Program C)										30		30	15	30		
Battery Pack - Add a Zone - Doubler																
Zone Fault or Alarm																

CONTRACT/MAINT. REPAIRS

Maintenance Repairs																
Partially Clogged Nozzle																
Cut Drip Line																
Head Straigtened / Adjusted			(1)													

BILLABLE REPAIR

Head Broken 6" Spray										(1)						
Head Broken 12" Spray													1			
Head Broken 4" Rotor																
Head Broken 6" Rotor																
Broken Riser																
Nozzle Fixed															1	
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"									2							
Lateral Line 1.5"+																
Main Line Repair																
Valve Repair / Replacement																
Broken Valve Box																
Decoder																
Solenoid																
Valve Inoperable																

NEEDED UPGRADES

Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments: Zone 25 belongs to other company. Needs to be addressed ASAP @ 722 Rivington

Tech Name: Billy

Job Name: Rivington
Controller #/Location: L
Date: 9-21-26

Page: 3 of 3

UNITED Land Services

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

Controller Make: _____ **Controller Model:** _____

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

ZONE INFORMATION	33	34	35	36	37	38	39
Spray - Rotor - Drip - Bubbler - MP		S/B	R	MP	MP	>	MP
Turf - Shrub - Anuals		S/T	T	S	S	T	T
Run Time (Program A)			35				30
Run Time (Program C)	15	30	45	15	15	30	60
Battery Pack - Add a Zone - Doubler							
Zone Fault or Alarm							

CONTRACT/MAINT. REPAIRS
Maintenance Repairs
Partially Clogged Nozzle
Cut Drip Line
Head Straigtened / Adjusted

BILLABLE REPAIR
Head Broken 6" Spray
Head Broken 12" Spray
Head Broken 4" Rotor
Head Broken 6" Rotor
Broken Riser
Nozzle Fixed
Nozzle MP Rotator
Lateral Line Clogged
Drip Line Clogged
Drip Line Repair
Lateral Line Break .5-1"
Lateral Line 1.5"+
Main Line Repair
Valve Repair / Replacement
Broken Valve Box
Decoder
Solenoid
Valve Inoperable

NEEDED UPGRADES
Spray Head 4 to 6"
Spray Head 6 to 12"
Rotor 4 to 6"
Raise / Lower Head Turf
Raise / Lower Head Shrub
Relocate Head or Lateral

Comments: _____

Tech Name: Billy

Job Name: Rivington
Controller #/Location: B
Date: 9-18-26

UNITED Land Services

Program	Start Time	Seasonal Adjust %	Run Days
A	10:00PM		(M) T W TH (F) S S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter — Two Wire / (Hybrid) — Controller Model: Hybrid
Controller Status: (Working) / Not Working
NO Weather / Rain Sensor: Working / (Not Working)
Point of Connection Type: Potable / (Reclaim) — Well / Lake
Well & Pump Type: (Pressurized) / Pump Start — Centrifugal / Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	S	S	S	S												
Turf - Shrub - Anuals	T	S	S	T												
Run Time (Program A)	30	20	20	20												

Job Name: Rivington
Controller #/Location: C
Date: 9-18-26

UNITED Land Services

Program	Start Time	Seasonal Adjust %	Run Days
A	12:00AM		(M) T W TH F (S) S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter — Two Wire / (Conventional) — Controller Model: Pro-C
Controller Status: (Working) / Not Working
Weather / Rain Sensor: (Working) / Not Working
Point of Connection Type: Potable / (Reclaim) — Well / Lake
Well & Pump Type: (Pressurized) / Pump Start — Centrifugal / Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP					S		S				R					
Turf - Shrub - Anuals					T		T				T					
Run Time (Program A)					20		20				20					

Job Name: Rivington
Controller #/Location: E
Date: 9-18-26

UNITED Land Services

Program	Start Time	Seasonal Adjust %	Run Days
A	10:00PM		M T (W) TH F (S) S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter — Two Wire / (Conventional) — Controller Model: X-Core
Controller Status: (Working) / Not Working
Weather / Rain Sensor: Working / (Not Working)
Point of Connection Type: Potable / (Reclaim) — Well / Lake
Well & Pump Type: (Pressurized) / Pump Start — Centrifugal / Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	R		B		S											
Turf - Shrub - Anuals	T		S		T											
Run Time (Program A)	10		15		10											

Job Name: Rivington
Controller #/Location: D
Date: 9-18-26

UNITED Land Services

Program	Start Time	Seasonal Adjust %	Run Days
A	12:00AM		M T (W) TH F S S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter — Two Wire / (Conventional) — Controller Model: X-Core
Controller Status: (Working) / Not Working
Weather / Rain Sensor: Working / (Not Working)
Point of Connection Type: Potable / (Reclaim) — Well / Lake
Well & Pump Type: (Pressurized) / Pump Start — Centrifugal / Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP		S														
Turf - Shrub - Anuals		T														
Run Time (Program A)		15														

Tech Name: Billy

Job Name: Rivington
Controller #/Location: F
Date: 9-18-26

UNITED Land Services

Program	Start Time	Seasonal Adjust %	Run Days
A	1:30AM		M T W (TH) F S S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

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

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	S	S	D													
Turf - Shrub - Anuals	T	T	S													
Run Time (Program A)	15	15	15													

Job Name: Rivington
Controller #/Location: G
Date: 9-18-26

UNITED Land Services

Program	Start Time	Seasonal Adjust %	Run Days
A	12:00AM		M T W (TH) F S S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

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

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	S	R	D													
Turf - Shrub - Anuals	T	T	S													
Run Time (Program A)	10	10	10													

Job Name: Rivington
Controller #/Location: H
Date: 9-18-26

UNITED Land Services

Program	Start Time	Seasonal Adjust %	Run Days
A	1:00AM		(M) T W TH F (S) S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Rainbird — Two Wire / (Conventional) — Controller Model: ESP-TM2
Controller Status: (Working) / Not Working
Weather / Rain Sensor: (Working) / Not Working
Point of Connection Type: Potable / (Reclaim) — Well — Lake
Well & Pump Type: (Pressurized) / Pump Start — Centrifugal / Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	S				R											
Turf - Shrub - Anuals	T				T											
Run Time (Program A)	20				20											

Job Name: Rivington
Controller #/Location: I
Date: 9-18-26

UNITED Land Services

Program	Start Time	Seasonal Adjust %	Run Days
A	12:00am		M T (W) TH F S S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

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

Zone 3- 1½" lateral

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP			S	R												
Turf - Shrub - Anuals			T	T												
Run Time (Program A)			20	20												

Tech Name: Billy

Job Name: Rivington
Controller #/Location: J
Date: 9-18-26

UNITED Land Services

Program	Start Time	Seasonal Adjust %	Run Days
A	1:00AM		M (T) W TH F S S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Rainbird — Controller Model: ESP-TM2
Controller Status: (Working) / Not Working
Weather / Rain Sensor: (Working) / Not Working
Point of Connection Type: (Potable) Reclaim Well Lake
Well & Pump Type: (Pressurized) Centrifugal / Pump Start Submersible

Zone 1- 1-6" spray

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	SB				S				R							
Turf - Shrub - Anuals	S/T				T				T							
Run Time (Program A)	15				15				30							

Job Name: Rivington
Controller #/Location: K
Date: 9-18-26

UNITED Land Services

Program	Start Time	Seasonal Adjust %	Run Days
A	3:00AM		M T W TH (F) S S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Rainbird — Controller Model: ESP-TM2
Controller Status: (Working) / Not Working
NO Weather / Rain Sensor: Working / (Not Working)
Point of Connection Type: (Potable) Reclaim Well Lake
Well & Pump Type: (Pressurized) Centrifugal / Pump Start Submersible

Zone 5- 1-6" rotor

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	S				R											
Turf - Shrub - Anuals	T				T											
Run Time (Program A)	10				20											

Job Name: Rivington
Controller #/Location: M
Date: 9-18-26

UNITED Land Services

Timer needs to be installed to eliminate NODE.

Program	Start Time	Seasonal Adjust %	Run Days
A	4:30AM		(M) T W (TH) F S S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter — Controller Model: NODE NODE.
Controller Status: (Working) / Not Working
Weather / Rain Sensor: Working / (Not Working)
Point of Connection Type: Potable (Reclaim) Well Lake
Well & Pump Type: (Pressurized) Centrifugal / Pump Start Submersible

Zone 2- 1-Nozzle
Hybrid needs

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	MP	MP														
Turf - Shrub - Anuals	T	T														
Run Time (Program A)	20	20														

Job Name: Rivington
Controller #/Location: N
Date: 9-18-26

UNITED Land Services

Program	Start Time	Seasonal Adjust %	Run Days
A	1:00AM		(M) T W (TH) F S S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter — Controller Model: Hybrid
Controller Status: (Working) / Not Working
Weather / Rain Sensor: (Working) / Not Working
Point of Connection Type: Potable (Reclaim) Well Lake
Well & Pump Type: (Pressurized) Centrifugal / Pump Start Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	D	D	MP	MP												
Turf - Shrub - Anuals	S	S	T	T												
Run Time (Program A)	45	45	25	25												

Tech Name: Billy

Job Name: Rivington
Controller #/Location: O
Date: 9-18-26

UNITED Land Services

Program	Start Time	Seasonal Adjust %	Run Days
A	2:00Am		M T W TH F S S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

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

Zone 2 — 1/2 lateral

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	MP	D														
Turf - Shrub - Anuals	T	S														
Run Time (Program A)	45	20														

Job Name: Rivington
Controller #/Location: P
Date: 9-18-26

UNITED Land Services

Program	Start Time	Seasonal Adjust %	Run Days
A	3:00Am		M T W TH F S S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

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

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	MP	D														
Turf - Shrub - Anuals	T	S														
Run Time (Program A)	10	20														

Job Name: Rivington
Controller #/Location: Q
Date: 9-18-26

UNITED Land Services

Program	Start Time	Seasonal Adjust %	Run Days
A	3:00Am		M T W TH F S S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

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

Zone 2 — Valve stuck but has been repaired.

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	MP	D	MP													
Turf - Shrub - Anuals	T	S	T													
Run Time (Program A)	45	30	45													

Job Name: Rivington
Controller #/Location: R
Date: 9-18-26

UNITED Land Services

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

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

Needs new time
* stuck valve repaired

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP																
Turf - Shrub - Anuals																
Run Time (Program A)																

Tech Name: Billy

Job Name: Rivington
Controller S/Location:
Date: 9-18-26

UNITED Land Services

Program	Start Time	Seasonal Adjust %	Run Days
A	11:45 PM		(M) T W (TH) F S S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter — Two Wire / (Conventional) — Controller Model: Hybrid
Controller Status: (Working) / Not Working
Weather / Rain Sensor: (Working) / Not Working
Point of Connection Type: Potable / (Reclaim) — Well / Lake
Well & Pump Type: (Pressurized) / Centrifigual — Pump Start / Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	R	R	R	R	R											
Turf - Shrub - Anuals	T	T	T	S/T	S/T											
Run Time (Program A)	10	10	10	10	10											

Job Name: Rivington
Controller T (N)
S/Location:
Date: 9-18-26

UNITED Land Services

Program	Start Time	Seasonal Adjust %	Run Days
A	3:00 AM		M (T) W TH F S S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter — Two Wire / (Conventional) — Controller Model: X-Core
Controller Status: (Working) / Not Working
Weather / Rain Sensor: (Working) / Not Working
Point of Connection Type: Potable / (Reclaim) — Well / Lake
Well & Pump Type: (Pressurized) / Centrifugal — Pump Start / Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	S	R	R													
Turf - Shrub - Anuals	S/T	T	T													
Run Time (Program A)	20	35	35													

Job Name: Rivington
Controller T (R)
S/Location:
Date: 9-18-26

UNITED Land Services

Program	Start Time	Seasonal Adjust %	Run Days
A	10:00PM		M (T) W TH F S S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Rainbird — Two Wire / (Conventional) — Controller Model: ESP TM2
Controller Status: (Working) / Not Working
Weather / Rain Sensor: (Working) / Not Working
Point of Connection Type: Potable / (Reclaim) — Well / Lake
Well & Pump Type: (Pressurized) / Centrifugal — Pump Start / Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP			S		R	R	S	S								
Turf - Shrub - Anuals			T		T	T	T	T								
Run Time (Program A)			20		20	20	20	30								

Job Name: Rivington
Controller U
S/Location:
Date: 9-18-26

UNITED Land Services

Program	Start Time	Seasonal Adjust %	Run Days
A	2:00AM		M (T) W TH (F) S S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter — Two Wire / (Conventional) — Controller Model: X-Core
Controller Status: (Working) / Not Working
Weather / Rain Sensor: (Working) / Not Working
Point of Connection Type: Potable / (Reclaim) — Well / Lake
Well & Pump Type: (Pressurized) / Centrifugal — Pump Start / Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	S/B	R	S/B													
Turf - Shrub - Anuals	S	T	S/T													
Run Time (Program A)	10	15	25													

Tech Name: Billy

Job Name: Rivington
Controller #/Location: V
Date: 9-18-26

UNITED Land Services

Program	Start Time	Seasonal Adjust %	Run Days
A	12:00AM		M (T) W TH (F) S S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter
Controller Model: NODE
Controller Status: (Working) / Not Working
Weather / Rain Sensor: Working / (Not Working)
Point of Connection Type: Potable (Reclaim) Well Lake
Well & Pump Type: (Pressurized) Centrifugal / Pump Start Submersible

ALL zones come on together- May need new node.

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	S/B	S	B	S												
Turf - Shrub - Anuals	S/T	S	S	T												
Run Time (Program A)	30	30	30	30												

Job Name: Rivington
Controller #/Location: W
Date: 9-18-26

UNITED Land Services

Program	Start Time	Seasonal Adjust %	Run Days
A	3:00AM		(M) T W TH (F) S (S)
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Hunter
Controller Model: ACC2
Controller Status: (Working) / Not Working
Weather / Rain Sensor: (Working) / Not Working
Point of Connection Type: Potable (Reclaim) Well Lake
Well & Pump Type: (Pressurized) Centrifugal / Pump Start Submersible

Faults in all zones.

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP																
Turf - Shrub - Anuals																
Run Time (Program A)																

Job Name:
Controller #/Location:
Date:

UNITED Land Services

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

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

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP																
Turf - Shrub - Anuals																
Run Time (Program A)																

Job Name:
Controller #/Location:
Date:

UNITED Land Services

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

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

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP																
Turf - Shrub - Anuals																
Run Time (Program A)																

Tech Name: Billy

UNITED Land Services

Proposal #252319

Date: 9/22/2026

PO #

Stephen Lasenna

Customer:	Property:
Samantha Harvey	Rivington CDD 833 Terrapin Drive DeBary, FL 32713

September MI & proposal

"A" clock

6 Rectangle Valve Box Covers need replacing

Zone 4 1 spray head, 1 Decoder, 1 solenoid

Zone 9 2 spray heads

Zone 10 1 Decoder, 1 Solenoid

Zone 26 1 Line brake

Zone 27 1 Line brake, 3 nozzles

Zone 30 2 spray heads, 1 nozzle

Zone 32 3 nozzles

Zone 34 1 Line brake

Zone 36 4 spray heads, 1 line brake

"X" clock

Zones 12, 13, 14, 15, 19, 20, 21, 22, 29, 30, and 34 have NO water. Meter or gate valve location is unknown to ULS. Please inquire with the builder/City for location. Please bring that information to ULS for future reference.

Zone 2 1 Line brake

Zone 10 1 line brake.

Zone 26 1 12" spray head

Zone 32 1 Valve box cover

Zone 33 1 12" spray head, 1 Valve box cover

"L" clock

Unable to gain access to the pool area to review the irrigation. Zone 4

Zones 7,12, 22 and 33 are not coming on. Tracking Required to find the zone valves/ trouble shoot and repair.

Zone 9 2 line brakes

Zone 10 1 Line brake

Zone 25 2 line brakes. @ 722 Rivington needs attention ASAP. Not part of ULS MI

Zone 29 1 12" spray head

Zone 31 1 Nozzle

Zone 39 1 spray head

"F" clock

Zoe 3 1 line brake

"J" clock

Zone 1 1 spray head

"K" clock

1 6" rotor

"M" clock (Node) Proposing to install a Hunter HC Hybrid with rain sensor.

Zone 2 1 nozzle

"O" clock

Zone 2 1 line brake

"Q" clock

Zone 2 latching solenoid out of sequence. Stuck in latched potion. Re-sequenced.

"R" clock

XC hybrid controller is failing and has to be recovered on each visit. Needs to be replaced. 1 Stuck solenoid (re-sequenced)

"V" clock All zones come on at the same time. Replace NODE with a Hunter XC hybrid soler with rain sensor.

"W" clock ACC2 controller is showing fault on ALL zones. A new zone has been added by the contractor and is now showing a FAULT.

Fuel Surcharge: The company reserves the right to apply a fuel surcharge or adjust existing fuel surcharges at any time due to fluctuations in fuel prices, transportation costs, or related operating expenses. Any such surcharge shall be added as a separate line item and is payable under the same terms as the underlying services

Repairs Proposed				$4,466.58
Items	**Quantity**	**Unit**	**Price/Unit**	**Price**
Irrigation Repair				**$4,466.58**
6" Spray	12.00	ea	$47.39	$568.64
12" Spray	3.00	ea	$49.49	$148.47
6" Rotors	1.00	ea	$69.53	$69.53
Nozzle - MPR	8.00	ea	$5.26	$42.11
Lateral line break (.5" - .75")	13.00	ea	$62.68	$814.84
DBR-Y6 (each)	14.00	ea	$8.05	$112.64
Single Station Decoder	2.00	ea	$286.79	$573.57
Labor - Orlando N Irrigation	8.00	Hr	$65.00	$520.00
XC Hybrid 6 station	3.00	ea	$247.74	$743.21
Soler for XC Hybrid	1.00	ea	$348.47	$348.47
Rain sensor	2.00	ea	$75.60	$151.20
Solenoid	2.00	ea	$149.15	$298.30
4X4 post	1.00	ea	$75.60	$75.60
			PROJECT TOTAL:	**$4,466.58**

Terms & Conditions

By _____ **By** _____

Stephen Lasenna

Date 9/22/2026 **Date** _____

United Land Services **Rivington CDD**

AQUATIC WEED CONTROL, Inc.

Orlando - Ft. Myers - Tampa - Daytona Beach 800-543-6694

Lake & Wetland Customer Service Report

Job Name: _____

Customer Number: 1197 Customer: HR RIVINGTON, LLC

Technician: Mike Williams

Date: 09/11/2026 Time: 08:30 AM

Customer Signature: _____

Waterway Treatment	Algae	Submersed Weeds	Grasses and brush	Floating Weeds	Blue Dye	Inspection	Request for Service	Restriction	# of days
1	x	x	x	x					
2	x	x	x	x					
3	x	x	x	x					
4	x	x	x	x					
5	x	x	x	x					
6	x	x		x					
7	x	x		x					
8	x	x		x					
9	x	x		x					
10	x	x		x					
11	x	x		x					
12	x	x		x					
13	x	x		x					
14			x						
15			x						
16			x						
17			x						

CLARITY
- ☐ < I'
- ☒ 1-2'
- ☐ 2-4'
- ☐ > 4'

FLOW
- ☒ None
- ☐ Slight
- ☐ Visible

METHOD
- ☒ ATV
- ☐ Airboat
- ☐ Backpack
- ☐ Boat
- ☐ Truck

CARP PROGRAM
- ☐ Carp observed
- ☐ Barrier Inspected

WATER LEVEL
- ☐ High
- ☒ Normal
- ☐ Low

WEATHER
- ☒ Clear
- ☐ Cloudy
- ☐ Windy
- ☐ Rainy

FISH and WILDLIFE OBSERVATIONS
- ☐ Alligator
- ☐ Anhinga
- ☐ Bass
- ☐ Bream
- ☐ Catfish
- ☐ Coots
- ☐ Cormorant
- ☐ Egrets
- ☐ Gallinules
- ☐ Gambusia
- ☐ Herons
- ☐ Ibis
- ☐ Osprey
- ☐ Otter
- ☐ Snakes
- ☐ Turtles
- ☐ Woodstork
- ☐ _____
- ☐ _____

NATIVE WETLAND HABITAT MAINTENANCE
- ☐ Arrowhead
- ☐ Bacopa
- ☐ Blue Flag Iris
- ☐ Bulrush
- ☐ Chara
- ☐ Cordgrass
- ☐ Golden Canna
- ☐ Gulf Spikerush
- ☐ Lily

Beneficial Vegetation Notes:
- ☐ Naiad
- ☐ Pickerelweed
- ☐ Soft Rush
- ☐ _____
- ☐ _____

UNITED Land Services

Proposal #253753

Date: 9/29/2026

PO #

Dave Benson

Customer:

Samantha Harvey

Property:

Rivington CDD
833 Terrapin Drive
DeBary, FL 32713

700 Bayern Ln : Remove Leaning Trees

Remove leaning trees across sidewalk in common area.

Pricing includes all labor and debris removal.

Default Group **$1,150.00**

Items	Quantity	Unit	Price/Unit	Price
Property Improvements				**$1,150.00**
Removal of Leaning Trees	1.00	ea	$1,150.00	$1,150.00
			PROJECT TOTAL:	**$1,150.00**

Terms & Conditions

*After acceptance and signing by the customer, United Land Services will make two revisions to the landscape and hardscape design at no charge. Any additional revisions will be billable on a design fee and hourly rate basis. The minimum design fee for each redesign is $125.00 plus the hourly rate. The design fee is payable prior to any revisions being made. The hourly rate will be incorporated into the final landscape or hardscape quote.

*Any changes or additional work, from the above specifications, involving extra cost will be executed upon written orders. Any changes will become an extra charge over and above the quote.

*Irrigation amount/allowance is an estimate. An irrigation tech will perform a site visit based on final plan to determine exactly what adjustments will be needed to be performed for 100% coverage on all newly planted areas. The final statement will be based on actual work performed and materials used. For the warranty on irrigation, supplied and installed by United Land Services, please refer to Line Item 4 of Terms and Conditions below as part of this contract.

*There are no plant materials warranties against damage caused by deer or other wildlife. It is the homeowner's responsibility to initiate all proper safeguards for plant materials from the time it is installed. For warranty details on nursery stock, supplied and installed by United Land Services, please refer to Line Item 3 of Terms and Conditions below as part of this contract.

*The tree pricing is based on the current market availability concerning tree size and caliper. The price

may change based upon the size of the trees at the time of installation.

*Sod, soil, rock, pavers and mulch quantities are an estimate. The final statement will be based on actual work performed and materials used. These items come in rolls, pallets, etc, of standard quantities. Extra amounts above quoted are normally delivered to the project to cover cut/trim waste. Unused portions will be removed from the project site.

*Pavers and wall materials are not part of this contract.

*Homeowner/Builder is required to have the site ready and accessible on day of installation.

*United Land Services employees are fully covered by workman's compensation insurance.

TERMS AND CONDITIONS OF SALE

1. Bills Due: All bills are considered due upon receipt unless specified differently on the face of this proposal.

2. Retail discounts: United Land Services Garden Center discount coupons, publications/flyers/etc for special retail offers, etc., are not applicable towards any professional design services and/or plant materials supplied for said services.

3. Nursery Stock: All nursery stock is warranted to be of the variety and type described and to be alive and remain alive for a period of:

a. No warranty on annuals.

b. Perennials, plants and shrubs, 1 gallon and larger, six (6) months from date of install

c. Trees and palms, 30 gallon and under, 6 months from date of install. 30 gallon and larger, one (1) year from the date of installation.

d. All plant material and trees must be maintained (including watering, fertilizing, and pest and disease control) by the customer in accordance with acceptable maintenance practices. This guarantee is limited to only the nursery stock planted by Seller and is limited to the replacement of similar stock or equal.

e. Plant material loss or damage from theft, vandalism, drainage, soil conditions, salt, frost, wildlife, pests, disease, failure to maintain, or acts of God are excluded from this warranty.

f. No plant materials will be warranted unless an operational, timed automatic irrigation system is in place supplying proper Ph fresh water to installed plants.

United Land Services is not responsible for damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services.

WARRANTY POLICY CONSISTS OF A “ONE TIME” REPLACEMENT OF PLANT MATERIAL.

4. Irrigation: An irrigation system is guaranteed for a period of one (1) year for parts and labor from the date of substantial completion. This guarantee is restricted to only the work performed by Seller as outlined in this proposal.

Manufacturer’s warranty applies for all electrical/electronic parts

Irrigation system loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt damage, lack of proper maintenance, or acts of God are excluded from this warranty.

United Land Services is not responsible for irrigation system damage done by outside parties including

but not limited to homeowners and subcontractors not hired by United Land Services.

PARTS AND LABOR REPLACED UNDER WARRANTY POLICY ARE A "ONE TIME" REPLACEMENT

5. Lighting: United Land Services warrants the installation labor for 1 year from completed installation date. All lighting system parts are manufacturer warranty only, including, but not limited to, housings/enclosures, controls, transformers, bulbs, LED or other current light emitting technology/sources.

Lighting system loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt damage, lack of proper maintenance, or acts of God are excluded from this warranty.

United Land Services is not responsible for lighting system damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services

6. Hardscape: Hardscape installation has a one (1) year warranty on labor from the date of substantial completion. This guarantee is restricted to only the work performed by Seller as outlined in this proposal.

Hardscape loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt damage, lack of proper maintenance, or acts of God are excluded from this warranty.

United Land Services is not responsible for hardscape damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services

7. SOD: Customer has option to inspect and/or reject sod at delivery before installation. After installation there is no warranty.

United Land Services is not responsible for damage to new or existing sod done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services

8. STATED WARRANTIES ARE ONLY EFFECTIVE UPON CUSTOMER’S PAYMENT IN FULL OF TOTAL CONTRACT PRICE, INCLUDING ANY CHANGE-ORDERS. WARRANTY IS EFFECTIVE FROM THE DATE OF PLANT INSTALLATION. SELLER HEREBY DISCLAIMS ANY AND ALL OTHER WARRANTIES, WHETHER EXPRESSED OR IMPLIED, INCLUDING FITNESS FOR ANY PARTICULAR PURPOSE OR MERCHANTABILITY. CUSTOMER WAIVES ALL INCIDENTAL OR CONSEQUENTIAL DAMAGES AND AGREES THAT THE LIABILITY OF THE SELLER FOR ANY AND ALL CLAIM, WHETHER BREACH OF CONTRACT, BREACH OF WARRANTY, NEGLIGENCE OR OTHERWISE, IS LIMITED TO THE PURCHASE PRICE OF THE DEFECTIVE WORK OR MATERIAL.

9. ALL WARRANTY IS NULL AND VOID IF INVOICE HAS NOT BEEN PAID IN FULL

10. Resale/Transfer of Warranties: In the event of resale, the seller does not adopt or ratify any warranty, expressed or implied, made by the Customer, and the Seller shall have no liability hereunder. Customer agrees to defend, indemnify, and hold seller harmless from and against any liability of any kind to any person or entity whatsoever arising out of any warranty, expressed or implied, made by the Customer in connection with any resale. The warranties provided herein fully accrue only to the benefit of the original Client and are neither transferable to nor enforceable by any other party.

11. Return policy and claims not arising under warranty: No merchandise may be returned or exchanged without the prior authorization of the Seller. Requests for the return of merchandise and any claims or complaints not arising under Seller's warranty, including credits on unused landscape material, must be made within ten (10) days after Customer's receipt of the merchandise. Customers’ returning merchandise will be charged a 10% charge for restocking materials and any transportation costs that are incurred related to the return of the merchandise.

12. Delays in delivery, shortages and substitutions: Seller shall not be responsible for delays in delivery or for any loss or damage resulting from the delays due to weather conditions, crop failures, government action, strikes, acts of war, fire, casualty shortages, inability to obtain materials or other causes beyond

the seller's control. In the event one or more of the foregoing occurrences, the seller reserves the right to make partial shipment or to substitute such other, similar merchandise for the merchandise ordered, as may be reasonably available, and of equal quality and suitability.

13. Corporate Approval: This Agreement shall not be valid or enforceable until signed by an authorized agent of Seller at its office in Jacksonville, Florida.

14. Governing Law and Venue: The laws of the state of Florida shall govern the rights, duties, and obligations of the parties. The Customer hereby submits to the jurisdiction of the courts of that state as to any dispute arising out of the contract between the parties and agrees that any litigation between the parties shall be brought in the courts of Duval County, Florida.

15. Collection Costs and Attorneys Fees: In the event that collection efforts are necessary for seller to collect any amounts due under this agreement, Customer agrees to pay all of Seller’s resulting expenses and collection costs, including but not limited to attorney’s fees and court costs, whether suit be filed or not. In the event of litigation, the prevailing party shall be entitled to recover reasonable attorney's fees.

16. Integration and Modification: The terms and conditions of the sale stated herein and, on the face, hereof constitute the final, complete and exclusive agreement of the parties and all prior negotiations and agreements with salesperson or other agents of Seller are merged herein. The Customer acknowledges that he has not relied upon any representations not contained herein. No modifications of the terms and conditions of sale shall be of any force or effect unless in writing and signed by a corporate officer of Seller at its office.

17. Survival: If any provision of the terms and conditions of the sale stated herein and, on the face, hereof shall for any reason be held prohibited by or invalid under applicable law, in whole or part, such provision shall be ineffective to the extent of such promotion or invalidity, without invalidating the remainder of such provision or the remaining provision or the remaining provisions hereof.

18. Interest: Customer agrees to pay interest at the rate of 18% per annum on all amounts not paid within thirty (30) days from the date of the invoice.

19. Design Services: Any design services or revision of designs done by Seller will remain the property of Seller. These ideas, designs, and plans are not to be used, reproduced, altered, or transferred in any matter whatsoever without the express written consent of Seller

20. Lien Law Notice: The Lien Law Notice attached hereto is hereby incorporated by reference

21. Fuel Surcharge: The Company reserves the right to apply a fuel surcharge or adjust existing fuel surcharges at any time due to fluctuations in fuel prices, transportation costs, or related operating expenses. Any such surcharge shall be added as a separate line item and is payable under the same terms as the underlying services.

LIEN LAW NOTICE

ACCORDING TO FLORIDA’S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS OR NEGLECTS TO MAKE OTHER LEGALLY REQUIRED PAYMENTS, THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR

WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR SUBCONTRACTOR MAY HAVE FAILED TO PAY. FLORIDA’S CONSTRUCTION LIEN LAW IS

COMPLEX AND IT IS RECOMMENDED THAT WHENEVER A SPECIFIC PROBLEM ARISES, YOU CONSULT AN ATTORNEY.

By	_____	**By**	_____
	Dave Benson		
Date	9/29/2026	**Date**	_____
	United Land Services		**Rivington CDD**

UNITED Land Services

Proposal #254692

Date: 10/6/2026

PO #

Omar Lopez

Customer:

Samantha Harvey

Property:

Rivington CDD
833 Terrapin Drive
DeBary, FL 32713

Replace 3 Declined Oak Trees in Clubhouse Parking Lot

Provide labor and materials to remove and replace three oak trees in the clubhouse parking lot with Crape Myrtles.







Site Prep				$2,153.49
Items	**Quantity**	**Unit**	**Price/Unit**	**Price**
Site Prep				**$2,153.49**
Tree Removals / Debris Removal / Site Prep	9.00	Hr	$65.00	$585.00
Crape Myrtle 'Natchez' - Standard	3.00	30 gal	$375.48	$1,126.44
Pro 60 staking kit - installed	3.00	ea	$147.35	$442.05
			PROJECT TOTAL:	**$2,153.49**

Terms & Conditions

*After acceptance and signing by the customer, United Land Services will make two revisions to the landscape and hardscape design at no charge. Any additional revisions will be billable on a design fee and hourly rate basis. The minimum design fee for each redesign is $125.00 plus the hourly rate. The design fee is payable prior to any revisions being made. The hourly rate will be incorporated into the final landscape or hardscape quote.

*Any changes or additional work, from the above specifications, involving extra cost will be executed upon written orders. Any changes will become an extra charge over and above the quote.

*Irrigation amount/allowance is an estimate. An irrigation tech will perform a site visit based on final plan to determine exactly what adjustments will be needed to be performed for 100% coverage on all newly planted areas. The final statement will be based on actual work performed and materials used. For the warranty on irrigation, supplied and installed by United Land Services, please refer to Line Item 4 of Terms and Conditions below as part of this contract.

*There are no plant materials warranties against damage caused by deer or other wildlife. It is the homeowner's responsibility to initiate all proper safeguards for plant materials from the time it is installed. For warranty details on nursery stock, supplied and installed by United Land Services, please refer to Line Item 3 of Terms and Conditions below as part of this contract.

*The tree pricing is based on the current market availability concerning tree size and caliper. The price may change based upon the size of the trees at the time of installation.

*Sod, soil, rock, pavers and mulch quantities are an estimate. The final statement will be based on actual work performed and materials used. These items come in rolls, pallets, etc, of standard quantities. Extra amounts above quoted are normally delivered to the project to cover cut/trim waste. Unused portions will be removed from the project site.

*Pavers and wall materials are not part of this contract.

*Homeowner/Builder is required to have the site ready and accessible on day of installation.

*United Land Services employees are fully covered by workman's compensation insurance.

TERMS AND CONDITIONS OF SALE

1. Bills Due: All bills are considered due upon receipt unless specified differently on the face of this proposal.

2. Retail discounts: United Land Services Garden Center discount coupons, publications/flyers/etc for special retail offers, etc., are not applicable towards any professional design services and/or plant materials supplied for said services.

3. Nursery Stock: All nursery stock is warranted to be of the variety and type described and to be alive and remain alive for a period of:

a. No warranty on annuals.

b. Perennials, plants and shrubs, 1 gallon and larger, six (6) months from date of install

c. Trees and palms, 30 gallon and under, 6 months from date of install. 30 gallon and larger, one (1) year from the date of installation.

d. All plant material and trees must be maintained (including watering, fertilizing, and pest and disease control) by the customer in accordance with acceptable maintenance practices. This guarantee is limited to only the nursery stock planted by Seller and is limited to the replacement of similar stock or equal.

e. Plant material loss or damage from theft, vandalism, drainage, soil conditions, salt, frost, wildlife, pests, disease, failure to maintain, or acts of God are excluded from this warranty.

f. No plant materials will be warranted unless an operational, timed automatic irrigation system is in place supplying proper Ph fresh water to installed plants.

United Land Services is not responsible for damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services.

WARRANTY POLICY CONSISTS OF A “ONE TIME” REPLACEMENT OF PLANT MATERIAL.

4. Irrigation: An irrigation system is guaranteed for a period of one (1) year for parts and labor from the date of substantial completion. This guarantee is restricted to only the work performed by Seller as outlined in this proposal.

Manufacturer’s warranty applies for all electrical/electronic parts

Irrigation system loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt damage, lack of proper maintenance, or acts of God are excluded from this warranty.

United Land Services is not responsible for irrigation system damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services.

PARTS AND LABOR REPLACED UNDER WARRANTY POLICY ARE A "ONE TIME" REPLACEMENT

5. Lighting: United Land Services warrants the installation labor for 1 year from completed installation date. All lighting system parts are manufacturer warranty only, including, but not limited to, housings/enclosures, controls, transformers, bulbs, LED or other current light emitting technology/sources.

Lighting system loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt damage, lack of proper maintenance, or acts of God are excluded from this warranty.

United Land Services is not responsible for lighting system damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services

6. Hardscape: Hardscape installation has a one (1) year warranty on labor from the date of substantial completion. This guarantee is restricted to only the work performed by Seller as outlined in this proposal.

Hardscape loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt damage, lack of proper maintenance, or acts of God are excluded from this warranty.

United Land Services is not responsible for hardscape damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services

7. SOD: Customer has option to inspect and/or reject sod at delivery before installation. After installation there is no warranty.

United Land Services is not responsible for damage to new or existing sod done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services

8. STATED WARRANTIES ARE ONLY EFFECTIVE UPON CUSTOMER’S PAYMENT IN FULL OF TOTAL CONTRACT PRICE, INCLUDING ANY CHANGE-ORDERS. WARRANTY IS EFFECTIVE FROM THE DATE OF PLANT INSTALLATION. SELLER HEREBY DISCLAIMS ANY AND ALL OTHER WARRANTIES, WHETHER EXPRESSED OR IMPLIED, INCLUDING FITNESS FOR ANY PARTICULAR PURPOSE OR MERCHANTABILITY. CUSTOMER WAIVES ALL INCIDENTAL OR CONSEQUENTIAL DAMAGES AND AGREES THAT THE LIABILITY OF THE SELLER FOR ANY AND ALL CLAIM, WHETHER BREACH OF CONTRACT, BREACH OF WARRANTY, NEGLIGENCE OR OTHERWISE, IS LIMITED TO THE PURCHASE PRICE OF THE DEFECTIVE WORK OR MATERIAL.

9. ALL WARRANTY IS NULL AND VOID IF INVOICE HAS NOT BEEN PAID IN FULL

10. Resale/Transfer of Warranties: In the event of resale, the seller does not adopt or ratify any warranty, expressed or implied, made by the Customer, and the Seller shall have no liability hereunder. Customer agrees to defend, indemnify, and hold seller harmless from and against any liability of any kind to any person or entity whatsoever arising out of any warranty, expressed or implied, made by the Customer in connection with any resale. The warranties provided herein fully accrue only to the benefit of the original

Client and are neither transferable to nor enforceable by any other party.

11. Return policy and claims not arising under warranty: No merchandise may be returned or exchanged without the prior authorization of the Seller. Requests for the return of merchandise and any claims or complaints not arising under Seller's warranty, including credits on unused landscape material, must be made within ten (10) days after Customer's receipt of the merchandise. Customers' returning merchandise will be charged a 10% charge for restocking materials and any transportation costs that are incurred related to the return of the merchandise.

12. Delays in delivery, shortages and substitutions: Seller shall not be responsible for delays in delivery or for any loss or damage resulting from the delays due to weather conditions, crop failures, government action, strikes, acts of war, fire, casualty shortages, inability to obtain materials or other causes beyond the seller's control. In the event one or more of the foregoing occurrences, the seller reserves the right to make partial shipment or to substitute such other, similar merchandise for the merchandise ordered, as may be reasonably available, and of equal quality and suitability.

13. Corporate Approval: This Agreement shall not be valid or enforceable until signed by an authorized agent of Seller at its office in Jacksonville, Florida.

14. Governing Law and Venue: The laws of the state of Florida shall govern the rights, duties, and obligations of the parties. The Customer hereby submits to the jurisdiction of the courts of that state as to any dispute arising out of the contract between the parties and agrees that any litigation between the parties shall be brought in the courts of Duval County, Florida.

15. Collection Costs and Attorneys Fees: In the event that collection efforts are necessary for seller to collect any amounts due under this agreement, Customer agrees to pay all of Seller's resulting expenses and collection costs, including but not limited to attorney's fees and court costs, whether suit be filed or not. In the event of litigation, the prevailing party shall be entitled to recover reasonable attorney's fees.

16. Integration and Modification: The terms and conditions of the sale stated herein and, on the face, hereof constitute the final, complete and exclusive agreement of the parties and all prior negotiations and agreements with salesperson or other agents of Seller are merged herein. The Customer acknowledges that he has not relied upon any representations not contained herein. No modifications of the terms and conditions of sale shall be of any force or effect unless in writing and signed by a corporate officer of Seller at its office.

17. Survival: If any provision of the terms and conditions of the sale stated herein and, on the face, hereof shall for any reason be held prohibited by or invalid under applicable law, in whole or part, such provision shall be ineffective to the extent of such promotion or invalidity, without invalidating the remainder of such provision or the remaining provision or the remaining provisions hereof.

18. Interest: Customer agrees to pay interest at the rate of 18% per annum on all amounts not paid within thirty (30) days from the date of the invoice.

19. Design Services: Any design services or revision of designs done by Seller will remain the property of Seller. These ideas, designs, and plans are not to be used, reproduced, altered, or transferred in any matter whatsoever without the express written consent of Seller

20. Lien Law Notice: The Lien Law Notice attached hereto is hereby incorporated by reference

21. Fuel Surcharge: The Company reserves the right to apply a fuel surcharge or adjust existing fuel surcharges at any time due to fluctuations in fuel prices, transportation costs, or related operating expenses. Any such surcharge shall be added as a separate line item and is payable under the same terms as the underlying services.

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By	_____	**By**	_____
	Omar Lopez		
Date	10/6/2026	**Date**	_____
	United Land Services		**Rivington CDD**

UNITED Land Services

Proposal #254698

Date: 10/6/2026

PO #

Omar Lopez

Customer:
Samantha Harvey

Property:
Rivington CDD 833 Terrapin Drive DeBary, FL 32713

Prune off Dead from Top of 5 Oak trees near Clubhouse

Provide labor to slightly prune off the dead from 5 Oak trees around the Clubhouse Parking lot and walkway. ****ULS cannot guarantee the survivability of the trees.



Site Prep $650.00

Items	Quantity	Unit	Price/Unit	Price
Site Prep				**$650.00**
Mobilization / Slightly prune off dead from top of 5 trees	10.00	Hr	$65.00	$650.00
			PROJECT TOTAL:	**$650.00**

Terms & Conditions

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*There are no plant materials warranties against damage caused by deer or other wildlife. It is the homeowner’s responsibility to initiate all proper safeguards for plant materials from the time it is installed. For warranty details on nursery stock, supplied and installed by United Land Services, please refer to Line Item 3 of Terms and Conditions below as part of this contract.

*The tree pricing is based on the current market availability concerning tree size and caliper. The price may change based upon the size of the trees at the time of installation.

*Sod, soil, rock, pavers and mulch quantities are an estimate. The final statement will be based on actual work performed and materials used. These items come in rolls, pallets, etc, of standard quantities. Extra amounts above quoted are normally delivered to the project to cover cut/trim waste. Unused portions will be removed from the project site.

*Pavers and wall materials are not part of this contract.

*Homeowner/Builder is required to have the site ready and accessible on day of installation.

*United Land Services employees are fully covered by workman's compensation insurance.

TERMS AND CONDITIONS OF SALE

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b. Perennials, plants and shrubs, 1 gallon and larger, six (6) months from date of install

c. Trees and palms, 30 gallon and under, 6 months from date of install. 30 gallon and larger, one (1) year from the date of installation.

d. All plant material and trees must be maintained (including watering, fertilizing, and pest and disease control) by the customer in accordance with acceptable maintenance practices. This guarantee is limited

to only the nursery stock planted by Seller and is limited to the replacement of similar stock or equal.

e. Plant material loss or damage from theft, vandalism, drainage, soil conditions, salt, frost, wildlife, pests, disease, failure to maintain, or acts of God are excluded from this warranty.

f. No plant materials will be warranted unless an operational, timed automatic irrigation system is in place supplying proper Ph fresh water to installed plants.

United Land Services is not responsible for damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services.

WARRANTY POLICY CONSISTS OF A “ONE TIME” REPLACEMENT OF PLANT MATERIAL.

4. Irrigation: An irrigation system is guaranteed for a period of one (1) year for parts and labor from the date of substantial completion. This guarantee is restricted to only the work performed by Seller as outlined in this proposal.

Manufacturer’s warranty applies for all electrical/electronic parts

Irrigation system loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt damage, lack of proper maintenance, or acts of God are excluded from this warranty.

United Land Services is not responsible for irrigation system damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services.

PARTS AND LABOR REPLACED UNDER WARRANTY POLICY ARE A "ONE TIME" REPLACEMENT

5. Lighting: United Land Services warrants the installation labor for 1 year from completed installation date. All lighting system parts are manufacturer warranty only, including, but not limited to, housings/enclosures, controls, transformers, bulbs, LED or other current light emitting technology/sources.

Lighting system loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt damage, lack of proper maintenance, or acts of God are excluded from this warranty.

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DAMAGES AND AGREES THAT THE LIABILITY OF THE SELLER FOR ANY AND ALL CLAIM, WHETHER BREACH OF CONTRACT, BREACH OF WARRANTY, NEGLIGENCE OR OTHERWISE, IS LIMITED TO THE PURCHASE PRICE OF THE DEFECTIVE WORK OR MATERIAL.

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10. Resale/Transfer of Warranties: In the event of resale, the seller does not adopt or ratify any warranty, expressed or implied, made by the Customer, and the Seller shall have no liability hereunder. Customer agrees to defend, indemnify, and hold seller harmless from and against any liability of any kind to any person or entity whatsoever arising out of any warranty, expressed or implied, made by the Customer in connection with any resale. The warranties provided herein fully accrue only to the benefit of the original Client and are neither transferable to nor enforceable by any other party.

11. Return policy and claims not arising under warranty: No merchandise may be returned or exchanged without the prior authorization of the Seller. Requests for the return of merchandise and any claims or complaints not arising under Seller's warranty, including credits on unused landscape material, must be made within ten (10) days after Customer's receipt of the merchandise. Customers' returning merchandise will be charged a 10% charge for restocking materials and any transportation costs that are incurred related to the return of the merchandise.

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19. Design Services: Any design services or revision of designs done by Seller will remain the property of Seller. These ideas, designs, and plans are not to be used, reproduced, altered, or transferred in any

matter whatsoever without the express written consent of Seller

20. Lien Law Notice: The Lien Law Notice attached hereto is hereby incorporated by reference

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By	_____	**By**	_____
	Omar Lopez		
Date	10/6/2026	**Date**	_____
	United Land Services		**Rivington CDD**

UNITED Land Services

Proposal #254787

Date: 10/6/2026

PO #

Omar Lopez

Customer:
Samantha Harvey

Property:
Rivington CDD 833 Terrapin Drive DeBary, FL 32713

Add Drainage to front of 633 Dogfish lane Common area

Provide labor and materials to add 12x12 catch basins in some of the common area in front of 633 Dogfish lane. This is to help alleviate the water puddling after rains.





Site Prep $2,528.00

Items	Quantity	Unit	Price/Unit	Price
Site Prep				**$2,528.00**
12x12 Catch Basin W/Kit - installed	4.00	ea	$280.00	$1,120.00
Pop Up Emitter w/4" elbow - installed	2.00	ea	$141.00	$282.00
Wye Adapter	2.00	ea	$72.00	$144.00
Solid Single Wall Pipe 4"	200.00	LF	$4.91	$982.00
			PROJECT TOTAL:	**$2,528.00**

Terms & Conditions

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design fee is payable prior to any revisions being made. The hourly rate will be incorporated into the final landscape or hardscape quote.

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*Pavers and wall materials are not part of this contract.

*Homeowner/Builder is required to have the site ready and accessible on day of installation.

*United Land Services employees are fully covered by workman's compensation insurance.

TERMS AND CONDITIONS OF SALE

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a. No warranty on annuals.

b. Perennials, plants and shrubs, 1 gallon and larger, six (6) months from date of install

c. Trees and palms, 30 gallon and under, 6 months from date of install. 30 gallon and larger, one (1) year from the date of installation.

d. All plant material and trees must be maintained (including watering, fertilizing, and pest and disease control) by the customer in accordance with acceptable maintenance practices. This guarantee is limited to only the nursery stock planted by Seller and is limited to the replacement of similar stock or equal.

e. Plant material loss or damage from theft, vandalism, drainage, soil conditions, salt, frost, wildlife, pests, disease, failure to maintain, or acts of God are excluded from this warranty.

f. No plant materials will be warranted unless an operational, timed automatic irrigation system is in place

supplying proper Ph fresh water to installed plants.

United Land Services is not responsible for damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services.

WARRANTY POLICY CONSISTS OF A “ONE TIME” REPLACEMENT OF PLANT MATERIAL.

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Manufacturer’s warranty applies for all electrical/electronic parts

Irrigation system loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt damage, lack of proper maintenance, or acts of God are excluded from this warranty.

United Land Services is not responsible for irrigation system damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services.

PARTS AND LABOR REPLACED UNDER WARRANTY POLICY ARE A "ONE TIME" REPLACEMENT

5. Lighting: United Land Services warrants the installation labor for 1 year from completed installation date. All lighting system parts are manufacturer warranty only, including, but not limited to, housings/enclosures, controls, transformers, bulbs, LED or other current light emitting technology/sources.

Lighting system loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt damage, lack of proper maintenance, or acts of God are excluded from this warranty.

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Hardscape loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt damage, lack of proper maintenance, or acts of God are excluded from this warranty.

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7. SOD: Customer has option to inspect and/or reject sod at delivery before installation. After installation there is no warranty.

United Land Services is not responsible for damage to new or existing sod done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services

8. STATED WARRANTIES ARE ONLY EFFECTIVE UPON CUSTOMER’S PAYMENT IN FULL OF TOTAL CONTRACT PRICE, INCLUDING ANY CHANGE-ORDERS. WARRANTY IS EFFECTIVE FROM THE DATE OF PLANT INSTALLATION. SELLER HEREBY DISCLAIMS ANY AND ALL OTHER WARRANTIES, WHETHER EXPRESSED OR IMPLIED, INCLUDING FITNESS FOR ANY PARTICULAR PURPOSE OR MERCHANTABILITY. CUSTOMER WAIVES ALL INCIDENTAL OR CONSEQUENTIAL DAMAGES AND AGREES THAT THE LIABILITY OF THE SELLER FOR ANY AND ALL CLAIM, WHETHER BREACH OF CONTRACT, BREACH OF WARRANTY, NEGLIGENCE OR OTHERWISE, IS LIMITED TO THE PURCHASE PRICE OF THE DEFECTIVE WORK OR MATERIAL.

9. ALL WARRANTY IS NULL AND VOID IF INVOICE HAS NOT BEEN PAID IN FULL

10. Resale/Transfer of Warranties: In the event of resale, the seller does not adopt or ratify any warranty, expressed or implied, made by the Customer, and the Seller shall have no liability hereunder. Customer agrees to defend, indemnify, and hold seller harmless from and against any liability of any kind to any person or entity whatsoever arising out of any warranty, expressed or implied, made by the Customer in connection with any resale. The warranties provided herein fully accrue only to the benefit of the original Client and are neither transferable to nor enforceable by any other party.

11. Return policy and claims not arising under warranty: No merchandise may be returned or exchanged without the prior authorization of the Seller. Requests for the return of merchandise and any claims or complaints not arising under Seller's warranty, including credits on unused landscape material, must be made within ten (10) days after Customer's receipt of the merchandise. Customers' returning merchandise will be charged a 10% charge for restocking materials and any transportation costs that are incurred related to the return of the merchandise.

12. Delays in delivery, shortages and substitutions: Seller shall not be responsible for delays in delivery or for any loss or damage resulting from the delays due to weather conditions, crop failures, government action, strikes, acts of war, fire, casualty shortages, inability to obtain materials or other causes beyond the seller's control. In the event one or more of the foregoing occurrences, the seller reserves the right to make partial shipment or to substitute such other, similar merchandise for the merchandise ordered, as may be reasonably available, and of equal quality and suitability.

13. Corporate Approval: This Agreement shall not be valid or enforceable until signed by an authorized agent of Seller at its office in Jacksonville, Florida.

14. Governing Law and Venue: The laws of the state of Florida shall govern the rights, duties, and obligations of the parties. The Customer hereby submits to the jurisdiction of the courts of that state as to any dispute arising out of the contract between the parties and agrees that any litigation between the parties shall be brought in the courts of Duval County, Florida.

15. Collection Costs and Attorneys Fees: In the event that collection efforts are necessary for seller to collect any amounts due under this agreement, Customer agrees to pay all of Seller's resulting expenses and collection costs, including but not limited to attorney's fees and court costs, whether suit be filed or not. In the event of litigation, the prevailing party shall be entitled to recover reasonable attorney's fees.

16. Integration and Modification: The terms and conditions of the sale stated herein and, on the face, hereof constitute the final, complete and exclusive agreement of the parties and all prior negotiations and agreements with salesperson or other agents of Seller are merged herein. The Customer acknowledges that he has not relied upon any representations not contained herein. No modifications of the terms and conditions of sale shall be of any force or effect unless in writing and signed by a corporate officer of Seller at its office.

17. Survival: If any provision of the terms and conditions of the sale stated herein and, on the face, hereof shall for any reason be held prohibited by or invalid under applicable law, in whole or part, such provision shall be ineffective to the extent of such promotion or invalidity, without invalidating the remainder of such provision or the remaining provision or the remaining provisions hereof.

18. Interest: Customer agrees to pay interest at the rate of 18% per annum on all amounts not paid within thirty (30) days from the date of the invoice.

19. Design Services: Any design services or revision of designs done by Seller will remain the property of Seller. These ideas, designs, and plans are not to be used, reproduced, altered, or transferred in any matter whatsoever without the express written consent of Seller

20. Lien Law Notice: The Lien Law Notice attached hereto is hereby incorporated by reference

21. Fuel Surcharge: The Company reserves the right to apply a fuel surcharge or adjust existing fuel surcharges at any time due to fluctuations in fuel prices, transportation costs, or related operating expenses. Any such surcharge shall be added as a separate line item and is payable under the same

terms as the underlying services.

LIEN LAW NOTICE

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS OR NEGLECTS TO MAKE OTHER LEGALLY REQUIRED PAYMENTS, THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR

WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR SUBCONTRACTOR MAY HAVE FAILED TO PAY. FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX AND IT IS RECOMMENDED THAT WHENEVER A SPECIFIC PROBLEM ARISES, YOU CONSULT AN ATTORNEY.

By	_____	**By**	_____
	Omar Lopez		
Date	10/6/2026	**Date**	_____
	United Land Services		**Rivington CDD**

ESTIMATE

PO BOX 545 Apopka FL 32704
admin@seabreezepool.com
(407) 385-2847

Estimate #	3240-1
Date	Thu Oct 08, 2026
Total	$8,510.00

Prepared For:
Justin Fisher
833 Terrapin Dr
DeBary, Florida 32713
(407) 569-7777
jfisher@azuria.com

Description	QTY	Price	Amount
Part General (0.00) New Backplate O-Ring, Mechanical Seal, and Shaft Sleeve	2.00	$475.00	$950.00
 **Labor 1** Labor Installation of 7.5 HP Single-Phase Motors	2.00	$900.00	$1,800.00
Part General New 213/215 JM Frame 7.5HP Single Phase ODP Motor	2.00	$2,880.00	$5,760.00
		Sub total	$8,510.00
		Total	$8,510.00

Terms:
Estimates are an approximation of charges to you, and they are based on the anticipated details of the work to be done. It is possible for unexpected complications to cause some deviation from the estimate.

Repairs - Service - Remodeling

Thank You For Your Business

ESTIMATE

PO BOX 545 Apopka FL 32704
admin@seabreezepool.com
(407) 385-2847

Estimate #	3240-1
Date	Thu Oct 08, 2026
Total	$26,190.00

Prepared For:
Justin Fisher
833 Terrapin Dr
DeBary, Florida 32713
(407) 569-7777
jfisher@azuria.com

Description	QTY	Price	Amount
Part General Jandy JCP071BDS Commercial Polymer Pool Pump – 7.5 HP ODP, 230V Single-Phase (with Strainer) High-performance commercial-grade pool pump designed for efficient water circulation in demanding commercial and large residential applications. Features a durable 30% glass-filled polymer body with stainless-steel hardware for superior corrosion resistance and long-term reliability. Ideal for high-flow commercial circulation systems requiring reliable, energy-efficient performance in covered equipment rooms or outdoor pad installations.	2	$9,520.00	$19,040.00

Labor & Materials Installation – Two (2) Jandy JCP071BDS 7.5 HP Commercial Pool Pumps (Swap-Out) Remove existing pumps and install two (2) new Jandy JCP071BDS 7.5 HP ODP commercial polymer pumps. Existing suction and discharge flanges and piping will be reused. Work includes: Disconnect and remove existing pumps Inspect and clean existing flange faces and gaskets; replace gaskets as needed Set and align new pumps on existing equipment pads Bolt new pumps to existing ANSI-150 flanges using new stainless hardware Connect pumps to existing electrical disconnects/wiring (230V single-phase) Verify proper rotation, prime pumps, and test operation under load Check for leaks at all connections and make final adjustments All work performed to manufacturer specifications and applicable electrical codes. Existing electrical service and disconnects assumed adequate and in good working condition.	2	$1,250.00	$2,500.00
Part General Little Giant 6EC Series sump and light effluent pump features 1/3 horsepower Permanent Split Capacitor (PSC) motors providing lower current draw, energy efficiency, improved performance, and cooler-running for durability. The 6EC Series sump and light effluent pump offers multiple switch options for automatic operation. Built on the industry's best 6E platform, the 6EC Series consumes only 5.0 amps while producing 53 gpm @ 5' of head and reaching a maximum shut-off of 28'. Available with either 10' or 20' power cords. Features: 53 GPM, 28Ft Shut off Piggyback Vertical Diaphragm Switch allows for smaller footprint instilation 3 Year Warranty	2	$450.00	$900.00

Labor & Materials Furnish and install two (2) new 1/3 HP submersible sump/effluent pumps (Little Giant 6EC Series or equal), complete with piggyback diaphragm switches. Work includes: Set pumps in existing or newly prepared sump basins/pits Install check valves and discharge piping connections Connect pumps to existing or newly provided electrical outlets (115V) Adjust and test piggyback diaphragm switches for proper on/off levels Verify pump operation, flow, and automatic cycling Confirm all connections are secure and leak-free Pumps will be installed and tested in accordance with manufacturer specifications. Existing basins and electrical provisions assumed suitable unless otherwise noted.	2	$300.00	$600.00
Part General 18″ Black Square Catch Basin Drain Kit with Green Plastic Grate Heavy-duty 18″ × 18″ square catch basin that collects and directs stormwater runoff from lawns, landscaped areas, driveways, parks, and courtyards. Constructed of durable high-density polyethylene (HDPE) for long-term corrosion and UV resistance	1	$500.00	$500.00
Labor & Materials Furnish and install one (1) 18″ black square catch basin drain kit complete with green plastic grate	1	$150.00	$150.00

Labor & Materials Trenching & Drainage Plumbing – Approximately 80 Linear Feet Excavate approximately 80 linear feet of trench from the pool equipment area to the existing catch basin. Install directional drainage piping and fittings to properly convey water from the equipment area to the catch basin. Work includes: Excavation of trench to proper depth and grade Installation of drainage pipe and required fittings Connection to the catch basin Backfilling and compaction of trench upon completion All work will be performed to ensure positive drainage and prevent standing water in the equipment area.	1	$2,500.00	$2,500.00
		Sub total	$26,190.00
		Total	$26,190.00

Terms:
Estimates are an approximation of charges to you, and they are based on the anticipated details of the work to be done. It is possible for unexpected complications to cause some deviation from the estimate.

Repairs - Service - Remodeling

Thank You For Your Business

PROFESSIONAL AQUATIC SERVICES

ESTIMATE	#22142
ESTIMATE DATE	Oct 14, 2026
EXPIRATION DATE	Oct 29, 2026
TOTAL	$32,814.00

Rivington CDD
Rivington CDD
833 Terrapin Dr
DeBary, FL 32713

(407) 569-7777
jfisher@azuria.com

CONTACT US

3940 St Johns Parkway
Sanford, FL 32771

(321) 926-3536
admin@professionalaquaticservices.com

ESTIMATE

Option #1

Services	amount
To install two Jandy JCP Pump ODP 7.5HP This is a high-performance commercial-grade pool pump designed for efficient water circulation in inground pools. Engineered with durable polymer and stainless steel materials, this pump features a 4-inch discharge and 6-inch suction size to optimize flow rates while maintaining energy efficiency. The Open Drip Proof (ODP) motor enclosure ensures reliable operation with excellent ventilation, suitable for demanding pool environments. - Powerful 7.5HP Motor: Delivers maximum flow and pressure with 3450 RPMs for demanding commercial applications. - ODP Motor Enclosure (Open Drip Proof): Ensures effective air cooling while remaining cost-effective for covered equipment rooms. - Durable Build: Constructed with corrosion-resistant polymer and stainless steel for long-term reliability. - Built-in Strainer: Reduces debris entering the pump, minimizing maintenance and prolonging motor life. - Certified Safe: Meets NSF, ANSI, and ETL standards for commercial pool applications. - Single-Phase Power: Operates on 230V, simplifying installation for most facilities.	$26,436.00
To install two Submersible Sump Pump/Effluent Pump 1/3 hp with Piggyback Diaphragm Switch This sump and light effluent pump features 1/3 horsepower Permanent Split Capacitor (PSC) motors providing lower current draw, energy efficiency, improved performance, and cooler-running for durability. The 6EC Series sump and light effluent pump offers multiple switch options for automatic operation. Built on the industry's best 6E platform, the 6EC Series consumes only 5.0 amps while producing 53 gpm @ 5' of head and reaching a maximum shut-off of 28'. Available with either 10' or 20' power cords. 53 GPM, 28Ft Shut off Piggyback Vertical Diaphragm Switch allows for smaller footprint instilation 3 Year Warranty	$1,782.00
To install an 18" Black Square Catch Basin Drain Kit with Green Plastic Grate Stormwater that can't properly drain not only leaves a big, mucky mess and unsafe, slippery surfaces-it can erode the soil, lead to mosquito breeding grounds, and cause costly water damage to property. The solution, put a drainage system in place. The 18 in. square catch basin drain kit is designed to take care of heavy flows from lawns, landscaped areas, parks, driveways, and courtyards, and includes the components you need to collect and direct water to drainpipe. - Collect stormwater runoff and standing water on your property and direct to drain pipes before it causes costly damage - Manage heavy flows of water from lawns, landscaped areas, parks, driveways, and courtyards - Outlet adapters provide a secure, soil-tight fit to pipe—no tape or glue required - Included plug seals catch basin opening - Keyed openings on basin lock outlet adapters in place	$1,212.00

To trench approximately 80 feet from the pool equipment area to the existing catch basin and install directional drainage plumbing. Includes excavation, required piping and fittings, and connection to the catch basin to facilitate proper water drainage. The trench will be backfilled upon completion.	$3,384.00

Subtotal	$32,814.00
Total	**$32,814.00**

2002 West Grand Parkway North | Suite 100 | Katy, Texas 77449
6562473501 | nmontagna@infraMark.com |
www.inframark.com/maintenance

RECIPIENT:

Justin Fisher
833 Terrapin Drive
DeBary, Florida 32713

Estimate #623

Sent on	Oct 08, 2026
Total	**$9,745.04**

Product/Service	Description	Qty.	Unit Price	Total
Labor and Material	Pressure Washing & Painting of Monuments Provide all labor, materials, equipment, and mobilization necessary to pressure wash, prep, and paint the existing monuments at Rivington & Ft. Florida and the monuments near Ryan Homes. Main Monuments at Rivington & Ft. Florida Pressure wash and paint wall sections measuring approximately 135' L x 3' H Pressure wash and paint wall sections measuring approximately 264' L x 3' H Pressure wash and paint monument sign measuring approximately 10' x 8' Pressure wash and paint 16 pillars, each measuring approximately 40" x 40" Monuments Near Ryan Homes Pressure wash and paint two monuments, each measuring approximately 44' L x 8' H Scope of Work Pressure wash all designated surfaces to remove dirt, mildew, algae, and loose surface debris. Allow surfaces to dry and prepare them as necessary for proper paint adhesion. Paint all designated monument walls, pillars, and sign surfaces using exterior-grade paint. Protect surrounding areas from overspray and paint splatter. Remove job-related debris and leave the work areas clean and presentable upon completion. Proposal includes labor, materials, equipment, and mobilization required to complete the work. Total: approximately 2,692 sq. ft. of pressure washing and painting	2692	$3.62	$9,745.04

Total **$9,745.04**

2002 West Grand Parkway North | Suite 100 | Katy, Texas 77449
6562473501 | nmontagna@infram ark.com |
www.inframark.com/maintenance

Unless stated otherwise above, payments are due in accordance with the standard terms and conditions of this Contract. If any unforeseen problems should be discovered by the Company during the performance of the Services, the Company shall provide the Client with notice of said problems as soon as reasonably possible and identify the nature of such problem and any additional cost that may be incurred. Unless otherwise specified, rock removal, dewatering, cover up, and haul off are not included in the Contract Price. The Company shall not be responsible for all damage to unmarked underground lines. Any changes requested by the Client are not covered by this Contract, and must be add subsequently, at the cost agreed upon by both parties. All labor and materials provided under this scope of work are warranted for a period of one (1) year from the date of completion. This warranty covers defects in workmanship and installation. Any defective work identified within the warranty period will be repaired or replaced at no additional cost.

Signature: _____ Date: _____