INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Parkway Center Community Development District

September 23, 2026

Final Agenda Package

ZOOM MEETING INFORMATION

Meeting ID: 832 1556 4329 Passcode: 140459

https://us06web.zoom.us/j/83215564329?wd=YRBV1t4PEuFkvEIjmLbvI9RKjwwXTR.1

2005 Pan Am Circle, Suite 300
Tampa, FL 33607

CLEAR PARTNERSHIPS



Parkway Center
Community Development District

Board of Supervisors
Koko Miller, Chairman
JoAnn Ward, Vice Chairperson
Tanya O'Connor, Assistant Secretary
Claudia Bryant, Assistant Secretary
Vacant, Assistant Secretary

District Staff
Alba Sanchez, District Manager
Erin McCormick, District Counsel
Tonja Stewart, District Engineer
Dale Wentzel, Onsite Manager
Christy Fowler, Field Inspection Coordinator
Diana Lopez, District Accountant
Kareen Baker, District Admin

Regular Meeting Agenda

Wednesday, September 23, 2026, at 6:30 p.m.

The Regular Meeting of the **Parkway Center Community Development District** will be held on **Wednesday, September 23, 2026, at 6:30 p.m. at the Parkway Center CDD Clubhouse, 7461 S. Falkenburg Road, Riverview, Florida 33578.** 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:

Zoom's Meeting Information

https://us06web.zoom.us/j/83215564329?pwd=YRBV1t4PEuFkvEIjmLbvI9RKjwwXTR.1

Meeting ID: 832 1556 4329 Passcode: 140459

All cellular phones must be turned off during the meeting.

THE REGULAR MEETING OF THE BOARD OF SUPERVISORS

1. **PLEDGE OF ALLEGIANCE**
2. **CALL TO ORDER/ROLL CALL**
3. **APPROVAL OF AGENDA**
4. **PUBLIC COMMENTS**

   (Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)
5. **STAFF REPORTS**

   A. District Counsel

   B. District Engineer

   C. Field Inspection Report

   D. Landscape – Response to Field Inspection Report

   i. Consideration of Russell Landscape Proposals:

   #55-30-10 – Selective Herbicide Application

   #55-60-9 – Pine Tree Stump Grinding

   #55-60-11 – School Entrance Landscape

#55-60-12 – Palm Tree Removal

#55-60-14 – Tree Trimming

#55-60-15 – Stump Grinding

#55-20-1 – Pool House Controller – Repairs Needed

#55-20-2 – Deer Chase Entrance – Repairs Needed

#55-20-3 – Falkenburg Road Utility Station Repairs Needed

#55-20-4 – Amberly Entrance Controller Repairs

#55-20-5 – Towne Lake Zones Repairs

#55-20-6 – Still Creek Controller Repairs Needed

#55-20-7 – Deep Maple – Repairs Needed

#55-20-8 – Still River North Repairs Needed

ii. Palm Tree Report and Inspection Assessment

iii. Discussion of Fall 2026 Seasonal Color Options

iv. Wet Check Proposals

#55-20-1 Through #55-20-8

E. Aquatic Report

F. District Manager's Report

G. On-Site Manager's Report

6. BUSINESS ITEMS

A. Consideration of Illuminations Holiday Lighting Proposal #IHL-PKC-2026-01 – Clubhouse Permanent and Seasonal Lighting

B. Discussion Regarding the Recently Installed Light Pole -Uplighting Options

C. Discussion Regarding Additional Lighting at the Entrance of Summerwood

D. Consideration of Color Burst Proposal #55-40-XX – Install Annual Flower Plants **(Tabled Item)**

E. Consideration of Amenity Management Proposals

i. Folio Association Management

ii. Associa **(To Be Sent Under Separate Cover)**

iii. S2W Security LLC

7. CONSENT AGENDA

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

B. Review of the August 2026 Financial Report and Consideration of Check Register and Operations and Maintenance Report

C. Cash Flow Analysis as of September 16, 2026

8. OLD BUSINESS

9. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

10. PUBLIC COMMENTS ***(Comments limited to (3) minutes Per Speaker)***

11. ADJOURNMENT

The next Meeting is scheduled for October 28, 2026, at 6:30 p.m.



Parkway Center CDD September 2026

Field Inspection Report

Wednesday, September 2 2026

Prepared For Board Of Supervisors

22 Issues Identified

22 Issues Incomplete

Christy Fowler

Inframark

Issue 1

Assigned To: Russell

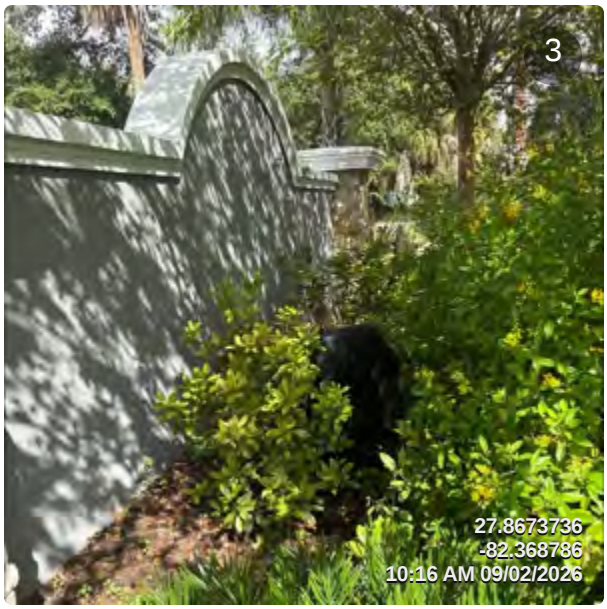
South Falkenburg Road – Monument by Clubhouse

Observation:
Trash and debris have been dumped behind the monument near the clubhouse.

Recommendation:
Remove trash and debris.







Issue 2

Assigned To: Russell

Location:
Amenity Center Monument

Observation:
Weeds are present within the landscape bed. The previously cleared area behind the monument also requires continued maintenance.

Recommendation:
Treat weeds and maintain the cleared area behind the monument.





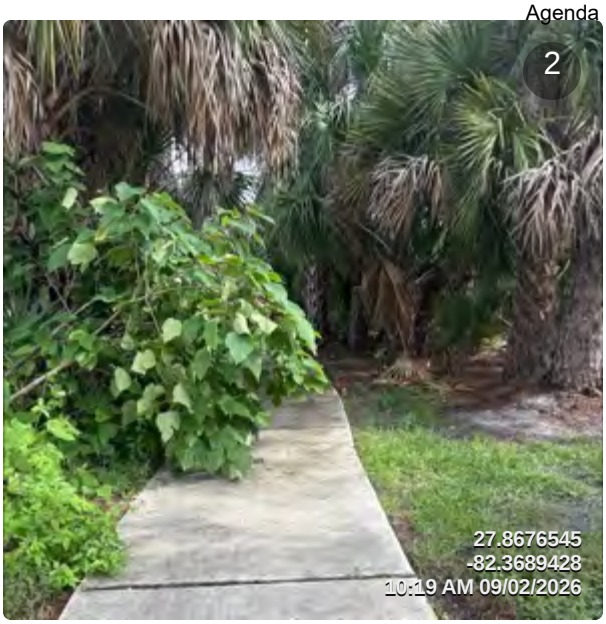
Issue 3

Assigned To: Russell

Location:
Falkenburg/S 78th St Monument
Observation:
Vegetation is encroaching onto the sidewalk. A dead pine tree was also observed in the area.

Recommendation:
Cut back sidewalk growth and provide a proposal for removal of the dead pine tree.





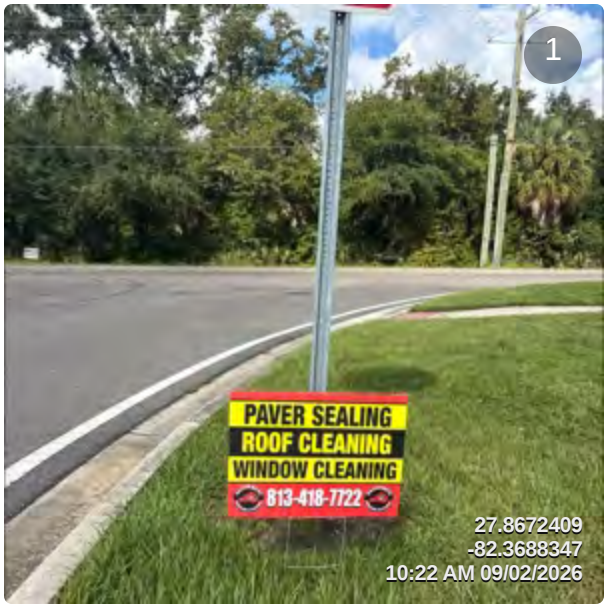
Issue 4

Assigned To: Russell

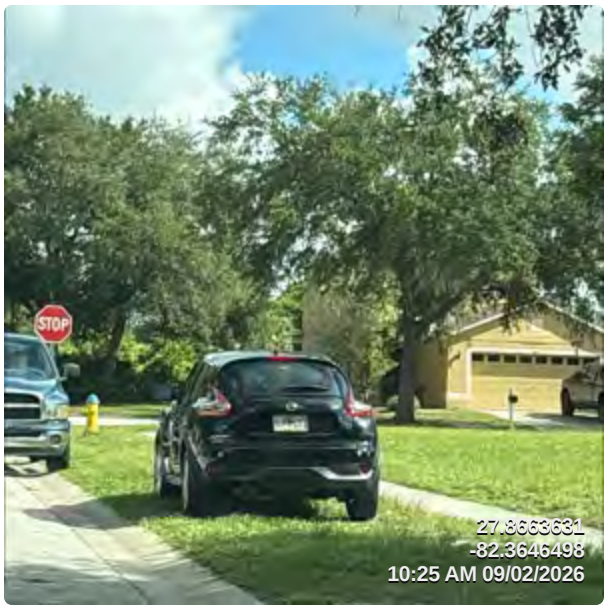
Throughout the Community

Observation:
Temporary signs are present around stop signs and vegetation requires string trimming around the sign areas.

Recommendation:
Remove temporary signs during each service and string trim around stop signs.







Issue 5

Assigned To: Board

Location:
Deer Chase Drive – Easement

Observation:
A vehicle was observed parked within the easement on Deer Chase Drive.

Recommendation:
Monitor the easement and keep the area accessible.

Issue 6

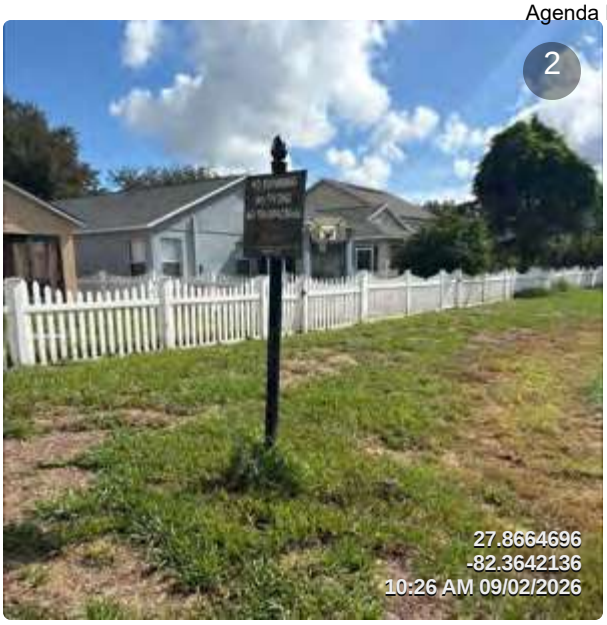
Assigned To: Russell

Location:
Pond 9 Easement

Observation:
The easement to Pond 9 is being missed during routine maintenance. The aeration box needs to remain clear, the buffer should be maintained closer to the pond, and vegetation around the signs requires string trimming.

Recommendation:
Include the easement in routine service, clear the aeration box, maintain the pond buffer, and string trim around signs.









Issue 7

Assigned To: Russell

Location:
Belmont Entrance – Back Bullnose

Observation:
The back side of the bullnose at the Belmont entrance has missing Jasmine. Juniper requires detailing, tree suckers are present on the Crape Myrtle, and irrigation should be evaluated.

Recommendation:

Fill in with Jasmine, evaluate irrigation, manicure the Juniper, and remove Crape Myrtle suckers.









Issue 8

Assigned To: Russell

Location:
Throughout Community

Observation:
Temporary service/advertising signs were observed throughout the community.

Recommendation:
Remove signs throughout the community.



Issue 9

Assigned To: Russell

Location:
Willow Beach Drive – Pocket Park

Observation:
Tree limbs are hanging low over the sidewalk and require canopy lifting to maintain pedestrian clearance.

Recommendation:
Raise tree limbs over the sidewalk.

Issue 10

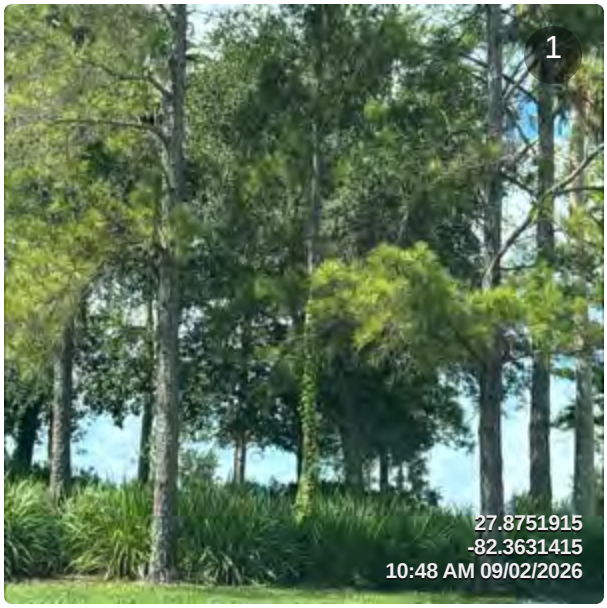
Assigned To: Russell

Location:
Landscape/Turf Area

Observation:
Vines are growing within the trees. The turf also has an uneven mowing appearance.

Recommendation:

Remove vines and check mower blade sharpness, deck level, and tire pressure.







Issue 11

Assigned To: Russell

Location:
Roundabout – Round Leaf Lane

Observation:
Palms require trimming and weeds are present within the landscape bed.

Recommendation:
Trim palms and treat weeds.



Issue 12

Assigned To: Russell

Location:
Nightshade & Round Leaf Lane

Observation:
Tree limbs are hanging low and require canopy lifting.

Recommendation:
Raise tree limbs to maintain clearance.

Issue 13

Assigned To: Russell

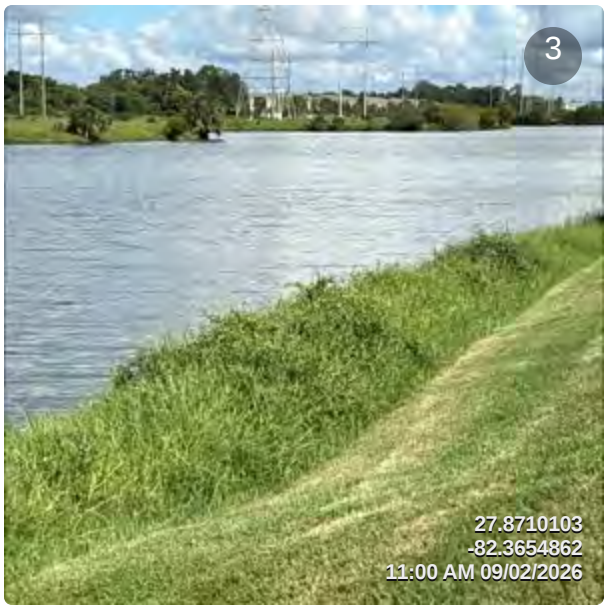
Location:
Pond 15

Observation:
The pond buffer is extending too far from the water's edge and is taller than desired.

Recommendation:
Maintain the buffer closer to the water and trim the buffer height.


1
27.8727615
-82.3653543
10:57 AM 09/02/2026


2
27.8727297
-82.3654433
10:57 AM 09/02/2026


3
27.8710103
-82.3654862
11:00 AM 09/02/2026


4
27.870576
-82.365529
11:03 AM 09/02/2026


5
27.8704612
-82.365489
11:04 AM 09/02/2026



Issue 14

Assigned To: Russell

Location:
Ponds 14 & 15

Observation:
The pond buffer is being maintained too far from the pond edge.

Recommendation:
Keep the buffer closer to the pond edge.



Issue 15

Assigned To: Russell

Location:
Pond 15 – Bank/Toe of Pond

Observation:
A section along the bank at the toe of Pond 15 was missed during mowing and has been reported many times.

Recommendation:
Include in weekly service.

Issue 16

Assigned To: Russell

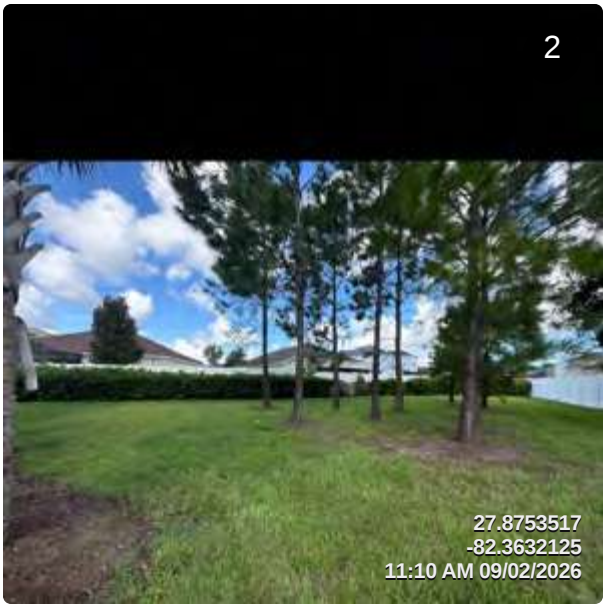
Location:
Blue Beach Drive – Pocket Park

Observation:
Weeds are present within the pine tree landscape bed. Torpedo grass is growing along the shrub row, and dead branches were observed on the Viburnum.

Recommendation:

Treat weeds and Torpedo grass and remove dead branches from the Viburnum.











Issue 17

Assigned To: Russell

Location:
Harvest Glen Monument – Outside Gate

Observation:
Vegetation around the monument requires additional detailing to provide a neat and uniform appearance.

Recommendation:
Trim vegetation to a neat and uniform appearance.

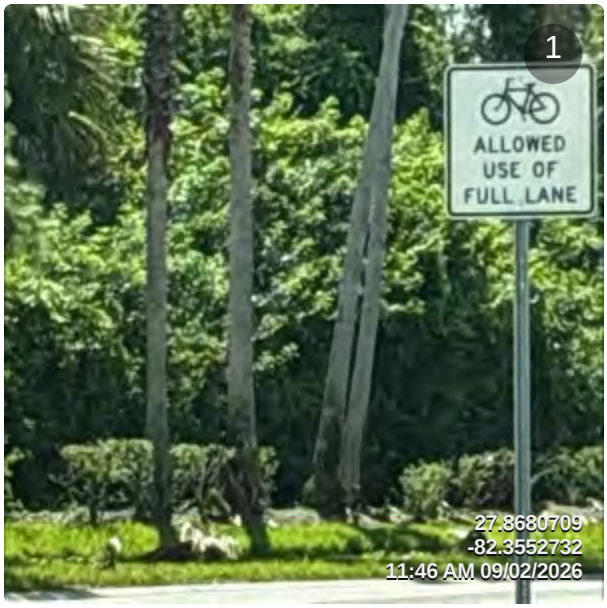
Issue 18

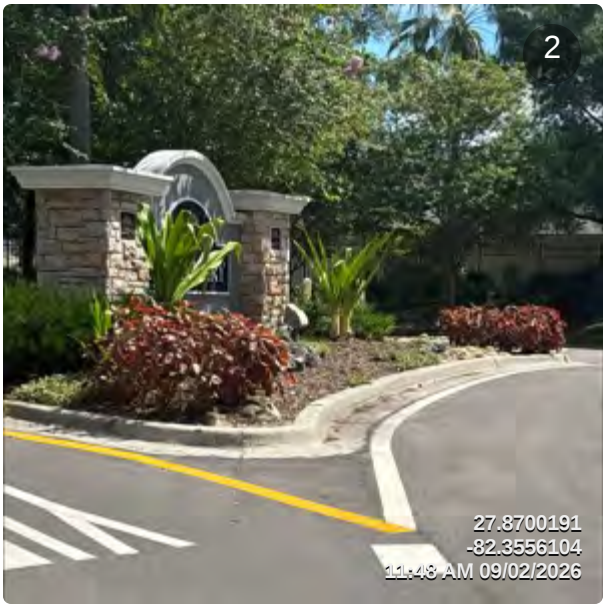
Assigned To: Russell

Location:
Still Creek Drive & Moccasin Trail Drive

Observation:
Palm debris was observed at the intersection.

Recommendation:
Collect and remove palm debris.





Issue 19

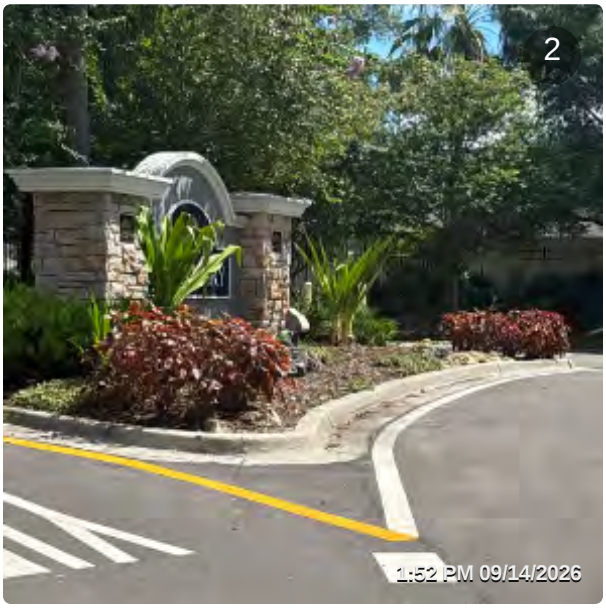
Assigned To: Board/Russell

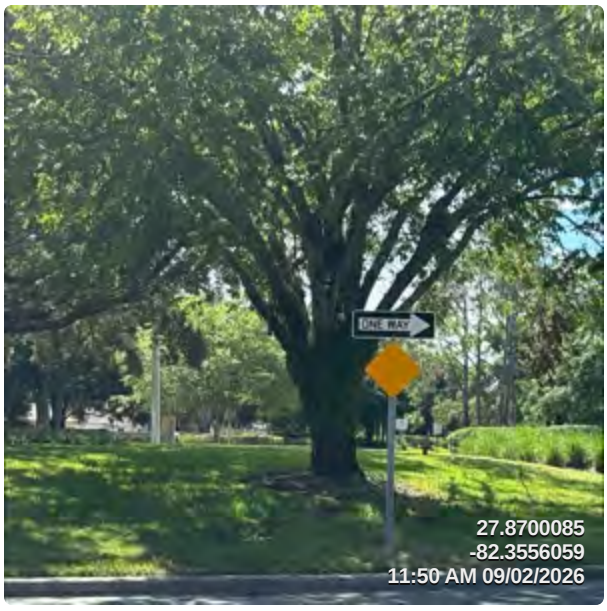
Location:
Intersection Landscape Bed

Observation:
Copperleaf is creating a line-of-sight concern. Due to its rapid growth, the plant material requires frequent maintenance to keep it below the sight line.

Recommendation:
Consider replacing the Copperleaf with lower-growing plant material to maintain clear sight lines.







Issue 20

Assigned To: Russell

Location:
Roundabout Across from Sanctuary

Observation:
Weeds are present within the tree ring at the roundabout.

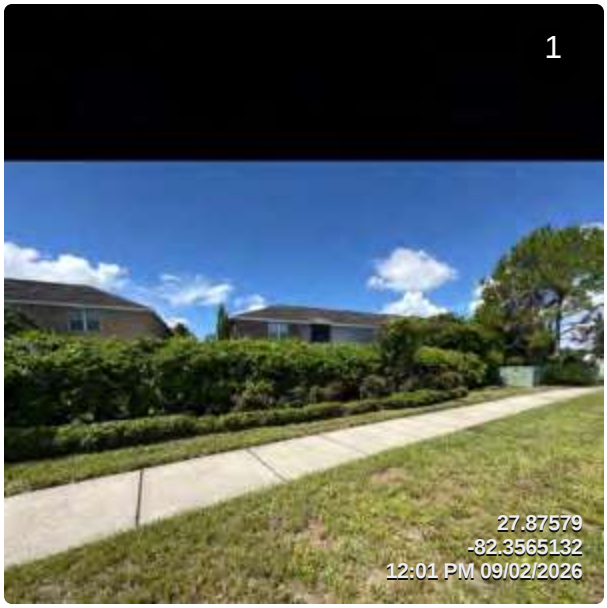
Recommendation:
Treat and remove weeds.

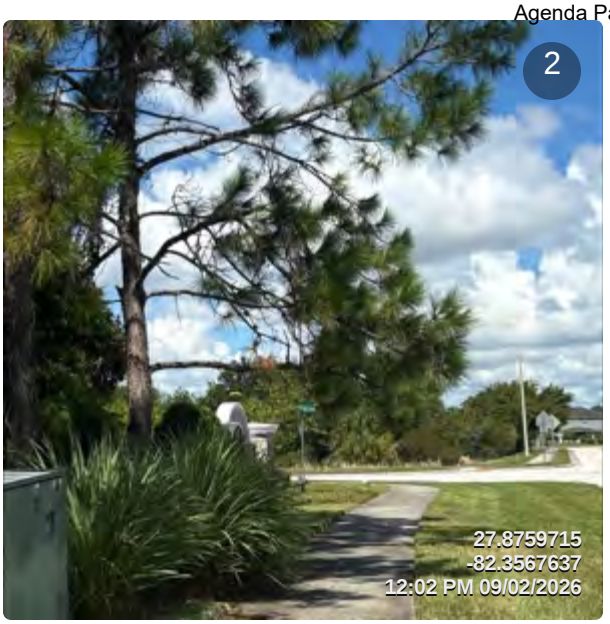
Issue 21

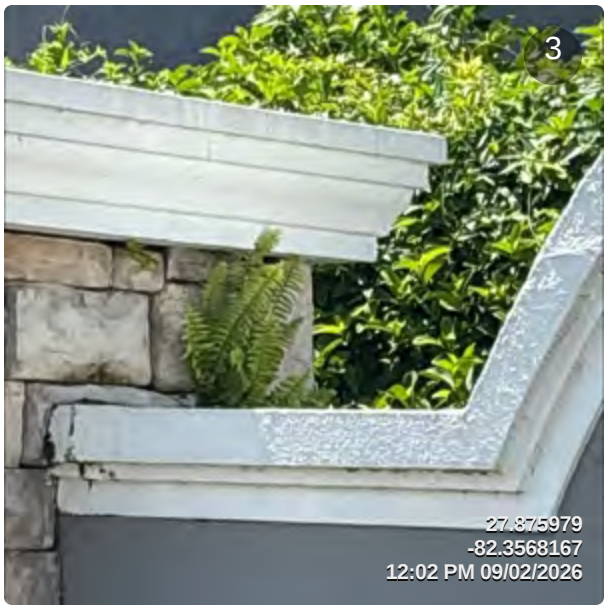
Assigned To: Russell

Location:
Pine Ridge

Observation:
The Pine Ridge area requires landscape detailing. Tree limbs are hanging over the sidewalk, fern growth is present within the monument sign, plant material requires separation, and shrubs are overgrown. The conditions are documented in the photos.
Recommendation:
Detail the area, raise limbs, remove fern growth, separate plant material, and trim overgrown shrubs.


1
27.87579
-82.3565132
12:01 PM 09/02/2026


2
27.8759715
-82.3567637
12:02 PM 09/02/2026


3
27.875979
-82.3568167
12:02 PM 09/02/2026


4
PINE RIDGE
27.8759885
-82.35681
12:02 PM 09/02/2026


5
27.8757863
-82.3564972
12:04 PM 09/02/2026



Issue 22

Assigned To: Advanced Aquatic

Location:
Pond 1 – Southwest Corner

Observation:
Algae is present along the southwest corner of Pond 1.

Recommendation:
Treat algae as needed.

Response to Field Inspection Report

Parkway Center CDD | August 2026

Project	Parkway Center CDD — August 2026 Field Inspection
Inspection report by	Christy Fowler, Inframark
Field observation dates	July 29, 2026 and August 5, 2026
Prepared for	Board of Supervisors
Response date	August 19, 2026
Issues addressed	17 of 17

The following addresses each of the seventeen issues identified in the August 2026 field inspection. Items assigned to the landscape maintenance contractor are scheduled for correction under the current maintenance agreement at no additional cost to the District. Items assigned to the Board are replacement or enhancement work that requires pricing and Board approval before it can proceed; those items are consolidated into a single annual and enhancement proposal accompanying this response so the Board can review the full scope and cost in one place rather than as separate approvals.

Where the underlying cause of a condition has not been established, the response below states what will be verified before corrective work is performed. Replacing plant material or turf without first correcting an irrigation, drainage, or pest issue produces a second failure in the same location within one season, and the recommendations reflect that.

SUMMARY OF DISPOSITIONS

Issue	Location	Assigned To	Disposition
1	Lift station, S. Falkenburg Rd.	Contractor	Diagnosis scheduled; findings to follow
2	Blue Beach Dr. cul-de-sac	Contractor	Scheduled — next service visit
3	Landscaped island — palms	Contractor	Scheduled – Beginning Of Bi-weekly Service
4	Belmont entrance	Board	Annual proposal — pending approval
5	Still Creek / Moccasin Trail bullnose	Board	Irrigation check + annual proposal
6	Amberly entrance	Contractor	Scheduled — next service visit
7	Amberly landscape bed	Board	Annual proposal — pending approval
8	Still River Dr. roadway	Neptune	Referred; roadway blow-off continuing
9	Pine Ridge entrance	Board	Annual proposal — pending approval
10	Deep Maple Dr. — Baywood / Summerwoods	Board	Annual proposal — pending approval

Issue	Location	Assigned To	Disposition
11	Pine Ridge monument	Board	Annual proposal — pending approval
12	Castle Creek Dr. / S. Falkenburg Rd.	Board	Removal + install quoted separately
13	Summerwood entrance	Board	Annual proposal — pending approval
14	Blue Beach islands	Board	Measurement in progress; proposal to follow
15	Still River Dr. sidewalk	Contractor	Priority — next service visit
16	S. Falkenburg Rd. dead palm	Contractor	Removal proposal to be submitted
17	S. 78th St. / S. Falkenburg Rd. monument	Board	Annual proposal — pending approval

ISSUE-BY-ISSUE RESPONSE

Issue 1 — Lift Station off S. Falkenburg Road, North of Willow Beach Drive

Assigned to: Maintenance Contractor

Inspection note: *Turf damage and decline observed around the lift station; cause to be determined.*

Response: Agreed. The decline pattern shown is consistent with more than one possible cause, so the area will be diagnosed before any corrective treatment or replacement turf is proposed. Treating blindly in this location tends to waste an application and delay recovery.

Action to be taken:

- Field diagnosis of the affected turf: soap-flush and thatch inspection for chinch bug and sod webworm, examination of leaf blades and runners for take-all root rot and gray leaf spot, and a soil probe to check compaction and rooting depth.
- Wet-check of the irrigation zone serving the lift station to confirm head spacing, arc, pressure, and any blockage from the adjacent fence line and shrub row; controller run times reviewed against current schedule.
- Review of service-vehicle and equipment traffic around the lift station structure, which commonly causes compaction and mechanical wear in this type of location.
- Corrective treatment applied as indicated by the diagnosis (curative insecticide and/or fungicide, aeration, irrigation repair or schedule adjustment) under the current maintenance agreement.
- Written findings provided to the District. If turf replacement is warranted after the cause is corrected, a sod proposal with measured square footage will be submitted separately.

Status: Evaluation scheduled; findings and any related proposal to follow.

Issue 2 — Cul-de-sac at the End of Blue Beach Drive

Assigned to: Maintenance Contractor

Inspection note: *Palm seed pods require removal; weed treatment already completed in the area.*

Response: Agreed. Seed pods and spent inflorescences will be cut and removed, and the debris hauled from the site rather than blown into adjacent turf or the stormwater system.

Action to be taken:

- Remove and dispose of all palm seed pods and flower stalks in the cul-de-sac island.
- Continue the established weed program: spot post-emergent treatment on the routine rotation, with a pre-emergent application timed for the next window to reduce regrowth pressure.
- Area added to the walk-through checklist so seed pods are cut at the bud stage going forward instead of after they mature and drop.

Status: Scheduled for the next service visit.

Issue 3 — Landscaped Island — Palm Trimming, Cleaning, and Weed Removal

Assigned to: Maintenance Contractor

Inspection note: *Palm fronds require trimming, palms appear dirty, and weeds are present within the landscaped island.*

Response: Agreed. Palms will be trimmed to a standard hurricane-cut-free specification, removing only fronds at or below horizontal, together with seed pods and loose boots. Over-lifting is avoided because it weakens the palm and increases nutrient stress.

Action to be taken:

- Trim dead and declining fronds to the 9-and-3 standard; remove seed pods and loose boots where they release cleanly.
- Clean trunks of accumulated debris, vines, and epiphytic growth to the height reachable from the ground.
- Hand-pull and spot-treat weeds throughout the island, then refresh mulch to a 2 to 3 inch depth to suppress regrowth.
- Confirm a maintenance-grade fertility application for the palms is current; palms in island beds are frequently potassium-deficient, which shows first as frond discoloration.

Status: Scheduled Beginning of Bi weekly rotation. If any palms exceed the height covered under the maintenance agreement, a lift-access proposal will be submitted for those specimens only.

Issue 4 — Belmont Entrance — Annual Replacement

Assigned to: Board

Inspection note: *Approximately 45 annuals needed within the entrance planting area.*

Response: Count confirmed. This location is included in the consolidated annual rotation proposal submitted with this response for Board consideration.

Action to be taken:

- Remove and dispose of spent material and existing bed debris.
- Amend and till the planting bed with compost, and apply a slow-release starter fertilizer.
- Install approximately 45 annuals at the spacing appropriate to the selected species; color and variety to be confirmed by the Board.
- Refresh mulch and provide supplemental establishment watering for the first 30 days.

Status: Pending Board approval of the annual rotation proposal.

Issue 5 — Bullnose at Still Creek Drive and Moccasin Trail Drive — Declining Annuals

Assigned to: Board

Inspection note: *Approximately 11 annuals are declining.*

Response: Count confirmed and included in the consolidated annual proposal. Because the decline is concentrated in a bullnose, the irrigation and drainage serving that bed will be verified before replacement material is installed so that new plants are not set into the same failing conditions.

Action to be taken:

- Wet-check the zone serving the bullnose for coverage, head condition, and pressure, and confirm the bed is not holding water at the low end.
- Correct any irrigation or grading deficiency found prior to installation.

Status: Irrigation check to be completed under the maintenance agreement; replacement pending Board approval.

Issue 6 — Amberly Entrance — Palm Frond Debris

Assigned to: Maintenance Contractor

Inspection note: *Palm frond debris present within the landscaped area.*

Response: Agreed. Debris will be collected and hauled offsite. Because the cabbage palms at this entrance drop fronds continuously through the wet season, frond policing at the entrance will be handled as a standing item rather than only when noted on inspection.

Action to be taken:

- Collect and remove all fallen fronds, boots, and associated debris from the entrance landscape.
- Add entrance frond policing to the weekly service checklist through the end of the wet season.

Status: Scheduled for the next service visit; recurring item added to the weekly checklist.

Issue 7 — Amberly — Annual Installation

Assigned to: Board

Inspection note: *Approximately 55 annuals needed within the landscape bed.*

Response: Count confirmed and included in the consolidated annual rotation proposal. Bed preparation, fertilization, mulch, and 30-day establishment watering are included in the pricing for this location.

Action to be taken:

- Clear the bed of spent material and debris; amend and till.
- Install approximately 55 annuals in the Board-selected color.
- Fertilize, mulch, and monitor through establishment.

Status: Pending Board approval of the annual rotation proposal.

Issue 8 — Still River Drive — Debris Within the Roadway

Assigned to: Neptune

Inspection note: *Landscape or other debris observed within the roadway.*

Response: This item is assigned to Neptune and falls outside the landscape maintenance scope. For the District's information, the material in the photographs appears to be shoulder sediment and washout carried onto the pavement rather than landscape clippings, which points to a shoulder stabilization issue rather than a housekeeping one. Landscape crews will continue to blow all clippings off the roadway and back onto turf after every service so that no landscape-generated debris is contributing to the condition.

Action to be taken:

- Confirm with the District that Neptune has been notified and is scheduled to clear the roadway.
- Continue post-service roadway blow-off on every visit to Still River Drive.
- Available on request to price shoulder repair and sod stabilization along the affected run to prevent recurrence.

Status: Referred to Neptune. Proposal available on request for shoulder stabilization.

Issue 9 — Pine Ridge — Missing and Declining Annuals

Assigned to: Board

Inspection note: *Approximately 38 annuals are missing or in decline.*

Response: Count confirmed and included in the consolidated annual rotation proposal. Full bed turnover is recommended here rather than spot replacement, so that the bed reads as a single uniform planting instead of mixed-age material.

Action to be taken:

- Remove remaining declining material and prepare the bed.
- Install approximately 38 annuals, fertilize, and mulch.
- Verify irrigation coverage to the entrance bed prior to installation.

Status: Pending Board approval of the annual rotation proposal.

Issue 10 — Deep Maple Drive — Baywood / Summerwoods

Assigned to: Board

Inspection note: *Approximately 15 annuals needed within the landscape bed.*

Response: Count confirmed and included in the consolidated annual rotation proposal.

Action to be taken:

- Prepare the bed, install approximately 15 annuals, fertilize, and mulch.
- Confirm irrigation coverage at the monument bed prior to installation.

Status: Pending Board approval of the annual rotation proposal.

Issue 11 — Pine Ridge Monument

Assigned to: Board

Inspection note: *Approximately 20 annuals needed at the monument.*

Response: Count confirmed and included in the consolidated annual rotation proposal. This location will be scheduled in the same visit as Issue 9 to keep mobilization cost down and to keep the two Pine Ridge beds visually consistent.

Action to be taken:

- Prepare the bed, install approximately 20 annuals, fertilize, and mulch.
- Schedule concurrently with the Pine Ridge entrance installation.

Status: Pending Board approval of the annual rotation proposal.

Issue 12 — Castle Creek Drive and S. Falkenburg Road — Aztec Grass Removal and Annual Installation

Assigned to: Board

Inspection note: *Approximately 132 annuals recommended within the bullnose following removal of existing Aztec grass; an additional 125 annuals needed for the monument area.*

Response: Agreed, with a note for the Board's consideration. This is the largest single item on the report at 257 plants plus a full removal, so it is priced as two independent line items — removal and bed reconstruction, and annual installation — allowing the Board to approve one, both, or a phased approach.

Action to be taken:

- Remove existing Aztec grass complete with root mass, then regrade and reconstruct the bullnose bed with amended soil.
- Install approximately 132 annuals within the bullnose and approximately 125 annuals at the monument area, with fertilization, mulch, and establishment watering.
- Verify irrigation coverage and pressure to both areas before installation; a bullnose planting of this size will not hold color through the summer on marginal coverage.
- Alternate option available on request: a perennial and ornamental grass massing in the bullnose in place of seasonal annuals, which carries a higher install cost but eliminates the recurring rotation expense at this location.

Status: Pending Board approval. Removal and installation quoted as separate line items.

Issue 13 — Summerwood Entrance at S. Falkenburg Road and Still River Drive

Assigned to: Board

Inspection note: *Approximately 85 annuals needed within the entrance landscape area.*

Response: Count confirmed and included in the consolidated annual rotation proposal.

Action to be taken:

- Prepare the entrance bed, install approximately 85 annuals, fertilize, and mulch.
- Confirm irrigation coverage across the full length of the entrance bed prior to installation.

Status: Pending Board approval of the annual rotation proposal.

Issue 14 — Blue Beach Islands — Bare Areas / Groundcover Installation

Assigned to: Board

Inspection note: *Bare areas present within the landscape islands; groundcover such as perennial peanut or Jasmine minima recommended.*

Response: Agreed with the recommendation. The bare areas will be measured and a proposal submitted showing both options side by side so the Board can weigh appearance, establishment time, and long-term maintenance.

Action to be taken:

- Measure and document the total square footage of bare area across the islands.
- Perennial peanut (Arachis glabrata): very low input once established, drought tolerant, yellow bloom, best in full sun; slower to fill and higher material cost up front.
- Asiatic jasmine (Trachelospermum asiaticum "Minima"): faster and denser coverage, tolerates partial shade, lower material cost; requires routine edging to keep it off curbs, sidewalks, and adjacent turf.

- Either option quoted with soil preparation, installation at the correct on-center spacing, mulch, and a 60 to 90 day establishment period.
- Confirm irrigation coverage to the islands before installation; groundcover failures in island beds are most often a coverage problem rather than a plant selection problem.

Status: Measurement in progress; proposal with both options to follow for Board approval.

Issue 15 — Still River Drive Exiting Summerwood — Sidewalk Encroachment

Assigned to: Maintenance Contractor

Inspection note: *Coonties and surrounding vegetation encroaching onto the sidewalk.*

Response: Agreed, and this will be treated as a priority item given the pedestrian access implications. Coonties will be pruned by removing whole fronds at the base rather than being sheared, which preserves the plant form and prevents the flush of new growth that shearing triggers.

Action to be taken:

- Cut back coonties and adjacent vegetation to restore the full sidewalk width plus clearance on both sides, and remove all trimmings from the walk.
- Prune by whole-frond removal at the base rather than shearing the outer canopy.
- Add this run to the quarterly detail rotation so clearance is maintained between inspections.
- If the plantings prove too large for the available bed width to keep clearance without repeated hard pruning, a relocation or replacement proposal will be submitted for the affected plants.

Status: Scheduled as a priority item at the next service visit.

Issue 16 — S. Falkenburg Road East of the Summerwood Entrance — Dead Palm

Assigned to: Maintenance Contractor

Inspection note: *A dead palm is present and requires removal; removal proposal requested.*

Response: Agreed. A removal proposal will be submitted as requested. One related recommendation for the Board: before replanting in the same location, the surrounding palms should be evaluated for lethal bronzing, which is established in the Tampa area and moves through palm groupings. Confirmation requires laboratory testing of trunk tissue, and the finding would change both the replanting recommendation and whether preventive trunk injections are worth considering for the remaining palms.

Action to be taken:

- Submit a proposal for removal and offsite disposal of the dead palm, including stump grinding below grade, backfill, and turf or mulch restoration.
- Inspect the adjacent palms for spear-leaf collapse, premature fruit drop, and lower-frond discoloration, and report the findings to the District.
- Provide a separate recommendation on replacement species and on preventive treatment for the remaining palms if the evaluation warrants it. **Status:** Removal proposal to be submitted; adjacent palm evaluation to be completed with the same visit.

Issue 17 — S. 78th Street and S. Falkenburg Road Monument

Assigned to: Board

Inspection note: *Approximately 50 annuals needed within the monument landscape bed.*

Response: Count confirmed and included in the consolidated annual rotation proposal.

Action to be taken:

- Prepare the monument bed, install approximately 50 annuals, fertilize, and mulch.
- Refresh mulch across the full bed so the new installation reads as a finished planting.

Status: Pending Board approval of the annual rotation proposal.

ITEMS REQUIRING BOARD DIRECTION

- Approval of the consolidated annual rotation proposal covering 576 annuals across nine locations (Issues 4, 5, 7, 9, 10, 11, 12, 13, and 17).
- Selection of annual species and color for the rotation, or authorization to proceed with the recommended selection.
- Selection between perennial peanut and Asiatic jasmine for the Blue Beach islands (Issue 14) once the measured proposal is submitted.
- Approval of the dead palm removal proposal (Issue 16), and direction on whether to proceed with laboratory testing and evaluation of the surrounding palms.
- Confirmation that Neptune has been directed to clear the Still River Drive roadway (Issue 8), and whether pricing for shoulder stabilization is requested.

All contractor-assigned items are scheduled and will be reported as complete on the next weekly service report. Proposals referenced above will be submitted under separate cover for Board review at the next scheduled meeting.

RUSSELL LANDSCAPE

Proposal	55-30-10
Contract Number:	55-0331-00
Date:	August 19, 2026
Job Name:	Selective Herbicide Application
Job Address:	7461 S Falkenburg Rd
	Riverview FL 33578
Contact:	Alba Sanchez

SCOPE OF WORK

Provide a comprehensive weed control program consisting of two separate spray applications to address unwanted vegetation within and along designated landscape beds. The first application will target broadleaf weeds, while the second application will target grassy weeds. Treatments will be performed separately to allow for the appropriate herbicide selection and application method for each weed category while minimizing the potential for damage to desirable landscape plants. Applications will be performed to the landscape beds and immediately adjacent areas as needed, with appropriate care taken to protect desirable ornamental plant material. For effective ongoing weed suppression, this treatment is recommended at least once every other month (60 days), with additional treatments potentially required during periods of increased weed growth or favorable growing conditions. Scope of Work Includes: Separate herbicide application for broadleaf weed control. Separate herbicide application for grassy weed control. Treatment of weeds within and along designated landscape beds. Proper application practices to minimize contact with desirable plant material. Monitoring of treated areas for weed re-growth. Recommended recurring service every 60 days for continued control.

DESCRIPTION	SIZE	QTY	UNIT PRICE	TOTAL
Selective Herbicide Application (Grassy Weeds)	GAL	200	$6.42	$1,284.75
Selective Herbicide application (Broad Leaf Weeds)	GAL	200	$8.84	$1,768.50

PRICE LISTED IS VALID FOR 30 DAYS FROM DATE ISSUED	TOTAL COST: $3,053.25

Project Total: **$3,053.25**

TERMS AND CONDITIONS

1. COMPLIANCE AND QUALIFICATIONS

Russell Landscape Group ("RLG") agrees to perform all work in accordance with the written terms, specifications, drawings, and scope outlined in the Agreement. All materials furnished shall comply with bid specifications and applicable industry standards.

RLG will assign qualified representatives with appropriate experience in landscape installation, enhancement, irrigation, and related services. All personnel shall be competent, properly trained, and presentable at all times.

2. LICENSES, PERMITS, TAXES, AND INSURANCE

RLG shall maintain all licenses and permits required by local, state, and federal authorities. RLG shall pay all applicable taxes, including sales tax where required on materials supplied as part of the work.

RLG maintains, at minimum:

- General Liability Insurance
- Automotive Liability Insurance
- Workers' Compensation Insurance
- Any additional insurance required by written agreement

Certificates of insurance may be provided upon request.

3. LIABILITY AND SUBCONTRACTORS

RLG shall not be liable for damages caused by the Customer, the Customer's agents, or third parties. RLG reserves the right to engage qualified subcontractors for specialized functions or work requiring specialized equipment. All subcontracted work shall remain subject to RLG quality standards and supervision.

4. ADDITIONAL SERVICES, CHANGE ORDERS, AND JOBSITE ACCESS

Change Orders: Any work outside the agreed scope that results in additional cost shall be performed only with a written and approved change order.

Access: Customers shall provide RLG with access to all portions of the jobsite necessary to perform the work and shall furnish utilities, including water and electricity, where required.

Underground Clause: Russell Landscape Group shall contact the applicable utility locate service (811 / Dig Safe) prior to excavation in accordance with state requirements and will exercise reasonable care when working near marked public utilities.

Russell Landscape Group shall not be responsible for damage to underground or concealed utilities, irrigation systems, wiring, piping, foundations, or structures that are unmarked, unknown, incorrectly located, improperly marked, or not reasonably discoverable prior to commencement of work.

The Customer is responsible for identifying and disclosing the location of all private utilities, including but not limited to private irrigation lines, low-voltage wiring, drainage systems, private gas lines, and private communication lines such as cable and internet services extending from junction points to individual units or structures. This responsibility includes either providing accurate location information prior to work, authorizing Russell Landscape Group to furnish a proposal for private utility locating services or accepting responsibility for repair costs associated with damage to undocumented or improperly marked private utilities.

If subsurface conditions are encountered that differ materially from those reasonably anticipated, including but not limited to ledge rock, large boulders, buried debris, or other obstructions that cannot be removed using the standard equipment or methods intended for the scope of work, Russell Landscape Group shall notify the Customer. A change order shall be issued for additional labor, equipment, specialty services, or alternative solutions required to proceed. Depending on site conditions and feasibility, such change order may include removal of the obstruction using specialized equipment or services, or relocation of plant material, structures, or installations to a more suitable location as approved by the Customer.

Custom Designs: Design Ownership and Use: All designs, drawings, plans, details, specifications, and related documents prepared by Russell Landscape Group ("RLG") remain the sole property of RLG unless otherwise agreed to in writing.

If the Customer does not enter a contract for construction or installation with RLG, the Customer may not reproduce, share, distribute, or use such designs for construction or pricing by others without RLG's prior written consent.

Unauthorized use of RLG designs may result in additional charges or legal action to protect RLG's intellectual property rights.

Site Conditions and Owner Responsibilities: The Customer is responsible for maintaining the job site in a condition that allows Russell Landscape Group to perform work safely and efficiently.

If site conditions, obstructions, debris, or access limitations not caused by RLG prevent work from proceeding as scheduled, RLG reserves the right to delay work and/or issue a change order for additional labor, mobilization, or standby time required as a result.

5. GENERAL WARRANTY PROVISIONS

All warranties provided herein apply only to the specific services included in the approved scope of work. Warranties do not apply to adjacent systems, interconnected components, or site conditions outside the contracted scope.

Replacement or repair of any item under warranty shall not extend or restart the original warranty period. Replacement items carry only the remaining balance of the original warranty term.

No individual is authorized to extend, modify, or alter warranty terms unless approved in writing by an authorized representative of RLG.

6. MAINTENANCE RESPONSIBILITY AND WARRANTY APPLICABILITY

Warranty coverage applies to installation defects and workmanship only. Warranty does not apply to failures resulting from lack of routine inspection, irrigation schedule adjustments, pest and disease monitoring, fertilization, or other activities typically associated with professional landscape maintenance.

When Russell Landscape Group provides ongoing landscape maintenance services for the property:

- Warranty coverage shall remain in effect, provided the Customer promptly reports signs of decline or failure and does not interfere with maintenance practices.

When maintenance is performed by the Customer or a third party:

- The Customer assumes responsibility for failures resulting from improper watering, delayed detection of issues, incompatible chemical applications, or insufficient maintenance practices.

7. BASE WARRANTY EXCLUSIONS (APPLIES TO ALL SERVICES)

Unless otherwise stated in writing, warranties do not cover:

- Overwatering, underwatering, unauthorized chemical applications, or mechanical damage when RLG is not providing maintenance services
- Acts of God, extreme weather events, or conditions exceeding normal regional expectations
- Wildlife damage, including but not limited to deer, rabbits, rodents, or insects
- Vandalism or damage caused by third parties
- Soil, drainage, grading, or environmental conditions not corrected under contract
- Damage caused by vehicles, mowing equipment, construction activity, or excavation
- Pre-existing site or system conditions not included in the approved scope

8. PLANT MATERIAL WARRANTY – TREES, SHRUBS, AND SOD

RLG provides a one (1) year limited warranty on trees, shrubs, and sod from the date of installation. Warranty includes material and labor for one (1) replacement per failed item.

Warranty applies only if:

- A functional irrigation system is present at installation and maintained throughout establishment
- Proper watering and seasonal adjustments are performed
- Plant material is not relocated or disturbed after installation

Exclusions include, but are not limited to, insect damage, disease, wildlife, vandalism, chemical exposure, improper watering, and soil or drainage conditions outside contract scope.

9. HARDSCAPE WARRANTY

RLG provides a one (1) year workmanship warranty on hardscape installations.

Hardscape materials are subject to the manufacturer's warranty for defects in materials. Manufacturer warranties may extend beyond Russell Landscape Group's workmanship warranty period and apply solely to material defects as defined by the manufacturer.

In certain cases, Russell Landscape Group may perform corrective work on behalf of the manufacturer when a material defect is confirmed and may be compensated by the manufacturer for such work.

This warranty does not cover:

- Efflorescence or natural color variation
- Settlement or failure due to loading beyond design intent
- Damage caused by hydrostatic pressure or drainage conditions outside contracted scope
- Tree roots, ground movement, freeze/thaw cycles beyond normal conditions

10. IRRIGATION REPAIR AND INSTALLATION WARRANTY

For irrigation installation services, RLG warrants newly installed components for one (1) year from completion against defects in workmanship and materials.

For irrigation repair services, warranty is limited to the specific component repaired only. System-wide failures or additional issues discovered after restoration of pressure are not included in the original repair scope and are not warranty items.

Warranty requires proper system operation, seasonal schedule adjustments, and prompt reporting of issues.

11. ANNUAL COLOR INSTALLATION WARRANTY

RLG provides a one-season limited warranty on annual color installation:

- Spring installations: installation date through September 30
- Fall installations: installation date through March 31

Warranty includes plant material and labor for one replacement per affected area and requires proper irrigation and adherence to recommended watering practices.

12. WARRANTY ENFORCEMENT

Customer must notify RLG promptly upon discovery of any issue. RLG will inspect the conditions within a reasonable timeframe and determine warranty applicability.

13. PROPOSAL ACCEPTANCE AND PAYMENT TERMS

Acceptance of a proposal authorizes Russell Landscape Group ("RLG") to perform the work as described in the approved scope.

Payment Terms

- Full payment is due upon billing unless otherwise stated in writing.
- Failure to remit payment within thirty (30) days WILL result in suspension of warranty coverage until the account is brought current.
- Pricing is valid for thirty (30) days from the proposal date unless otherwise noted.
- Projects extending beyond thirty (30) business days or spanning multiple months may be progress billed.
- RLG reserves the right to suspend work for non-payment without penalty.

Deposits

- Contracts exceeding $25,000, and/or contracts requiring special-order materials, custom products, long-lead items, or advance payment to subcontractors WILL require a deposit prior to scheduling.
- The standard deposit is one-third (1/3) of the contract amount unless otherwise stated.
- In situations where RLG is required to purchase materials, equipment, or specialty products in advance, or to remit deposits or payments to subcontractors prior to installation, the required deposit may exceed one-third (1/3) of the contract amount and shall be clearly outlined in the approved proposal.
- Examples include, but are not limited to, custom site furnishings, fountains, flagpoles, synthetic turf systems, specialty hardscape materials, lighting components, or other items requiring advance purchase or extended lead times.

Credit Card Payments

- Payments made by credit card are subject to a credit card processing fee of up to three percent (3%) of the transaction amount.
- Additional transaction-based fees may be assessed by third-party payment processors and will be disclosed at the time of payment.
- When a Customer elects to pay by credit card and completes a Credit Card Authorization Form, the Customer authorizes RLG to charge the card in accordance with the approved proposal, invoice, and terms agreed to on the authorization form. Use of a credit card does not obligate RLG to offer extended payment terms unless expressly stated in writing.

Payment Instructions by Market

Payments should be made to the legal entity identified on the proposal or invoice based on the project's market location, as outlined below.

Market / Branch Location	Legal Entity to Pay	Remittance Address
Tampa	Russell Landscape, LLC.	PO Box 96746 Charlotte, NC 28296-6746

Russell Landscape Group accepts payment by check, ACH, or credit card. Payment options and instructions are provided on each invoice or may be obtained by contacting billings@russelllandscape.com. To help ensure timely processing, Customers should submit payment to the entity listed on their invoice.

Termination for Convenience

Either party may terminate this Agreement for convenience upon thirty (30) days' written notice. In the event of termination, the Customer shall be responsible for payment for all work performed, materials ordered or delivered, and costs incurred by RLG up to the effective termination date.

14. DISPUTE RESOLUTION AND LIEN RIGHTS

Any dispute arising under the Agreement shall first be addressed through good-faith negotiation. If unresolved, disputes shall proceed to mediation, and if still unresolved, to binding arbitration.

RLG reserves all rights, including lien rights under applicable state law, to secure payment for completed work.

Governing Law: This Agreement shall be governed by and construed in accordance with the laws of the state in which the services are performed.

Prevailing Party Fees: In the event of any dispute arising from this Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees, arbitration costs, and related expenses.

AUTHORIZATION

Customer acceptance of the proposal constitutes agreement to these Terms and Conditions in their entirety.

CLIENT SIGNATURE: _____

PRINTED NAME: _____

DATE: **8/19/26**

PROJECT COST: **$3,053.25 GOOD FOR 30 DAYS FROM DAY SENT**

PROPOSAL #: **55-30-10**

REQUISITION/WORK ORDER/CRN/PO#: _____

ESTIMATE PREPARED BY : **Santiago Hernandez**

TITLE : **Irrigation Manager**

ACCOUNT MANAGER NAME : **Santiago Hernandez**

ACCOUNT MANAGER PHONE : **941-414-1986**

ACCOUNT MANAGER EMAIL : **santiagoh@russelllandscape.com**

NOTES/COMMENTS:

RUSSELL LANDSCAPE

Proposal 55-6049
Contract Number: 55-0331-00
Date: August 19, 2026
Job Name: Pine Tree Stump Grinding
Job Address: 7461 S Falkenburg Rd
Riverview FL 33578
Contact: Alba Sanchez

SCOPE OF WORK

DESCRIPTION	SIZE	QTY	UNIT PRICE	TOTAL
Stump Grind 70 Pine stumps on Still Creek Dr	HRS	45	$78.30	$3,523.50
Stump Grinder Rental		1	$3,210.00	$3,210.00
Mulch Install	CY of Mulch	18	$32.11	$578.00

PRICE LISTED IS VALID FOR 30 DAYS FROM DATE ISSUED

TOTAL COST: $7,311.50

Project Total: **$7,311.50**

TERMS AND CONDITIONS

1. COMPLIANCE AND QUALIFICATIONS

Russell Landscape Group ("RLG") agrees to perform all work in accordance with the written terms, specifications, drawings, and scope outlined in the Agreement. All materials furnished shall comply with bid specifications and applicable industry standards.

RLG will assign qualified representatives with appropriate experience in landscape installation, enhancement, irrigation, and related services. All personnel shall be competent, properly trained, and presentable at all times.

2. LICENSES, PERMITS, TAXES, AND INSURANCE

RLG shall maintain all licenses and permits required by local, state, and federal authorities. RLG shall pay all applicable taxes, including sales tax where required on materials supplied as part of the work.

RLG maintains, at minimum:

- General Liability Insurance
- Automotive Liability Insurance
- Workers' Compensation Insurance
- Any additional insurance required by written agreement

Certificates of insurance may be provided upon request.

3. LIABILITY AND SUBCONTRACTORS

RLG shall not be liable for damages caused by the Customer, the Customer's agents, or third parties. RLG reserves the right to engage qualified subcontractors for specialized functions or work requiring specialized equipment. All subcontracted work shall remain subject to RLG quality standards and supervision.

4. ADDITIONAL SERVICES, CHANGE ORDERS, AND JOBSITE ACCESS

Change Orders: Any work outside the agreed scope that results in additional cost shall be performed only with a written and approved change order.

Access: Customers shall provide RLG with access to all portions of the jobsite necessary to perform the work and shall furnish utilities, including water and electricity, where required.

Underground Clause: Russell Landscape Group shall contact the applicable utility locate service (811 / Dig Safe) prior to excavation in accordance with state requirements and will exercise reasonable care when working near marked public utilities.

Russell Landscape Group shall not be responsible for damage to underground or concealed utilities, irrigation systems, wiring, piping, foundations, or structures that are unmarked, unknown, incorrectly located, improperly marked, or not reasonably discoverable prior to commencement of work.

The Customer is responsible for identifying and disclosing the location of all private utilities, including but not limited to private irrigation lines, low-voltage wiring, drainage systems, private gas lines, and private communication lines such as cable and internet services extending from junction points to individual units or structures. This responsibility includes either providing accurate location information prior to work, authorizing Russell Landscape Group to furnish a proposal for private utility locating services or accepting responsibility for repair costs associated with damage to undocumented or improperly marked private utilities.

If subsurface conditions are encountered that differ materially from those reasonably anticipated, including but not limited to ledge rock, large boulders, buried debris, or other obstructions that cannot be removed using the standard equipment or methods intended for the scope of work, Russell Landscape Group shall notify the Customer. A change order shall be issued for additional labor, equipment, specialty services, or alternative solutions required to proceed. Depending on site conditions and feasibility, such change order may include removal of the obstruction using specialized equipment or services, or relocation of plant material, structures, or installations to a more suitable location as approved by the Customer.

Custom Designs: Design Ownership and Use: All designs, drawings, plans, details, specifications, and related documents prepared by Russell Landscape Group ("RLG") remain the sole property of RLG unless otherwise agreed to in writing.

If the Customer does not enter a contract for construction or installation with RLG, the Customer may not reproduce, share, distribute, or use such designs for construction or pricing by others without RLG's prior written consent.

Unauthorized use of RLG designs may result in additional charges or legal action to protect RLG's intellectual property rights.

Site Conditions and Owner Responsibilities: The Customer is responsible for maintaining the job site in a condition that allows Russell Landscape Group to perform work safely and efficiently.

If site conditions, obstructions, debris, or access limitations not caused by RLG prevent work from proceeding as scheduled, RLG reserves the right to delay work and/or issue a change order for additional labor, mobilization, or standby time required as a result.

5. GENERAL WARRANTY PROVISIONS

All warranties provided herein apply only to the specific services included in the approved scope of work. Warranties do not apply to adjacent systems, interconnected components, or site conditions outside the contracted scope.

Replacement or repair of any item under warranty shall not extend or restart the original warranty period. Replacement items carry only the remaining balance of the original warranty term.

No individual is authorized to extend, modify, or alter warranty terms unless approved in writing by an authorized representative of RLG.

6. MAINTENANCE RESPONSIBILITY AND WARRANTY APPLICABILITY

Warranty coverage applies to installation defects and workmanship only. Warranty does not apply to failures resulting from lack of routine inspection, irrigation schedule adjustments, pest and disease monitoring, fertilization, or other activities typically associated with professional landscape maintenance.

When Russell Landscape Group provides ongoing landscape maintenance services for the property:

- Warranty coverage shall remain in effect, provided the Customer promptly reports signs of decline or failure and does not interfere with maintenance practices.

When maintenance is performed by the Customer or a third party:

- The Customer assumes responsibility for failures resulting from improper watering, delayed detection of issues, incompatible chemical applications, or insufficient maintenance practices.

7. BASE WARRANTY EXCLUSIONS (APPLIES TO ALL SERVICES)

Unless otherwise stated in writing, warranties do not cover:

- Overwatering, underwatering, unauthorized chemical applications, or mechanical damage when RLG is not providing maintenance services
- Acts of God, extreme weather events, or conditions exceeding normal regional expectations
- Wildlife damage, including but not limited to deer, rabbits, rodents, or insects
- Vandalism or damage caused by third parties
- Soil, drainage, grading, or environmental conditions not corrected under contract
- Damage caused by vehicles, mowing equipment, construction activity, or excavation
- Pre-existing site or system conditions not included in the approved scope

8. PLANT MATERIAL WARRANTY – TREES, SHRUBS, AND SOD

RLG provides a one (1) year limited warranty on trees, shrubs, and sod from the date of installation. Warranty includes material and labor for one (1) replacement per failed item.

Warranty applies only if:

- A functional irrigation system is present at installation and maintained throughout establishment
- Proper watering and seasonal adjustments are performed
- Plant material is not relocated or disturbed after installation

Exclusions include, but are not limited to, insect damage, disease, wildlife, vandalism, chemical exposure, improper watering, and soil or drainage conditions outside contract scope.

9. HARDSCAPE WARRANTY

RLG provides a one (1) year workmanship warranty on hardscape installations.

Hardscape materials are subject to the manufacturer's warranty for defects in materials. Manufacturer warranties may extend beyond Russell Landscape Group's workmanship warranty period and apply solely to material defects as defined by the manufacturer.

In certain cases, Russell Landscape Group may perform corrective work on behalf of the manufacturer when a material defect is confirmed and may be compensated by the manufacturer for such work.

This warranty does not cover:

- Efflorescence or natural color variation
- Settlement or failure due to loading beyond design intent
- Damage caused by hydrostatic pressure or drainage conditions outside contracted scope
- Tree roots, ground movement, freeze/thaw cycles beyond normal conditions

10. IRRIGATION REPAIR AND INSTALLATION WARRANTY

For irrigation installation services, RLG warrants newly installed components for one (1) year from completion against defects in workmanship and materials.

For irrigation repair services, warranty is limited to the specific component repaired only. System-wide failures or additional issues discovered after restoration of pressure are not included in the original repair scope and are not warranty items.

Warranty requires proper system operation, seasonal schedule adjustments, and prompt reporting of issues.

11. ANNUAL COLOR INSTALLATION WARRANTY

RLG provides a one-season limited warranty on annual color installation:

- Spring installations: installation date through September 30
- Fall installations: installation date through March 31

Warranty includes plant material and labor for one replacement per affected area and requires proper irrigation and adherence to recommended watering practices.

12. WARRANTY ENFORCEMENT

Customer must notify RLG promptly upon discovery of any issue. RLG will inspect the conditions within a reasonable timeframe and determine warranty applicability.

13. PROPOSAL ACCEPTANCE AND PAYMENT TERMS

Acceptance of a proposal authorizes Russell Landscape Group ("RLG") to perform the work as described in the approved scope.

Payment Terms

- Full payment is due upon billing unless otherwise stated in writing.
- Failure to remit payment within thirty (30) days WILL result in suspension of warranty coverage until the account is brought current.
- Pricing is valid for thirty (30) days from the proposal date unless otherwise noted.
- Projects extending beyond thirty (30) business days or spanning multiple months may be progress billed.
- RLG reserves the right to suspend work for non-payment without penalty.

Deposits

- Contracts exceeding $25,000, and/or contracts requiring special-order materials, custom products, long-lead items, or advance payment to subcontractors WILL require a deposit prior to scheduling.
- The standard deposit is one-third (1/3) of the contract amount unless otherwise stated.
- In situations where RLG is required to purchase materials, equipment, or specialty products in advance, or to remit deposits or payments to subcontractors prior to installation, the required deposit may exceed one-third (1/3) of the contract amount and shall be clearly outlined in the approved proposal.
- Examples include, but are not limited to, custom site furnishings, fountains, flagpoles, synthetic turf systems, specialty hardscape materials, lighting components, or other items requiring advance purchase or extended lead times.

Credit Card Payments

- Payments made by credit card are subject to a credit card processing fee of up to three percent (3%) of the transaction amount.
- Additional transaction-based fees may be assessed by third-party payment processors and will be disclosed at the time of payment.
- When a Customer elects to pay by credit card and completes a Credit Card Authorization Form, the Customer authorizes RLG to charge the card in accordance with the approved proposal, invoice, and terms agreed to on the authorization form. Use of a credit card does not obligate RLG to offer extended payment terms unless expressly stated in writing.

Payment Instructions by Market

Payments should be made to the legal entity identified on the proposal or invoice based on the project's market location, as outlined below.

Market / Branch Location	Legal Entity to Pay	Remittance Address
Tampa	Russell Landscape, LLC.	PO Box 96746 Charlotte, NC 28296-6746

Russell Landscape Group accepts payment by check, ACH, or credit card. Payment options and instructions are provided on each invoice or may be obtained by contacting billings@russelllandscape.com. To help ensure timely processing, Customers should submit payment to the entity listed on their invoice.

Termination for Convenience

Either party may terminate this Agreement for convenience upon thirty (30) days' written notice. In the event of termination, the Customer shall be responsible for payment for all work performed, materials ordered or delivered, and costs incurred by RLG up to the effective termination date.

14. DISPUTE RESOLUTION AND LIEN RIGHTS

Any dispute arising under the Agreement shall first be addressed through good-faith negotiation. If unresolved, disputes shall proceed to mediation, and if still unresolved, to binding arbitration.

RLG reserves all rights, including lien rights under applicable state law, to secure payment for completed work.

Governing Law: This Agreement shall be governed by and construed in accordance with the laws of the state in which the services are performed.

Prevailing Party Fees: In the event of any dispute arising from this Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees, arbitration costs, and related expenses.

AUTHORIZATION

Customer acceptance of the proposal constitutes agreement to these Terms and Conditions in their entirety.

CLIENT SIGNATURE: _____

PRINTED NAME: _____

DATE: **8/19/26**

PROJECT COST: **$7,311.50 GOOD FOR 30 DAYS FROM DAY SENT**

PROPOSAL #: **55-60-9**

REQUISITION/WORK ORDER/CRN/PO#: _____

ESTIMATE PREPARED BY : **Santiago Hernandez**

TITLE : **Irrigation Manager**

ACCOUNT MANAGER NAME : **Santiago Hernandez**

ACCOUNT MANAGER PHONE : **941-414-1986**

ACCOUNT MANAGER EMAIL : **santiagoh@russelllandscape.com**

NOTES/COMMENTS:

RUSSELL LANDSCAPE

Proposal 55-6041
Contract Number: 55-0331-00
Date: August 19, 2026
Job Name: School Entrance Landscape
Job Address: 7461 S Falkenburg Rd
Riverview FL 33578
Contact: Alba Sanchez

SCOPE OF WORK

Remove and properly dispose of the existing landscape material within the designated bed, which measures approximately 65 linear feet around the perimeter. Prepare the bed for new installation and install Asiatic Jasmine (Trachelospermum asiaticum) at 6-inch on-center spacing to provide complete and uniform groundcover coverage as the plants mature. Upon completion of the installation, inspect and test the existing irrigation system within the work area to verify proper coverage and operation. Make minor adjustments to irrigation heads as needed to ensure adequate water distribution to the newly installed plant material. Scope of Work Includes: Removal and disposal of existing landscape material. Preparation of the planting bed for new installation. Installation of Asiatic Jasmine at 6-inch on-center spacing. Inspection and operational check of irrigation within the planting area. Minor irrigation adjustments as necessary for proper coverage. Cleanup of the work area upon completion.

DESCRIPTION	SIZE	QTY	UNIT PRICE	TOTAL
Removal Of Old Landscape/Installation Of New	HRS	15	$78.30	$1,174.50
Trachelospermum Asiaticum Asiatic Jasmine	#1	150	$10.04	$1,505.50
Pine Fines	CY of Mulch	1	$65.00	$65.00
Bed Wet Check	Kit	1	$0.00	$0.00

PRICE LISTED IS VALID FOR 30 DAYS FROM DATE ISSUED	TOTAL COST: $2,745.00

Project Total: **$2,745.00**

TERMS AND CONDITIONS – ENHANCEMENT INSTALLATION SERVICES

1. COMPLIANCE AND QUALIFICATIONS

Russell Landscape Group ("RLG") agrees to perform all work in accordance with the written terms, specifications, drawings, and scope outlined in the Agreement. All materials furnished shall comply with bid specifications and applicable industry standards.

RLG will assign qualified representatives with appropriate experience in landscape installation, enhancement, irrigation, and related services. All personnel shall be competent, properly trained, and presentable at all times.

2. LICENSES, PERMITS, TAXES, AND INSURANCE

RLG shall maintain all licenses and permits required by local, state, and federal authorities. RLG shall pay all applicable taxes, including sales tax where required on materials supplied as part of the work.

RLG maintains, at minimum:

- General Liability Insurance
- Automotive Liability Insurance
- Workers' Compensation Insurance
- Any additional insurance required by written agreement

Certificates of insurance may be provided upon request.

3. LIABILITY AND SUBCONTRACTORS

RLG shall not be liable for damages caused by the Customer, the Customer's agents, or third parties. RLG reserves the right to engage qualified subcontractors for specialized functions or work requiring specialized equipment. All subcontracted work shall remain subject to RLG quality standards and supervision.

4. ADDITIONAL SERVICES, CHANGE ORDERS, AND JOBSITE ACCESS

Change Orders: Any work outside the agreed scope that results in additional cost shall be performed only with a written and approved change order.

Access: Customers shall provide RLG with access to all portions of the jobsite necessary to perform the work and shall furnish utilities, including water and electricity, where required.

Underground Clause: Russell Landscape Group shall contact the applicable utility locate service (811 / Dig Safe) prior to excavation in accordance with state requirements and will exercise reasonable care when working near marked public utilities.

Russell Landscape Group shall not be responsible for damage to underground or concealed utilities, irrigation systems, wiring, piping, foundations, or structures that are unmarked, unknown, incorrectly located, improperly marked, or not reasonably discoverable prior to commencement of work.

The Customer is responsible for identifying and disclosing the location of all private utilities, including but not limited to private irrigation lines, low-voltage wiring, drainage systems, private gas lines, and private communication lines such as cable and internet services extending from junction points to individual units or structures. This responsibility includes either providing accurate location information prior to work, authorizing Russell Landscape Group to furnish a proposal for private utility locating services or accepting responsibility for repair costs associated with damage to undocumented or improperly marked private utilities.

If subsurface conditions are encountered that differ materially from those reasonably anticipated, including but not limited to ledge rock, large boulders, buried debris, or other obstructions that cannot be removed using the standard equipment or methods intended for the scope of work, Russell Landscape Group shall notify the Customer. A change order shall be issued for additional labor, equipment, specialty services, or alternative solutions required to proceed.

Depending on site conditions and feasibility, such change order may include removal of the obstruction using specialized equipment or services, or relocation of plant material, structures, or installations to a more suitable location as approved by the Customer.

Custom Designs: Design Ownership and Use: All designs, drawings, plans, details, specifications, and related documents prepared by Russell Landscape Group ("RLG") remain the sole property of RLG unless otherwise agreed to in writing.

If the Customer does not enter a contract for construction or installation with RLG, the Customer may not reproduce, share, distribute, or use such designs for construction or pricing by others without RLG's prior written consent.

Unauthorized use of RLG designs may result in additional charges or legal action to protect RLG's intellectual property rights.

Site Conditions and Owner Responsibilities: The Customer is responsible for maintaining the job site in a condition that allows Russell Landscape Group to perform work safely and efficiently.

If site conditions, obstructions, debris, or access limitations not caused by RLG prevent work from proceeding as scheduled, RLG reserves the right to delay work and/or issue a change order for additional labor, mobilization, or standby time required as a result.

5. GENERAL WARRANTY PROVISIONS

All warranties provided herein apply only to the specific services included in the approved scope of work. Warranties do not apply to adjacent systems, interconnected components, or site conditions outside the contracted scope.

Replacement or repair of any item under warranty shall not extend or restart the original warranty period. Replacement items carry only the remaining balance of the original warranty term.

No individual is authorized to extend, modify, or alter warranty terms unless approved in writing by an authorized representative of RLG.

6. MAINTENANCE RESPONSIBILITY AND WARRANTY APPLICABILITY

Warranty coverage applies to installation defects and workmanship only. Warranty does not apply to failures resulting from lack of routine inspection, irrigation schedule adjustments, pest and disease monitoring, fertilization, or other activities typically associated with professional landscape maintenance.

When Russell Landscape Group provides ongoing landscape maintenance services for the property:

- Warranty coverage shall remain in effect, provided the Customer promptly reports signs of decline or failure and does not interfere with maintenance practices.

When maintenance is performed by the Customer or a third party:

- The Customer assumes responsibility for failures resulting from improper watering, delayed detection of issues, incompatible chemical applications, or insufficient maintenance practices.

7. BASE WARRANTY EXCLUSIONS

Unless otherwise stated in writing, warranties do not cover:

- Overwatering, underwatering, unauthorized chemical applications, or mechanical damage when RLG is not providing maintenance services
- Acts of God, extreme weather events, or conditions exceeding normal regional expectations
- Wildlife damage, including but not limited to deer, rabbits, rodents, or insects
- Vandalism or damage caused by third parties
- Soil, drainage, grading, or environmental conditions not corrected under contract
- Damage caused by vehicles, mowing equipment, construction activity, or excavation
- Pre-existing site or system conditions not included in the approved scope

8. PLANT MATERIAL WARRANTY – TREES, SHRUBS, AND SOD

RLG provides a one (1) year limited warranty on trees, shrubs, and sod from the date of installation. Warranty includes material and labor for one (1) replacement per failed item.

Warranty applies only if:

- A functional irrigation system is present at installation and maintained throughout establishment
- Proper watering and seasonal adjustments are performed
- Plant material is not relocated or disturbed after installation

Exclusions include, but are not limited to, insect damage, disease, wildlife, vandalism, chemical exposure, improper watering, and soil or drainage conditions outside contract scope.

9. HARDSCAPE WARRANTY

RLG provides a one (1) year workmanship warranty on hardscape installations.

Hardscape materials are subject to the manufacturer's warranty for defects in materials. Manufacturer warranties may extend beyond Russell Landscape Group's workmanship warranty period and apply solely to material defects as defined by the manufacturer.

In certain cases, Russell Landscape Group may perform corrective work on behalf of the manufacturer when a material defect is confirmed and may be compensated by the manufacturer for such work.

This warranty does not cover:

- Efflorescence or natural color variation
- Settlement or failure due to loading beyond design intent
- Damage caused by hydrostatic pressure or drainage conditions outside contracted scope
- Tree roots, ground movement, freeze/thaw cycles beyond normal conditions

10. WARRANTY ENFORCEMENT

Customer must notify RLG promptly upon discovery of any issue. RLG will inspect the condition within a reasonable timeframe and determine warranty applicability.

11. PROPOSAL ACCEPTANCE AND PAYMENT TERMS

Acceptance of a proposal authorizes Russell Landscape Group ("RLG") to perform the work as described in the approved scope.

Payment Terms

- Full payment is due upon billing unless otherwise stated in writing.
- Failure to remit payment within thirty (30) days **WILL** result in suspension of warranty coverage until the account is brought current.
- Pricing is valid for thirty (30) days from the proposal date unless otherwise noted.
- Projects extending beyond thirty (30) business days or spanning multiple months may be progress billed.
- RLG reserves the right to suspend work for non-payment without penalty.

Deposits

- Contracts exceeding $25,000, and/or contracts requiring special-order materials, custom products, long-lead items, or advance payment to subcontractors **WILL** require a deposit prior to scheduling.
- The standard deposit is one-third (1/3) of the contract amount unless otherwise stated.
- In situations where RLG is required to purchase materials, equipment, or specialty products in advance, or to remit deposits or payments to subcontractors prior to installation, the required deposit may exceed one-third (1/3) of the contract amount and shall be clearly outlined in the approved proposal.
- Examples include, but are not limited to, custom site furnishings, fountains, flagpoles, synthetic turf systems, specialty hardscape materials, lighting components, or other items requiring advance purchase or extended lead times.

Credit Card Payments

- Payments made by credit card are subject to a credit card processing fee of up to three percent (3%) of the transaction amount.
- Additional transaction-based fees may be assessed by third-party payment processors and will be disclosed at the time of payment.
- When a Customer elects to pay by credit card and completes a Credit Card Authorization Form, the Customer authorizes RLG to charge the card in accordance with the approved proposal, invoice, and terms agreed to on the authorization form. Use of a credit card does not obligate RLG to offer extended payment terms unless expressly stated in writing.

Payment Instructions by Market

Payments should be made to the legal entity identified on the proposal or invoice based on the project's market location, as outlined below.

Market / Branch Location	Legal Entity to Pay	Remittance Address
Tampa	Russell Landscape, LLC.	PO Box 96746 Charlotte, NC 28296-6746

Russell Landscape Group accepts payment by check, ACH, or credit card. Payment options and instructions are provided on each invoice or may be obtained by contacting billings@russelllandscape.com. To help ensure timely processing, Customers should submit payment to the entity listed on their invoice.

Termination for Convenience

Either party may terminate this Agreement for convenience upon thirty (30) days' written notice. In the event of termination, the Customer shall be responsible for payment for all work performed, materials ordered or delivered, and costs incurred by RLG up to the effective termination date.

12. DISPUTE RESOLUTION AND LIEN RIGHTS

Any dispute arising under the Agreement shall first be addressed through good-faith negotiation. If unresolved, disputes shall proceed to mediation, and if still unresolved, to binding arbitration.

RLG reserves all rights, including lien rights under applicable state law, to secure payment for completed work.

Governing Law: This Agreement shall be governed by and construed in accordance with the laws of the state in which the services are performed.

Prevailing Party Fees: In the event of any dispute arising from this Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees, arbitration costs, and related expenses.

AUTHORIZATION

Customer acceptance of the proposal constitutes agreement to these Terms and Conditions in their entirety.

CLIENT SIGNATURE:		ESTIMATE PREPARED BY :	**Santiago Hernandez**
PRINTED NAME:		TITLE :	**Irrigation Manager**
DATE:	**8/19/26**	ACCOUNT MANAGER NAME :	**Santiago Hernandez**
PROJECT COST:	**$2,745.00 GOOD FOR 30 DAYS FROM DAY SENT**	ACCOUNT MANAGER PHONE :	**941-414-1986**
PROPOSAL #:	**55-60-11**	ACCOUNT MANAGER EMAIL :	**santiagoh@russelllandscape.com**
REQUISITION/WORK ORDER/CRN/PO#:			

NOTES/COMMENTS:

RUSSELL LANDSCAPE

Proposal 55-6042
Contract Number: 55-0331-00
Date: August 19, 2026
Job Name: Palm Removal
Job Address: 7461 S Falkenburg Rd
Riverview FL 33578
Contact: Alba Sanchez

SCOPE OF WORK

Remove and Dispose of dead palm tree at — S. Falkenburg Road East of the Summerwood Entrance

DESCRIPTION	SIZE	QTY	UNIT PRICE	TOTAL
Palm Removal	HRS	8	$78.31	$626.50

PRICE LISTED IS VALID FOR 30 DAYS FROM DATE ISSUED

TOTAL COST: $626.50

Project Total: **$626.50**

TERMS AND CONDITIONS – ENHANCEMENT INSTALLATION SERVICES

1. COMPLIANCE AND QUALIFICATIONS

Russell Landscape Group ("RLG") agrees to perform all work in accordance with the written terms, specifications, drawings, and scope outlined in the Agreement. All materials furnished shall comply with bid specifications and applicable industry standards.

RLG will assign qualified representatives with appropriate experience in landscape installation, enhancement, irrigation, and related services. All personnel shall be competent, properly trained, and presentable at all times.

2. LICENSES, PERMITS, TAXES, AND INSURANCE

RLG shall maintain all licenses and permits required by local, state, and federal authorities. RLG shall pay all applicable taxes, including sales tax where required on materials supplied as part of the work.

RLG maintains, at minimum:

- General Liability Insurance
- Automotive Liability Insurance
- Workers' Compensation Insurance
- Any additional insurance required by written agreement

Certificates of insurance may be provided upon request.

3. LIABILITY AND SUBCONTRACTORS

RLG shall not be liable for damages caused by the Customer, the Customer's agents, or third parties. RLG reserves the right to engage qualified subcontractors for specialized functions or work requiring specialized equipment. All subcontracted work shall remain subject to RLG quality standards and supervision.

4. ADDITIONAL SERVICES, CHANGE ORDERS, AND JOBSITE ACCESS

Change Orders: Any work outside the agreed scope that results in additional cost shall be performed only with a written and approved change order.

Access: Customers shall provide RLG with access to all portions of the jobsite necessary to perform the work and shall furnish utilities, including water and electricity, where required.

Underground Clause: Russell Landscape Group shall contact the applicable utility locate service (811 / Dig Safe) prior to excavation in accordance with state requirements and will exercise reasonable care when working near marked public utilities.

Russell Landscape Group shall not be responsible for damage to underground or concealed utilities, irrigation systems, wiring, piping, foundations, or structures that are unmarked, unknown, incorrectly located, improperly marked, or not reasonably discoverable prior to commencement of work.

The Customer is responsible for identifying and disclosing the location of all private utilities, including but not limited to private irrigation lines, low-voltage wiring, drainage systems, private gas lines, and private communication lines such as cable and internet services extending from junction points to individual units or structures. This responsibility includes either providing accurate location information prior to work, authorizing Russell Landscape Group to furnish a proposal for private utility locating services or accepting responsibility for repair costs associated with damage to undocumented or improperly marked private utilities.

If subsurface conditions are encountered that differ materially from those reasonably anticipated, including but not limited to ledge rock, large boulders, buried debris, or other obstructions that cannot be removed using the standard equipment or methods intended for the scope of work, Russell Landscape Group shall notify the Customer. A change order shall be issued for additional labor, equipment, specialty services, or alternative solutions required to proceed.

Depending on site conditions and feasibility, such change order may include removal of the obstruction using specialized equipment or services, or relocation of plant material, structures, or installations to a more suitable location as approved by the Customer.

Custom Designs: Design Ownership and Use: All designs, drawings, plans, details, specifications, and related documents prepared by Russell Landscape Group ("RLG") remain the sole property of RLG unless otherwise agreed to in writing.

If the Customer does not enter a contract for construction or installation with RLG, the Customer may not reproduce, share, distribute, or use such designs for construction or pricing by others without RLG's prior written consent.

Unauthorized use of RLG designs may result in additional charges or legal action to protect RLG's intellectual property rights.

Site Conditions and Owner Responsibilities: The Customer is responsible for maintaining the job site in a condition that allows Russell Landscape Group to perform work safely and efficiently.

If site conditions, obstructions, debris, or access limitations not caused by RLG prevent work from proceeding as scheduled, RLG reserves the right to delay work and/or issue a change order for additional labor, mobilization, or standby time required as a result.

5. GENERAL WARRANTY PROVISIONS

All warranties provided herein apply only to the specific services included in the approved scope of work. Warranties do not apply to adjacent systems, interconnected components, or site conditions outside the contracted scope.

Replacement or repair of any item under warranty shall not extend or restart the original warranty period. Replacement items carry only the remaining balance of the original warranty term.

No individual is authorized to extend, modify, or alter warranty terms unless approved in writing by an authorized representative of RLG.

6. MAINTENANCE RESPONSIBILITY AND WARRANTY APPLICABILITY

Warranty coverage applies to installation defects and workmanship only. Warranty does not apply to failures resulting from lack of routine inspection, irrigation schedule adjustments, pest and disease monitoring, fertilization, or other activities typically associated with professional landscape maintenance.

When Russell Landscape Group provides ongoing landscape maintenance services for the property:

- Warranty coverage shall remain in effect, provided the Customer promptly reports signs of decline or failure and does not interfere with maintenance practices.

When maintenance is performed by the Customer or a third party:

- The Customer assumes responsibility for failures resulting from improper watering, delayed detection of issues, incompatible chemical applications, or insufficient maintenance practices.

7. BASE WARRANTY EXCLUSIONS

Unless otherwise stated in writing, warranties do not cover:

- Overwatering, underwatering, unauthorized chemical applications, or mechanical damage when RLG is not providing maintenance services
- Acts of God, extreme weather events, or conditions exceeding normal regional expectations
- Wildlife damage, including but not limited to deer, rabbits, rodents, or insects
- Vandalism or damage caused by third parties
- Soil, drainage, grading, or environmental conditions not corrected under contract
- Damage caused by vehicles, mowing equipment, construction activity, or excavation
- Pre-existing site or system conditions not included in the approved scope

8. PLANT MATERIAL WARRANTY – TREES, SHRUBS, AND SOD

RLG provides a one (1) year limited warranty on trees, shrubs, and sod from the date of installation. Warranty includes material and labor for one (1) replacement per failed item.

Warranty applies only if:

- A functional irrigation system is present at installation and maintained throughout establishment
- Proper watering and seasonal adjustments are performed
- Plant material is not relocated or disturbed after installation

Exclusions include, but are not limited to, insect damage, disease, wildlife, vandalism, chemical exposure, improper watering, and soil or drainage conditions outside contract scope.

9. HARDSCAPE WARRANTY

RLG provides a one (1) year workmanship warranty on hardscape installations.

Hardscape materials are subject to the manufacturer's warranty for defects in materials. Manufacturer warranties may extend beyond Russell Landscape Group's workmanship warranty period and apply solely to material defects as defined by the manufacturer.

In certain cases, Russell Landscape Group may perform corrective work on behalf of the manufacturer when a material defect is confirmed and may be compensated by the manufacturer for such work.

This warranty does not cover:

- Efflorescence or natural color variation
- Settlement or failure due to loading beyond design intent
- Damage caused by hydrostatic pressure or drainage conditions outside contracted scope
- Tree roots, ground movement, freeze/thaw cycles beyond normal conditions

10. WARRANTY ENFORCEMENT

Customer must notify RLG promptly upon discovery of any issue. RLG will inspect the condition within a reasonable timeframe and determine warranty applicability.

11. PROPOSAL ACCEPTANCE AND PAYMENT TERMS

Acceptance of a proposal authorizes Russell Landscape Group ("RLG") to perform the work as described in the approved scope.

Payment Terms

- Full payment is due upon billing unless otherwise stated in writing.
- Failure to remit payment within thirty (30) days **WILL** result in suspension of warranty coverage until the account is brought current.
- Pricing is valid for thirty (30) days from the proposal date unless otherwise noted.
- Projects extending beyond thirty (30) business days or spanning multiple months may be progress billed.
- RLG reserves the right to suspend work for non-payment without penalty.

Deposits

- Contracts exceeding $25,000, and/or contracts requiring special-order materials, custom products, long-lead items, or advance payment to subcontractors **WILL** require a deposit prior to scheduling.
- The standard deposit is one-third (1/3) of the contract amount unless otherwise stated.
- In situations where RLG is required to purchase materials, equipment, or specialty products in advance, or to remit deposits or payments to subcontractors prior to installation, the required deposit may exceed one-third (1/3) of the contract amount and shall be clearly outlined in the approved proposal.
- Examples include, but are not limited to, custom site furnishings, fountains, flagpoles, synthetic turf systems, specialty hardscape materials, lighting components, or other items requiring advance purchase or extended lead times.

Credit Card Payments

- Payments made by credit card are subject to a credit card processing fee of up to three percent (3%) of the transaction amount.
- Additional transaction-based fees may be assessed by third-party payment processors and will be disclosed at the time of payment.
- When a Customer elects to pay by credit card and completes a Credit Card Authorization Form, the Customer authorizes RLG to charge the card in accordance with the approved proposal, invoice, and terms agreed to on the authorization form. Use of a credit card does not obligate RLG to offer extended payment terms unless expressly stated in writing.

Payment Instructions by Market

Payments should be made to the legal entity identified on the proposal or invoice based on the project's market location, as outlined below.

Market / Branch Location	Legal Entity to Pay	Remittance Address
Tampa	Russell Landscape, LLC.	PO Box 96746 Charlotte, NC 28296-6746

Russell Landscape Group accepts payment by check, ACH, or credit card. Payment options and instructions are provided on each invoice or may be obtained by contacting billings@russelllandscape.com. To help ensure timely processing, Customers should submit payment to the entity listed on their invoice.

Termination for Convenience

Either party may terminate this Agreement for convenience upon thirty (30) days' written notice. In the event of termination, the Customer shall be responsible for payment for all work performed, materials ordered or delivered, and costs incurred by RLG up to the effective termination date.

12. DISPUTE RESOLUTION AND LIEN RIGHTS

Any dispute arising under the Agreement shall first be addressed through good-faith negotiation. If unresolved, disputes shall proceed to mediation, and if still unresolved, to binding arbitration.

RLG reserves all rights, including lien rights under applicable state law, to secure payment for completed work.

Governing Law: This Agreement shall be governed by and construed in accordance with the laws of the state in which the services are performed.

Prevailing Party Fees: In the event of any dispute arising from this Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees, arbitration costs, and related expenses.

AUTHORIZATION

Customer acceptance of the proposal constitutes agreement to these Terms and Conditions in their entirety.

CLIENT SIGNATURE:		ESTIMATE PREPARED BY :	**Santiago Hernandez**
PRINTED NAME:		TITLE :	**Irrigation Manager**
DATE:	**8/19/26**	ACCOUNT MANAGER NAME :	**Santiago Hernandez**
PROJECT COST:	**$626.50 GOOD FOR 30 DAYS FROM DAY SENT**	ACCOUNT MANAGER PHONE :	**941-414-1986**
PROPOSAL #:	**55-60-12**	ACCOUNT MANAGER EMAIL :	**santiagoh@russelllandscape.com**
REQUISITION/WORK ORDER/CRN/PO#:			

NOTES/COMMENTS:

RUSSELL LANDSCAPE

Proposal 55-6014
Contract Number: 55-0331-00
Date: September 3, 2026
Job Name: Parkway Center CDD
Job Address: 7461 S Falkenburg Rd
Riverview FL 33578
Contact: Alba Sanchez

SCOPE OF WORK

Prune All Hardwoods: Locations - these trees are located along the main roadways, over sidewalks, and not inside preserve areas where pruning is not considered imperative. Clearance to 15' is the objective over roadways, 12' over sidewalks. Oak Trees: 257 Oak trees on site consisting of Laurel and Live oak species, lifted for clearance and dead, crossing, touching, or hanging limbs or branches. Pine Trees: 347 Pine trees on site consisting of mainly Slash/Elliottii species, to be lifted for clearance and dead, crossing, touching, or hanging limbs or branches. Elm Trees: 23 trees on site consisting of Americana species, and 1 "Alata", lifted for clearance and dead, crossing, touching, or hanging limbs or branches. Sweetgum Trees: 11 trees on site, consisting of styraciflua species, lifted for clearance and dead, crossing, touching, or hanging limbs or branches. Camphor trees: 7 trees on site, consisting of officinarum species, lifted for clearance and dead, crossing, touching, or hanging limbs or branches. Eastern Redbuds: 6 trees on site, lifted for clearance and dead, crossing, touching, or hanging limbs or branches. Misc. - Cypress and Crape Myrtles were intentionally left out due pruning constraints due to weather and frequency. Scope includes pruning and debris removal. -Pruning Standards Disclaimer - All tree pruning and related work will be performed in accordance with applicable ANSI A300 Standards for Tree Care Operations and International Society of Arboriculture (ISA) guidelines and best management practices. Pruning recommendations and procedures will be based on the tree's species, condition, structure, location, and specific site conditions, with the goal of promoting tree health, structural integrity, safety, and longevity.

DESCRIPTION	SIZE	QTY	UNIT PRICE	TOTAL
Hardwood Pruning				
Oak Tree Pruning: sizes vary but the majority are minimum of " DBH and 25'+	Varied	267	$172.69	$46,109.00
Camphor Tree Pruning: These are predominately large trees, similar to the oaks.	Varied	7	$172.71	$1,209.00
Pine Tree Pruning: sizes vary, but the main objective is removing any dead or hanging to remove hazard conditions.	Varied	347	$86.26	$29,933.50
Elm Tree Pruning: sizes vary, but the objective is lifting for clearance, removing dead and promoting healthy structure.	Varied	23	$74.01	$1,702.25
Sweet Gum Pruning: sizes vary, but the objective is lifting for clearance, removing dead and promoting healthy structure.	Varied	11	$74.02	$814.25
Eastern Redbuds: These trees are on average 15'-20' and need clearance for pedestrian traffic.	15'-20'	6	$57.58	$345.50
Mobilization, Freight and Preparation - Bucket lift, dump fees, etc.		1	$5,413.00	$5,413.00

SCOPE OF WORK

Prune All Hardwoods: Locations - these trees are located along the main roadways, over sidewalks, and not inside preserve areas where pruning is not considered imperative. Clearance to 15' is the objective over roadways, 12' over sidewalks. Oak Trees: 257 Oak trees on site consisting of Laurel and Live oak species, lifted for clearance and dead, crossing, touching, or hanging limbs or branches. Pine Trees: 347 Pine trees on site consisting of mainly Slash/Elliottii species, to be lifted for clearance and dead, crossing, touching, or hanging limbs or branches. Elm Trees: 23 trees on site consisting of Americana species, and 1 "Alata", lifted for clearance and dead, crossing, touching, or hanging limbs or branches. Sweetgum Trees: 11 trees on site, consisting of styraciflua species, lifted for clearance and dead, crossing, touching, or hanging limbs or branches. Camphor trees: 7 trees on site, consisting of officinarum species, lifted for clearance and dead, crossing, touching, or hanging limbs or branches. Eastern Redbuds: 6 trees on site, lifted for clearance and dead, crossing, touching, or hanging limbs or branches. Misc. - Cypress and Crape Myrtles were intentionally left out due pruning constraints due to weather and frequency. Scope includes pruning and debris removal. -Pruning Standards Disclaimer - All tree pruning and related work will be performed in accordance with applicable ANSI A300 Standards for Tree Care Operations and International Society of Arboriculture (ISA) guidelines and best management practices. Pruning recommendations and procedures will be based on the tree's species, condition, structure, location, and specific site conditions, with the goal of promoting tree health, structural integrity, safety, and longevity.

DESCRIPTION	SIZE	QTY	UNIT PRICE	TOTAL

The proposal above includes the following specifications:
Prepared by Jason Alzamora
Certified Arborist #FL-0757A
BS Environmental Policy and Management

PRICE LISTED IS VALID FOR 30 DAYS FROM DATE ISSUED	TOTAL COST: $85,526.50

Project Total: **$85,526.50**

TERMS AND CONDITIONS

1. COMPLIANCE AND QUALIFICATIONS

Russell Landscape Group ("RLG") agrees to perform all work in accordance with the written terms, specifications, drawings, and scope outlined in the Agreement. All materials furnished shall comply with bid specifications and applicable industry standards.

RLG will assign qualified representatives with appropriate experience in landscape installation, enhancement, irrigation, and related services. All personnel shall be competent, properly trained, and presentable at all times.

2. LICENSES, PERMITS, TAXES, AND INSURANCE

RLG shall maintain all licenses and permits required by local, state, and federal authorities. RLG shall pay all applicable taxes, including sales tax where required on materials supplied as part of the work.

RLG maintains, at minimum:

- General Liability Insurance
- Automotive Liability Insurance
- Workers' Compensation Insurance
- Any additional insurance required by written agreement

Certificates of insurance may be provided upon request.

3. LIABILITY AND SUBCONTRACTORS

RLG shall not be liable for damages caused by the Customer, the Customer's agents, or third parties. RLG reserves the right to engage qualified subcontractors for specialized functions or work requiring specialized equipment. All subcontracted work shall remain subject to RLG quality standards and supervision.

4. ADDITIONAL SERVICES, CHANGE ORDERS, AND JOBSITE ACCESS

Change Orders: Any work outside the agreed scope that results in additional cost shall be performed only with a written and approved change order.

Access: Customers shall provide RLG with access to all portions of the jobsite necessary to perform the work and shall furnish utilities, including water and electricity, where required.

Underground Clause: Russell Landscape Group shall contact the applicable utility locate service (811 / Dig Safe) prior to excavation in accordance with state requirements and will exercise reasonable care when working near marked public utilities.

Russell Landscape Group shall not be responsible for damage to underground or concealed utilities, irrigation systems, wiring, piping, foundations, or structures that are unmarked, unknown, incorrectly located, improperly marked, or not reasonably discoverable prior to commencement of work.

The Customer is responsible for identifying and disclosing the location of all private utilities, including but not limited to private irrigation lines, low-voltage wiring, drainage systems, private gas lines, and private communication lines such as cable and internet services extending from junction points to individual units or structures. This responsibility includes either providing accurate location information prior to work, authorizing Russell Landscape Group to furnish a proposal for private utility locating services or accepting responsibility for repair costs associated with damage to undocumented or improperly marked private utilities.

If subsurface conditions are encountered that differ materially from those reasonably anticipated, including but not limited to ledge rock, large boulders, buried debris, or other obstructions that cannot be removed using the standard equipment or methods intended for the scope of work, Russell Landscape Group shall notify the Customer. A change order shall be issued for additional labor, equipment, specialty services, or alternative solutions required to proceed. Depending on site conditions and feasibility, such change order may include removal of the obstruction using specialized equipment or services, or relocation of plant material, structures, or installations to a more suitable location as approved by the Customer.

Custom Designs: Design Ownership and Use: All designs, drawings, plans, details, specifications, and related documents prepared by Russell Landscape Group ("RLG") remain the sole property of RLG unless otherwise agreed to in writing.

If the Customer does not enter a contract for construction or installation with RLG, the Customer may not reproduce, share, distribute, or use such designs for construction or pricing by others without RLG's prior written consent.

Unauthorized use of RLG designs may result in additional charges or legal action to protect RLG's intellectual property rights.

Site Conditions and Owner Responsibilities: The Customer is responsible for maintaining the job site in a condition that allows Russell Landscape Group to perform work safely and efficiently.

If site conditions, obstructions, debris, or access limitations not caused by RLG prevent work from proceeding as scheduled, RLG reserves the right to delay work and/or issue a change order for additional labor, mobilization, or standby time required as a result.

5. GENERAL WARRANTY PROVISIONS

All warranties provided herein apply only to the specific services included in the approved scope of work. Warranties do not apply to adjacent systems, interconnected components, or site conditions outside the contracted scope.

Replacement or repair of any item under warranty shall not extend or restart the original warranty period. Replacement items carry only the remaining balance of the original warranty term.

No individual is authorized to extend, modify, or alter warranty terms unless approved in writing by an authorized representative of RLG.

6. MAINTENANCE RESPONSIBILITY AND WARRANTY APPLICABILITY

Warranty coverage applies to installation defects and workmanship only. Warranty does not apply to failures resulting from lack of routine inspection, irrigation schedule adjustments, pest and disease monitoring, fertilization, or other activities typically associated with professional landscape maintenance.

When Russell Landscape Group provides ongoing landscape maintenance services for the property:

- Warranty coverage shall remain in effect, provided the Customer promptly reports signs of decline or failure and does not interfere with maintenance practices.

When maintenance is performed by the Customer or a third party:

- The Customer assumes responsibility for failures resulting from improper watering, delayed detection of issues, incompatible chemical applications, or insufficient maintenance practices.

7. BASE WARRANTY EXCLUSIONS (APPLIES TO ALL SERVICES)

Unless otherwise stated in writing, warranties do not cover:

- Overwatering, underwatering, unauthorized chemical applications, or mechanical damage when RLG is not providing maintenance services
- Acts of God, extreme weather events, or conditions exceeding normal regional expectations
- Wildlife damage, including but not limited to deer, rabbits, rodents, or insects
- Vandalism or damage caused by third parties
- Soil, drainage, grading, or environmental conditions not corrected under contract
- Damage caused by vehicles, mowing equipment, construction activity, or excavation
- Pre-existing site or system conditions not included in the approved scope

8. PLANT MATERIAL WARRANTY – TREES, SHRUBS, AND SOD

RLG provides a one (1) year limited warranty on trees, shrubs, and sod from the date of installation. Warranty includes material and labor for one (1) replacement per failed item.

Warranty applies only if:

- A functional irrigation system is present at installation and maintained throughout establishment
- Proper watering and seasonal adjustments are performed
- Plant material is not relocated or disturbed after installation

Exclusions include, but are not limited to, insect damage, disease, wildlife, vandalism, chemical exposure, improper watering, and soil or drainage conditions outside contract scope.

9. HARDSCAPE WARRANTY

RLG provides a one (1) year workmanship warranty on hardscape installations.

Hardscape materials are subject to the manufacturer's warranty for defects in materials. Manufacturer warranties may extend beyond Russell Landscape Group's workmanship warranty period and apply solely to material defects as defined by the manufacturer.

In certain cases, Russell Landscape Group may perform corrective work on behalf of the manufacturer when a material defect is confirmed and may be compensated by the manufacturer for such work.

This warranty does not cover:

- Efflorescence or natural color variation
- Settlement or failure due to loading beyond design intent
- Damage caused by hydrostatic pressure or drainage conditions outside contracted scope
- Tree roots, ground movement, freeze/thaw cycles beyond normal conditions

10. IRRIGATION REPAIR AND INSTALLATION WARRANTY

For irrigation installation services, RLG warrants newly installed components for one (1) year from completion against defects in workmanship and materials.

For irrigation repair services, warranty is limited to the specific component repaired only. System-wide failures or additional issues discovered after restoration of pressure are not included in the original repair scope and are not warranty items.

Warranty requires proper system operation, seasonal schedule adjustments, and prompt reporting of issues.

11. ANNUAL COLOR INSTALLATION WARRANTY

RLG provides a one-season limited warranty on annual color installation:

- Spring installations: installation date through September 30
- Fall installations: installation date through March 31

Warranty includes plant material and labor for one replacement per affected area and requires proper irrigation and adherence to recommended watering practices.

12. WARRANTY ENFORCEMENT

Customer must notify RLG promptly upon discovery of any issue. RLG will inspect the conditions within a reasonable timeframe and determine warranty applicability.

13. PROPOSAL ACCEPTANCE AND PAYMENT TERMS

Acceptance of a proposal authorizes Russell Landscape Group ("RLG") to perform the work as described in the approved scope.

Payment Terms

- Full payment is due upon billing unless otherwise stated in writing.
- Failure to remit payment within thirty (30) days WILL result in suspension of warranty coverage until the account is brought current.
- Pricing is valid for thirty (30) days from the proposal date unless otherwise noted.
- Projects extending beyond thirty (30) business days or spanning multiple months may be progress billed.
- RLG reserves the right to suspend work for non-payment without penalty.

Deposits

- Contracts exceeding $25,000, and/or contracts requiring special-order materials, custom products, long-lead items, or advance payment to subcontractors WILL require a deposit prior to scheduling.
- The standard deposit is one-third (1/3) of the contract amount unless otherwise stated.
- In situations where RLG is required to purchase materials, equipment, or specialty products in advance, or to remit deposits or payments to subcontractors prior to installation, the required deposit may exceed one-third (1/3) of the contract amount and shall be clearly outlined in the approved proposal.
- Examples include, but are not limited to, custom site furnishings, fountains, flagpoles, synthetic turf systems, specialty hardscape materials, lighting components, or other items requiring advance purchase or extended lead times.

Credit Card Payments

- Payments made by credit card are subject to a credit card processing fee of up to three percent (3%) of the transaction amount.
- Additional transaction-based fees may be assessed by third-party payment processors and will be disclosed at the time of payment.
- When a Customer elects to pay by credit card and completes a Credit Card Authorization Form, the Customer authorizes RLG to charge the card in accordance with the approved proposal, invoice, and terms agreed to on the authorization form. Use of a credit card does not obligate RLG to offer extended payment terms unless expressly stated in writing.

Payment Instructions by Market

Payments should be made to the legal entity identified on the proposal or invoice based on the project's market location, as outlined below.

Market / Branch Location	Legal Entity to Pay	Remittance Address
Tampa	Russell Landscape, LLC.	PO Box 96746 Charlotte, NC 28296-6746

Russell Landscape Group accepts payment by check, ACH, or credit card. Payment options and instructions are provided on each invoice or may be obtained by contacting billings@russelllandscape.com. To help ensure timely processing, Customers should submit payment to the entity listed on their invoice.

Termination for Convenience

Either party may terminate this Agreement for convenience upon thirty (30) days' written notice. In the event of termination, the Customer shall be responsible for payment for all work performed, materials ordered or delivered, and costs incurred by RLG up to the effective termination date.

14. DISPUTE RESOLUTION AND LIEN RIGHTS

Any dispute arising under the Agreement shall first be addressed through good-faith negotiation. If unresolved, disputes shall proceed to mediation, and if still unresolved, to binding arbitration.

RLG reserves all rights, including lien rights under applicable state law, to secure payment for completed work.

Governing Law: This Agreement shall be governed by and construed in accordance with the laws of the state in which the services are performed.

Prevailing Party Fees: In the event of any dispute arising from this Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees, arbitration costs, and related expenses.

AUTHORIZATION

Customer acceptance of the proposal constitutes agreement to these Terms and Conditions in their entirety.

CLIENT SIGNATURE: _____

PRINTED NAME: _____

DATE: **9/3/26**

PROJECT COST: **$85,526.50 GOOD FOR 30 DAYS FROM DAY SENT**

PROPOSAL #: **55-60-14**

REQUISITION/WORK ORDER/CRN/PO#: _____

ESTIMATE PREPARED BY : **Jason Alzamora**

TITLE : **Enhancement Manager**

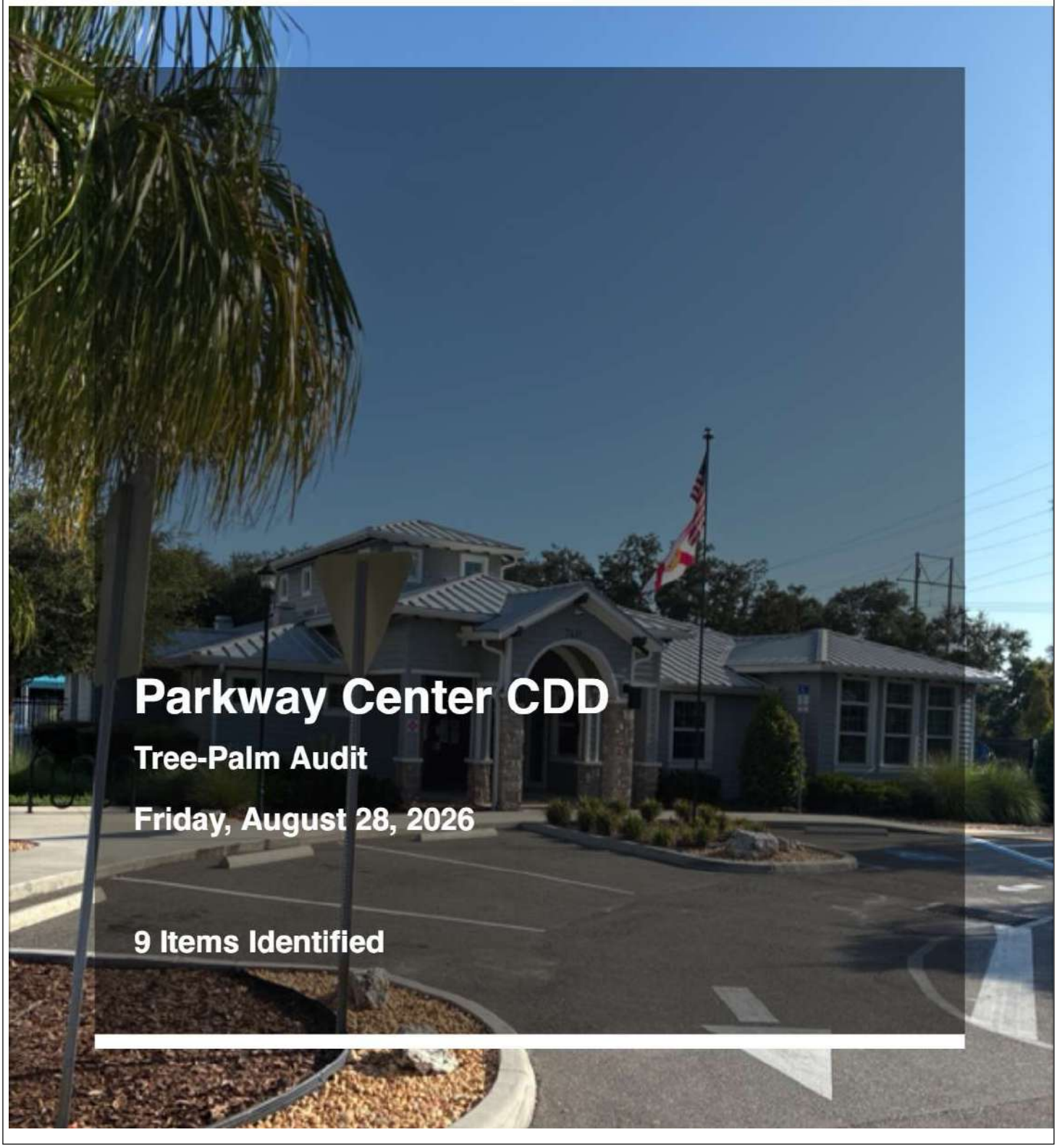
ACCOUNT MANAGER NAME : **Santiago Hernandez**

ACCOUNT MANAGER PHONE : **941-414-1986**

ACCOUNT MANAGER EMAIL : **santiagoh@russelllandscape.com**

NOTES/COMMENTS:

Addendum


Parkway Center CDD
Tree-Palm Audit
Friday, August 28, 2026
9 Items Identified



Item 1

Assigned To Clubhouse

There are 12

Sabal palms, and 6 Ribbon palms. There also 6 oaks, 1 and 6 Crape Myrtles.



Item 2

Assigned To Belmont Entrance

Long entry of Belmont there are 5 Crape Myrtles, 17 large oak trees, 10 Washingtonian palms, 3 small Eastern Redbud, 3 Pond Cypress and 1 Wing-tipped Elm.



Item 3

Assigned To Falkenberg And Still River

Falkenburg has the following:

3 Eastern Redbud
13 Crape Myrtles 12'+
41 Oak Trees (Live and Laurel)
71 Pine trees
24 Washingtonian palms
22 Ribbon palms
9 Sabal palms
2 American Elm trees

Still River has the following:

76 Oak trees
106 Pine trees
7 Sabal palms
6 Camphor
6 Elm trees



Item 4

Assigned To Roundabout Across Sanctuary

Camphor tree has large limbs down. Tree needs pruning.



Item 5
Assigned To Oak Creek
Dead Elm



Item 6
Assigned To Preserves And End Of Castle Creek
Not just here, but all preserves should be pushed back and lifted for clearance. Castle Creek has the following:
22 Pine trees
23 Oak trees
17 Washingtonian Palms
13 American Elms
3 Ribbon palms
5 Sweetgum trees



Item 7
Assigned To Hamlet Entrance
Two dead pine trees.



Item 8

Assigned To Still Creek

Still Creek has the following:

83 Oak trees

126 Pine trees

6 Sweet Gum trees

19 Washingtonian palms

7 Crape Myrtles 12'+

6 Sabal palms

5 Ribbon palms

4 dead pines to be removed.



Item 9

Assigned To Summerwood

All Common Areas along main roads- Blue Beech Dr. have the following:

22 Pines

21 Oak trees

20 Washingtonian palms

4 Sabal palms

3 Ribbon palms

Jason Alzamora

Russell Landscape - Tampa

RUSSELL LANDSCAPE

Proposal 55-60-15
Contract Number: 55-0331-00
Date: September 3, 2026
Job Name: Parkway Center CDD
Job Address: 7461 S Falkenburg Rd
Riverview FL 33578
Contact: Alba Sanchez

SCOPE OF WORK

Pine Tree Removal and Stump Grinding: There are 6 dead pines located on property and several stumps. The primary purpose of removing the trees is for safety as they are located with numerous target zones, travel paths and structure. The secondary reason is that these dead trees as well as the stumps serve as breeding grounds for pests, contagions and fungi that can accumulate and infect nearby healthy living trees and spread disease, decay and possible failure, posing more unwanted risk and hazardous potential on the property. -Pruning Standards Disclaimer - All tree pruning, removal and related work will be performed in accordance with applicable ANSI A300 Standards for Tree Care Operations and International Society of Arboriculture (ISA) guidelines and best management practices. Pruning recommendations and procedures will be based on the tree's species, condition, structure, location, and specific site conditions, with the goal of promoting tree health, structural integrity, safety, and longevity.

DESCRIPTION	SIZE	QTY	UNIT PRICE	TOTAL
Pine Removal				
Pine Tree/Pinus Elliottii - These trees have failed due to various reasons and are now posing serious risk, and hazard potential to nearby pedestrian , vehicles, and structure.	40' +	6	$767.54	$4,605.25
Stump Grinder				
Stump grinding pre-existing 39 stumps plus additional 6 from the Pine removal.	Varies	45	$76.76	$3,454.00
Mobilization, Freight and Preparation - Bucket lift, stump grinder, dump fees, etc.		1	$4,280.00	$4,280.00

The proposal above includes the following specifications:
Prepared by Jason Alzamora
Certified Arborist #FL-0757A
BS Environmental Policy and Management

PRICE LISTED IS VALID FOR 30 DAYS FROM DATE ISSUED	TOTAL COST: $12,339.25

Project Total: **$12,339.25**

TERMS AND CONDITIONS

1. COMPLIANCE AND QUALIFICATIONS

Russell Landscape Group ("RLG") agrees to perform all work in accordance with the written terms, specifications, drawings, and scope outlined in the Agreement. All materials furnished shall comply with bid specifications and applicable industry standards.

RLG will assign qualified representatives with appropriate experience in landscape installation, enhancement, irrigation, and related services. All personnel shall be competent, properly trained, and presentable at all times.

2. LICENSES, PERMITS, TAXES, AND INSURANCE

RLG shall maintain all licenses and permits required by local, state, and federal authorities. RLG shall pay all applicable taxes, including sales tax where required on materials supplied as part of the work.

RLG maintains, at minimum:

- General Liability Insurance
- Automotive Liability Insurance
- Workers' Compensation Insurance
- Any additional insurance required by written agreement

Certificates of insurance may be provided upon request.

3. LIABILITY AND SUBCONTRACTORS

RLG shall not be liable for damages caused by the Customer, the Customer's agents, or third parties. RLG reserves the right to engage qualified subcontractors for specialized functions or work requiring specialized equipment. All subcontracted work shall remain subject to RLG quality standards and supervision.

4. ADDITIONAL SERVICES, CHANGE ORDERS, AND JOBSITE ACCESS

Change Orders: Any work outside the agreed scope that results in additional cost shall be performed only with a written and approved change order.

Access: Customers shall provide RLG with access to all portions of the jobsite necessary to perform the work and shall furnish utilities, including water and electricity, where required.

Underground Clause: Russell Landscape Group shall contact the applicable utility locate service (811 / Dig Safe) prior to excavation in accordance with state requirements and will exercise reasonable care when working near marked public utilities.

Russell Landscape Group shall not be responsible for damage to underground or concealed utilities, irrigation systems, wiring, piping, foundations, or structures that are unmarked, unknown, incorrectly located, improperly marked, or not reasonably discoverable prior to commencement of work.

The Customer is responsible for identifying and disclosing the location of all private utilities, including but not limited to private irrigation lines, low-voltage wiring, drainage systems, private gas lines, and private communication lines such as cable and internet services extending from junction points to individual units or structures. This responsibility includes either providing accurate location information prior to work, authorizing Russell Landscape Group to furnish a proposal for private utility locating services or accepting responsibility for repair costs associated with damage to undocumented or improperly marked private utilities.

If subsurface conditions are encountered that differ materially from those reasonably anticipated, including but not limited to ledge rock, large boulders, buried debris, or other obstructions that cannot be removed using the standard equipment or methods intended for the scope of work, Russell Landscape Group shall notify the Customer. A change order shall be issued for additional labor, equipment, specialty services, or alternative solutions required to proceed. Depending on site conditions and feasibility, such change order may include removal of the obstruction using specialized equipment or services, or relocation of plant material, structures, or installations to a more suitable location as approved by the Customer.

Custom Designs: Design Ownership and Use: All designs, drawings, plans, details, specifications, and related documents prepared by Russell Landscape Group ("RLG") remain the sole property of RLG unless otherwise agreed to in writing.

If the Customer does not enter a contract for construction or installation with RLG, the Customer may not reproduce, share, distribute, or use such designs for construction or pricing by others without RLG's prior written consent.

Unauthorized use of RLG designs may result in additional charges or legal action to protect RLG's intellectual property rights.

Site Conditions and Owner Responsibilities: The Customer is responsible for maintaining the job site in a condition that allows Russell Landscape Group to perform work safely and efficiently.

If site conditions, obstructions, debris, or access limitations not caused by RLG prevent work from proceeding as scheduled, RLG reserves the right to delay work and/or issue a change order for additional labor, mobilization, or standby time required as a result.

5. GENERAL WARRANTY PROVISIONS

All warranties provided herein apply only to the specific services included in the approved scope of work. Warranties do not apply to adjacent systems, interconnected components, or site conditions outside the contracted scope.

Replacement or repair of any item under warranty shall not extend or restart the original warranty period. Replacement items carry only the remaining balance of the original warranty term.

No individual is authorized to extend, modify, or alter warranty terms unless approved in writing by an authorized representative of RLG.

6. MAINTENANCE RESPONSIBILITY AND WARRANTY APPLICABILITY

Warranty coverage applies to installation defects and workmanship only. Warranty does not apply to failures resulting from lack of routine inspection, irrigation schedule adjustments, pest and disease monitoring, fertilization, or other activities typically associated with professional landscape maintenance.

When Russell Landscape Group provides ongoing landscape maintenance services for the property:

- Warranty coverage shall remain in effect, provided the Customer promptly reports signs of decline or failure and does not interfere with maintenance practices.

When maintenance is performed by the Customer or a third party:

- The Customer assumes responsibility for failures resulting from improper watering, delayed detection of issues, incompatible chemical applications, or insufficient maintenance practices.

7. BASE WARRANTY EXCLUSIONS (APPLIES TO ALL SERVICES)

Unless otherwise stated in writing, warranties do not cover:

- Overwatering, underwatering, unauthorized chemical applications, or mechanical damage when RLG is not providing maintenance services
- Acts of God, extreme weather events, or conditions exceeding normal regional expectations
- Wildlife damage, including but not limited to deer, rabbits, rodents, or insects
- Vandalism or damage caused by third parties
- Soil, drainage, grading, or environmental conditions not corrected under contract
- Damage caused by vehicles, mowing equipment, construction activity, or excavation
- Pre-existing site or system conditions not included in the approved scope

8. PLANT MATERIAL WARRANTY – TREES, SHRUBS, AND SOD

RLG provides a one (1) year limited warranty on trees, shrubs, and sod from the date of installation. Warranty includes material and labor for one (1) replacement per failed item.

Warranty applies only if:

- A functional irrigation system is present at installation and maintained throughout establishment
- Proper watering and seasonal adjustments are performed
- Plant material is not relocated or disturbed after installation

Exclusions include, but are not limited to, insect damage, disease, wildlife, vandalism, chemical exposure, improper watering, and soil or drainage conditions outside contract scope.

9. HARDSCAPE WARRANTY

RLG provides a one (1) year workmanship warranty on hardscape installations.

Hardscape materials are subject to the manufacturer's warranty for defects in materials. Manufacturer warranties may extend beyond Russell Landscape Group's workmanship warranty period and apply solely to material defects as defined by the manufacturer.

In certain cases, Russell Landscape Group may perform corrective work on behalf of the manufacturer when a material defect is confirmed and may be compensated by the manufacturer for such work.

This warranty does not cover:

- Efflorescence or natural color variation
- Settlement or failure due to loading beyond design intent
- Damage caused by hydrostatic pressure or drainage conditions outside contracted scope
- Tree roots, ground movement, freeze/thaw cycles beyond normal conditions

10. IRRIGATION REPAIR AND INSTALLATION WARRANTY

For irrigation installation services, RLG warrants newly installed components for one (1) year from completion against defects in workmanship and materials.

For irrigation repair services, warranty is limited to the specific component repaired only. System-wide failures or additional issues discovered after restoration of pressure are not included in the original repair scope and are not warranty items.

Warranty requires proper system operation, seasonal schedule adjustments, and prompt reporting of issues.

11. ANNUAL COLOR INSTALLATION WARRANTY

RLG provides a one-season limited warranty on annual color installation:

- Spring installations: installation date through September 30
- Fall installations: installation date through March 31

Warranty includes plant material and labor for one replacement per affected area and requires proper irrigation and adherence to recommended watering practices.

12. WARRANTY ENFORCEMENT

Customer must notify RLG promptly upon discovery of any issue. RLG will inspect the conditions within a reasonable timeframe and determine warranty applicability.

13. PROPOSAL ACCEPTANCE AND PAYMENT TERMS

Acceptance of a proposal authorizes Russell Landscape Group ("RLG") to perform the work as described in the approved scope.

Payment Terms

- Full payment is due upon billing unless otherwise stated in writing.
- Failure to remit payment within thirty (30) days WILL result in suspension of warranty coverage until the account is brought current.
- Pricing is valid for thirty (30) days from the proposal date unless otherwise noted.
- Projects extending beyond thirty (30) business days or spanning multiple months may be progress billed.
- RLG reserves the right to suspend work for non-payment without penalty.

Deposits

- Contracts exceeding $25,000, and/or contracts requiring special-order materials, custom products, long-lead items, or advance payment to subcontractors WILL require a deposit prior to scheduling.
- The standard deposit is one-third (1/3) of the contract amount unless otherwise stated.
- In situations where RLG is required to purchase materials, equipment, or specialty products in advance, or to remit deposits or payments to subcontractors prior to installation, the required deposit may exceed one-third (1/3) of the contract amount and shall be clearly outlined in the approved proposal.
- Examples include, but are not limited to, custom site furnishings, fountains, flagpoles, synthetic turf systems, specialty hardscape materials, lighting components, or other items requiring advance purchase or extended lead times.

Credit Card Payments

- Payments made by credit card are subject to a credit card processing fee of up to three percent (3%) of the transaction amount.
- Additional transaction-based fees may be assessed by third-party payment processors and will be disclosed at the time of payment.
- When a Customer elects to pay by credit card and completes a Credit Card Authorization Form, the Customer authorizes RLG to charge the card in accordance with the approved proposal, invoice, and terms agreed to on the authorization form. Use of a credit card does not obligate RLG to offer extended payment terms unless expressly stated in writing.

Payment Instructions by Market

Payments should be made to the legal entity identified on the proposal or invoice based on the project's market location, as outlined below.

Market / Branch Location	Legal Entity to Pay	Remittance Address
Tampa	Russell Landscape, LLC.	PO Box 96746 Charlotte, NC 28296-6746

Russell Landscape Group accepts payment by check, ACH, or credit card. Payment options and instructions are provided on each invoice or may be obtained by contacting billings@russelllandscape.com. To help ensure timely processing, Customers should submit payment to the entity listed on their invoice.

Termination for Convenience

Either party may terminate this Agreement for convenience upon thirty (30) days' written notice. In the event of termination, the Customer shall be responsible for payment for all work performed, materials ordered or delivered, and costs incurred by RLG up to the effective termination date.

14. DISPUTE RESOLUTION AND LIEN RIGHTS

Any dispute arising under the Agreement shall first be addressed through good-faith negotiation. If unresolved, disputes shall proceed to mediation, and if still unresolved, to binding arbitration.

RLG reserves all rights, including lien rights under applicable state law, to secure payment for completed work.

Governing Law: This Agreement shall be governed by and construed in accordance with the laws of the state in which the services are performed.

Prevailing Party Fees: In the event of any dispute arising from this Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees, arbitration costs, and related expenses.

AUTHORIZATION

Customer acceptance of the proposal constitutes agreement to these Terms and Conditions in their entirety.

CLIENT SIGNATURE: _____

PRINTED NAME: _____

DATE: **9/3/26**

PROJECT COST: **$12,339.25 GOOD FOR 30 DAYS FROM DAY SENT**

PROPOSAL #: **55-60-15**

REQUISITION/WORK ORDER/CRN/PO#: _____

ESTIMATE PREPARED BY : **Jason Alzamora**

TITLE : **Enhancement Manager**

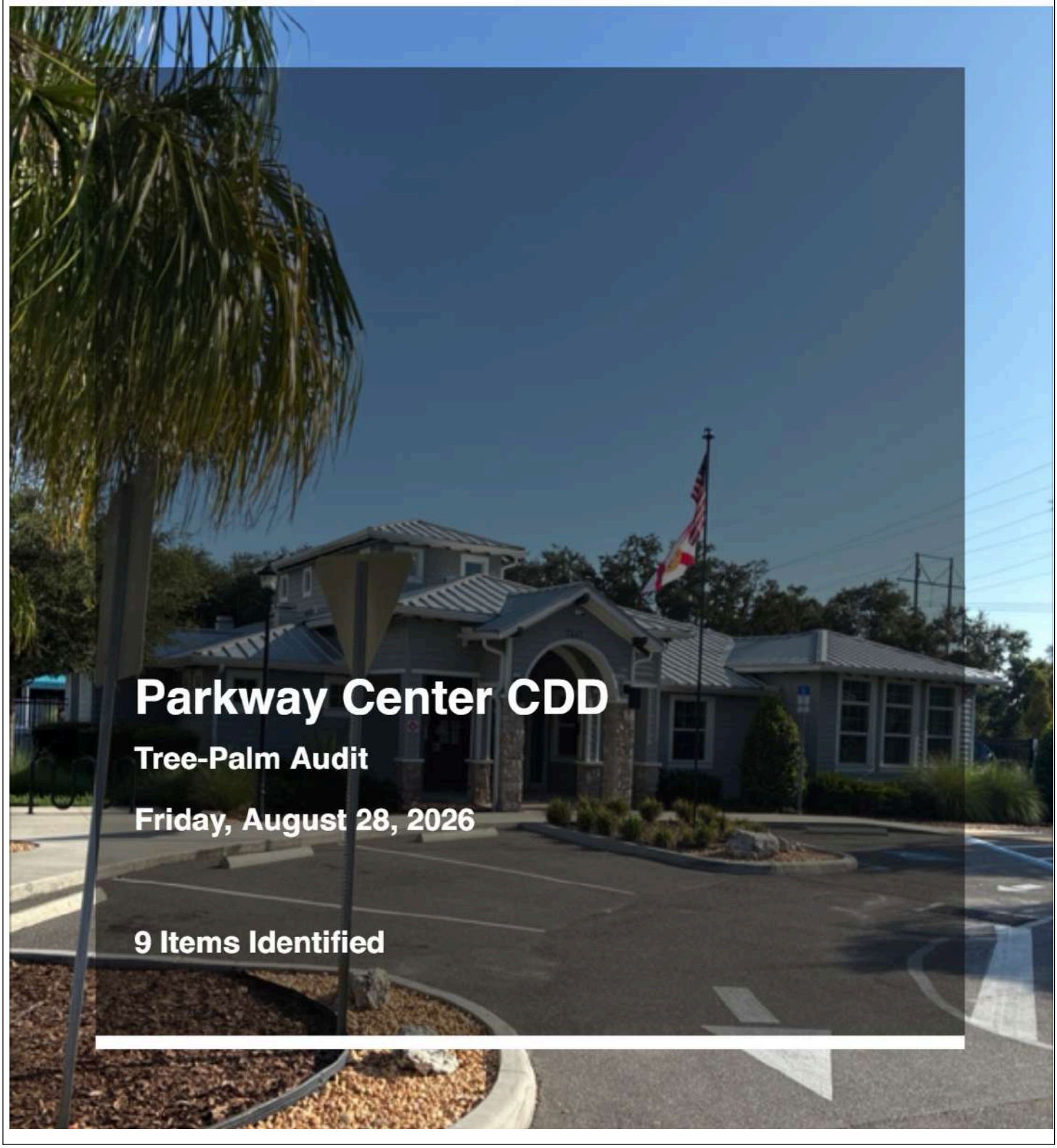
ACCOUNT MANAGER NAME : **Santiago Hernandez**

ACCOUNT MANAGER PHONE : **941-414-1986**

ACCOUNT MANAGER EMAIL : **santiagoh@russelllandscape.com**

NOTES/COMMENTS:

Addendum


Parkway Center CDD
Tree-Palm Audit
Friday, August 28, 2026
9 Items Identified



Item 1

Assigned To Clubhouse

There are 12

Sabal palms, and 6 Ribbon palms. There also 6 oaks, 1 and 6 Crape Myrtles.



Item 2

Assigned To Belmont Entrance

Long entry of Belmont there are 5 Crape Myrtles, 17 large oak trees, 10 Washingtonian palms, 3 small Eastern Redbud, 3 Pond Cypress and 1 Wing-tipped Elm.



Item 3

Assigned To Falkenberg And Still River

Falkenburg has the following:

3 Eastern Redbud
13 Crape Myrtles 12'+
41 Oak Trees (Live and Laurel)
71 Pine trees
24 Washingtonian palms
22 Ribbon palms
9 Sabal palms
2 American Elm trees

Still River has the following:

76 Oak trees
106 Pine trees
7 Sabal palms
6 Camphor
6 Elm trees



Item 4

Assigned To Roundabout Across Sanctuary

Camphor tree has large limbs down. Tree needs pruning.



Item 5

Assigned To Oak Creek

Dead Elm



Item 6

Assigned To Preserves And End Of Castle Creek

Not just here, but all preserves should be pushed back and lifted for clearance. Castle Creek has the following:

22 Pine trees

23 Oak trees

17 Washingtonian Palms

13 American Elms

3 Ribbon palms

5 Sweetgum trees



Item 7

Assigned To Hamlet Entrance

Two dead pine trees.



Item 8

Assigned To Still Creek

Still Creek has the following:

83 Oak trees

126 Pine trees

6 Sweet Gum trees

19 Washingtonian palms

7 Crape Myrtles 12'+

6 Sabal palms

5 Ribbon palms

4 dead pines to be removed.



Item 9

Assigned To Summerwood

All Common Areas along main roads- Blue Beech Dr. have the following:

22 Pines

21 Oak trees

20 Washingtonian palms

4 Sabal palms

3 Ribbon palms

Jason Alzamora

Russell Landscape - Tampa

ARBORIST HAZARD TREE REPORT

Assessment and Removal Recommendation – Six Dead Pine Trees

Property: Parkway Center CDD
Areas Assessed: Still River, Still Creek, and Hamlet Entrance
Site Audit Date: August 28, 2026
Prepared By: Jason Alzamora
Company: Russell Landscape – Tampa
Credential: Certified ISA Arborist #FL-0757A

---

1. PURPOSE OF REPORT

The purpose of this report is to document the condition and potential hazard associated with **six large, completely dead pine trees** identified during the Parkway Center CDD tree and palm site audit.

The site audit identifies **two dead pine trees at the Hamlet Entrance and four dead pine trees at Still Creek**, for a total of six dead pines requiring removal.

These trees are exceptionally large, estimated to be approximately **40–50+ feet in height**, with an average **DBH of 24 inches or greater**. Due to their complete mortality, advanced deterioration, existing limb failure, and proximity to areas occupied by people and vehicles, these trees represent a **significant life-safety hazard**.

---

2. TREE CONDITION

All six pine trees are **completely dead**. There is no indication that these trees are capable of recovery.

The trees exhibit characteristics consistent with **advanced stages of decline and decay**. Based on their condition, **pine bark beetle activity is suspected as a possible contributing factor**, although confirmation of a specific insect or pathogen would require additional diagnostic examination.

The most significant concern is the degree to which the trees have already deteriorated.

Observed and documented conditions include:

- Complete tree mortality.
- Advanced decay and deterioration.
- Dead and deteriorating limbs.

- Existing limb drop and failure.
- Significant loss of structural integrity.
- Increased potential for additional unpredictable limb failure.
- Potential for major stem or whole-tree failure.

As dead wood continues to deteriorate, the structural strength of both limbs and the main stem can progressively decline. The trees should therefore be considered **actively deteriorating structures rather than stable standing trees**.

---

3. TREE SIZE AND POTENTIAL FAILURE

These are **large, mature pine trees**, approximately **40–50+ feet tall**, with an average trunk diameter of **24 inches or greater**.

The size of these trees substantially increases the potential consequences of failure.

A large dead limb falling from a tree of this height can generate considerable impact force. A person struck by such a limb could suffer **catastrophic or fatal injuries**. This is not a situation where failure should be viewed simply as a risk of minor injury.

Likewise, failure of a major stem or the entire tree could affect a large area and cause substantial damage to vehicles, homes, sidewalks, roads, landscape improvements, and other property.

The combination of **height, trunk diameter, advanced decay, and complete mortality** makes these trees particularly concerning.

---

4. TARGET ZONES

All six trees are located within or immediately adjacent to areas that contain significant targets.

Several of the dead pines are located near **cul-de-sac and roadway areas**, including locations where vehicles may be parked or traveling. A falling limb or tree in these locations could strike vehicles or individuals using the roadway.

Other dead pines are located adjacent to or over **sidewalk areas**, creating a direct hazard to pedestrians.

Residential structures and other improvements are also located within the potential failure areas of some of these trees.

Potential targets include:

- Pedestrians.
- Residents and visitors.
- Maintenance personnel.
- Moving and parked vehicles.

- Sidewalks and pedestrian routes.
- Roadways and cul-de-sacs.
- Homes and residential structures.
- Other common-area improvements.

Because the trees are positioned within active target zones, the consequences of failure are significantly greater than if the trees were in an isolated, unoccupied area.

---

5. LIFE-SAFETY CONCERNS

The primary concern with these six trees is **not simply property damage, it is human safety and the potential for loss of life**.

A completely dead pine measuring 40–50+ feet in height and approximately 24 inches or greater in diameter contains large structural components capable of producing catastrophic impact forces if they fail.

A large limb falling from this height onto a pedestrian, resident, worker, or motorist could result in **severe traumatic injury or death**. A whole-tree or major-stem failure could create an even larger and potentially fatal impact zone.

The existing condition of these trees, including advanced decay and limb failure, indicates that portions of the trees are already losing their structural integrity.

Importantly, **the timing and location of future failures cannot be reliably predicted**. Additional limbs may fail without significant warning, particularly as deterioration progresses or when the trees are subjected to wind, rain, storms, or other environmental loading.

For this reason, these trees should be considered a **life-safety hazard requiring prompt corrective action**.

---

6. RISK ASSESSMENT

The risk presented by these trees is the result of several conditions occurring simultaneously:

Tree Condition:
The trees are completely dead and experiencing advanced deterioration and decay.

Tree Size:
The trees are approximately 40–50+ feet tall with an average DBH of 24 inches or greater.

Structural Condition:
Existing dead and failing limbs indicate ongoing structural deterioration.

Target Exposure:
The trees are located near sidewalks, roadways, cul-de-sacs, vehicles, homes, and other occupied areas.

Potential Consequence:
Failure could result in significant property damage, serious bodily injury, or **fatality**.

The presence of a large dead tree in an area with no targets is concerning; however, the same tree located over a sidewalk, beside a roadway, near parked vehicles, or within the fall zone of a residence represents a substantially greater hazard.

In this case, the combination of **large size, advanced decay, complete mortality, and active target zones warrants removal rather than continued retention or routine monitoring**.

---

7. RECOMMENDED ACTION

REMOVE ALL SIX DEAD PINE TREES

Removal of all six identified dead pines is **strongly recommended**.

The six trees consist of:

- **Two dead pine trees – Hamlet Entrance**
- **Four dead pine trees – Still Creek**

Removal should be performed by a **qualified professional tree-care contractor** experienced in the removal of large, hazardous trees.

Because of the advanced deterioration and size of these trees, removal should be conducted using appropriate safety procedures, including controlled rigging and lowering where necessary, as well as protection and control measures for pedestrians, vehicles, roadways, sidewalks, structures, and surrounding property.

---

8. REMOVAL PRIORITY

These trees should be considered a **high-priority hazard-removal item**.

Particular attention should be given to those trees located immediately adjacent to:

- Cul-de-sacs.
- Roadways.
- Parked vehicles.
- Sidewalks.
- Residential homes.
- Frequently occupied areas.

The trees should not be left standing with the expectation that they can be monitored indefinitely.

Because they are completely dead and already experiencing advanced deterioration, **their structural condition is expected to continue declining**. Delaying removal leaves an existing life-safety hazard in place and allows the potential for additional limb or tree failure to increase.

9. CONCLUSION

The six pine trees evaluated as part of this assessment are **large, completely dead, and significantly deteriorated trees**. They are approximately **40–50+ feet in height**, average **24 inches or greater DBH**, and exhibit advanced decay and limb deterioration.

The Parkway Center CDD site audit identifies **two dead pines at the Hamlet Entrance and four dead pines at Still Creek**.

These trees are located within or adjacent to active target zones, including **sidewalks, roadways, cul-de-sacs, parked vehicles, residential structures, and areas regularly occupied by people**.

Given their size and condition, failure of these trees or their major limbs is capable of causing **catastrophic property damage and potentially fatal injuries**. A large limb falling from a 40–50+ foot dead pine is not simply a minor injury concern; a person struck by such a limb could suffer **life-threatening trauma or death**.

The combination of **complete mortality, advanced decay, existing limb failure, substantial tree size, and significant targets within the potential failure zones** creates an avoidable and serious life-safety hazard.

PROFESSIONAL RECOMMENDATION:

All six dead pine trees should be removed as soon as reasonably practicable.

Removal is recommended not merely for aesthetic or maintenance purposes, but as a necessary **hazard-abatement and life-safety measure** intended to eliminate the potential for serious injury, loss of life, and significant property damage.

Leaving these trees standing allows a known and progressively deteriorating hazard to remain in areas where residents, pedestrians, motorists, maintenance personnel, and property are exposed.

Prompt removal is the appropriate course of action.

This version makes the **life-safety issue much more prominent** while avoiding language that overstates certainty about exactly when or how a tree will fail.

RUSSELL LANDSCAPE

Proposal 55-20-1
Contract Number: 55-0331-00
Date: August 18, 2026
Job Name: Parkway Center Community Development District
Job Address: 7461 S Falkenburg Rd
Riverview FL 33578
Contact: Alba Sanchez

SCOPE OF WORK

Wet check 8/18/26 Pool house Controller (1) Repairs Needed three nozzles, 6 lateral breaks, four sprays.

DESCRIPTION	SIZE	QTY	UNIT PRICE	TOTAL
	HRS	4	$113.75	$455.00
Spray	LS	4	$22.94	$91.75
Nozzle	LS	3	$3.83	$11.50
Lateral Break	LS	6	$38.25	$229.50

PRICE LISTED IS VALID FOR 30 DAYS FROM DATE ISSUED

TOTAL COST: $787.75

Project Total: **$787.75**

TERMS AND CONDITIONS

1. COMPLIANCE AND QUALIFICATIONS

Russell Landscape Group ("RLG") agrees to perform all work in accordance with the written terms, specifications, drawings, and scope outlined in the Agreement. All materials furnished shall comply with bid specifications and applicable industry standards.

RLG will assign qualified representatives with appropriate experience in landscape installation, enhancement, irrigation, and related services. All personnel shall be competent, properly trained, and presentable at all times.

2. LICENSES, PERMITS, TAXES, AND INSURANCE

RLG shall maintain all licenses and permits required by local, state, and federal authorities. RLG shall pay all applicable taxes, including sales tax where required on materials supplied as part of the work.

RLG maintains, at minimum:

- General Liability Insurance
- Automotive Liability Insurance
- Workers' Compensation Insurance
- Any additional insurance required by written agreement

Certificates of insurance may be provided upon request.

3. LIABILITY AND SUBCONTRACTORS

RLG shall not be liable for damages caused by the Customer, the Customer's agents, or third parties. RLG reserves the right to engage qualified subcontractors for specialized functions or work requiring specialized equipment. All subcontracted work shall remain subject to RLG quality standards and supervision.

4. ADDITIONAL SERVICES, CHANGE ORDERS, AND JOBSITE ACCESS

Change Orders: Any work outside the agreed scope that results in additional cost shall be performed only with a written and approved change order.

Access: Customers shall provide RLG with access to all portions of the jobsite necessary to perform the work and shall furnish utilities, including water and electricity, where required.

Underground Clause: Russell Landscape Group shall contact the applicable utility locate service (811 / Dig Safe) prior to excavation in accordance with state requirements and will exercise reasonable care when working near marked public utilities.

Russell Landscape Group shall not be responsible for damage to underground or concealed utilities, irrigation systems, wiring, piping, foundations, or structures that are unmarked, unknown, incorrectly located, improperly marked, or not reasonably discoverable prior to commencement of work.

The Customer is responsible for identifying and disclosing the location of all private utilities, including but not limited to private irrigation lines, low-voltage wiring, drainage systems, private gas lines, and private communication lines such as cable and internet services extending from junction points to individual units or structures. This responsibility includes either providing accurate location information prior to work, authorizing Russell Landscape Group to furnish a proposal for private utility locating services or accepting responsibility for repair costs associated with damage to undocumented or improperly marked private utilities.

If subsurface conditions are encountered that differ materially from those reasonably anticipated, including but not limited to ledge rock, large boulders, buried debris, or other obstructions that cannot be removed using the standard equipment or methods intended for the scope of work, Russell Landscape Group shall notify the Customer. A change order shall be issued for additional labor, equipment, specialty services, or alternative solutions required to proceed. Depending on site conditions and feasibility, such change order may include removal of the obstruction using specialized equipment or services, or relocation of plant material, structures, or installations to a more suitable location as approved by the Customer.

Custom Designs: Design Ownership and Use: All designs, drawings, plans, details, specifications, and related documents prepared by Russell Landscape Group ("RLG") remain the sole property of RLG unless otherwise agreed to in writing.

If the Customer does not enter a contract for construction or installation with RLG, the Customer may not reproduce, share, distribute, or use such designs for construction or pricing by others without RLG's prior written consent.

Unauthorized use of RLG designs may result in additional charges or legal action to protect RLG's intellectual property rights.

Site Conditions and Owner Responsibilities: The Customer is responsible for maintaining the job site in a condition that allows Russell Landscape Group to perform work safely and efficiently.

If site conditions, obstructions, debris, or access limitations not caused by RLG prevent work from proceeding as scheduled, RLG reserves the right to delay work and/or issue a change order for additional labor, mobilization, or standby time required as a result.

5. GENERAL WARRANTY PROVISIONS

All warranties provided herein apply only to the specific services included in the approved scope of work. Warranties do not apply to adjacent systems, interconnected components, or site conditions outside the contracted scope.

Replacement or repair of any item under warranty shall not extend or restart the original warranty period. Replacement items carry only the remaining balance of the original warranty term.

No individual is authorized to extend, modify, or alter warranty terms unless approved in writing by an authorized representative of RLG.

6. MAINTENANCE RESPONSIBILITY AND WARRANTY APPLICABILITY

Warranty coverage applies to installation defects and workmanship only. Warranty does not apply to failures resulting from lack of routine inspection, irrigation schedule adjustments, pest and disease monitoring, fertilization, or other activities typically associated with professional landscape maintenance.

When Russell Landscape Group provides ongoing landscape maintenance services for the property:

- Warranty coverage shall remain in effect, provided the Customer promptly reports signs of decline or failure and does not interfere with maintenance practices.

When maintenance is performed by the Customer or a third party:

- The Customer assumes responsibility for failures resulting from improper watering, delayed detection of issues, incompatible chemical applications, or insufficient maintenance practices.

7. BASE WARRANTY EXCLUSIONS (APPLIES TO ALL SERVICES)

Unless otherwise stated in writing, warranties do not cover:

- Overwatering, underwatering, unauthorized chemical applications, or mechanical damage when RLG is not providing maintenance services
- Acts of God, extreme weather events, or conditions exceeding normal regional expectations
- Wildlife damage, including but not limited to deer, rabbits, rodents, or insects
- Vandalism or damage caused by third parties
- Soil, drainage, grading, or environmental conditions not corrected under contract
- Damage caused by vehicles, mowing equipment, construction activity, or excavation
- Pre-existing site or system conditions not included in the approved scope

8. PLANT MATERIAL WARRANTY – TREES, SHRUBS, AND SOD

RLG provides a one (1) year limited warranty on trees, shrubs, and sod from the date of installation. Warranty includes material and labor for one (1) replacement per failed item.

Warranty applies only if:

- A functional irrigation system is present at installation and maintained throughout establishment
- Proper watering and seasonal adjustments are performed
- Plant material is not relocated or disturbed after installation

Exclusions include, but are not limited to, insect damage, disease, wildlife, vandalism, chemical exposure, improper watering, and soil or drainage conditions outside contract scope.

9. HARDSCAPE WARRANTY

RLG provides a one (1) year workmanship warranty on hardscape installations.

Hardscape materials are subject to the manufacturer's warranty for defects in materials. Manufacturer warranties may extend beyond Russell Landscape Group's workmanship warranty period and apply solely to material defects as defined by the manufacturer.

In certain cases, Russell Landscape Group may perform corrective work on behalf of the manufacturer when a material defect is confirmed and may be compensated by the manufacturer for such work.

This warranty does not cover:

- Efflorescence or natural color variation
- Settlement or failure due to loading beyond design intent
- Damage caused by hydrostatic pressure or drainage conditions outside contracted scope
- Tree roots, ground movement, freeze/thaw cycles beyond normal conditions

10. IRRIGATION REPAIR AND INSTALLATION WARRANTY

For irrigation installation services, RLG warrants newly installed components for one (1) year from completion against defects in workmanship and materials.

For irrigation repair services, warranty is limited to the specific component repaired only. System-wide failures or additional issues discovered after restoration of pressure are not included in the original repair scope and are not warranty items.

Warranty requires proper system operation, seasonal schedule adjustments, and prompt reporting of issues.

11. ANNUAL COLOR INSTALLATION WARRANTY

RLG provides a one-season limited warranty on annual color installation:

- Spring installations: installation date through September 30
- Fall installations: installation date through March 31

Warranty includes plant material and labor for one replacement per affected area and requires proper irrigation and adherence to recommended watering practices.

12. WARRANTY ENFORCEMENT

Customer must notify RLG promptly upon discovery of any issue. RLG will inspect the conditions within a reasonable timeframe and determine warranty applicability.

13. PROPOSAL ACCEPTANCE AND PAYMENT TERMS

Acceptance of a proposal authorizes Russell Landscape Group ("RLG") to perform the work as described in the approved scope.

Payment Terms

- Full payment is due upon billing unless otherwise stated in writing.
- Failure to remit payment within thirty (30) days WILL result in suspension of warranty coverage until the account is brought current.
- Pricing is valid for thirty (30) days from the proposal date unless otherwise noted.
- Projects extending beyond thirty (30) business days or spanning multiple months may be progress billed.
- RLG reserves the right to suspend work for non-payment without penalty.

Deposits

- Contracts exceeding $25,000, and/or contracts requiring special-order materials, custom products, long-lead items, or advance payment to subcontractors WILL require a deposit prior to scheduling.
- The standard deposit is one-third (1/3) of the contract amount unless otherwise stated.
- In situations where RLG is required to purchase materials, equipment, or specialty products in advance, or to remit deposits or payments to subcontractors prior to installation, the required deposit may exceed one-third (1/3) of the contract amount and shall be clearly outlined in the approved proposal.
- Examples include, but are not limited to, custom site furnishings, fountains, flagpoles, synthetic turf systems, specialty hardscape materials, lighting components, or other items requiring advance purchase or extended lead times.

Credit Card Payments

- Payments made by credit card are subject to a credit card processing fee of up to three percent (3%) of the transaction amount.
- Additional transaction-based fees may be assessed by third-party payment processors and will be disclosed at the time of payment.
- When a Customer elects to pay by credit card and completes a Credit Card Authorization Form, the Customer authorizes RLG to charge the card in accordance with the approved proposal, invoice, and terms agreed to on the authorization form. Use of a credit card does not obligate RLG to offer extended payment terms unless expressly stated in writing.

Payment Instructions by Market

Payments should be made to the legal entity identified on the proposal or invoice based on the project's market location, as outlined below.

Market / Branch Location	Legal Entity to Pay	Remittance Address
Tampa	Russell Landscape, LLC.	PO Box 96746 Charlotte, NC 28296-6746

Russell Landscape Group accepts payment by check, ACH, or credit card. Payment options and instructions are provided on each invoice or may be obtained by contacting billings@russelllandscape.com. To help ensure timely processing, Customers should submit payment to the entity listed on their invoice.

Termination for Convenience

Either party may terminate this Agreement for convenience upon thirty (30) days' written notice. In the event of termination, the Customer shall be responsible for payment for all work performed, materials ordered or delivered, and costs incurred by RLG up to the effective termination date.

14. DISPUTE RESOLUTION AND LIEN RIGHTS

Any dispute arising under the Agreement shall first be addressed through good-faith negotiation. If unresolved, disputes shall proceed to mediation, and if still unresolved, to binding arbitration.

RLG reserves all rights, including lien rights under applicable state law, to secure payment for completed work.

Governing Law: This Agreement shall be governed by and construed in accordance with the laws of the state in which the services are performed.

Prevailing Party Fees: In the event of any dispute arising from this Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees, arbitration costs, and related expenses.

AUTHORIZATION

Customer acceptance of the proposal constitutes agreement to these Terms and Conditions in their entirety.

CLIENT SIGNATURE: _____

PRINTED NAME: _____

DATE: **8/18/26**

PROJECT COST: **$787.75 GOOD FOR 30 DAYS FROM DAY SENT**

PROPOSAL #: **55-20-1**

REQUISITION/WORK ORDER/CRN/PO#: _____

ESTIMATE PREPARED BY : **Josh Byerman**

TITLE : **Irrigation Tech**

ACCOUNT MANAGER NAME : **Santiago Hernandez**

ACCOUNT MANAGER PHONE : **941-414-1986**

ACCOUNT MANAGER EMAIL : **santiagoh@russelllandscape.com**

NOTES/COMMENTS:

RUSSELL LANDSCAPE

Proposal 55-20-2
Contract Number: 55-0331-00
Date: August 18, 2026
Job Name: Parkway Center Community Development District
Job Address: 7461 S Falkenburg Rd
Riverview FL 33578
Contact: Alba Sanchez

SCOPE OF WORK

Wetcheck 8/18/26 Deer Chase Entrance ESP Repairs needed, 3 nozzles, adjust and raise heads

DESCRIPTION	SIZE	QTY	UNIT PRICE	TOTAL
	HRS	2	$113.75	$227.50
Nozzle	LS	3	$3.83	$11.50

PRICE LISTED IS VALID FOR 30 DAYS FROM DATE ISSUED

TOTAL COST: $239.00

Project Total: **$239.00**

TERMS AND CONDITIONS

1. COMPLIANCE AND QUALIFICATIONS

Russell Landscape Group ("RLG") agrees to perform all work in accordance with the written terms, specifications, drawings, and scope outlined in the Agreement. All materials furnished shall comply with bid specifications and applicable industry standards.

RLG will assign qualified representatives with appropriate experience in landscape installation, enhancement, irrigation, and related services. All personnel shall be competent, properly trained, and presentable at all times.

2. LICENSES, PERMITS, TAXES, AND INSURANCE

RLG shall maintain all licenses and permits required by local, state, and federal authorities. RLG shall pay all applicable taxes, including sales tax where required on materials supplied as part of the work.

RLG maintains, at minimum:

- General Liability Insurance
- Automotive Liability Insurance
- Workers' Compensation Insurance
- Any additional insurance required by written agreement

Certificates of insurance may be provided upon request.

3. LIABILITY AND SUBCONTRACTORS

RLG shall not be liable for damages caused by the Customer, the Customer's agents, or third parties. RLG reserves the right to engage qualified subcontractors for specialized functions or work requiring specialized equipment. All subcontracted work shall remain subject to RLG quality standards and supervision.

4. ADDITIONAL SERVICES, CHANGE ORDERS, AND JOBSITE ACCESS

Change Orders: Any work outside the agreed scope that results in additional cost shall be performed only with a written and approved change order.

Access: Customers shall provide RLG with access to all portions of the jobsite necessary to perform the work and shall furnish utilities, including water and electricity, where required.

Underground Clause: Russell Landscape Group shall contact the applicable utility locate service (811 / Dig Safe) prior to excavation in accordance with state requirements and will exercise reasonable care when working near marked public utilities.

Russell Landscape Group shall not be responsible for damage to underground or concealed utilities, irrigation systems, wiring, piping, foundations, or structures that are unmarked, unknown, incorrectly located, improperly marked, or not reasonably discoverable prior to commencement of work.

The Customer is responsible for identifying and disclosing the location of all private utilities, including but not limited to private irrigation lines, low-voltage wiring, drainage systems, private gas lines, and private communication lines such as cable and internet services extending from junction points to individual units or structures. This responsibility includes either providing accurate location information prior to work, authorizing Russell Landscape Group to furnish a proposal for private utility locating services or accepting responsibility for repair costs associated with damage to undocumented or improperly marked private utilities.

If subsurface conditions are encountered that differ materially from those reasonably anticipated, including but not limited to ledge rock, large boulders, buried debris, or other obstructions that cannot be removed using the standard equipment or methods intended for the scope of work, Russell Landscape Group shall notify the Customer. A change order shall be issued for additional labor, equipment, specialty services, or alternative solutions required to proceed. Depending on site conditions and feasibility, such change order may include removal of the obstruction using specialized equipment or services, or relocation of plant material, structures, or installations to a more suitable location as approved by the Customer.

Custom Designs: Design Ownership and Use: All designs, drawings, plans, details, specifications, and related documents prepared by Russell Landscape Group ("RLG") remain the sole property of RLG unless otherwise agreed to in writing.

If the Customer does not enter a contract for construction or installation with RLG, the Customer may not reproduce, share, distribute, or use such designs for construction or pricing by others without RLG's prior written consent.

Unauthorized use of RLG designs may result in additional charges or legal action to protect RLG's intellectual property rights.

Site Conditions and Owner Responsibilities: The Customer is responsible for maintaining the job site in a condition that allows Russell Landscape Group to perform work safely and efficiently.

If site conditions, obstructions, debris, or access limitations not caused by RLG prevent work from proceeding as scheduled, RLG reserves the right to delay work and/or issue a change order for additional labor, mobilization, or standby time required as a result.

5. GENERAL WARRANTY PROVISIONS

All warranties provided herein apply only to the specific services included in the approved scope of work. Warranties do not apply to adjacent systems, interconnected components, or site conditions outside the contracted scope.

Replacement or repair of any item under warranty shall not extend or restart the original warranty period. Replacement items carry only the remaining balance of the original warranty term.

No individual is authorized to extend, modify, or alter warranty terms unless approved in writing by an authorized representative of RLG.

6. MAINTENANCE RESPONSIBILITY AND WARRANTY APPLICABILITY

Warranty coverage applies to installation defects and workmanship only. Warranty does not apply to failures resulting from lack of routine inspection, irrigation schedule adjustments, pest and disease monitoring, fertilization, or other activities typically associated with professional landscape maintenance.

When Russell Landscape Group provides ongoing landscape maintenance services for the property:

- Warranty coverage shall remain in effect, provided the Customer promptly reports signs of decline or failure and does not interfere with maintenance practices.

When maintenance is performed by the Customer or a third party:

- The Customer assumes responsibility for failures resulting from improper watering, delayed detection of issues, incompatible chemical applications, or insufficient maintenance practices.

7. BASE WARRANTY EXCLUSIONS (APPLIES TO ALL SERVICES)

Unless otherwise stated in writing, warranties do not cover:

- Overwatering, underwatering, unauthorized chemical applications, or mechanical damage when RLG is not providing maintenance services
- Acts of God, extreme weather events, or conditions exceeding normal regional expectations
- Wildlife damage, including but not limited to deer, rabbits, rodents, or insects
- Vandalism or damage caused by third parties
- Soil, drainage, grading, or environmental conditions not corrected under contract
- Damage caused by vehicles, mowing equipment, construction activity, or excavation
- Pre-existing site or system conditions not included in the approved scope

8. PLANT MATERIAL WARRANTY – TREES, SHRUBS, AND SOD

RLG provides a one (1) year limited warranty on trees, shrubs, and sod from the date of installation. Warranty includes material and labor for one (1) replacement per failed item.

Warranty applies only if:

- A functional irrigation system is present at installation and maintained throughout establishment
- Proper watering and seasonal adjustments are performed
- Plant material is not relocated or disturbed after installation

Exclusions include, but are not limited to, insect damage, disease, wildlife, vandalism, chemical exposure, improper watering, and soil or drainage conditions outside contract scope.

9. HARDSCAPE WARRANTY

RLG provides a one (1) year workmanship warranty on hardscape installations.

Hardscape materials are subject to the manufacturer's warranty for defects in materials. Manufacturer warranties may extend beyond Russell Landscape Group's workmanship warranty period and apply solely to material defects as defined by the manufacturer.

In certain cases, Russell Landscape Group may perform corrective work on behalf of the manufacturer when a material defect is confirmed and may be compensated by the manufacturer for such work.

This warranty does not cover:

- Efflorescence or natural color variation
- Settlement or failure due to loading beyond design intent
- Damage caused by hydrostatic pressure or drainage conditions outside contracted scope
- Tree roots, ground movement, freeze/thaw cycles beyond normal conditions

10. IRRIGATION REPAIR AND INSTALLATION WARRANTY

For irrigation installation services, RLG warrants newly installed components for one (1) year from completion against defects in workmanship and materials.

For irrigation repair services, warranty is limited to the specific component repaired only. System-wide failures or additional issues discovered after restoration of pressure are not included in the original repair scope and are not warranty items.

Warranty requires proper system operation, seasonal schedule adjustments, and prompt reporting of issues.

11. ANNUAL COLOR INSTALLATION WARRANTY

RLG provides a one-season limited warranty on annual color installation:

- Spring installations: installation date through September 30
- Fall installations: installation date through March 31

Warranty includes plant material and labor for one replacement per affected area and requires proper irrigation and adherence to recommended watering practices.

12. WARRANTY ENFORCEMENT

Customer must notify RLG promptly upon discovery of any issue. RLG will inspect the conditions within a reasonable timeframe and determine warranty applicability.

13. PROPOSAL ACCEPTANCE AND PAYMENT TERMS

Acceptance of a proposal authorizes Russell Landscape Group ("RLG") to perform the work as described in the approved scope.

Payment Terms

- Full payment is due upon billing unless otherwise stated in writing.
- Failure to remit payment within thirty (30) days WILL result in suspension of warranty coverage until the account is brought current.
- Pricing is valid for thirty (30) days from the proposal date unless otherwise noted.
- Projects extending beyond thirty (30) business days or spanning multiple months may be progress billed.
- RLG reserves the right to suspend work for non-payment without penalty.

Deposits

- Contracts exceeding $25,000, and/or contracts requiring special-order materials, custom products, long-lead items, or advance payment to subcontractors WILL require a deposit prior to scheduling.
- The standard deposit is one-third (1/3) of the contract amount unless otherwise stated.
- In situations where RLG is required to purchase materials, equipment, or specialty products in advance, or to remit deposits or payments to subcontractors prior to installation, the required deposit may exceed one-third (1/3) of the contract amount and shall be clearly outlined in the approved proposal.
- Examples include, but are not limited to, custom site furnishings, fountains, flagpoles, synthetic turf systems, specialty hardscape materials, lighting components, or other items requiring advance purchase or extended lead times.

Credit Card Payments

- Payments made by credit card are subject to a credit card processing fee of up to three percent (3%) of the transaction amount.
- Additional transaction-based fees may be assessed by third-party payment processors and will be disclosed at the time of payment.
- When a Customer elects to pay by credit card and completes a Credit Card Authorization Form, the Customer authorizes RLG to charge the card in accordance with the approved proposal, invoice, and terms agreed to on the authorization form. Use of a credit card does not obligate RLG to offer extended payment terms unless expressly stated in writing.

Payment Instructions by Market

Payments should be made to the legal entity identified on the proposal or invoice based on the project's market location, as outlined below.

Market / Branch Location	Legal Entity to Pay	Remittance Address
Tampa	Russell Landscape, LLC.	PO Box 96746 Charlotte, NC 28296-6746

Russell Landscape Group accepts payment by check, ACH, or credit card. Payment options and instructions are provided on each invoice or may be obtained by contacting billings@russelllandscape.com. To help ensure timely processing, Customers should submit payment to the entity listed on their invoice.

Termination for Convenience

Either party may terminate this Agreement for convenience upon thirty (30) days' written notice. In the event of termination, the Customer shall be responsible for payment for all work performed, materials ordered or delivered, and costs incurred by RLG up to the effective termination date.

14. DISPUTE RESOLUTION AND LIEN RIGHTS

Any dispute arising under the Agreement shall first be addressed through good-faith negotiation. If unresolved, disputes shall proceed to mediation, and if still unresolved, to binding arbitration.

RLG reserves all rights, including lien rights under applicable state law, to secure payment for completed work.

Governing Law: This Agreement shall be governed by and construed in accordance with the laws of the state in which the services are performed.

Prevailing Party Fees: In the event of any dispute arising from this Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees, arbitration costs, and related expenses.

AUTHORIZATION

Customer acceptance of the proposal constitutes agreement to these Terms and Conditions in their entirety.

CLIENT SIGNATURE: _____

PRINTED NAME: _____

DATE: **8/18/26**

PROJECT COST: **$239.00 GOOD FOR 30 DAYS FROM DAY SENT**

PROPOSAL #: **55-20-2**

REQUISITION/WORK ORDER/CRN/PO#: _____

ESTIMATE PREPARED BY : **Josh Byerman**

TITLE : **Irrigation Tech**

ACCOUNT MANAGER NAME : **Santiago Hernandez**

ACCOUNT MANAGER PHONE : **941-414-1986**

ACCOUNT MANAGER EMAIL : **santiagoh@russelllandscape.com**

NOTES/COMMENTS:

RUSSELL LANDSCAPE

Proposal 55-20-3
Contract Number: 55-0331-00
Date: August 18, 2026
Job Name: Parkway Center Community Development District
Job Address: 7461 S Falkenburg Rd
Riverview FL 33578
Contact: Alba Sanchez

SCOPE OF WORK

Wetcheck 8/18/26 7150 S. Falkenberg Rd Utility Station Repairs Needed 6 nozzles, 3 heads replaced for better coverage

DESCRIPTION	SIZE	QTY	UNIT PRICE	TOTAL
	HRS	3	$113.75	$341.25
Nozzle	LS	6	$3.83	$23.00
Spray	LS	3	$23.00	$69.00

PRICE LISTED IS VALID FOR 30 DAYS FROM DATE ISSUED

TOTAL COST: $433.25

Project Total: **$433.25**

TERMS AND CONDITIONS

1. COMPLIANCE AND QUALIFICATIONS

Russell Landscape Group ("RLG") agrees to perform all work in accordance with the written terms, specifications, drawings, and scope outlined in the Agreement. All materials furnished shall comply with bid specifications and applicable industry standards.

RLG will assign qualified representatives with appropriate experience in landscape installation, enhancement, irrigation, and related services. All personnel shall be competent, properly trained, and presentable at all times.

2. LICENSES, PERMITS, TAXES, AND INSURANCE

RLG shall maintain all licenses and permits required by local, state, and federal authorities. RLG shall pay all applicable taxes, including sales tax where required on materials supplied as part of the work.

RLG maintains, at minimum:

- General Liability Insurance
- Automotive Liability Insurance
- Workers' Compensation Insurance
- Any additional insurance required by written agreement

Certificates of insurance may be provided upon request.

3. LIABILITY AND SUBCONTRACTORS

RLG shall not be liable for damages caused by the Customer, the Customer's agents, or third parties. RLG reserves the right to engage qualified subcontractors for specialized functions or work requiring specialized equipment. All subcontracted work shall remain subject to RLG quality standards and supervision.

4. ADDITIONAL SERVICES, CHANGE ORDERS, AND JOBSITE ACCESS

Change Orders: Any work outside the agreed scope that results in additional cost shall be performed only with a written and approved change order.

Access: Customers shall provide RLG with access to all portions of the jobsite necessary to perform the work and shall furnish utilities, including water and electricity, where required.

Underground Clause: Russell Landscape Group shall contact the applicable utility locate service (811 / Dig Safe) prior to excavation in accordance with state requirements and will exercise reasonable care when working near marked public utilities.

Russell Landscape Group shall not be responsible for damage to underground or concealed utilities, irrigation systems, wiring, piping, foundations, or structures that are unmarked, unknown, incorrectly located, improperly marked, or not reasonably discoverable prior to commencement of work.

The Customer is responsible for identifying and disclosing the location of all private utilities, including but not limited to private irrigation lines, low-voltage wiring, drainage systems, private gas lines, and private communication lines such as cable and internet services extending from junction points to individual units or structures. This responsibility includes either providing accurate location information prior to work, authorizing Russell Landscape Group to furnish a proposal for private utility locating services or accepting responsibility for repair costs associated with damage to undocumented or improperly marked private utilities.

If subsurface conditions are encountered that differ materially from those reasonably anticipated, including but not limited to ledge rock, large boulders, buried debris, or other obstructions that cannot be removed using the standard equipment or methods intended for the scope of work, Russell Landscape Group shall notify the Customer. A change order shall be issued for additional labor, equipment, specialty services, or alternative solutions required to proceed. Depending on site conditions and feasibility, such change order may include removal of the obstruction using specialized equipment or services, or relocation of plant material, structures, or installations to a more suitable location as approved by the Customer.

Custom Designs: Design Ownership and Use: All designs, drawings, plans, details, specifications, and related documents prepared by Russell Landscape Group ("RLG") remain the sole property of RLG unless otherwise agreed to in writing.

If the Customer does not enter a contract for construction or installation with RLG, the Customer may not reproduce, share, distribute, or use such designs for construction or pricing by others without RLG's prior written consent.

Unauthorized use of RLG designs may result in additional charges or legal action to protect RLG's intellectual property rights.

Site Conditions and Owner Responsibilities: The Customer is responsible for maintaining the job site in a condition that allows Russell Landscape Group to perform work safely and efficiently.

If site conditions, obstructions, debris, or access limitations not caused by RLG prevent work from proceeding as scheduled, RLG reserves the right to delay work and/or issue a change order for additional labor, mobilization, or standby time required as a result.

5. GENERAL WARRANTY PROVISIONS

All warranties provided herein apply only to the specific services included in the approved scope of work. Warranties do not apply to adjacent systems, interconnected components, or site conditions outside the contracted scope.

Replacement or repair of any item under warranty shall not extend or restart the original warranty period. Replacement items carry only the remaining balance of the original warranty term.

No individual is authorized to extend, modify, or alter warranty terms unless approved in writing by an authorized representative of RLG.

6. MAINTENANCE RESPONSIBILITY AND WARRANTY APPLICABILITY

Warranty coverage applies to installation defects and workmanship only. Warranty does not apply to failures resulting from lack of routine inspection, irrigation schedule adjustments, pest and disease monitoring, fertilization, or other activities typically associated with professional landscape maintenance.

When Russell Landscape Group provides ongoing landscape maintenance services for the property:

- Warranty coverage shall remain in effect, provided the Customer promptly reports signs of decline or failure and does not interfere with maintenance practices.

When maintenance is performed by the Customer or a third party:

- The Customer assumes responsibility for failures resulting from improper watering, delayed detection of issues, incompatible chemical applications, or insufficient maintenance practices.

7. BASE WARRANTY EXCLUSIONS (APPLIES TO ALL SERVICES)

Unless otherwise stated in writing, warranties do not cover:

- Overwatering, underwatering, unauthorized chemical applications, or mechanical damage when RLG is not providing maintenance services
- Acts of God, extreme weather events, or conditions exceeding normal regional expectations
- Wildlife damage, including but not limited to deer, rabbits, rodents, or insects
- Vandalism or damage caused by third parties
- Soil, drainage, grading, or environmental conditions not corrected under contract
- Damage caused by vehicles, mowing equipment, construction activity, or excavation
- Pre-existing site or system conditions not included in the approved scope

8. PLANT MATERIAL WARRANTY – TREES, SHRUBS, AND SOD

RLG provides a one (1) year limited warranty on trees, shrubs, and sod from the date of installation. Warranty includes material and labor for one (1) replacement per failed item.

Warranty applies only if:

- A functional irrigation system is present at installation and maintained throughout establishment
- Proper watering and seasonal adjustments are performed
- Plant material is not relocated or disturbed after installation

Exclusions include, but are not limited to, insect damage, disease, wildlife, vandalism, chemical exposure, improper watering, and soil or drainage conditions outside contract scope.

9. HARDSCAPE WARRANTY

RLG provides a one (1) year workmanship warranty on hardscape installations.

Hardscape materials are subject to the manufacturer's warranty for defects in materials. Manufacturer warranties may extend beyond Russell Landscape Group's workmanship warranty period and apply solely to material defects as defined by the manufacturer.

In certain cases, Russell Landscape Group may perform corrective work on behalf of the manufacturer when a material defect is confirmed and may be compensated by the manufacturer for such work.

This warranty does not cover:

- Efflorescence or natural color variation
- Settlement or failure due to loading beyond design intent
- Damage caused by hydrostatic pressure or drainage conditions outside contracted scope
- Tree roots, ground movement, freeze/thaw cycles beyond normal conditions

10. IRRIGATION REPAIR AND INSTALLATION WARRANTY

For irrigation installation services, RLG warrants newly installed components for one (1) year from completion against defects in workmanship and materials.

For irrigation repair services, warranty is limited to the specific component repaired only. System-wide failures or additional issues discovered after restoration of pressure are not included in the original repair scope and are not warranty items.

Warranty requires proper system operation, seasonal schedule adjustments, and prompt reporting of issues.

11. ANNUAL COLOR INSTALLATION WARRANTY

RLG provides a one-season limited warranty on annual color installation:

- Spring installations: installation date through September 30
- Fall installations: installation date through March 31

Warranty includes plant material and labor for one replacement per affected area and requires proper irrigation and adherence to recommended watering practices.

12. WARRANTY ENFORCEMENT

Customer must notify RLG promptly upon discovery of any issue. RLG will inspect the conditions within a reasonable timeframe and determine warranty applicability.

13. PROPOSAL ACCEPTANCE AND PAYMENT TERMS

Acceptance of a proposal authorizes Russell Landscape Group ("RLG") to perform the work as described in the approved scope.

Payment Terms

- Full payment is due upon billing unless otherwise stated in writing.
- Failure to remit payment within thirty (30) days WILL result in suspension of warranty coverage until the account is brought current.
- Pricing is valid for thirty (30) days from the proposal date unless otherwise noted.
- Projects extending beyond thirty (30) business days or spanning multiple months may be progress billed.
- RLG reserves the right to suspend work for non-payment without penalty.

Deposits

- Contracts exceeding $25,000, and/or contracts requiring special-order materials, custom products, long-lead items, or advance payment to subcontractors WILL require a deposit prior to scheduling.
- The standard deposit is one-third (1/3) of the contract amount unless otherwise stated.
- In situations where RLG is required to purchase materials, equipment, or specialty products in advance, or to remit deposits or payments to subcontractors prior to installation, the required deposit may exceed one-third (1/3) of the contract amount and shall be clearly outlined in the approved proposal.
- Examples include, but are not limited to, custom site furnishings, fountains, flagpoles, synthetic turf systems, specialty hardscape materials, lighting components, or other items requiring advance purchase or extended lead times.

Credit Card Payments

- Payments made by credit card are subject to a credit card processing fee of up to three percent (3%) of the transaction amount.
- Additional transaction-based fees may be assessed by third-party payment processors and will be disclosed at the time of payment.
- When a Customer elects to pay by credit card and completes a Credit Card Authorization Form, the Customer authorizes RLG to charge the card in accordance with the approved proposal, invoice, and terms agreed to on the authorization form. Use of a credit card does not obligate RLG to offer extended payment terms unless expressly stated in writing.

Payment Instructions by Market

Payments should be made to the legal entity identified on the proposal or invoice based on the project's market location, as outlined below.

Market / Branch Location	Legal Entity to Pay	Remittance Address
Tampa	Russell Landscape, LLC.	PO Box 96746 Charlotte, NC 28296-6746

Russell Landscape Group accepts payment by check, ACH, or credit card. Payment options and instructions are provided on each invoice or may be obtained by contacting billings@russelllandscape.com. To help ensure timely processing, Customers should submit payment to the entity listed on their invoice.

Termination for Convenience

Either party may terminate this Agreement for convenience upon thirty (30) days' written notice. In the event of termination, the Customer shall be responsible for payment for all work performed, materials ordered or delivered, and costs incurred by RLG up to the effective termination date.

14. DISPUTE RESOLUTION AND LIEN RIGHTS

Any dispute arising under the Agreement shall first be addressed through good-faith negotiation. If unresolved, disputes shall proceed to mediation, and if still unresolved, to binding arbitration.

RLG reserves all rights, including lien rights under applicable state law, to secure payment for completed work.

Governing Law: This Agreement shall be governed by and construed in accordance with the laws of the state in which the services are performed.

Prevailing Party Fees: In the event of any dispute arising from this Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees, arbitration costs, and related expenses.

AUTHORIZATION

Customer acceptance of the proposal constitutes agreement to these Terms and Conditions in their entirety.

CLIENT SIGNATURE:		ESTIMATE PREPARED BY :	**Josh Byerman**
PRINTED NAME:		TITLE :	
DATE:	**8/18/26**	ACCOUNT MANAGER NAME :	**Santiago Hernandez**
PROJECT COST:	**$433.25 GOOD FOR 30 DAYS FROM DAY SENT**	ACCOUNT MANAGER PHONE :	**941-414-1986**
PROPOSAL #:	**55-20-3**	ACCOUNT MANAGER EMAIL :	**santiagoh@russelllandscape.com**
REQUISITION/WORK ORDER/CRN/PO#:			

NOTES/COMMENTS:

RUSSELL LANDSCAPE

Proposal 55-20-4
Contract Number: 55-0331-00
Date: August 18, 2026
Job Name: Parkway Center Community Development District
Job Address: 7461 S Falkenburg Rd
Riverview FL 33578
Contact: Alba Sanchez

SCOPE OF WORK

Wetcheck 8/18/26 Amberly Entrance Controller Repairs needed four sprays, seven rotors, sixteen nozzles, one 12' spray

DESCRIPTION	SIZE	QTY	UNIT PRICE	TOTAL
	HRS	6	$113.71	$682.25
Sprays	LS	4	$22.94	$91.75
Rotor	LS	7	$45.86	$321.00
Nozzle	LS	16	$3.83	$61.25
12' Spray	LS	1	$57.50	$57.50

PRICE LISTED IS VALID FOR 30 DAYS FROM DATE ISSUED

TOTAL COST: $1,213.75

Project Total: **$1,213.75**

TERMS AND CONDITIONS

1. COMPLIANCE AND QUALIFICATIONS

Russell Landscape Group ("RLG") agrees to perform all work in accordance with the written terms, specifications, drawings, and scope outlined in the Agreement. All materials furnished shall comply with bid specifications and applicable industry standards.

RLG will assign qualified representatives with appropriate experience in landscape installation, enhancement, irrigation, and related services. All personnel shall be competent, properly trained, and presentable at all times.

2. LICENSES, PERMITS, TAXES, AND INSURANCE

RLG shall maintain all licenses and permits required by local, state, and federal authorities. RLG shall pay all applicable taxes, including sales tax where required on materials supplied as part of the work.

RLG maintains, at minimum:

- General Liability Insurance
- Automotive Liability Insurance
- Workers' Compensation Insurance
- Any additional insurance required by written agreement

Certificates of insurance may be provided upon request.

3. LIABILITY AND SUBCONTRACTORS

RLG shall not be liable for damages caused by the Customer, the Customer's agents, or third parties. RLG reserves the right to engage qualified subcontractors for specialized functions or work requiring specialized equipment. All subcontracted work shall remain subject to RLG quality standards and supervision.

4. ADDITIONAL SERVICES, CHANGE ORDERS, AND JOBSITE ACCESS

Change Orders: Any work outside the agreed scope that results in additional cost shall be performed only with a written and approved change order.

Access: Customers shall provide RLG with access to all portions of the jobsite necessary to perform the work and shall furnish utilities, including water and electricity, where required.

Underground Clause: Russell Landscape Group shall contact the applicable utility locate service (811 / Dig Safe) prior to excavation in accordance with state requirements and will exercise reasonable care when working near marked public utilities.

Russell Landscape Group shall not be responsible for damage to underground or concealed utilities, irrigation systems, wiring, piping, foundations, or structures that are unmarked, unknown, incorrectly located, improperly marked, or not reasonably discoverable prior to commencement of work.

The Customer is responsible for identifying and disclosing the location of all private utilities, including but not limited to private irrigation lines, low-voltage wiring, drainage systems, private gas lines, and private communication lines such as cable and internet services extending from junction points to individual units or structures. This responsibility includes either providing accurate location information prior to work, authorizing Russell Landscape Group to furnish a proposal for private utility locating services or accepting responsibility for repair costs associated with damage to undocumented or improperly marked private utilities.

If subsurface conditions are encountered that differ materially from those reasonably anticipated, including but not limited to ledge rock, large boulders, buried debris, or other obstructions that cannot be removed using the standard equipment or methods intended for the scope of work, Russell Landscape Group shall notify the Customer. A change order shall be issued for additional labor, equipment, specialty services, or alternative solutions required to proceed. Depending on site conditions and feasibility, such change order may include removal of the obstruction using specialized equipment or services, or relocation of plant material, structures, or installations to a more suitable location as approved by the Customer.

Custom Designs: Design Ownership and Use: All designs, drawings, plans, details, specifications, and related documents prepared by Russell Landscape Group ("RLG") remain the sole property of RLG unless otherwise agreed to in writing.

If the Customer does not enter a contract for construction or installation with RLG, the Customer may not reproduce, share, distribute, or use such designs for construction or pricing by others without RLG's prior written consent.

Unauthorized use of RLG designs may result in additional charges or legal action to protect RLG's intellectual property rights.

Site Conditions and Owner Responsibilities: The Customer is responsible for maintaining the job site in a condition that allows Russell Landscape Group to perform work safely and efficiently.

If site conditions, obstructions, debris, or access limitations not caused by RLG prevent work from proceeding as scheduled, RLG reserves the right to delay work and/or issue a change order for additional labor, mobilization, or standby time required as a result.

5. GENERAL WARRANTY PROVISIONS

All warranties provided herein apply only to the specific services included in the approved scope of work. Warranties do not apply to adjacent systems, interconnected components, or site conditions outside the contracted scope.

Replacement or repair of any item under warranty shall not extend or restart the original warranty period. Replacement items carry only the remaining balance of the original warranty term.

No individual is authorized to extend, modify, or alter warranty terms unless approved in writing by an authorized representative of RLG.

6. MAINTENANCE RESPONSIBILITY AND WARRANTY APPLICABILITY

Warranty coverage applies to installation defects and workmanship only. Warranty does not apply to failures resulting from lack of routine inspection, irrigation schedule adjustments, pest and disease monitoring, fertilization, or other activities typically associated with professional landscape maintenance.

When Russell Landscape Group provides ongoing landscape maintenance services for the property:

- Warranty coverage shall remain in effect, provided the Customer promptly reports signs of decline or failure and does not interfere with maintenance practices.

When maintenance is performed by the Customer or a third party:

- The Customer assumes responsibility for failures resulting from improper watering, delayed detection of issues, incompatible chemical applications, or insufficient maintenance practices.

7. BASE WARRANTY EXCLUSIONS (APPLIES TO ALL SERVICES)

Unless otherwise stated in writing, warranties do not cover:

- Overwatering, underwatering, unauthorized chemical applications, or mechanical damage when RLG is not providing maintenance services
- Acts of God, extreme weather events, or conditions exceeding normal regional expectations
- Wildlife damage, including but not limited to deer, rabbits, rodents, or insects
- Vandalism or damage caused by third parties
- Soil, drainage, grading, or environmental conditions not corrected under contract
- Damage caused by vehicles, mowing equipment, construction activity, or excavation
- Pre-existing site or system conditions not included in the approved scope

8. PLANT MATERIAL WARRANTY – TREES, SHRUBS, AND SOD

RLG provides a one (1) year limited warranty on trees, shrubs, and sod from the date of installation. Warranty includes material and labor for one (1) replacement per failed item.

Warranty applies only if:

- A functional irrigation system is present at installation and maintained throughout establishment
- Proper watering and seasonal adjustments are performed
- Plant material is not relocated or disturbed after installation

Exclusions include, but are not limited to, insect damage, disease, wildlife, vandalism, chemical exposure, improper watering, and soil or drainage conditions outside contract scope.

9. HARDSCAPE WARRANTY

RLG provides a one (1) year workmanship warranty on hardscape installations.

Hardscape materials are subject to the manufacturer's warranty for defects in materials. Manufacturer warranties may extend beyond Russell Landscape Group's workmanship warranty period and apply solely to material defects as defined by the manufacturer.

In certain cases, Russell Landscape Group may perform corrective work on behalf of the manufacturer when a material defect is confirmed and may be compensated by the manufacturer for such work.

This warranty does not cover:

- Efflorescence or natural color variation
- Settlement or failure due to loading beyond design intent
- Damage caused by hydrostatic pressure or drainage conditions outside contracted scope
- Tree roots, ground movement, freeze/thaw cycles beyond normal conditions

10. IRRIGATION REPAIR AND INSTALLATION WARRANTY

For irrigation installation services, RLG warrants newly installed components for one (1) year from completion against defects in workmanship and materials.

For irrigation repair services, warranty is limited to the specific component repaired only. System-wide failures or additional issues discovered after restoration of pressure are not included in the original repair scope and are not warranty items.

Warranty requires proper system operation, seasonal schedule adjustments, and prompt reporting of issues.

11. ANNUAL COLOR INSTALLATION WARRANTY

RLG provides a one-season limited warranty on annual color installation:

- Spring installations: installation date through September 30
- Fall installations: installation date through March 31

Warranty includes plant material and labor for one replacement per affected area and requires proper irrigation and adherence to recommended watering practices.

12. WARRANTY ENFORCEMENT

Customer must notify RLG promptly upon discovery of any issue. RLG will inspect the conditions within a reasonable timeframe and determine warranty applicability.

13. PROPOSAL ACCEPTANCE AND PAYMENT TERMS

Acceptance of a proposal authorizes Russell Landscape Group ("RLG") to perform the work as described in the approved scope.

Payment Terms

- Full payment is due upon billing unless otherwise stated in writing.
- Failure to remit payment within thirty (30) days WILL result in suspension of warranty coverage until the account is brought current.
- Pricing is valid for thirty (30) days from the proposal date unless otherwise noted.
- Projects extending beyond thirty (30) business days or spanning multiple months may be progress billed.
- RLG reserves the right to suspend work for non-payment without penalty.

Deposits

- Contracts exceeding $25,000, and/or contracts requiring special-order materials, custom products, long-lead items, or advance payment to subcontractors WILL require a deposit prior to scheduling.
- The standard deposit is one-third (1/3) of the contract amount unless otherwise stated.
- In situations where RLG is required to purchase materials, equipment, or specialty products in advance, or to remit deposits or payments to subcontractors prior to installation, the required deposit may exceed one-third (1/3) of the contract amount and shall be clearly outlined in the approved proposal.
- Examples include, but are not limited to, custom site furnishings, fountains, flagpoles, synthetic turf systems, specialty hardscape materials, lighting components, or other items requiring advance purchase or extended lead times.

Credit Card Payments

- Payments made by credit card are subject to a credit card processing fee of up to three percent (3%) of the transaction amount.
- Additional transaction-based fees may be assessed by third-party payment processors and will be disclosed at the time of payment.
- When a Customer elects to pay by credit card and completes a Credit Card Authorization Form, the Customer authorizes RLG to charge the card in accordance with the approved proposal, invoice, and terms agreed to on the authorization form. Use of a credit card does not obligate RLG to offer extended payment terms unless expressly stated in writing.

Payment Instructions by Market

Payments should be made to the legal entity identified on the proposal or invoice based on the project's market location, as outlined below.

Market / Branch Location	Legal Entity to Pay	Remittance Address
Tampa	Russell Landscape, LLC.	PO Box 96746 Charlotte, NC 28296-6746

Russell Landscape Group accepts payment by check, ACH, or credit card. Payment options and instructions are provided on each invoice or may be obtained by contacting billings@russelllandscape.com. To help ensure timely processing, Customers should submit payment to the entity listed on their invoice.

Termination for Convenience

Either party may terminate this Agreement for convenience upon thirty (30) days' written notice. In the event of termination, the Customer shall be responsible for payment for all work performed, materials ordered or delivered, and costs incurred by RLG up to the effective termination date.

14. DISPUTE RESOLUTION AND LIEN RIGHTS

Any dispute arising under the Agreement shall first be addressed through good-faith negotiation. If unresolved, disputes shall proceed to mediation, and if still unresolved, to binding arbitration.

RLG reserves all rights, including lien rights under applicable state law, to secure payment for completed work.

Governing Law: This Agreement shall be governed by and construed in accordance with the laws of the state in which the services are performed.

Prevailing Party Fees: In the event of any dispute arising from this Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees, arbitration costs, and related expenses.

AUTHORIZATION

Customer acceptance of the proposal constitutes agreement to these Terms and Conditions in their entirety.

CLIENT SIGNATURE: _____

PRINTED NAME: _____

DATE: **8/18/26**

PROJECT COST: **$1,213.75 GOOD FOR 30 DAYS FROM DAY SENT**

PROPOSAL #: **55-20-4**

REQUISITION/WORK ORDER/CRN/PO#: _____

ESTIMATE PREPARED BY : **Josh Byerman**

TITLE : _____

ACCOUNT MANAGER NAME : **Santiago Hernandez**

ACCOUNT MANAGER PHONE : **941-414-1986**

ACCOUNT MANAGER EMAIL : **santiagoh@russelllandscape.com**

NOTES/COMMENTS:

RUSSELL LANDSCAPE

Proposal 55-20-5
Contract Number: 55-0331-00
Date: August 18, 2026
Job Name: Parkway Center Community Development District
Job Address: 7461 S Falkenburg Rd
Riverview FL 33578
Contact: Alba Sanchez

SCOPE OF WORK

Wetcheck 8/18/26 Towne Lake Zones 60-74 (CDD) Repairs Needed two sprays, thirteen nozzles, cap multiple heads to prevent over saturation of annuals

DESCRIPTION	SIZE	QTY	UNIT PRICE	TOTAL
	HRS	3	$113.75	$341.25
Spray	LS	2	$23.00	$46.00
Nozzle	LS	13	$3.83	$49.75
Misc Fittings	LS	1	$95.75	$95.75

PRICE LISTED IS VALID FOR 30 DAYS FROM DATE ISSUED

TOTAL COST: $532.75

Project Total: **$532.75**

TERMS AND CONDITIONS

1. COMPLIANCE AND QUALIFICATIONS

Russell Landscape Group ("RLG") agrees to perform all work in accordance with the written terms, specifications, drawings, and scope outlined in the Agreement. All materials furnished shall comply with bid specifications and applicable industry standards.

RLG will assign qualified representatives with appropriate experience in landscape installation, enhancement, irrigation, and related services. All personnel shall be competent, properly trained, and presentable at all times.

2. LICENSES, PERMITS, TAXES, AND INSURANCE

RLG shall maintain all licenses and permits required by local, state, and federal authorities. RLG shall pay all applicable taxes, including sales tax where required on materials supplied as part of the work.

RLG maintains, at minimum:

- General Liability Insurance
- Automotive Liability Insurance
- Workers' Compensation Insurance
- Any additional insurance required by written agreement

Certificates of insurance may be provided upon request.

3. LIABILITY AND SUBCONTRACTORS

RLG shall not be liable for damages caused by the Customer, the Customer's agents, or third parties. RLG reserves the right to engage qualified subcontractors for specialized functions or work requiring specialized equipment. All subcontracted work shall remain subject to RLG quality standards and supervision.

4. ADDITIONAL SERVICES, CHANGE ORDERS, AND JOBSITE ACCESS

Change Orders: Any work outside the agreed scope that results in additional cost shall be performed only with a written and approved change order.

Access: Customers shall provide RLG with access to all portions of the jobsite necessary to perform the work and shall furnish utilities, including water and electricity, where required.

Underground Clause: Russell Landscape Group shall contact the applicable utility locate service (811 / Dig Safe) prior to excavation in accordance with state requirements and will exercise reasonable care when working near marked public utilities.

Russell Landscape Group shall not be responsible for damage to underground or concealed utilities, irrigation systems, wiring, piping, foundations, or structures that are unmarked, unknown, incorrectly located, improperly marked, or not reasonably discoverable prior to commencement of work.

The Customer is responsible for identifying and disclosing the location of all private utilities, including but not limited to private irrigation lines, low-voltage wiring, drainage systems, private gas lines, and private communication lines such as cable and internet services extending from junction points to individual units or structures. This responsibility includes either providing accurate location information prior to work, authorizing Russell Landscape Group to furnish a proposal for private utility locating services or accepting responsibility for repair costs associated with damage to undocumented or improperly marked private utilities.

If subsurface conditions are encountered that differ materially from those reasonably anticipated, including but not limited to ledge rock, large boulders, buried debris, or other obstructions that cannot be removed using the standard equipment or methods intended for the scope of work, Russell Landscape Group shall notify the Customer. A change order shall be issued for additional labor, equipment, specialty services, or alternative solutions required to proceed. Depending on site conditions and feasibility, such change order may include removal of the obstruction using specialized equipment or services, or relocation of plant material, structures, or installations to a more suitable location as approved by the Customer.

Custom Designs: Design Ownership and Use: All designs, drawings, plans, details, specifications, and related documents prepared by Russell Landscape Group ("RLG") remain the sole property of RLG unless otherwise agreed to in writing.

If the Customer does not enter a contract for construction or installation with RLG, the Customer may not reproduce, share, distribute, or use such designs for construction or pricing by others without RLG's prior written consent.

Unauthorized use of RLG designs may result in additional charges or legal action to protect RLG's intellectual property rights.

Site Conditions and Owner Responsibilities: The Customer is responsible for maintaining the job site in a condition that allows Russell Landscape Group to perform work safely and efficiently.

If site conditions, obstructions, debris, or access limitations not caused by RLG prevent work from proceeding as scheduled, RLG reserves the right to delay work and/or issue a change order for additional labor, mobilization, or standby time required as a result.

5. GENERAL WARRANTY PROVISIONS

All warranties provided herein apply only to the specific services included in the approved scope of work. Warranties do not apply to adjacent systems, interconnected components, or site conditions outside the contracted scope.

Replacement or repair of any item under warranty shall not extend or restart the original warranty period. Replacement items carry only the remaining balance of the original warranty term.

No individual is authorized to extend, modify, or alter warranty terms unless approved in writing by an authorized representative of RLG.

6. MAINTENANCE RESPONSIBILITY AND WARRANTY APPLICABILITY

Warranty coverage applies to installation defects and workmanship only. Warranty does not apply to failures resulting from lack of routine inspection, irrigation schedule adjustments, pest and disease monitoring, fertilization, or other activities typically associated with professional landscape maintenance.

When Russell Landscape Group provides ongoing landscape maintenance services for the property:

- Warranty coverage shall remain in effect, provided the Customer promptly reports signs of decline or failure and does not interfere with maintenance practices.

When maintenance is performed by the Customer or a third party:

- The Customer assumes responsibility for failures resulting from improper watering, delayed detection of issues, incompatible chemical applications, or insufficient maintenance practices.

7. BASE WARRANTY EXCLUSIONS (APPLIES TO ALL SERVICES)

Unless otherwise stated in writing, warranties do not cover:

- Overwatering, underwatering, unauthorized chemical applications, or mechanical damage when RLG is not providing maintenance services
- Acts of God, extreme weather events, or conditions exceeding normal regional expectations
- Wildlife damage, including but not limited to deer, rabbits, rodents, or insects
- Vandalism or damage caused by third parties
- Soil, drainage, grading, or environmental conditions not corrected under contract
- Damage caused by vehicles, mowing equipment, construction activity, or excavation
- Pre-existing site or system conditions not included in the approved scope

8. PLANT MATERIAL WARRANTY – TREES, SHRUBS, AND SOD

RLG provides a one (1) year limited warranty on trees, shrubs, and sod from the date of installation. Warranty includes material and labor for one (1) replacement per failed item.

Warranty applies only if:

- A functional irrigation system is present at installation and maintained throughout establishment
- Proper watering and seasonal adjustments are performed
- Plant material is not relocated or disturbed after installation

Exclusions include, but are not limited to, insect damage, disease, wildlife, vandalism, chemical exposure, improper watering, and soil or drainage conditions outside contract scope.

9. HARDSCAPE WARRANTY

RLG provides a one (1) year workmanship warranty on hardscape installations.

Hardscape materials are subject to the manufacturer's warranty for defects in materials. Manufacturer warranties may extend beyond Russell Landscape Group's workmanship warranty period and apply solely to material defects as defined by the manufacturer.

In certain cases, Russell Landscape Group may perform corrective work on behalf of the manufacturer when a material defect is confirmed and may be compensated by the manufacturer for such work.

This warranty does not cover:

- Efflorescence or natural color variation
- Settlement or failure due to loading beyond design intent
- Damage caused by hydrostatic pressure or drainage conditions outside contracted scope
- Tree roots, ground movement, freeze/thaw cycles beyond normal conditions

10. IRRIGATION REPAIR AND INSTALLATION WARRANTY

For irrigation installation services, RLG warrants newly installed components for one (1) year from completion against defects in workmanship and materials.

For irrigation repair services, warranty is limited to the specific component repaired only. System-wide failures or additional issues discovered after restoration of pressure are not included in the original repair scope and are not warranty items.

Warranty requires proper system operation, seasonal schedule adjustments, and prompt reporting of issues.

11. ANNUAL COLOR INSTALLATION WARRANTY

RLG provides a one-season limited warranty on annual color installation:

- Spring installations: installation date through September 30
- Fall installations: installation date through March 31

Warranty includes plant material and labor for one replacement per affected area and requires proper irrigation and adherence to recommended watering practices.

12. WARRANTY ENFORCEMENT

Customer must notify RLG promptly upon discovery of any issue. RLG will inspect the conditions within a reasonable timeframe and determine warranty applicability.

13. PROPOSAL ACCEPTANCE AND PAYMENT TERMS

Acceptance of a proposal authorizes Russell Landscape Group ("RLG") to perform the work as described in the approved scope.

Payment Terms

- Full payment is due upon billing unless otherwise stated in writing.
- Failure to remit payment within thirty (30) days WILL result in suspension of warranty coverage until the account is brought current.
- Pricing is valid for thirty (30) days from the proposal date unless otherwise noted.
- Projects extending beyond thirty (30) business days or spanning multiple months may be progress billed.
- RLG reserves the right to suspend work for non-payment without penalty.

Deposits

- Contracts exceeding $25,000, and/or contracts requiring special-order materials, custom products, long-lead items, or advance payment to subcontractors WILL require a deposit prior to scheduling.
- The standard deposit is one-third (1/3) of the contract amount unless otherwise stated.
- In situations where RLG is required to purchase materials, equipment, or specialty products in advance, or to remit deposits or payments to subcontractors prior to installation, the required deposit may exceed one-third (1/3) of the contract amount and shall be clearly outlined in the approved proposal.
- Examples include, but are not limited to, custom site furnishings, fountains, flagpoles, synthetic turf systems, specialty hardscape materials, lighting components, or other items requiring advance purchase or extended lead times.

Credit Card Payments

- Payments made by credit card are subject to a credit card processing fee of up to three percent (3%) of the transaction amount.
- Additional transaction-based fees may be assessed by third-party payment processors and will be disclosed at the time of payment.
- When a Customer elects to pay by credit card and completes a Credit Card Authorization Form, the Customer authorizes RLG to charge the card in accordance with the approved proposal, invoice, and terms agreed to on the authorization form. Use of a credit card does not obligate RLG to offer extended payment terms unless expressly stated in writing.

Payment Instructions by Market

Payments should be made to the legal entity identified on the proposal or invoice based on the project's market location, as outlined below.

Market / Branch Location	Legal Entity to Pay	Remittance Address
Tampa	Russell Landscape, LLC.	PO Box 96746 Charlotte, NC 28296-6746

Russell Landscape Group accepts payment by check, ACH, or credit card. Payment options and instructions are provided on each invoice or may be obtained by contacting billings@russelllandscape.com. To help ensure timely processing, Customers should submit payment to the entity listed on their invoice.

Termination for Convenience

Either party may terminate this Agreement for convenience upon thirty (30) days' written notice. In the event of termination, the Customer shall be responsible for payment for all work performed, materials ordered or delivered, and costs incurred by RLG up to the effective termination date.

14. DISPUTE RESOLUTION AND LIEN RIGHTS

Any dispute arising under the Agreement shall first be addressed through good-faith negotiation. If unresolved, disputes shall proceed to mediation, and if still unresolved, to binding arbitration.

RLG reserves all rights, including lien rights under applicable state law, to secure payment for completed work.

Governing Law: This Agreement shall be governed by and construed in accordance with the laws of the state in which the services are performed.

Prevailing Party Fees: In the event of any dispute arising from this Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees, arbitration costs, and related expenses.

AUTHORIZATION

Customer acceptance of the proposal constitutes agreement to these Terms and Conditions in their entirety.

CLIENT SIGNATURE: _____

PRINTED NAME: _____

DATE: **8/18/26**

PROJECT COST: **$532.75 GOOD FOR 30 DAYS FROM DAY SENT**

PROPOSAL #: **55-20-5**

REQUISITION/WORK ORDER/CRN/PO#: _____

ESTIMATE PREPARED BY : **Josh Byerman**

TITLE : _____

ACCOUNT MANAGER NAME : **Santiago Hernandez**

ACCOUNT MANAGER PHONE : **941-414-1986**

ACCOUNT MANAGER EMAIL : **santiagoh@russelllandscape.com**

NOTES/COMMENTS:

RUSSELL LANDSCAPE

Proposal 55-20-6
Contract Number: 55-0331-00
Date: August 18, 2026
Job Name: Parkway Center Community Development District
Job Address: 7461 S Falkenburg Rd
Riverview FL 33578
Contact: Alba Sanchez

SCOPE OF WORK

Wetcheck 8/18/26 Still Creek Controllers E- one broken lateral line, two spray heads, six nozzles W- three broken later lines, ten spray heads, six nozzles

DESCRIPTION	SIZE	QTY	UNIT PRICE	TOTAL
	HRS	5	$113.70	$568.50
Broken Lateral	LS	4	$38.25	$153.00
Spray	LS	12	$22.94	$275.25
Nozzle	LS	12	$3.83	$46.00

PRICE LISTED IS VALID FOR 30 DAYS FROM DATE ISSUED

TOTAL COST: $1,042.75

Project Total: **$1,042.75**

TERMS AND CONDITIONS

1. COMPLIANCE AND QUALIFICATIONS

Russell Landscape Group ("RLG") agrees to perform all work in accordance with the written terms, specifications, drawings, and scope outlined in the Agreement. All materials furnished shall comply with bid specifications and applicable industry standards.

RLG will assign qualified representatives with appropriate experience in landscape installation, enhancement, irrigation, and related services. All personnel shall be competent, properly trained, and presentable at all times.

2. LICENSES, PERMITS, TAXES, AND INSURANCE

RLG shall maintain all licenses and permits required by local, state, and federal authorities. RLG shall pay all applicable taxes, including sales tax where required on materials supplied as part of the work.

RLG maintains, at minimum:

- General Liability Insurance
- Automotive Liability Insurance
- Workers' Compensation Insurance
- Any additional insurance required by written agreement

Certificates of insurance may be provided upon request.

3. LIABILITY AND SUBCONTRACTORS

RLG shall not be liable for damages caused by the Customer, the Customer's agents, or third parties. RLG reserves the right to engage qualified subcontractors for specialized functions or work requiring specialized equipment. All subcontracted work shall remain subject to RLG quality standards and supervision.

4. ADDITIONAL SERVICES, CHANGE ORDERS, AND JOBSITE ACCESS

Change Orders: Any work outside the agreed scope that results in additional cost shall be performed only with a written and approved change order.

Access: Customers shall provide RLG with access to all portions of the jobsite necessary to perform the work and shall furnish utilities, including water and electricity, where required.

Underground Clause: Russell Landscape Group shall contact the applicable utility locate service (811 / Dig Safe) prior to excavation in accordance with state requirements and will exercise reasonable care when working near marked public utilities.

Russell Landscape Group shall not be responsible for damage to underground or concealed utilities, irrigation systems, wiring, piping, foundations, or structures that are unmarked, unknown, incorrectly located, improperly marked, or not reasonably discoverable prior to commencement of work.

The Customer is responsible for identifying and disclosing the location of all private utilities, including but not limited to private irrigation lines, low-voltage wiring, drainage systems, private gas lines, and private communication lines such as cable and internet services extending from junction points to individual units or structures. This responsibility includes either providing accurate location information prior to work, authorizing Russell Landscape Group to furnish a proposal for private utility locating services or accepting responsibility for repair costs associated with damage to undocumented or improperly marked private utilities.

If subsurface conditions are encountered that differ materially from those reasonably anticipated, including but not limited to ledge rock, large boulders, buried debris, or other obstructions that cannot be removed using the standard equipment or methods intended for the scope of work, Russell Landscape Group shall notify the Customer. A change order shall be issued for additional labor, equipment, specialty services, or alternative solutions required to proceed. Depending on site conditions and feasibility, such change order may include removal of the obstruction using specialized equipment or services, or relocation of plant material, structures, or installations to a more suitable location as approved by the Customer.

Custom Designs: Design Ownership and Use: All designs, drawings, plans, details, specifications, and related documents prepared by Russell Landscape Group ("RLG") remain the sole property of RLG unless otherwise agreed to in writing.

If the Customer does not enter a contract for construction or installation with RLG, the Customer may not reproduce, share, distribute, or use such designs for construction or pricing by others without RLG's prior written consent.

Unauthorized use of RLG designs may result in additional charges or legal action to protect RLG's intellectual property rights.

Site Conditions and Owner Responsibilities: The Customer is responsible for maintaining the job site in a condition that allows Russell Landscape Group to perform work safely and efficiently.

If site conditions, obstructions, debris, or access limitations not caused by RLG prevent work from proceeding as scheduled, RLG reserves the right to delay work and/or issue a change order for additional labor, mobilization, or standby time required as a result.

5. GENERAL WARRANTY PROVISIONS

All warranties provided herein apply only to the specific services included in the approved scope of work. Warranties do not apply to adjacent systems, interconnected components, or site conditions outside the contracted scope.

Replacement or repair of any item under warranty shall not extend or restart the original warranty period. Replacement items carry only the remaining balance of the original warranty term.

No individual is authorized to extend, modify, or alter warranty terms unless approved in writing by an authorized representative of RLG.

6. MAINTENANCE RESPONSIBILITY AND WARRANTY APPLICABILITY

Warranty coverage applies to installation defects and workmanship only. Warranty does not apply to failures resulting from lack of routine inspection, irrigation schedule adjustments, pest and disease monitoring, fertilization, or other activities typically associated with professional landscape maintenance.

When Russell Landscape Group provides ongoing landscape maintenance services for the property:

- Warranty coverage shall remain in effect, provided the Customer promptly reports signs of decline or failure and does not interfere with maintenance practices.

When maintenance is performed by the Customer or a third party:

- The Customer assumes responsibility for failures resulting from improper watering, delayed detection of issues, incompatible chemical applications, or insufficient maintenance practices.

7. BASE WARRANTY EXCLUSIONS (APPLIES TO ALL SERVICES)

Unless otherwise stated in writing, warranties do not cover:

- Overwatering, underwatering, unauthorized chemical applications, or mechanical damage when RLG is not providing maintenance services
- Acts of God, extreme weather events, or conditions exceeding normal regional expectations
- Wildlife damage, including but not limited to deer, rabbits, rodents, or insects
- Vandalism or damage caused by third parties
- Soil, drainage, grading, or environmental conditions not corrected under contract
- Damage caused by vehicles, mowing equipment, construction activity, or excavation
- Pre-existing site or system conditions not included in the approved scope

8. PLANT MATERIAL WARRANTY – TREES, SHRUBS, AND SOD

RLG provides a one (1) year limited warranty on trees, shrubs, and sod from the date of installation. Warranty includes material and labor for one (1) replacement per failed item.

Warranty applies only if:

- A functional irrigation system is present at installation and maintained throughout establishment
- Proper watering and seasonal adjustments are performed
- Plant material is not relocated or disturbed after installation

Exclusions include, but are not limited to, insect damage, disease, wildlife, vandalism, chemical exposure, improper watering, and soil or drainage conditions outside contract scope.

9. HARDSCAPE WARRANTY

RLG provides a one (1) year workmanship warranty on hardscape installations.

Hardscape materials are subject to the manufacturer's warranty for defects in materials. Manufacturer warranties may extend beyond Russell Landscape Group's workmanship warranty period and apply solely to material defects as defined by the manufacturer.

In certain cases, Russell Landscape Group may perform corrective work on behalf of the manufacturer when a material defect is confirmed and may be compensated by the manufacturer for such work.

This warranty does not cover:

- Efflorescence or natural color variation
- Settlement or failure due to loading beyond design intent
- Damage caused by hydrostatic pressure or drainage conditions outside contracted scope
- Tree roots, ground movement, freeze/thaw cycles beyond normal conditions

10. IRRIGATION REPAIR AND INSTALLATION WARRANTY

For irrigation installation services, RLG warrants newly installed components for one (1) year from completion against defects in workmanship and materials.

For irrigation repair services, warranty is limited to the specific component repaired only. System-wide failures or additional issues discovered after restoration of pressure are not included in the original repair scope and are not warranty items.

Warranty requires proper system operation, seasonal schedule adjustments, and prompt reporting of issues.

11. ANNUAL COLOR INSTALLATION WARRANTY

RLG provides a one-season limited warranty on annual color installation:

- Spring installations: installation date through September 30
- Fall installations: installation date through March 31

Warranty includes plant material and labor for one replacement per affected area and requires proper irrigation and adherence to recommended watering practices.

12. WARRANTY ENFORCEMENT

Customer must notify RLG promptly upon discovery of any issue. RLG will inspect the conditions within a reasonable timeframe and determine warranty applicability.

13. PROPOSAL ACCEPTANCE AND PAYMENT TERMS

Acceptance of a proposal authorizes Russell Landscape Group ("RLG") to perform the work as described in the approved scope.

Payment Terms

- Full payment is due upon billing unless otherwise stated in writing.
- Failure to remit payment within thirty (30) days WILL result in suspension of warranty coverage until the account is brought current.
- Pricing is valid for thirty (30) days from the proposal date unless otherwise noted.
- Projects extending beyond thirty (30) business days or spanning multiple months may be progress billed.
- RLG reserves the right to suspend work for non-payment without penalty.

Deposits

- Contracts exceeding $25,000, and/or contracts requiring special-order materials, custom products, long-lead items, or advance payment to subcontractors WILL require a deposit prior to scheduling.
- The standard deposit is one-third (1/3) of the contract amount unless otherwise stated.
- In situations where RLG is required to purchase materials, equipment, or specialty products in advance, or to remit deposits or payments to subcontractors prior to installation, the required deposit may exceed one-third (1/3) of the contract amount and shall be clearly outlined in the approved proposal.
- Examples include, but are not limited to, custom site furnishings, fountains, flagpoles, synthetic turf systems, specialty hardscape materials, lighting components, or other items requiring advance purchase or extended lead times.

Credit Card Payments

- Payments made by credit card are subject to a credit card processing fee of up to three percent (3%) of the transaction amount.
- Additional transaction-based fees may be assessed by third-party payment processors and will be disclosed at the time of payment.
- When a Customer elects to pay by credit card and completes a Credit Card Authorization Form, the Customer authorizes RLG to charge the card in accordance with the approved proposal, invoice, and terms agreed to on the authorization form. Use of a credit card does not obligate RLG to offer extended payment terms unless expressly stated in writing.

Payment Instructions by Market

Payments should be made to the legal entity identified on the proposal or invoice based on the project's market location, as outlined below.

Market / Branch Location	Legal Entity to Pay	Remittance Address
Tampa	Russell Landscape, LLC.	PO Box 96746 Charlotte, NC 28296-6746

Russell Landscape Group accepts payment by check, ACH, or credit card. Payment options and instructions are provided on each invoice or may be obtained by contacting billings@russelllandscape.com. To help ensure timely processing, Customers should submit payment to the entity listed on their invoice.

Termination for Convenience

Either party may terminate this Agreement for convenience upon thirty (30) days' written notice. In the event of termination, the Customer shall be responsible for payment for all work performed, materials ordered or delivered, and costs incurred by RLG up to the effective termination date.

14. DISPUTE RESOLUTION AND LIEN RIGHTS

Any dispute arising under the Agreement shall first be addressed through good-faith negotiation. If unresolved, disputes shall proceed to mediation, and if still unresolved, to binding arbitration.

RLG reserves all rights, including lien rights under applicable state law, to secure payment for completed work.

Governing Law: This Agreement shall be governed by and construed in accordance with the laws of the state in which the services are performed.

Prevailing Party Fees: In the event of any dispute arising from this Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees, arbitration costs, and related expenses.

AUTHORIZATION

Customer acceptance of the proposal constitutes agreement to these Terms and Conditions in their entirety.

CLIENT SIGNATURE:		ESTIMATE PREPARED BY :	**Josh Byerman**
PRINTED NAME:		TITLE :	
DATE:	**8/18/26**	ACCOUNT MANAGER NAME :	**Santiago Hernandez**
PROJECT COST:	**$1,042.75 GOOD FOR 30 DAYS FROM DAY SENT**	ACCOUNT MANAGER PHONE :	**941-414-1986**
PROPOSAL #:	**55-20-6**	ACCOUNT MANAGER EMAIL :	**santiagoh@russelllandscape.com**
REQUISITION/WORK ORDER/CRN/PO#:			

NOTES/COMMENTS:

RUSSELL LANDSCAPE

Proposal 55-20-7
Contract Number: 55-0331-00
Date: August 18, 2026
Job Name: Parkway Center Community Development District
Job Address: 7461 S Falkenburg Rd
Riverview FL 33578
Contact: Alba Sanchez

SCOPE OF WORK

Wetcheck Deep Maple All Zones Noted as CDD (9,11,21,22,23,46,47,48) Repairs needed--seven broken laterals, five sprays, nine nozzles, raise and adjust heads.

DESCRIPTION	SIZE	QTY	UNIT PRICE	TOTAL
	HRS	4	$113.75	$455.00
Broken Lateral	LS	7	$30.57	$214.00
Spray	LS	5	$22.95	$114.75
Nozzle	LS	9	$3.83	$34.50

PRICE LISTED IS VALID FOR 30 DAYS FROM DATE ISSUED

TOTAL COST: $818.25

Project Total: **$818.25**

TERMS AND CONDITIONS

1. COMPLIANCE AND QUALIFICATIONS

Russell Landscape Group ("RLG") agrees to perform all work in accordance with the written terms, specifications, drawings, and scope outlined in the Agreement. All materials furnished shall comply with bid specifications and applicable industry standards.

RLG will assign qualified representatives with appropriate experience in landscape installation, enhancement, irrigation, and related services. All personnel shall be competent, properly trained, and presentable at all times.

2. LICENSES, PERMITS, TAXES, AND INSURANCE

RLG shall maintain all licenses and permits required by local, state, and federal authorities. RLG shall pay all applicable taxes, including sales tax where required on materials supplied as part of the work.

RLG maintains, at minimum:

- General Liability Insurance
- Automotive Liability Insurance
- Workers' Compensation Insurance
- Any additional insurance required by written agreement

Certificates of insurance may be provided upon request.

3. LIABILITY AND SUBCONTRACTORS

RLG shall not be liable for damages caused by the Customer, the Customer's agents, or third parties. RLG reserves the right to engage qualified subcontractors for specialized functions or work requiring specialized equipment. All subcontracted work shall remain subject to RLG quality standards and supervision.

4. ADDITIONAL SERVICES, CHANGE ORDERS, AND JOBSITE ACCESS

Change Orders: Any work outside the agreed scope that results in additional cost shall be performed only with a written and approved change order.

Access: Customers shall provide RLG with access to all portions of the jobsite necessary to perform the work and shall furnish utilities, including water and electricity, where required.

Underground Clause: Russell Landscape Group shall contact the applicable utility locate service (811 / Dig Safe) prior to excavation in accordance with state requirements and will exercise reasonable care when working near marked public utilities.

Russell Landscape Group shall not be responsible for damage to underground or concealed utilities, irrigation systems, wiring, piping, foundations, or structures that are unmarked, unknown, incorrectly located, improperly marked, or not reasonably discoverable prior to commencement of work.

The Customer is responsible for identifying and disclosing the location of all private utilities, including but not limited to private irrigation lines, low-voltage wiring, drainage systems, private gas lines, and private communication lines such as cable and internet services extending from junction points to individual units or structures. This responsibility includes either providing accurate location information prior to work, authorizing Russell Landscape Group to furnish a proposal for private utility locating services or accepting responsibility for repair costs associated with damage to undocumented or improperly marked private utilities.

If subsurface conditions are encountered that differ materially from those reasonably anticipated, including but not limited to ledge rock, large boulders, buried debris, or other obstructions that cannot be removed using the standard equipment or methods intended for the scope of work, Russell Landscape Group shall notify the Customer. A change order shall be issued for additional labor, equipment, specialty services, or alternative solutions required to proceed. Depending on site conditions and feasibility, such change order may include removal of the obstruction using specialized equipment or services, or relocation of plant material, structures, or installations to a more suitable location as approved by the Customer.

Custom Designs: Design Ownership and Use: All designs, drawings, plans, details, specifications, and related documents prepared by Russell Landscape Group ("RLG") remain the sole property of RLG unless otherwise agreed to in writing.

If the Customer does not enter a contract for construction or installation with RLG, the Customer may not reproduce, share, distribute, or use such designs for construction or pricing by others without RLG's prior written consent.

Unauthorized use of RLG designs may result in additional charges or legal action to protect RLG's intellectual property rights.

Site Conditions and Owner Responsibilities: The Customer is responsible for maintaining the job site in a condition that allows Russell Landscape Group to perform work safely and efficiently.

If site conditions, obstructions, debris, or access limitations not caused by RLG prevent work from proceeding as scheduled, RLG reserves the right to delay work and/or issue a change order for additional labor, mobilization, or standby time required as a result.

5. GENERAL WARRANTY PROVISIONS

All warranties provided herein apply only to the specific services included in the approved scope of work. Warranties do not apply to adjacent systems, interconnected components, or site conditions outside the contracted scope.

Replacement or repair of any item under warranty shall not extend or restart the original warranty period. Replacement items carry only the remaining balance of the original warranty term.

No individual is authorized to extend, modify, or alter warranty terms unless approved in writing by an authorized representative of RLG.

6. MAINTENANCE RESPONSIBILITY AND WARRANTY APPLICABILITY

Warranty coverage applies to installation defects and workmanship only. Warranty does not apply to failures resulting from lack of routine inspection, irrigation schedule adjustments, pest and disease monitoring, fertilization, or other activities typically associated with professional landscape maintenance.

When Russell Landscape Group provides ongoing landscape maintenance services for the property:

- Warranty coverage shall remain in effect, provided the Customer promptly reports signs of decline or failure and does not interfere with maintenance practices.

When maintenance is performed by the Customer or a third party:

- The Customer assumes responsibility for failures resulting from improper watering, delayed detection of issues, incompatible chemical applications, or insufficient maintenance practices.

7. BASE WARRANTY EXCLUSIONS (APPLIES TO ALL SERVICES)

Unless otherwise stated in writing, warranties do not cover:

- Overwatering, underwatering, unauthorized chemical applications, or mechanical damage when RLG is not providing maintenance services
- Acts of God, extreme weather events, or conditions exceeding normal regional expectations
- Wildlife damage, including but not limited to deer, rabbits, rodents, or insects
- Vandalism or damage caused by third parties
- Soil, drainage, grading, or environmental conditions not corrected under contract
- Damage caused by vehicles, mowing equipment, construction activity, or excavation
- Pre-existing site or system conditions not included in the approved scope

8. PLANT MATERIAL WARRANTY – TREES, SHRUBS, AND SOD

RLG provides a one (1) year limited warranty on trees, shrubs, and sod from the date of installation. Warranty includes material and labor for one (1) replacement per failed item.

Warranty applies only if:

- A functional irrigation system is present at installation and maintained throughout establishment
- Proper watering and seasonal adjustments are performed
- Plant material is not relocated or disturbed after installation

Exclusions include, but are not limited to, insect damage, disease, wildlife, vandalism, chemical exposure, improper watering, and soil or drainage conditions outside contract scope.

9. HARDSCAPE WARRANTY

RLG provides a one (1) year workmanship warranty on hardscape installations.

Hardscape materials are subject to the manufacturer's warranty for defects in materials. Manufacturer warranties may extend beyond Russell Landscape Group's workmanship warranty period and apply solely to material defects as defined by the manufacturer.

In certain cases, Russell Landscape Group may perform corrective work on behalf of the manufacturer when a material defect is confirmed and may be compensated by the manufacturer for such work.

This warranty does not cover:

- Efflorescence or natural color variation
- Settlement or failure due to loading beyond design intent
- Damage caused by hydrostatic pressure or drainage conditions outside contracted scope
- Tree roots, ground movement, freeze/thaw cycles beyond normal conditions

10. IRRIGATION REPAIR AND INSTALLATION WARRANTY

For irrigation installation services, RLG warrants newly installed components for one (1) year from completion against defects in workmanship and materials.

For irrigation repair services, warranty is limited to the specific component repaired only. System-wide failures or additional issues discovered after restoration of pressure are not included in the original repair scope and are not warranty items.

Warranty requires proper system operation, seasonal schedule adjustments, and prompt reporting of issues.

11. ANNUAL COLOR INSTALLATION WARRANTY

RLG provides a one-season limited warranty on annual color installation:

- Spring installations: installation date through September 30
- Fall installations: installation date through March 31

Warranty includes plant material and labor for one replacement per affected area and requires proper irrigation and adherence to recommended watering practices.

12. WARRANTY ENFORCEMENT

Customer must notify RLG promptly upon discovery of any issue. RLG will inspect the conditions within a reasonable timeframe and determine warranty applicability.

13. PROPOSAL ACCEPTANCE AND PAYMENT TERMS

Acceptance of a proposal authorizes Russell Landscape Group ("RLG") to perform the work as described in the approved scope.

Payment Terms

- Full payment is due upon billing unless otherwise stated in writing.
- Failure to remit payment within thirty (30) days WILL result in suspension of warranty coverage until the account is brought current.
- Pricing is valid for thirty (30) days from the proposal date unless otherwise noted.
- Projects extending beyond thirty (30) business days or spanning multiple months may be progress billed.
- RLG reserves the right to suspend work for non-payment without penalty.

Deposits

- Contracts exceeding $25,000, and/or contracts requiring special-order materials, custom products, long-lead items, or advance payment to subcontractors WILL require a deposit prior to scheduling.
- The standard deposit is one-third (1/3) of the contract amount unless otherwise stated.
- In situations where RLG is required to purchase materials, equipment, or specialty products in advance, or to remit deposits or payments to subcontractors prior to installation, the required deposit may exceed one-third (1/3) of the contract amount and shall be clearly outlined in the approved proposal.
- Examples include, but are not limited to, custom site furnishings, fountains, flagpoles, synthetic turf systems, specialty hardscape materials, lighting components, or other items requiring advance purchase or extended lead times.

Credit Card Payments

- Payments made by credit card are subject to a credit card processing fee of up to three percent (3%) of the transaction amount.
- Additional transaction-based fees may be assessed by third-party payment processors and will be disclosed at the time of payment.
- When a Customer elects to pay by credit card and completes a Credit Card Authorization Form, the Customer authorizes RLG to charge the card in accordance with the approved proposal, invoice, and terms agreed to on the authorization form. Use of a credit card does not obligate RLG to offer extended payment terms unless expressly stated in writing.

Payment Instructions by Market

Payments should be made to the legal entity identified on the proposal or invoice based on the project's market location, as outlined below.

Market / Branch Location	Legal Entity to Pay	Remittance Address
Tampa	Russell Landscape, LLC.	PO Box 96746 Charlotte, NC 28296-6746

Russell Landscape Group accepts payment by check, ACH, or credit card. Payment options and instructions are provided on each invoice or may be obtained by contacting billings@russelllandscape.com. To help ensure timely processing, Customers should submit payment to the entity listed on their invoice.

Termination for Convenience

Either party may terminate this Agreement for convenience upon thirty (30) days' written notice. In the event of termination, the Customer shall be responsible for payment for all work performed, materials ordered or delivered, and costs incurred by RLG up to the effective termination date.

14. DISPUTE RESOLUTION AND LIEN RIGHTS

Any dispute arising under the Agreement shall first be addressed through good-faith negotiation. If unresolved, disputes shall proceed to mediation, and if still unresolved, to binding arbitration.

RLG reserves all rights, including lien rights under applicable state law, to secure payment for completed work.

Governing Law: This Agreement shall be governed by and construed in accordance with the laws of the state in which the services are performed.

Prevailing Party Fees: In the event of any dispute arising from this Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees, arbitration costs, and related expenses.

AUTHORIZATION

Customer acceptance of the proposal constitutes agreement to these Terms and Conditions in their entirety.

CLIENT SIGNATURE: _____

PRINTED NAME: _____

DATE: **8/18/26**

PROJECT COST: **$818.25 GOOD FOR 30 DAYS FROM DAY SENT**

PROPOSAL #: **55-20-7**

REQUISITION/WORK ORDER/CRN/PO#: _____

ESTIMATE PREPARED BY : **Josh Byerman**

TITLE : _____

ACCOUNT MANAGER NAME : **Santiago Hernandez**

ACCOUNT MANAGER PHONE : **941-414-1986**

ACCOUNT MANAGER EMAIL : **santiagoh@russelllandscape.com**

NOTES/COMMENTS:

RUSSELL LANDSCAPE

Proposal 55-20-8
Contract Number: 55-0331-00
Date: August 18, 2026
Job Name: Parkway Center Community Development District
Job Address: 7461 S Falkenburg Rd
Riverview FL 33578
Contact: Alba Sanchez

SCOPE OF WORK

Wetcheck 8/18/26 Still River N Repairs needed--one down zone, two sprays, four nozzles. This includes diagnosing the down zone, full repair may require approval.

DESCRIPTION	SIZE	QTY	UNIT PRICE	TOTAL
	HRS	6	$113.71	$682.25
Spray	LS	2	$23.00	$46.00
Nozzle	LS	4	$3.88	$15.50

PRICE LISTED IS VALID FOR 30 DAYS FROM DATE ISSUED

TOTAL COST: $743.75

Project Total: **$743.75**

TERMS AND CONDITIONS

1. COMPLIANCE AND QUALIFICATIONS

Russell Landscape Group ("RLG") agrees to perform all work in accordance with the written terms, specifications, drawings, and scope outlined in the Agreement. All materials furnished shall comply with bid specifications and applicable industry standards.

RLG will assign qualified representatives with appropriate experience in landscape installation, enhancement, irrigation, and related services. All personnel shall be competent, properly trained, and presentable at all times.

2. LICENSES, PERMITS, TAXES, AND INSURANCE

RLG shall maintain all licenses and permits required by local, state, and federal authorities. RLG shall pay all applicable taxes, including sales tax where required on materials supplied as part of the work.

RLG maintains, at minimum:

- General Liability Insurance
- Automotive Liability Insurance
- Workers' Compensation Insurance
- Any additional insurance required by written agreement

Certificates of insurance may be provided upon request.

3. LIABILITY AND SUBCONTRACTORS

RLG shall not be liable for damages caused by the Customer, the Customer's agents, or third parties. RLG reserves the right to engage qualified subcontractors for specialized functions or work requiring specialized equipment. All subcontracted work shall remain subject to RLG quality standards and supervision.

4. ADDITIONAL SERVICES, CHANGE ORDERS, AND JOBSITE ACCESS

Change Orders: Any work outside the agreed scope that results in additional cost shall be performed only with a written and approved change order.

Access: Customers shall provide RLG with access to all portions of the jobsite necessary to perform the work and shall furnish utilities, including water and electricity, where required.

Underground Clause: Russell Landscape Group shall contact the applicable utility locate service (811 / Dig Safe) prior to excavation in accordance with state requirements and will exercise reasonable care when working near marked public utilities.

Russell Landscape Group shall not be responsible for damage to underground or concealed utilities, irrigation systems, wiring, piping, foundations, or structures that are unmarked, unknown, incorrectly located, improperly marked, or not reasonably discoverable prior to commencement of work.

The Customer is responsible for identifying and disclosing the location of all private utilities, including but not limited to private irrigation lines, low-voltage wiring, drainage systems, private gas lines, and private communication lines such as cable and internet services extending from junction points to individual units or structures. This responsibility includes either providing accurate location information prior to work, authorizing Russell Landscape Group to furnish a proposal for private utility locating services or accepting responsibility for repair costs associated with damage to undocumented or improperly marked private utilities.

If subsurface conditions are encountered that differ materially from those reasonably anticipated, including but not limited to ledge rock, large boulders, buried debris, or other obstructions that cannot be removed using the standard equipment or methods intended for the scope of work, Russell Landscape Group shall notify the Customer. A change order shall be issued for additional labor, equipment, specialty services, or alternative solutions required to proceed. Depending on site conditions and feasibility, such change order may include removal of the obstruction using specialized equipment or services, or relocation of plant material, structures, or installations to a more suitable location as approved by the Customer.

Custom Designs: Design Ownership and Use: All designs, drawings, plans, details, specifications, and related documents prepared by Russell Landscape Group ("RLG") remain the sole property of RLG unless otherwise agreed to in writing.

If the Customer does not enter a contract for construction or installation with RLG, the Customer may not reproduce, share, distribute, or use such designs for construction or pricing by others without RLG's prior written consent.

Unauthorized use of RLG designs may result in additional charges or legal action to protect RLG's intellectual property rights.

Site Conditions and Owner Responsibilities: The Customer is responsible for maintaining the job site in a condition that allows Russell Landscape Group to perform work safely and efficiently.

If site conditions, obstructions, debris, or access limitations not caused by RLG prevent work from proceeding as scheduled, RLG reserves the right to delay work and/or issue a change order for additional labor, mobilization, or standby time required as a result.

5. GENERAL WARRANTY PROVISIONS

All warranties provided herein apply only to the specific services included in the approved scope of work. Warranties do not apply to adjacent systems, interconnected components, or site conditions outside the contracted scope.

Replacement or repair of any item under warranty shall not extend or restart the original warranty period. Replacement items carry only the remaining balance of the original warranty term.

No individual is authorized to extend, modify, or alter warranty terms unless approved in writing by an authorized representative of RLG.

6. MAINTENANCE RESPONSIBILITY AND WARRANTY APPLICABILITY

Warranty coverage applies to installation defects and workmanship only. Warranty does not apply to failures resulting from lack of routine inspection, irrigation schedule adjustments, pest and disease monitoring, fertilization, or other activities typically associated with professional landscape maintenance.

When Russell Landscape Group provides ongoing landscape maintenance services for the property:

- Warranty coverage shall remain in effect, provided the Customer promptly reports signs of decline or failure and does not interfere with maintenance practices.

When maintenance is performed by the Customer or a third party:

- The Customer assumes responsibility for failures resulting from improper watering, delayed detection of issues, incompatible chemical applications, or insufficient maintenance practices.

7. BASE WARRANTY EXCLUSIONS (APPLIES TO ALL SERVICES)

Unless otherwise stated in writing, warranties do not cover:

- Overwatering, underwatering, unauthorized chemical applications, or mechanical damage when RLG is not providing maintenance services
- Acts of God, extreme weather events, or conditions exceeding normal regional expectations
- Wildlife damage, including but not limited to deer, rabbits, rodents, or insects
- Vandalism or damage caused by third parties
- Soil, drainage, grading, or environmental conditions not corrected under contract
- Damage caused by vehicles, mowing equipment, construction activity, or excavation
- Pre-existing site or system conditions not included in the approved scope

8. PLANT MATERIAL WARRANTY – TREES, SHRUBS, AND SOD

RLG provides a one (1) year limited warranty on trees, shrubs, and sod from the date of installation. Warranty includes material and labor for one (1) replacement per failed item.

Warranty applies only if:

- A functional irrigation system is present at installation and maintained throughout establishment
- Proper watering and seasonal adjustments are performed
- Plant material is not relocated or disturbed after installation

Exclusions include, but are not limited to, insect damage, disease, wildlife, vandalism, chemical exposure, improper watering, and soil or drainage conditions outside contract scope.

9. HARDSCAPE WARRANTY

RLG provides a one (1) year workmanship warranty on hardscape installations.

Hardscape materials are subject to the manufacturer's warranty for defects in materials. Manufacturer warranties may extend beyond Russell Landscape Group's workmanship warranty period and apply solely to material defects as defined by the manufacturer.

In certain cases, Russell Landscape Group may perform corrective work on behalf of the manufacturer when a material defect is confirmed and may be compensated by the manufacturer for such work.

This warranty does not cover:

- Efflorescence or natural color variation
- Settlement or failure due to loading beyond design intent
- Damage caused by hydrostatic pressure or drainage conditions outside contracted scope
- Tree roots, ground movement, freeze/thaw cycles beyond normal conditions

10. IRRIGATION REPAIR AND INSTALLATION WARRANTY

For irrigation installation services, RLG warrants newly installed components for one (1) year from completion against defects in workmanship and materials.

For irrigation repair services, warranty is limited to the specific component repaired only. System-wide failures or additional issues discovered after restoration of pressure are not included in the original repair scope and are not warranty items.

Warranty requires proper system operation, seasonal schedule adjustments, and prompt reporting of issues.

11. ANNUAL COLOR INSTALLATION WARRANTY

RLG provides a one-season limited warranty on annual color installation:

- Spring installations: installation date through September 30
- Fall installations: installation date through March 31

Warranty includes plant material and labor for one replacement per affected area and requires proper irrigation and adherence to recommended watering practices.

12. WARRANTY ENFORCEMENT

Customer must notify RLG promptly upon discovery of any issue. RLG will inspect the conditions within a reasonable timeframe and determine warranty applicability.

13. PROPOSAL ACCEPTANCE AND PAYMENT TERMS

Acceptance of a proposal authorizes Russell Landscape Group ("RLG") to perform the work as described in the approved scope.

Payment Terms

- Full payment is due upon billing unless otherwise stated in writing.
- Failure to remit payment within thirty (30) days WILL result in suspension of warranty coverage until the account is brought current.
- Pricing is valid for thirty (30) days from the proposal date unless otherwise noted.
- Projects extending beyond thirty (30) business days or spanning multiple months may be progress billed.
- RLG reserves the right to suspend work for non-payment without penalty.

Deposits

- Contracts exceeding $25,000, and/or contracts requiring special-order materials, custom products, long-lead items, or advance payment to subcontractors WILL require a deposit prior to scheduling.
- The standard deposit is one-third (1/3) of the contract amount unless otherwise stated.
- In situations where RLG is required to purchase materials, equipment, or specialty products in advance, or to remit deposits or payments to subcontractors prior to installation, the required deposit may exceed one-third (1/3) of the contract amount and shall be clearly outlined in the approved proposal.
- Examples include, but are not limited to, custom site furnishings, fountains, flagpoles, synthetic turf systems, specialty hardscape materials, lighting components, or other items requiring advance purchase or extended lead times.

Credit Card Payments

- Payments made by credit card are subject to a credit card processing fee of up to three percent (3%) of the transaction amount.
- Additional transaction-based fees may be assessed by third-party payment processors and will be disclosed at the time of payment.
- When a Customer elects to pay by credit card and completes a Credit Card Authorization Form, the Customer authorizes RLG to charge the card in accordance with the approved proposal, invoice, and terms agreed to on the authorization form. Use of a credit card does not obligate RLG to offer extended payment terms unless expressly stated in writing.

Payment Instructions by Market

Payments should be made to the legal entity identified on the proposal or invoice based on the project's market location, as outlined below.

Market / Branch Location	Legal Entity to Pay	Remittance Address
Tampa	Russell Landscape, LLC.	PO Box 96746 Charlotte, NC 28296-6746

Russell Landscape Group accepts payment by check, ACH, or credit card. Payment options and instructions are provided on each invoice or may be obtained by contacting billings@russelllandscape.com. To help ensure timely processing, Customers should submit payment to the entity listed on their invoice.

Termination for Convenience

Either party may terminate this Agreement for convenience upon thirty (30) days' written notice. In the event of termination, the Customer shall be responsible for payment for all work performed, materials ordered or delivered, and costs incurred by RLG up to the effective termination date.

14. DISPUTE RESOLUTION AND LIEN RIGHTS

Any dispute arising under the Agreement shall first be addressed through good-faith negotiation. If unresolved, disputes shall proceed to mediation, and if still unresolved, to binding arbitration.

RLG reserves all rights, including lien rights under applicable state law, to secure payment for completed work.

Governing Law: This Agreement shall be governed by and construed in accordance with the laws of the state in which the services are performed.

Prevailing Party Fees: In the event of any dispute arising from this Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees, arbitration costs, and related expenses.

AUTHORIZATION

Customer acceptance of the proposal constitutes agreement to these Terms and Conditions in their entirety.

CLIENT SIGNATURE: _____

PRINTED NAME: _____

DATE: **8/18/26**

PROJECT COST: **$743.75 GOOD FOR 30 DAYS FROM DAY SENT**

PROPOSAL #: **55-20-8**

REQUISITION/WORK ORDER/CRN/PO#: _____

ESTIMATE PREPARED BY : **Josh Byerman**

TITLE : _____

ACCOUNT MANAGER NAME : **Santiago Hernandez**

ACCOUNT MANAGER PHONE : **941-414-1986**

ACCOUNT MANAGER EMAIL : **santiagoh@russelllandscape.com**

NOTES/COMMENTS:

ARBORIST REPORT

Parkway Center Community Development District

Comprehensive Tree, Palm & Preserve Assessment

Date: August 28, 2026
Prepared by: Jason Alzamora
Russell Landscape – Tampa
Certified ISA Arborist
B.S. Environmental Policy and Management

PURPOSE OF REPORT

This Arborist Report has been prepared to document the existing tree and palm population throughout the Parkway Center Community Development District (CDD), evaluate the general condition of the trees, identify trees requiring corrective maintenance or removal, and establish general arboricultural recommendations for the property.

The assessment is based on the Parkway Center CDD Tree-Palm Audit conducted on August 28, 2026.

The primary objectives of this report are to:

- Itemize the trees and palms identified throughout the property.
- Provide a total count by species or tree type.
- Identify dead trees requiring removal.
- Identify trees requiring structural pruning, lifting, thinning, or clearance pruning.
- Evaluate the general health and condition of the major tree populations.
- Address preserve-area vegetation and required clearance.
- Establish recommendations for ongoing arboricultural maintenance.

---

1. EXECUTIVE SUMMARY

Parkway Center contains a substantial and diverse tree population consisting primarily of oak trees, pine trees, Washingtonian palms, ribbon palms, Sabal palms, crape myrtles, elm trees, sweetgum trees, Eastern redbuds, camphor trees, pond cypress, and other landscape trees.

The majority of the mature tree population is in generally good to very good health. The primary arboricultural needs throughout the property are **clearance pruning, crown lifting, deadwood removal, structural thinning where appropriate, palm pruning, and removal of specifically identified dead trees**.

The most significant tree populations are the mature oak and pine populations.

The oak population consists primarily of Laurel Oak and Live Oak, with the overall population estimated at approximately **60% Laurel Oak and 40% Live Oak**. The majority of the oak trees are mature specimens, with many having a DBH of approximately 24 inches or greater.

The pine population consists primarily of mature trees ranging from approximately 10 inches to 24 inches DBH, with the majority exceeding 18 inches DBH. The overall pine population is generally healthy, with a small number of dead trees requiring removal.

The Washingtonian palms are also a significant component of the landscape, with many reaching 25–35 feet or greater in height.

---

2. INVENTORY SUMMARY

Species / Type	Count	Recommendation
Oak Trees	**267**	Lift and maintain for clearance
Living/Standing Pine Trees	**347**	Deadwood removal, lifting and clearance
Dead Pine Trees	**6**	**Remove**
Washingtonian Palms	**90**	Routine pruning
Ribbon Palms	**39**	Routine pruning
Sabal Palms	**38**	Routine pruning
Crape Myrtles	**31**	Structural/clearance pruning
Living/Standing Elm Trees	**22**	Lift, thin and maintain
Dead Elm	**1**	**Remove**
Sweetgum Trees	**11**	Routine maintenance
Camphor Trees	**7**	Routine maintenance/corrective pruning
Eastern Redbuds	**6**	Routine maintenance
Pond Cypress	**3**	Routine maintenance
Winged Elm	**1**	Routine maintenance
TOTAL TREES & PALMS	**869**	

Separate Stump Inventory

Location	Stumps	Recommendation
Still River	**39**	**Stump grind all**
Falkenberg	**3**	**Stump grind all**
TOTAL STUMPS	**42**	**All recommended for grinding**

Total trees and palms: 869
Total stumps: 42

The stumps are listed separately because they are remnants of previously removed trees and are not part of the current standing-tree population.

---

3. OAK TREES

Total: 267

Oak trees are one of the property's primary mature tree populations. They are distributed throughout the Clubhouse, Belmont Entrance, Falkenburg, Still River, Castle Creek, Still Creek, and Summerwood areas.

The oak population consists primarily of **Laurel Oak and Live Oak**, with an approximate **60% Laurel Oak / 40% Live Oak** distribution.

The audit does not provide an exact species count at every location, so this distribution is an approximate field assessment.

Size

Oak trees range from approximately:

10-inch to 36-inch DBH

with the majority approximately:

24 inches DBH and greater.

Condition

The overall oak population is **very healthy**.

Laurel Oak and Live Oak are both established Florida species; however, Laurel Oak generally has a shorter lifespan than Live Oak and should be monitored as trees mature.

Recommendation

All oaks should be evaluated for **crown lifting and clearance pruning**.

Several trees along **Castle Creek and Stillwater Drive** are particularly low and require lifting. More broadly, the oak population throughout the property should be lifted as necessary to provide:

- Roadway clearance.
- Sidewalk and pedestrian clearance.
- Clearance from structures and site improvements.
- Removal of deadwood and conflicting limbs.

Pruning should maintain natural form and structural integrity.

---

4. PINE TREES

Total Pine Population: 353

Living/Standing: 347

Dead: 6

Living pine trees are distributed as follows:

- Falkenburg – 71

- Still River – 106
- Castle Creek – 22
- Still Creek – 126
- Summerwood – 22

Size

Pines range approximately from:

10-inch to 24-inch DBH

with the majority **above 18 inches DBH**.

Condition

The pine population is generally in **good health**.

Mature pines can experience stress-related dieback, so routine inspection and deadwood removal are recommended.

Recommendation

Living pines should receive:

- Deadwood removal.
- Crown lifting where necessary.
- Clearance pruning.
- Removal of declining or hazardous limbs.
- Monitoring for stress-related dieback, particularly following periods of environmental stress or major storms.

---

5. DEAD PINE TREES – REMOVAL

Total: 6

- **Hamlet Entrance – 2**
- **Still Creek – 4**

All six dead pine trees should be **removed as a priority** due to the potential for tree or limb failure.

---

6. ELM TREES

Total: 23

The property contains:

- Falkenburg – 2 American Elms
- Still River – 6 Elms
- Castle Creek – 13 American Elms
- Belmont Entrance – 1 Winged Elm

- Oak Creek – 1 Dead Elm

Living/Standing: 22

Dead: 1

The elms are generally in **decent condition**.

Elms can struggle in Florida's heat, particularly when exposed to full sun. The trees located in more shaded areas generally perform better than those exposed to intense full sun.

Winged Elm generally performs somewhat better under local conditions.

Recommendation

Elms should be:

- Lifted for clearance.
- Selectively thinned where appropriate.
- Cleared from roadways and pedestrian areas.
- Monitored for heat stress, decline, and deadwood.

Dead Elm

The dead elm at **Oak Creek** should be removed.

---

7. WASHINGTONIAN PALMS

Total: 90

- Belmont Entrance – 10
- Falkenburg – 24
- Castle Creek – 17
- Still Creek – 19
- Summerwood – 20

Washingtonian palms are generally **25–35 feet or greater** in height, with DBHs approximately **18–30 inches**.

Recommendation

All Washingtonian palms should be placed on a regular pruning cycle, including removal of dead or hazardous fronds and maintenance of roadway and pedestrian clearance.

---

8. RIBBON AND SABAL PALMS

Ribbon Palms – 39

- Clubhouse – 6
- Falkenburg – 22
- Castle Creek – 3

- Still Creek – 5
- Summerwood – 3

Sabal Palms – 38

- Clubhouse – 12
- Falkenburg – 9
- Still River – 7
- Still Creek – 6
- Summerwood – 4

Both palm populations should be included in the property's routine palm-pruning program.

---

9. OTHER HARDWOODS

The remaining hardwood population consists of Crape Myrtles, Sweetgums, Eastern Redbuds, Camphor, Pond Cypress, and Winged Elm.

These trees are generally in **decent to good health**.

Most of the hardwood trees other than the larger oaks generally range from approximately **10–18 inches**, with many averaging around **15 inches**.

Species	Count	Primary Recommendation
Crape Myrtle	**31**	Structural and clearance pruning
Sweetgum	**11**	Routine maintenance
Camphor	**7**	Routine/corrective pruning
Eastern Redbud	**6**	Routine maintenance
Pond Cypress	**3**	Routine maintenance
Winged Elm	**1**	Routine maintenance

The Camphor tree at the **roundabout across from the Sanctuary** has large limbs down and requires corrective pruning and structural inspection.

---

10. STUMP INVENTORY AND GRINDING

Total: 42 Stumps

A separate stump inventory identified:

Still River

39 stumps

Falkenberg

3 stumps

Total

42 stumps

Recommendation

All 42 stumps should be stump ground.

Grinding will improve landscape appearance, eliminate obstacles to mowing and maintenance, reduce potential trip hazards, and allow the areas to be restored or replanted.

After grinding, the areas should be properly backfilled and restored as necessary.

---

11. PRESERVE AREAS

All preserve areas throughout Parkway Center should be **pushed back and lifted for clearance**.

This work should address vegetation encroaching into:

- Roadways.
- Sidewalks.
- Pedestrian areas.
- Maintained landscape areas.
- Sight lines.
- Maintenance access areas.

Castle Creek

Castle Creek contains:

- 22 Pine Trees
- 23 Oak Trees
- 17 Washingtonian Palms
- 13 American Elms
- 3 Ribbon Palms
- 5 Sweetgums

The preserve edge should be pushed back and lifted to establish appropriate clearance and maintained on a recurring basis.

---

12. PRIORITY WORK

Priority 1 – Dead Tree Removal

7 total dead trees

- 6 dead pines
- 1 dead elm

Priority 2 – Stump Grinding

42 stumps

- 39 Still River
- 3 Falkenberg

Priority 3 – Corrective Pruning

- Camphor tree at roundabout across from Sanctuary.
- Low oak limbs along Castle Creek and Stillwater Drive.
- Other hazardous or conflicting limbs identified during maintenance.

Priority 4 – General Tree Maintenance

- Lift oak trees throughout the property.
- Lift and thin elms and other hardwoods.
- Remove pine deadwood and declining limbs.
- Maintain roadway and pedestrian clearance.

Priority 5 – Palm Maintenance

Place all palms on an appropriate recurring pruning cycle.

Priority 6 – Preserve Maintenance

Push back and lift preserve vegetation throughout the property for proper clearance.

---

13. OVERALL ARBORIST OPINION

Parkway Center contains a **substantial, mature, and generally healthy tree canopy**.

The oak population is particularly significant, with 267 trees ranging from approximately 10 to 36 inches DBH and the majority at 24 inches DBH or greater. The overall oak population is considered very healthy and should be retained and maintained through appropriate crown lifting and structural pruning.

The 347 living/standing pine trees are also generally healthy. Most exceed 18 inches DBH, and the population should be maintained through deadwood removal, lifting, and monitoring for stress-related dieback.

The elm population is generally decent but should be monitored for heat-related stress, particularly in full-sun locations.

The palm population consists of mature specimens requiring routine pruning and clearance maintenance.

The **42 existing stumps** should all be ground.

The preserve areas should be pushed back and lifted to maintain proper clearance and prevent encroachment into maintained areas.

Final Recommendation

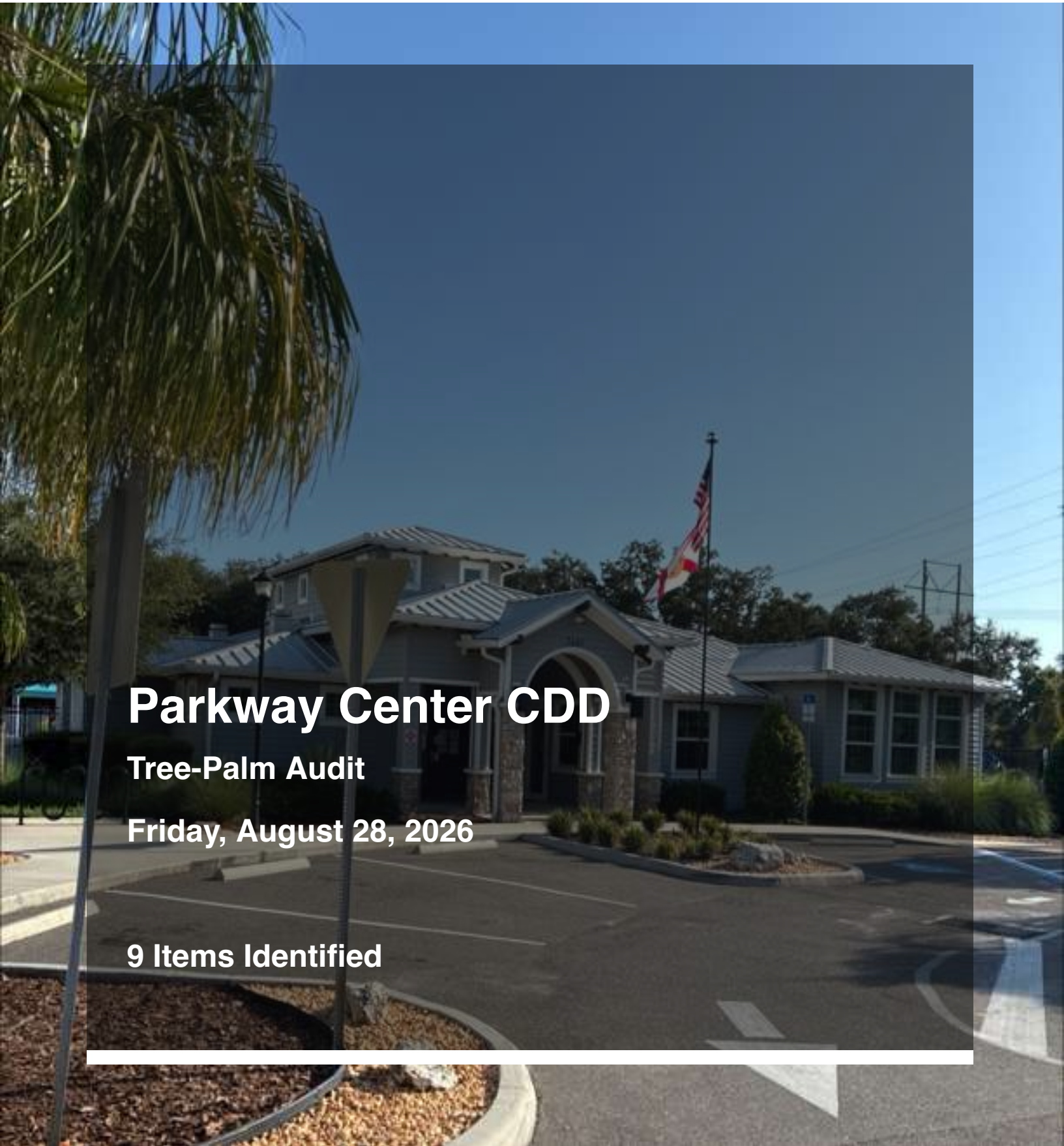
The property does **not** appear to require large-scale tree removal. The primary need is a **proactive, rotational arboricultural maintenance program** focused on:

- Dead tree removal.
- Stump grinding.

- Crown lifting.
- Clearance pruning.
- Deadwood removal.
- Structural pruning.
- Palm maintenance.
- Preserve-edge maintenance.
- Continued inspection and monitoring.

With proper ongoing maintenance, the majority of Parkway Center's existing mature trees should continue to provide significant canopy, shade, environmental benefits, and aesthetic value to the community.

RUSSELL LANDSCAPE



Parkway Center CDD

Tree-Palm Audit

Friday, August 28, 2026

9 Items Identified



Item 1

Assigned To Clubhouse

There are 12

Sabal palms, and 6 Ribbon palms. There also 6 oaks, 1 and 6 Crape Myrtles.



Item 2

Assigned To Belmont Entrance

Long entry of Belmont there are 5 Crape Myrtles, 17 large oak trees, 10 Washingtonian palms, 3 small Eastern Redbud, 3 Pond Cypress and 1 Wing-tipped Elm.



Item 3

Assigned To Falkenberg And Still River

Falkenburg has the following:
3 Eastern Redbud
13 Crape Myrtles 12'+
41 Oak Trees (Live and Laurel)
71 Pine trees
24 Washingtonian palms
22 Ribbon palms
9 Sabal palms
2 American Elm trees

Still River has the following:
76 Oak trees
106 Pine trees
7 Sabal palms
6 Camphor
6 Elm trees



Item 4

Assigned To Roundabout Across Sanctuary

Camphor tree has large limbs down. Tree needs pruning.



Item 5

Assigned To Oak Creek

Dead Elm



Item 6

Assigned To Preserves And End Of Castle Creek

Not just here, but all preserves should be pushed back and lifted for clearance. Castle Creek has the following:

22 Pine trees

23 Oak trees

17 Washingtonian Palms

13 American Elms

3 Ribbon palms

5 Sweetgum trees



Item 7

Assigned To Hamlet Entrance

Two dead pine trees.



Item 8

Assigned To Still Creek

Still Creek has the following:

83 Oak trees

126 Pine trees

6 Sweet Gum trees

19 Washingtonian palms

7 Crape Myrtles 12'+

6 Sabal palms

5 Ribbon palms

4 dead pines to be removed.



Item 9

Assigned To Summerwood

All Common Areas along main roads- Blue Beech Dr. have the following:

22 Pines

21 Oak trees

20 Washingtonian palms

4 Sabal palms

3 Ribbon palms

Jason Alzamora

Russell Landscape - Tampa

RUSSELL LANDSCAPE

Russell Floriculture Designs

FALL 2026 SEASON

18 CURATED DESIGNS • 3 TIERS • SUN & SHADE • 3 COLOR PALETTES

Beautiful gardens. Effortlessly designed.

Designed to thrive. Easy to enjoy.

Colorful, coordinated & easy to love!

STANDARD
Simple. Clean. Single variety.

PLUS
More color. More interest. Coordinated varieties.

PREMIUM
Rich. Layered. Maximum impact. Multiple varieties + accents.

SUN LOVING DESIGNS

SUN PALETTE 1 YELLOW WHITE AND MARINA	SUN PALETTE 2 ORANGE BLUE AND YELLOW	SUN PALETTE 3 WHITE, VIOLET AND ORANGE
SUN S1 Pansy Deluxe Yellow	**SUN S2** Pansy Inspire Plus Orange	**SUN S3** Pansy Deluxe White
		
SUN P1 Pansy Deluxe Yellow + Pansy Marina	**SUN P2** Pansy Inspire Plus True Blue + Orange	**SUN P3** Pansy Deluxe White + Pansy Deluxe Violet
		
SUN PR1 Cabbage Osaka Pink, Snapdragon White, Pansy Deluxe White and Yellow, and Pansy Marina	**SUN PR2** Dusty Miller Cirrus, Snapdragon Orange, Pansy Inspire Plus True Blue, Orange, and Lemon	**SUN PR3** Foxglove Lavender, Stamina Pink, Pansy Deluxe Violet, White, and Orange
		

SHADE LOVING DESIGNS

SHADE PALETTE 1 YELLOW WHITE AND ICY BLUE	SHADE PALETTE 2 ORANGE BLUE AND YELLOW	SHADE PALETTE 3 PEACH AND LIGHT BLUE
SHADE S1 Viola Columnas Yellow	**SHADE S2** Viola Columnas Orange	**SHADE S3** Viola Penny Peach Jump-Up
		
SHADE P1 Viola Columnas Yellow + Viola Columnas Icy Blue	**SHADE P2** Viola Columnas Orange + Viola Columnas True Blue	**SHADE P3** Viola Penny Peach Jump-Up + Viola Columnas True Blue
		
SHADE PR1 Dusty Miller Cirrus, Snapdragon Sweet Orange, Viola Columnas Yellow, Ice Blue, and White	**SHADE PR2** Euphorbia sweet rainbow, Dusty Miller Cirrus, Viola Columnas Orange, Viola Columnas True Blue and Yellow	**SHADE PR3** Ogon Grass, Bronzeum Hagoromo Grass, Viola Penny peach jump-up, and Viola Columnas true blue
		

OPTIONAL DEER NETTING
$3.00/SF

Helps protect seasonal color from deer-related damage.



7" SPACING UPGRADE
$2.14/SF

7" on-center spacing is offered as an extra for maximum color impact.

See the beauty for yourself!

Visit our demonstration garden entrance to see these designs in bloom.

Come be inspired!



These designs feature vibrant color palettes and carefully chosen plant pairings that thrive together for a showstopping, low-maintenance display.

This document is property of Russell Landscape. If the contract is not accepted for the install with Russell landscape, the client is not authorized to share the information with other contractors for bid without purchasing the document from Russell landscape.

Price per contract/property size based on sizes.

RUSSELL LANDSCAPE

Proposal 55-20-1
Contract Number: 55-0331-00
Date: August 18, 2026
Job Name: Parkway Center Community Development District
Job Address: 7461 S Falkenburg Rd
Riverview FL 33578
Contact: Alba Sanchez

SCOPE OF WORK

Wet check 8/18/26 Pool house Controller (1) Repairs Needed three nozzles, 6 lateral breaks, four sprays.

DESCRIPTION	SIZE	QTY	UNIT PRICE	TOTAL
	HRS	4	$113.75	$455.00
Spray	LS	4	$22.94	$91.75
Nozzle	LS	3	$3.83	$11.50
Lateral Break	LS	6	$38.25	$229.50

PRICE LISTED IS VALID FOR 30 DAYS FROM DATE ISSUED

TOTAL COST: $787.75

Project Total: **$787.75**

TERMS AND CONDITIONS

1. COMPLIANCE AND QUALIFICATIONS

Russell Landscape Group ("RLG") agrees to perform all work in accordance with the written terms, specifications, drawings, and scope outlined in the Agreement. All materials furnished shall comply with bid specifications and applicable industry standards.

RLG will assign qualified representatives with appropriate experience in landscape installation, enhancement, irrigation, and related services. All personnel shall be competent, properly trained, and presentable at all times.

2. LICENSES, PERMITS, TAXES, AND INSURANCE

RLG shall maintain all licenses and permits required by local, state, and federal authorities. RLG shall pay all applicable taxes, including sales tax where required on materials supplied as part of the work.

RLG maintains, at minimum:

- General Liability Insurance
- Automotive Liability Insurance
- Workers' Compensation Insurance
- Any additional insurance required by written agreement

Certificates of insurance may be provided upon request.

3. LIABILITY AND SUBCONTRACTORS

RLG shall not be liable for damages caused by the Customer, the Customer's agents, or third parties. RLG reserves the right to engage qualified subcontractors for specialized functions or work requiring specialized equipment. All subcontracted work shall remain subject to RLG quality standards and supervision.

4. ADDITIONAL SERVICES, CHANGE ORDERS, AND JOBSITE ACCESS

Change Orders: Any work outside the agreed scope that results in additional cost shall be performed only with a written and approved change order.

Access: Customers shall provide RLG with access to all portions of the jobsite necessary to perform the work and shall furnish utilities, including water and electricity, where required.

Underground Clause: Russell Landscape Group shall contact the applicable utility locate service (811 / Dig Safe) prior to excavation in accordance with state requirements and will exercise reasonable care when working near marked public utilities.

Russell Landscape Group shall not be responsible for damage to underground or concealed utilities, irrigation systems, wiring, piping, foundations, or structures that are unmarked, unknown, incorrectly located, improperly marked, or not reasonably discoverable prior to commencement of work.

The Customer is responsible for identifying and disclosing the location of all private utilities, including but not limited to private irrigation lines, low-voltage wiring, drainage systems, private gas lines, and private communication lines such as cable and internet services extending from junction points to individual units or structures. This responsibility includes either providing accurate location information prior to work, authorizing Russell Landscape Group to furnish a proposal for private utility locating services or accepting responsibility for repair costs associated with damage to undocumented or improperly marked private utilities.

If subsurface conditions are encountered that differ materially from those reasonably anticipated, including but not limited to ledge rock, large boulders, buried debris, or other obstructions that cannot be removed using the standard equipment or methods intended for the scope of work, Russell Landscape Group shall notify the Customer. A change order shall be issued for additional labor, equipment, specialty services, or alternative solutions required to proceed. Depending on site conditions and feasibility, such change order may include removal of the obstruction using specialized equipment or services, or relocation of plant material, structures, or installations to a more suitable location as approved by the Customer.

Custom Designs: Design Ownership and Use: All designs, drawings, plans, details, specifications, and related documents prepared by Russell Landscape Group ("RLG") remain the sole property of RLG unless otherwise agreed to in writing.

If the Customer does not enter a contract for construction or installation with RLG, the Customer may not reproduce, share, distribute, or use such designs for construction or pricing by others without RLG's prior written consent.

Unauthorized use of RLG designs may result in additional charges or legal action to protect RLG's intellectual property rights.

Site Conditions and Owner Responsibilities: The Customer is responsible for maintaining the job site in a condition that allows Russell Landscape Group to perform work safely and efficiently.

If site conditions, obstructions, debris, or access limitations not caused by RLG prevent work from proceeding as scheduled, RLG reserves the right to delay work and/or issue a change order for additional labor, mobilization, or standby time required as a result.

5. GENERAL WARRANTY PROVISIONS

All warranties provided herein apply only to the specific services included in the approved scope of work. Warranties do not apply to adjacent systems, interconnected components, or site conditions outside the contracted scope.

Replacement or repair of any item under warranty shall not extend or restart the original warranty period. Replacement items carry only the remaining balance of the original warranty term.

No individual is authorized to extend, modify, or alter warranty terms unless approved in writing by an authorized representative of RLG.

6. MAINTENANCE RESPONSIBILITY AND WARRANTY APPLICABILITY

Warranty coverage applies to installation defects and workmanship only. Warranty does not apply to failures resulting from lack of routine inspection, irrigation schedule adjustments, pest and disease monitoring, fertilization, or other activities typically associated with professional landscape maintenance.

When Russell Landscape Group provides ongoing landscape maintenance services for the property:

- Warranty coverage shall remain in effect, provided the Customer promptly reports signs of decline or failure and does not interfere with maintenance practices.

When maintenance is performed by the Customer or a third party:

- The Customer assumes responsibility for failures resulting from improper watering, delayed detection of issues, incompatible chemical applications, or insufficient maintenance practices.

7. BASE WARRANTY EXCLUSIONS (APPLIES TO ALL SERVICES)

Unless otherwise stated in writing, warranties do not cover:

- Overwatering, underwatering, unauthorized chemical applications, or mechanical damage when RLG is not providing maintenance services
- Acts of God, extreme weather events, or conditions exceeding normal regional expectations
- Wildlife damage, including but not limited to deer, rabbits, rodents, or insects
- Vandalism or damage caused by third parties
- Soil, drainage, grading, or environmental conditions not corrected under contract
- Damage caused by vehicles, mowing equipment, construction activity, or excavation
- Pre-existing site or system conditions not included in the approved scope

8. PLANT MATERIAL WARRANTY – TREES, SHRUBS, AND SOD

RLG provides a one (1) year limited warranty on trees, shrubs, and sod from the date of installation. Warranty includes material and labor for one (1) replacement per failed item.

Warranty applies only if:

- A functional irrigation system is present at installation and maintained throughout establishment
- Proper watering and seasonal adjustments are performed
- Plant material is not relocated or disturbed after installation

Exclusions include, but are not limited to, insect damage, disease, wildlife, vandalism, chemical exposure, improper watering, and soil or drainage conditions outside contract scope.

9. HARDSCAPE WARRANTY

RLG provides a one (1) year workmanship warranty on hardscape installations.

Hardscape materials are subject to the manufacturer's warranty for defects in materials. Manufacturer warranties may extend beyond Russell Landscape Group's workmanship warranty period and apply solely to material defects as defined by the manufacturer.

In certain cases, Russell Landscape Group may perform corrective work on behalf of the manufacturer when a material defect is confirmed and may be compensated by the manufacturer for such work.

This warranty does not cover:

- Efflorescence or natural color variation
- Settlement or failure due to loading beyond design intent
- Damage caused by hydrostatic pressure or drainage conditions outside contracted scope
- Tree roots, ground movement, freeze/thaw cycles beyond normal conditions

10. IRRIGATION REPAIR AND INSTALLATION WARRANTY

For irrigation installation services, RLG warrants newly installed components for one (1) year from completion against defects in workmanship and materials.

For irrigation repair services, warranty is limited to the specific component repaired only. System-wide failures or additional issues discovered after restoration of pressure are not included in the original repair scope and are not warranty items.

Warranty requires proper system operation, seasonal schedule adjustments, and prompt reporting of issues.

11. ANNUAL COLOR INSTALLATION WARRANTY

RLG provides a one-season limited warranty on annual color installation:

- Spring installations: installation date through September 30
- Fall installations: installation date through March 31

Warranty includes plant material and labor for one replacement per affected area and requires proper irrigation and adherence to recommended watering practices.

12. WARRANTY ENFORCEMENT

Customer must notify RLG promptly upon discovery of any issue. RLG will inspect the conditions within a reasonable timeframe and determine warranty applicability.

13. PROPOSAL ACCEPTANCE AND PAYMENT TERMS

Acceptance of a proposal authorizes Russell Landscape Group ("RLG") to perform the work as described in the approved scope.

Payment Terms

- Full payment is due upon billing unless otherwise stated in writing.
- Failure to remit payment within thirty (30) days WILL result in suspension of warranty coverage until the account is brought current.
- Pricing is valid for thirty (30) days from the proposal date unless otherwise noted.
- Projects extending beyond thirty (30) business days or spanning multiple months may be progress billed.
- RLG reserves the right to suspend work for non-payment without penalty.

Deposits

- Contracts exceeding $25,000, and/or contracts requiring special-order materials, custom products, long-lead items, or advance payment to subcontractors WILL require a deposit prior to scheduling.
- The standard deposit is one-third (1/3) of the contract amount unless otherwise stated.
- In situations where RLG is required to purchase materials, equipment, or specialty products in advance, or to remit deposits or payments to subcontractors prior to installation, the required deposit may exceed one-third (1/3) of the contract amount and shall be clearly outlined in the approved proposal.
- Examples include, but are not limited to, custom site furnishings, fountains, flagpoles, synthetic turf systems, specialty hardscape materials, lighting components, or other items requiring advance purchase or extended lead times.

Credit Card Payments

- Payments made by credit card are subject to a credit card processing fee of up to three percent (3%) of the transaction amount.
- Additional transaction-based fees may be assessed by third-party payment processors and will be disclosed at the time of payment.
- When a Customer elects to pay by credit card and completes a Credit Card Authorization Form, the Customer authorizes RLG to charge the card in accordance with the approved proposal, invoice, and terms agreed to on the authorization form. Use of a credit card does not obligate RLG to offer extended payment terms unless expressly stated in writing.

Payment Instructions by Market

Payments should be made to the legal entity identified on the proposal or invoice based on the project's market location, as outlined below.

Market / Branch Location	Legal Entity to Pay	Remittance Address
Tampa	Russell Landscape, LLC.	PO Box 96746 Charlotte, NC 28296-6746

Russell Landscape Group accepts payment by check, ACH, or credit card. Payment options and instructions are provided on each invoice or may be obtained by contacting billings@russelllandscape.com. To help ensure timely processing, Customers should submit payment to the entity listed on their invoice.

Termination for Convenience

Either party may terminate this Agreement for convenience upon thirty (30) days' written notice. In the event of termination, the Customer shall be responsible for payment for all work performed, materials ordered or delivered, and costs incurred by RLG up to the effective termination date.

14. DISPUTE RESOLUTION AND LIEN RIGHTS

Any dispute arising under the Agreement shall first be addressed through good-faith negotiation. If unresolved, disputes shall proceed to mediation, and if still unresolved, to binding arbitration.

RLG reserves all rights, including lien rights under applicable state law, to secure payment for completed work.

Governing Law: This Agreement shall be governed by and construed in accordance with the laws of the state in which the services are performed.

Prevailing Party Fees: In the event of any dispute arising from this Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees, arbitration costs, and related expenses.

AUTHORIZATION

Customer acceptance of the proposal constitutes agreement to these Terms and Conditions in their entirety.

CLIENT SIGNATURE: _____

PRINTED NAME: _____

DATE: **8/18/26**

PROJECT COST: **$787.75 GOOD FOR 30 DAYS FROM DAY SENT**

PROPOSAL #: **55-20-1**

REQUISITION/WORK ORDER/CRN/PO#: _____

ESTIMATE PREPARED BY : **Josh Byerman**

TITLE : **Irrigation Tech**

ACCOUNT MANAGER NAME : **Santiago Hernandez**

ACCOUNT MANAGER PHONE : **941-414-1986**

ACCOUNT MANAGER EMAIL : **santiagoh@russelllandscape.com**

NOTES/COMMENTS:

RUSSELL LANDSCAPE

Proposal 55-20-2
Contract Number: 55-0331-00
Date: August 18, 2026
Job Name: Parkway Center Community Development District
Job Address: 7461 S Falkenburg Rd
Riverview FL 33578
Contact: Alba Sanchez

SCOPE OF WORK

Wetcheck 8/18/26 Deer Chase Entrance ESP Repairs needed, 3 nozzles, adjust and raise heads

DESCRIPTION	SIZE	QTY	UNIT PRICE	TOTAL
	HRS	2	$113.75	$227.50
Nozzle	LS	3	$3.83	$11.50

PRICE LISTED IS VALID FOR 30 DAYS FROM DATE ISSUED

TOTAL COST: $239.00

Project Total: **$239.00**

TERMS AND CONDITIONS

1. COMPLIANCE AND QUALIFICATIONS

Russell Landscape Group ("RLG") agrees to perform all work in accordance with the written terms, specifications, drawings, and scope outlined in the Agreement. All materials furnished shall comply with bid specifications and applicable industry standards.

RLG will assign qualified representatives with appropriate experience in landscape installation, enhancement, irrigation, and related services. All personnel shall be competent, properly trained, and presentable at all times.

2. LICENSES, PERMITS, TAXES, AND INSURANCE

RLG shall maintain all licenses and permits required by local, state, and federal authorities. RLG shall pay all applicable taxes, including sales tax where required on materials supplied as part of the work.

RLG maintains, at minimum:

- General Liability Insurance
- Automotive Liability Insurance
- Workers' Compensation Insurance
- Any additional insurance required by written agreement

Certificates of insurance may be provided upon request.

3. LIABILITY AND SUBCONTRACTORS

RLG shall not be liable for damages caused by the Customer, the Customer's agents, or third parties. RLG reserves the right to engage qualified subcontractors for specialized functions or work requiring specialized equipment. All subcontracted work shall remain subject to RLG quality standards and supervision.

4. ADDITIONAL SERVICES, CHANGE ORDERS, AND JOBSITE ACCESS

Change Orders: Any work outside the agreed scope that results in additional cost shall be performed only with a written and approved change order.

Access: Customers shall provide RLG with access to all portions of the jobsite necessary to perform the work and shall furnish utilities, including water and electricity, where required.

Underground Clause: Russell Landscape Group shall contact the applicable utility locate service (811 / Dig Safe) prior to excavation in accordance with state requirements and will exercise reasonable care when working near marked public utilities.

Russell Landscape Group shall not be responsible for damage to underground or concealed utilities, irrigation systems, wiring, piping, foundations, or structures that are unmarked, unknown, incorrectly located, improperly marked, or not reasonably discoverable prior to commencement of work.

The Customer is responsible for identifying and disclosing the location of all private utilities, including but not limited to private irrigation lines, low-voltage wiring, drainage systems, private gas lines, and private communication lines such as cable and internet services extending from junction points to individual units or structures. This responsibility includes either providing accurate location information prior to work, authorizing Russell Landscape Group to furnish a proposal for private utility locating services or accepting responsibility for repair costs associated with damage to undocumented or improperly marked private utilities.

If subsurface conditions are encountered that differ materially from those reasonably anticipated, including but not limited to ledge rock, large boulders, buried debris, or other obstructions that cannot be removed using the standard equipment or methods intended for the scope of work, Russell Landscape Group shall notify the Customer. A change order shall be issued for additional labor, equipment, specialty services, or alternative solutions required to proceed. Depending on site conditions and feasibility, such change order may include removal of the obstruction using specialized equipment or services, or relocation of plant material, structures, or installations to a more suitable location as approved by the Customer.

Custom Designs: Design Ownership and Use: All designs, drawings, plans, details, specifications, and related documents prepared by Russell Landscape Group ("RLG") remain the sole property of RLG unless otherwise agreed to in writing.

If the Customer does not enter a contract for construction or installation with RLG, the Customer may not reproduce, share, distribute, or use such designs for construction or pricing by others without RLG's prior written consent.

Unauthorized use of RLG designs may result in additional charges or legal action to protect RLG's intellectual property rights.

Site Conditions and Owner Responsibilities: The Customer is responsible for maintaining the job site in a condition that allows Russell Landscape Group to perform work safely and efficiently.

If site conditions, obstructions, debris, or access limitations not caused by RLG prevent work from proceeding as scheduled, RLG reserves the right to delay work and/or issue a change order for additional labor, mobilization, or standby time required as a result.

5. GENERAL WARRANTY PROVISIONS

All warranties provided herein apply only to the specific services included in the approved scope of work. Warranties do not apply to adjacent systems, interconnected components, or site conditions outside the contracted scope.

Replacement or repair of any item under warranty shall not extend or restart the original warranty period. Replacement items carry only the remaining balance of the original warranty term.

No individual is authorized to extend, modify, or alter warranty terms unless approved in writing by an authorized representative of RLG.

6. MAINTENANCE RESPONSIBILITY AND WARRANTY APPLICABILITY

Warranty coverage applies to installation defects and workmanship only. Warranty does not apply to failures resulting from lack of routine inspection, irrigation schedule adjustments, pest and disease monitoring, fertilization, or other activities typically associated with professional landscape maintenance.

When Russell Landscape Group provides ongoing landscape maintenance services for the property:

- Warranty coverage shall remain in effect, provided the Customer promptly reports signs of decline or failure and does not interfere with maintenance practices.

When maintenance is performed by the Customer or a third party:

- The Customer assumes responsibility for failures resulting from improper watering, delayed detection of issues, incompatible chemical applications, or insufficient maintenance practices.

7. BASE WARRANTY EXCLUSIONS (APPLIES TO ALL SERVICES)

Unless otherwise stated in writing, warranties do not cover:

- Overwatering, underwatering, unauthorized chemical applications, or mechanical damage when RLG is not providing maintenance services
- Acts of God, extreme weather events, or conditions exceeding normal regional expectations
- Wildlife damage, including but not limited to deer, rabbits, rodents, or insects
- Vandalism or damage caused by third parties
- Soil, drainage, grading, or environmental conditions not corrected under contract
- Damage caused by vehicles, mowing equipment, construction activity, or excavation
- Pre-existing site or system conditions not included in the approved scope

8. PLANT MATERIAL WARRANTY – TREES, SHRUBS, AND SOD

RLG provides a one (1) year limited warranty on trees, shrubs, and sod from the date of installation. Warranty includes material and labor for one (1) replacement per failed item.

Warranty applies only if:

- A functional irrigation system is present at installation and maintained throughout establishment
- Proper watering and seasonal adjustments are performed
- Plant material is not relocated or disturbed after installation

Exclusions include, but are not limited to, insect damage, disease, wildlife, vandalism, chemical exposure, improper watering, and soil or drainage conditions outside contract scope.

9. HARDSCAPE WARRANTY

RLG provides a one (1) year workmanship warranty on hardscape installations.

Hardscape materials are subject to the manufacturer's warranty for defects in materials. Manufacturer warranties may extend beyond Russell Landscape Group's workmanship warranty period and apply solely to material defects as defined by the manufacturer.

In certain cases, Russell Landscape Group may perform corrective work on behalf of the manufacturer when a material defect is confirmed and may be compensated by the manufacturer for such work.

This warranty does not cover:

- Efflorescence or natural color variation
- Settlement or failure due to loading beyond design intent
- Damage caused by hydrostatic pressure or drainage conditions outside contracted scope
- Tree roots, ground movement, freeze/thaw cycles beyond normal conditions

10. IRRIGATION REPAIR AND INSTALLATION WARRANTY

For irrigation installation services, RLG warrants newly installed components for one (1) year from completion against defects in workmanship and materials.

For irrigation repair services, warranty is limited to the specific component repaired only. System-wide failures or additional issues discovered after restoration of pressure are not included in the original repair scope and are not warranty items.

Warranty requires proper system operation, seasonal schedule adjustments, and prompt reporting of issues.

11. ANNUAL COLOR INSTALLATION WARRANTY

RLG provides a one-season limited warranty on annual color installation:

- Spring installations: installation date through September 30
- Fall installations: installation date through March 31

Warranty includes plant material and labor for one replacement per affected area and requires proper irrigation and adherence to recommended watering practices.

12. WARRANTY ENFORCEMENT

Customer must notify RLG promptly upon discovery of any issue. RLG will inspect the conditions within a reasonable timeframe and determine warranty applicability.

13. PROPOSAL ACCEPTANCE AND PAYMENT TERMS

Acceptance of a proposal authorizes Russell Landscape Group ("RLG") to perform the work as described in the approved scope.

Payment Terms

- Full payment is due upon billing unless otherwise stated in writing.
- Failure to remit payment within thirty (30) days WILL result in suspension of warranty coverage until the account is brought current.
- Pricing is valid for thirty (30) days from the proposal date unless otherwise noted.
- Projects extending beyond thirty (30) business days or spanning multiple months may be progress billed.
- RLG reserves the right to suspend work for non-payment without penalty.

Deposits

- Contracts exceeding $25,000, and/or contracts requiring special-order materials, custom products, long-lead items, or advance payment to subcontractors WILL require a deposit prior to scheduling.
- The standard deposit is one-third (1/3) of the contract amount unless otherwise stated.
- In situations where RLG is required to purchase materials, equipment, or specialty products in advance, or to remit deposits or payments to subcontractors prior to installation, the required deposit may exceed one-third (1/3) of the contract amount and shall be clearly outlined in the approved proposal.
- Examples include, but are not limited to, custom site furnishings, fountains, flagpoles, synthetic turf systems, specialty hardscape materials, lighting components, or other items requiring advance purchase or extended lead times.

Credit Card Payments

- Payments made by credit card are subject to a credit card processing fee of up to three percent (3%) of the transaction amount.
- Additional transaction-based fees may be assessed by third-party payment processors and will be disclosed at the time of payment.
- When a Customer elects to pay by credit card and completes a Credit Card Authorization Form, the Customer authorizes RLG to charge the card in accordance with the approved proposal, invoice, and terms agreed to on the authorization form. Use of a credit card does not obligate RLG to offer extended payment terms unless expressly stated in writing.

Payment Instructions by Market

Payments should be made to the legal entity identified on the proposal or invoice based on the project's market location, as outlined below.

Market / Branch Location	Legal Entity to Pay	Remittance Address
Tampa	Russell Landscape, LLC.	PO Box 96746 Charlotte, NC 28296-6746

Russell Landscape Group accepts payment by check, ACH, or credit card. Payment options and instructions are provided on each invoice or may be obtained by contacting billings@russelllandscape.com. To help ensure timely processing, Customers should submit payment to the entity listed on their invoice.

Termination for Convenience

Either party may terminate this Agreement for convenience upon thirty (30) days' written notice. In the event of termination, the Customer shall be responsible for payment for all work performed, materials ordered or delivered, and costs incurred by RLG up to the effective termination date.

14. DISPUTE RESOLUTION AND LIEN RIGHTS

Any dispute arising under the Agreement shall first be addressed through good-faith negotiation. If unresolved, disputes shall proceed to mediation, and if still unresolved, to binding arbitration.

RLG reserves all rights, including lien rights under applicable state law, to secure payment for completed work.

Governing Law: This Agreement shall be governed by and construed in accordance with the laws of the state in which the services are performed.

Prevailing Party Fees: In the event of any dispute arising from this Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees, arbitration costs, and related expenses.

AUTHORIZATION

Customer acceptance of the proposal constitutes agreement to these Terms and Conditions in their entirety.

CLIENT SIGNATURE: _____

PRINTED NAME: _____

DATE: **8/18/26**

PROJECT COST: **$239.00 GOOD FOR 30 DAYS FROM DAY SENT**

PROPOSAL #: **55-20-2**

REQUISITION/WORK ORDER/CRN/PO#: _____

ESTIMATE PREPARED BY : **Josh Byerman**

TITLE : **Irrigation Tech**

ACCOUNT MANAGER NAME : **Santiago Hernandez**

ACCOUNT MANAGER PHONE : **941-414-1986**

ACCOUNT MANAGER EMAIL : **santiagoh@russelllandscape.com**

NOTES/COMMENTS:

RUSSELL LANDSCAPE

Proposal 55-20-3
Contract Number: 55-0331-00
Date: August 18, 2026
Job Name: Parkway Center Community Development District
Job Address: 7461 S Falkenburg Rd
Riverview FL 33578
Contact: Alba Sanchez

SCOPE OF WORK

Wetcheck 8/18/26 7150 S. Falkenberg Rd Utility Station Repairs Needed 6 nozzles, 3 heads replaced for better coverage

DESCRIPTION	SIZE	QTY	UNIT PRICE	TOTAL
	HRS	3	$113.75	$341.25
Nozzle	LS	6	$3.83	$23.00
Spray	LS	3	$23.00	$69.00

PRICE LISTED IS VALID FOR 30 DAYS FROM DATE ISSUED

TOTAL COST: $433.25

Project Total: **$433.25**

TERMS AND CONDITIONS

1. COMPLIANCE AND QUALIFICATIONS

Russell Landscape Group ("RLG") agrees to perform all work in accordance with the written terms, specifications, drawings, and scope outlined in the Agreement. All materials furnished shall comply with bid specifications and applicable industry standards.

RLG will assign qualified representatives with appropriate experience in landscape installation, enhancement, irrigation, and related services. All personnel shall be competent, properly trained, and presentable at all times.

2. LICENSES, PERMITS, TAXES, AND INSURANCE

RLG shall maintain all licenses and permits required by local, state, and federal authorities. RLG shall pay all applicable taxes, including sales tax where required on materials supplied as part of the work.

RLG maintains, at minimum:

- General Liability Insurance
- Automotive Liability Insurance
- Workers' Compensation Insurance
- Any additional insurance required by written agreement

Certificates of insurance may be provided upon request.

3. LIABILITY AND SUBCONTRACTORS

RLG shall not be liable for damages caused by the Customer, the Customer's agents, or third parties. RLG reserves the right to engage qualified subcontractors for specialized functions or work requiring specialized equipment. All subcontracted work shall remain subject to RLG quality standards and supervision.

4. ADDITIONAL SERVICES, CHANGE ORDERS, AND JOBSITE ACCESS

Change Orders: Any work outside the agreed scope that results in additional cost shall be performed only with a written and approved change order.

Access: Customers shall provide RLG with access to all portions of the jobsite necessary to perform the work and shall furnish utilities, including water and electricity, where required.

Underground Clause: Russell Landscape Group shall contact the applicable utility locate service (811 / Dig Safe) prior to excavation in accordance with state requirements and will exercise reasonable care when working near marked public utilities.

Russell Landscape Group shall not be responsible for damage to underground or concealed utilities, irrigation systems, wiring, piping, foundations, or structures that are unmarked, unknown, incorrectly located, improperly marked, or not reasonably discoverable prior to commencement of work.

The Customer is responsible for identifying and disclosing the location of all private utilities, including but not limited to private irrigation lines, low-voltage wiring, drainage systems, private gas lines, and private communication lines such as cable and internet services extending from junction points to individual units or structures. This responsibility includes either providing accurate location information prior to work, authorizing Russell Landscape Group to furnish a proposal for private utility locating services or accepting responsibility for repair costs associated with damage to undocumented or improperly marked private utilities.

If subsurface conditions are encountered that differ materially from those reasonably anticipated, including but not limited to ledge rock, large boulders, buried debris, or other obstructions that cannot be removed using the standard equipment or methods intended for the scope of work, Russell Landscape Group shall notify the Customer. A change order shall be issued for additional labor, equipment, specialty services, or alternative solutions required to proceed. Depending on site conditions and feasibility, such change order may include removal of the obstruction using specialized equipment or services, or relocation of plant material, structures, or installations to a more suitable location as approved by the Customer.

Custom Designs: Design Ownership and Use: All designs, drawings, plans, details, specifications, and related documents prepared by Russell Landscape Group ("RLG") remain the sole property of RLG unless otherwise agreed to in writing.

If the Customer does not enter a contract for construction or installation with RLG, the Customer may not reproduce, share, distribute, or use such designs for construction or pricing by others without RLG's prior written consent.

Unauthorized use of RLG designs may result in additional charges or legal action to protect RLG's intellectual property rights.

Site Conditions and Owner Responsibilities: The Customer is responsible for maintaining the job site in a condition that allows Russell Landscape Group to perform work safely and efficiently.

If site conditions, obstructions, debris, or access limitations not caused by RLG prevent work from proceeding as scheduled, RLG reserves the right to delay work and/or issue a change order for additional labor, mobilization, or standby time required as a result.

5. GENERAL WARRANTY PROVISIONS

All warranties provided herein apply only to the specific services included in the approved scope of work. Warranties do not apply to adjacent systems, interconnected components, or site conditions outside the contracted scope.

Replacement or repair of any item under warranty shall not extend or restart the original warranty period. Replacement items carry only the remaining balance of the original warranty term.

No individual is authorized to extend, modify, or alter warranty terms unless approved in writing by an authorized representative of RLG.

6. MAINTENANCE RESPONSIBILITY AND WARRANTY APPLICABILITY

Warranty coverage applies to installation defects and workmanship only. Warranty does not apply to failures resulting from lack of routine inspection, irrigation schedule adjustments, pest and disease monitoring, fertilization, or other activities typically associated with professional landscape maintenance.

When Russell Landscape Group provides ongoing landscape maintenance services for the property:

- Warranty coverage shall remain in effect, provided the Customer promptly reports signs of decline or failure and does not interfere with maintenance practices.

When maintenance is performed by the Customer or a third party:

- The Customer assumes responsibility for failures resulting from improper watering, delayed detection of issues, incompatible chemical applications, or insufficient maintenance practices.

7. BASE WARRANTY EXCLUSIONS (APPLIES TO ALL SERVICES)

Unless otherwise stated in writing, warranties do not cover:

- Overwatering, underwatering, unauthorized chemical applications, or mechanical damage when RLG is not providing maintenance services
- Acts of God, extreme weather events, or conditions exceeding normal regional expectations
- Wildlife damage, including but not limited to deer, rabbits, rodents, or insects
- Vandalism or damage caused by third parties
- Soil, drainage, grading, or environmental conditions not corrected under contract
- Damage caused by vehicles, mowing equipment, construction activity, or excavation
- Pre-existing site or system conditions not included in the approved scope

8. PLANT MATERIAL WARRANTY – TREES, SHRUBS, AND SOD

RLG provides a one (1) year limited warranty on trees, shrubs, and sod from the date of installation. Warranty includes material and labor for one (1) replacement per failed item.

Warranty applies only if:

- A functional irrigation system is present at installation and maintained throughout establishment
- Proper watering and seasonal adjustments are performed
- Plant material is not relocated or disturbed after installation

Exclusions include, but are not limited to, insect damage, disease, wildlife, vandalism, chemical exposure, improper watering, and soil or drainage conditions outside contract scope.

9. HARDSCAPE WARRANTY

RLG provides a one (1) year workmanship warranty on hardscape installations.

Hardscape materials are subject to the manufacturer's warranty for defects in materials. Manufacturer warranties may extend beyond Russell Landscape Group's workmanship warranty period and apply solely to material defects as defined by the manufacturer.

In certain cases, Russell Landscape Group may perform corrective work on behalf of the manufacturer when a material defect is confirmed and may be compensated by the manufacturer for such work.

This warranty does not cover:

- Efflorescence or natural color variation
- Settlement or failure due to loading beyond design intent
- Damage caused by hydrostatic pressure or drainage conditions outside contracted scope
- Tree roots, ground movement, freeze/thaw cycles beyond normal conditions

10. IRRIGATION REPAIR AND INSTALLATION WARRANTY

For irrigation installation services, RLG warrants newly installed components for one (1) year from completion against defects in workmanship and materials.

For irrigation repair services, warranty is limited to the specific component repaired only. System-wide failures or additional issues discovered after restoration of pressure are not included in the original repair scope and are not warranty items.

Warranty requires proper system operation, seasonal schedule adjustments, and prompt reporting of issues.

11. ANNUAL COLOR INSTALLATION WARRANTY

RLG provides a one-season limited warranty on annual color installation:

- Spring installations: installation date through September 30
- Fall installations: installation date through March 31

Warranty includes plant material and labor for one replacement per affected area and requires proper irrigation and adherence to recommended watering practices.

12. WARRANTY ENFORCEMENT

Customer must notify RLG promptly upon discovery of any issue. RLG will inspect the conditions within a reasonable timeframe and determine warranty applicability.

13. PROPOSAL ACCEPTANCE AND PAYMENT TERMS

Acceptance of a proposal authorizes Russell Landscape Group ("RLG") to perform the work as described in the approved scope.

Payment Terms

- Full payment is due upon billing unless otherwise stated in writing.
- Failure to remit payment within thirty (30) days WILL result in suspension of warranty coverage until the account is brought current.
- Pricing is valid for thirty (30) days from the proposal date unless otherwise noted.
- Projects extending beyond thirty (30) business days or spanning multiple months may be progress billed.
- RLG reserves the right to suspend work for non-payment without penalty.

Deposits

- Contracts exceeding $25,000, and/or contracts requiring special-order materials, custom products, long-lead items, or advance payment to subcontractors WILL require a deposit prior to scheduling.
- The standard deposit is one-third (1/3) of the contract amount unless otherwise stated.
- In situations where RLG is required to purchase materials, equipment, or specialty products in advance, or to remit deposits or payments to subcontractors prior to installation, the required deposit may exceed one-third (1/3) of the contract amount and shall be clearly outlined in the approved proposal.
- Examples include, but are not limited to, custom site furnishings, fountains, flagpoles, synthetic turf systems, specialty hardscape materials, lighting components, or other items requiring advance purchase or extended lead times.

Credit Card Payments

- Payments made by credit card are subject to a credit card processing fee of up to three percent (3%) of the transaction amount.
- Additional transaction-based fees may be assessed by third-party payment processors and will be disclosed at the time of payment.
- When a Customer elects to pay by credit card and completes a Credit Card Authorization Form, the Customer authorizes RLG to charge the card in accordance with the approved proposal, invoice, and terms agreed to on the authorization form. Use of a credit card does not obligate RLG to offer extended payment terms unless expressly stated in writing.

Payment Instructions by Market

Payments should be made to the legal entity identified on the proposal or invoice based on the project's market location, as outlined below.

Market / Branch Location	Legal Entity to Pay	Remittance Address
Tampa	Russell Landscape, LLC.	PO Box 96746 Charlotte, NC 28296-6746

Russell Landscape Group accepts payment by check, ACH, or credit card. Payment options and instructions are provided on each invoice or may be obtained by contacting billings@russelllandscape.com. To help ensure timely processing, Customers should submit payment to the entity listed on their invoice.

Termination for Convenience

Either party may terminate this Agreement for convenience upon thirty (30) days' written notice. In the event of termination, the Customer shall be responsible for payment for all work performed, materials ordered or delivered, and costs incurred by RLG up to the effective termination date.

14. DISPUTE RESOLUTION AND LIEN RIGHTS

Any dispute arising under the Agreement shall first be addressed through good-faith negotiation. If unresolved, disputes shall proceed to mediation, and if still unresolved, to binding arbitration.

RLG reserves all rights, including lien rights under applicable state law, to secure payment for completed work.

Governing Law: This Agreement shall be governed by and construed in accordance with the laws of the state in which the services are performed.

Prevailing Party Fees: In the event of any dispute arising from this Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees, arbitration costs, and related expenses.

AUTHORIZATION

Customer acceptance of the proposal constitutes agreement to these Terms and Conditions in their entirety.

CLIENT SIGNATURE: _____

PRINTED NAME: _____

DATE: **8/18/26**

PROJECT COST: **$433.25 GOOD FOR 30 DAYS FROM DAY SENT**

PROPOSAL #: **55-20-3**

REQUISITION/WORK ORDER/CRN/PO#: _____

ESTIMATE PREPARED BY : **Josh Byerman**

TITLE : _____

ACCOUNT MANAGER NAME : **Santiago Hernandez**

ACCOUNT MANAGER PHONE : **941-414-1986**

ACCOUNT MANAGER EMAIL : **santiagoh@russelllandscape.com**

NOTES/COMMENTS:

RUSSELL LANDSCAPE

Proposal 55-20-4
Contract Number: 55-0331-00
Date: August 18, 2026
Job Name: Parkway Center Community Development District
Job Address: 7461 S Falkenburg Rd
Riverview FL 33578
Contact: Alba Sanchez

SCOPE OF WORK

Wetcheck 8/18/26 Amberly Entrance Controller Repairs needed four sprays, seven rotors, sixteen nozzles, one 12' spray

DESCRIPTION	SIZE	QTY	UNIT PRICE	TOTAL
	HRS	6	$113.71	$682.25
Sprays	LS	4	$22.94	$91.75
Rotor	LS	7	$45.86	$321.00
Nozzle	LS	16	$3.83	$61.25
12' Spray	LS	1	$57.50	$57.50

PRICE LISTED IS VALID FOR 30 DAYS FROM DATE ISSUED

TOTAL COST: $1,213.75

Project Total: **$1,213.75**

TERMS AND CONDITIONS

1. COMPLIANCE AND QUALIFICATIONS

Russell Landscape Group ("RLG") agrees to perform all work in accordance with the written terms, specifications, drawings, and scope outlined in the Agreement. All materials furnished shall comply with bid specifications and applicable industry standards.

RLG will assign qualified representatives with appropriate experience in landscape installation, enhancement, irrigation, and related services. All personnel shall be competent, properly trained, and presentable at all times.

2. LICENSES, PERMITS, TAXES, AND INSURANCE

RLG shall maintain all licenses and permits required by local, state, and federal authorities. RLG shall pay all applicable taxes, including sales tax where required on materials supplied as part of the work.

RLG maintains, at minimum:

- General Liability Insurance
- Automotive Liability Insurance
- Workers' Compensation Insurance
- Any additional insurance required by written agreement

Certificates of insurance may be provided upon request.

3. LIABILITY AND SUBCONTRACTORS

RLG shall not be liable for damages caused by the Customer, the Customer's agents, or third parties. RLG reserves the right to engage qualified subcontractors for specialized functions or work requiring specialized equipment. All subcontracted work shall remain subject to RLG quality standards and supervision.

4. ADDITIONAL SERVICES, CHANGE ORDERS, AND JOBSITE ACCESS

Change Orders: Any work outside the agreed scope that results in additional cost shall be performed only with a written and approved change order.

Access: Customers shall provide RLG with access to all portions of the jobsite necessary to perform the work and shall furnish utilities, including water and electricity, where required.

Underground Clause: Russell Landscape Group shall contact the applicable utility locate service (811 / Dig Safe) prior to excavation in accordance with state requirements and will exercise reasonable care when working near marked public utilities.

Russell Landscape Group shall not be responsible for damage to underground or concealed utilities, irrigation systems, wiring, piping, foundations, or structures that are unmarked, unknown, incorrectly located, improperly marked, or not reasonably discoverable prior to commencement of work.

The Customer is responsible for identifying and disclosing the location of all private utilities, including but not limited to private irrigation lines, low-voltage wiring, drainage systems, private gas lines, and private communication lines such as cable and internet services extending from junction points to individual units or structures. This responsibility includes either providing accurate location information prior to work, authorizing Russell Landscape Group to furnish a proposal for private utility locating services or accepting responsibility for repair costs associated with damage to undocumented or improperly marked private utilities.

If subsurface conditions are encountered that differ materially from those reasonably anticipated, including but not limited to ledge rock, large boulders, buried debris, or other obstructions that cannot be removed using the standard equipment or methods intended for the scope of work, Russell Landscape Group shall notify the Customer. A change order shall be issued for additional labor, equipment, specialty services, or alternative solutions required to proceed. Depending on site conditions and feasibility, such change order may include removal of the obstruction using specialized equipment or services, or relocation of plant material, structures, or installations to a more suitable location as approved by the Customer.

Custom Designs: Design Ownership and Use: All designs, drawings, plans, details, specifications, and related documents prepared by Russell Landscape Group ("RLG") remain the sole property of RLG unless otherwise agreed to in writing.

If the Customer does not enter a contract for construction or installation with RLG, the Customer may not reproduce, share, distribute, or use such designs for construction or pricing by others without RLG's prior written consent.

Unauthorized use of RLG designs may result in additional charges or legal action to protect RLG's intellectual property rights.

Site Conditions and Owner Responsibilities: The Customer is responsible for maintaining the job site in a condition that allows Russell Landscape Group to perform work safely and efficiently.

If site conditions, obstructions, debris, or access limitations not caused by RLG prevent work from proceeding as scheduled, RLG reserves the right to delay work and/or issue a change order for additional labor, mobilization, or standby time required as a result.

5. GENERAL WARRANTY PROVISIONS

All warranties provided herein apply only to the specific services included in the approved scope of work. Warranties do not apply to adjacent systems, interconnected components, or site conditions outside the contracted scope.

Replacement or repair of any item under warranty shall not extend or restart the original warranty period. Replacement items carry only the remaining balance of the original warranty term.

No individual is authorized to extend, modify, or alter warranty terms unless approved in writing by an authorized representative of RLG.

6. MAINTENANCE RESPONSIBILITY AND WARRANTY APPLICABILITY

Warranty coverage applies to installation defects and workmanship only. Warranty does not apply to failures resulting from lack of routine inspection, irrigation schedule adjustments, pest and disease monitoring, fertilization, or other activities typically associated with professional landscape maintenance.

When Russell Landscape Group provides ongoing landscape maintenance services for the property:

- Warranty coverage shall remain in effect, provided the Customer promptly reports signs of decline or failure and does not interfere with maintenance practices.

When maintenance is performed by the Customer or a third party:

- The Customer assumes responsibility for failures resulting from improper watering, delayed detection of issues, incompatible chemical applications, or insufficient maintenance practices.

7. BASE WARRANTY EXCLUSIONS (APPLIES TO ALL SERVICES)

Unless otherwise stated in writing, warranties do not cover:

- Overwatering, underwatering, unauthorized chemical applications, or mechanical damage when RLG is not providing maintenance services
- Acts of God, extreme weather events, or conditions exceeding normal regional expectations
- Wildlife damage, including but not limited to deer, rabbits, rodents, or insects
- Vandalism or damage caused by third parties
- Soil, drainage, grading, or environmental conditions not corrected under contract
- Damage caused by vehicles, mowing equipment, construction activity, or excavation
- Pre-existing site or system conditions not included in the approved scope

8. PLANT MATERIAL WARRANTY – TREES, SHRUBS, AND SOD

RLG provides a one (1) year limited warranty on trees, shrubs, and sod from the date of installation. Warranty includes material and labor for one (1) replacement per failed item.

Warranty applies only if:

- A functional irrigation system is present at installation and maintained throughout establishment
- Proper watering and seasonal adjustments are performed
- Plant material is not relocated or disturbed after installation

Exclusions include, but are not limited to, insect damage, disease, wildlife, vandalism, chemical exposure, improper watering, and soil or drainage conditions outside contract scope.

9. HARDSCAPE WARRANTY

RLG provides a one (1) year workmanship warranty on hardscape installations.

Hardscape materials are subject to the manufacturer's warranty for defects in materials. Manufacturer warranties may extend beyond Russell Landscape Group's workmanship warranty period and apply solely to material defects as defined by the manufacturer.

In certain cases, Russell Landscape Group may perform corrective work on behalf of the manufacturer when a material defect is confirmed and may be compensated by the manufacturer for such work.

This warranty does not cover:

- Efflorescence or natural color variation
- Settlement or failure due to loading beyond design intent
- Damage caused by hydrostatic pressure or drainage conditions outside contracted scope
- Tree roots, ground movement, freeze/thaw cycles beyond normal conditions

10. IRRIGATION REPAIR AND INSTALLATION WARRANTY

For irrigation installation services, RLG warrants newly installed components for one (1) year from completion against defects in workmanship and materials.

For irrigation repair services, warranty is limited to the specific component repaired only. System-wide failures or additional issues discovered after restoration of pressure are not included in the original repair scope and are not warranty items.

Warranty requires proper system operation, seasonal schedule adjustments, and prompt reporting of issues.

11. ANNUAL COLOR INSTALLATION WARRANTY

RLG provides a one-season limited warranty on annual color installation:

- Spring installations: installation date through September 30
- Fall installations: installation date through March 31

Warranty includes plant material and labor for one replacement per affected area and requires proper irrigation and adherence to recommended watering practices.

12. WARRANTY ENFORCEMENT

Customer must notify RLG promptly upon discovery of any issue. RLG will inspect the conditions within a reasonable timeframe and determine warranty applicability.

13. PROPOSAL ACCEPTANCE AND PAYMENT TERMS

Acceptance of a proposal authorizes Russell Landscape Group ("RLG") to perform the work as described in the approved scope.

Payment Terms

- Full payment is due upon billing unless otherwise stated in writing.
- Failure to remit payment within thirty (30) days WILL result in suspension of warranty coverage until the account is brought current.
- Pricing is valid for thirty (30) days from the proposal date unless otherwise noted.
- Projects extending beyond thirty (30) business days or spanning multiple months may be progress billed.
- RLG reserves the right to suspend work for non-payment without penalty.

Deposits

- Contracts exceeding $25,000, and/or contracts requiring special-order materials, custom products, long-lead items, or advance payment to subcontractors WILL require a deposit prior to scheduling.
- The standard deposit is one-third (1/3) of the contract amount unless otherwise stated.
- In situations where RLG is required to purchase materials, equipment, or specialty products in advance, or to remit deposits or payments to subcontractors prior to installation, the required deposit may exceed one-third (1/3) of the contract amount and shall be clearly outlined in the approved proposal.
- Examples include, but are not limited to, custom site furnishings, fountains, flagpoles, synthetic turf systems, specialty hardscape materials, lighting components, or other items requiring advance purchase or extended lead times.

Credit Card Payments

- Payments made by credit card are subject to a credit card processing fee of up to three percent (3%) of the transaction amount.
- Additional transaction-based fees may be assessed by third-party payment processors and will be disclosed at the time of payment.
- When a Customer elects to pay by credit card and completes a Credit Card Authorization Form, the Customer authorizes RLG to charge the card in accordance with the approved proposal, invoice, and terms agreed to on the authorization form. Use of a credit card does not obligate RLG to offer extended payment terms unless expressly stated in writing.

Payment Instructions by Market

Payments should be made to the legal entity identified on the proposal or invoice based on the project's market location, as outlined below.

Market / Branch Location	Legal Entity to Pay	Remittance Address
Tampa	Russell Landscape, LLC.	PO Box 96746 Charlotte, NC 28296-6746

Russell Landscape Group accepts payment by check, ACH, or credit card. Payment options and instructions are provided on each invoice or may be obtained by contacting billings@russelllandscape.com. To help ensure timely processing, Customers should submit payment to the entity listed on their invoice.

Termination for Convenience

Either party may terminate this Agreement for convenience upon thirty (30) days' written notice. In the event of termination, the Customer shall be responsible for payment for all work performed, materials ordered or delivered, and costs incurred by RLG up to the effective termination date.

14. DISPUTE RESOLUTION AND LIEN RIGHTS

Any dispute arising under the Agreement shall first be addressed through good-faith negotiation. If unresolved, disputes shall proceed to mediation, and if still unresolved, to binding arbitration.

RLG reserves all rights, including lien rights under applicable state law, to secure payment for completed work.

Governing Law: This Agreement shall be governed by and construed in accordance with the laws of the state in which the services are performed.

Prevailing Party Fees: In the event of any dispute arising from this Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees, arbitration costs, and related expenses.

AUTHORIZATION

Customer acceptance of the proposal constitutes agreement to these Terms and Conditions in their entirety.

CLIENT SIGNATURE: _____

PRINTED NAME: _____

DATE: **8/18/26**

PROJECT COST: **$1,213.75 GOOD FOR 30 DAYS FROM DAY SENT**

PROPOSAL #: **55-20-4**

REQUISITION/WORK ORDER/CRN/PO#: _____

ESTIMATE PREPARED BY : **Josh Byerman**

TITLE : _____

ACCOUNT MANAGER NAME : **Santiago Hernandez**

ACCOUNT MANAGER PHONE : **941-414-1986**

ACCOUNT MANAGER EMAIL : **santiagoh@russelllandscape.com**

NOTES/COMMENTS:

RUSSELL LANDSCAPE

Proposal 55-20-5
Contract Number: 55-0331-00
Date: August 18, 2026
Job Name: Parkway Center Community Development District
Job Address: 7461 S Falkenburg Rd
Riverview FL 33578
Contact: Alba Sanchez

SCOPE OF WORK

Wetcheck 8/18/26 Towne Lake Zones 60-74 (CDD) Repairs Needed two sprays, thirteen nozzles, cap multiple heads to prevent over saturation of annuals

DESCRIPTION	SIZE	QTY	UNIT PRICE	TOTAL
	HRS	3	$113.75	$341.25
Spray	LS	2	$23.00	$46.00
Nozzle	LS	13	$3.83	$49.75
Misc Fittings	LS	1	$95.75	$95.75

PRICE LISTED IS VALID FOR 30 DAYS FROM DATE ISSUED

TOTAL COST: $532.75

Project Total: **$532.75**

TERMS AND CONDITIONS

1. COMPLIANCE AND QUALIFICATIONS

Russell Landscape Group ("RLG") agrees to perform all work in accordance with the written terms, specifications, drawings, and scope outlined in the Agreement. All materials furnished shall comply with bid specifications and applicable industry standards.

RLG will assign qualified representatives with appropriate experience in landscape installation, enhancement, irrigation, and related services. All personnel shall be competent, properly trained, and presentable at all times.

2. LICENSES, PERMITS, TAXES, AND INSURANCE

RLG shall maintain all licenses and permits required by local, state, and federal authorities. RLG shall pay all applicable taxes, including sales tax where required on materials supplied as part of the work.

RLG maintains, at minimum:

- General Liability Insurance
- Automotive Liability Insurance
- Workers' Compensation Insurance
- Any additional insurance required by written agreement

Certificates of insurance may be provided upon request.

3. LIABILITY AND SUBCONTRACTORS

RLG shall not be liable for damages caused by the Customer, the Customer's agents, or third parties. RLG reserves the right to engage qualified subcontractors for specialized functions or work requiring specialized equipment. All subcontracted work shall remain subject to RLG quality standards and supervision.

4. ADDITIONAL SERVICES, CHANGE ORDERS, AND JOBSITE ACCESS

Change Orders: Any work outside the agreed scope that results in additional cost shall be performed only with a written and approved change order.

Access: Customers shall provide RLG with access to all portions of the jobsite necessary to perform the work and shall furnish utilities, including water and electricity, where required.

Underground Clause: Russell Landscape Group shall contact the applicable utility locate service (811 / Dig Safe) prior to excavation in accordance with state requirements and will exercise reasonable care when working near marked public utilities.

Russell Landscape Group shall not be responsible for damage to underground or concealed utilities, irrigation systems, wiring, piping, foundations, or structures that are unmarked, unknown, incorrectly located, improperly marked, or not reasonably discoverable prior to commencement of work.

The Customer is responsible for identifying and disclosing the location of all private utilities, including but not limited to private irrigation lines, low-voltage wiring, drainage systems, private gas lines, and private communication lines such as cable and internet services extending from junction points to individual units or structures. This responsibility includes either providing accurate location information prior to work, authorizing Russell Landscape Group to furnish a proposal for private utility locating services or accepting responsibility for repair costs associated with damage to undocumented or improperly marked private utilities.

If subsurface conditions are encountered that differ materially from those reasonably anticipated, including but not limited to ledge rock, large boulders, buried debris, or other obstructions that cannot be removed using the standard equipment or methods intended for the scope of work, Russell Landscape Group shall notify the Customer. A change order shall be issued for additional labor, equipment, specialty services, or alternative solutions required to proceed. Depending on site conditions and feasibility, such change order may include removal of the obstruction using specialized equipment or services, or relocation of plant material, structures, or installations to a more suitable location as approved by the Customer.

Custom Designs: Design Ownership and Use: All designs, drawings, plans, details, specifications, and related documents prepared by Russell Landscape Group ("RLG") remain the sole property of RLG unless otherwise agreed to in writing.

If the Customer does not enter a contract for construction or installation with RLG, the Customer may not reproduce, share, distribute, or use such designs for construction or pricing by others without RLG's prior written consent.

Unauthorized use of RLG designs may result in additional charges or legal action to protect RLG's intellectual property rights.

Site Conditions and Owner Responsibilities: The Customer is responsible for maintaining the job site in a condition that allows Russell Landscape Group to perform work safely and efficiently.

If site conditions, obstructions, debris, or access limitations not caused by RLG prevent work from proceeding as scheduled, RLG reserves the right to delay work and/or issue a change order for additional labor, mobilization, or standby time required as a result.

5. GENERAL WARRANTY PROVISIONS

All warranties provided herein apply only to the specific services included in the approved scope of work. Warranties do not apply to adjacent systems, interconnected components, or site conditions outside the contracted scope.

Replacement or repair of any item under warranty shall not extend or restart the original warranty period. Replacement items carry only the remaining balance of the original warranty term.

No individual is authorized to extend, modify, or alter warranty terms unless approved in writing by an authorized representative of RLG.

6. MAINTENANCE RESPONSIBILITY AND WARRANTY APPLICABILITY

Warranty coverage applies to installation defects and workmanship only. Warranty does not apply to failures resulting from lack of routine inspection, irrigation schedule adjustments, pest and disease monitoring, fertilization, or other activities typically associated with professional landscape maintenance.

When Russell Landscape Group provides ongoing landscape maintenance services for the property:

- Warranty coverage shall remain in effect, provided the Customer promptly reports signs of decline or failure and does not interfere with maintenance practices.

When maintenance is performed by the Customer or a third party:

- The Customer assumes responsibility for failures resulting from improper watering, delayed detection of issues, incompatible chemical applications, or insufficient maintenance practices.

7. BASE WARRANTY EXCLUSIONS (APPLIES TO ALL SERVICES)

Unless otherwise stated in writing, warranties do not cover:

- Overwatering, underwatering, unauthorized chemical applications, or mechanical damage when RLG is not providing maintenance services
- Acts of God, extreme weather events, or conditions exceeding normal regional expectations
- Wildlife damage, including but not limited to deer, rabbits, rodents, or insects
- Vandalism or damage caused by third parties
- Soil, drainage, grading, or environmental conditions not corrected under contract
- Damage caused by vehicles, mowing equipment, construction activity, or excavation
- Pre-existing site or system conditions not included in the approved scope

8. PLANT MATERIAL WARRANTY – TREES, SHRUBS, AND SOD

RLG provides a one (1) year limited warranty on trees, shrubs, and sod from the date of installation. Warranty includes material and labor for one (1) replacement per failed item.

Warranty applies only if:

- A functional irrigation system is present at installation and maintained throughout establishment
- Proper watering and seasonal adjustments are performed
- Plant material is not relocated or disturbed after installation

Exclusions include, but are not limited to, insect damage, disease, wildlife, vandalism, chemical exposure, improper watering, and soil or drainage conditions outside contract scope.

9. HARDSCAPE WARRANTY

RLG provides a one (1) year workmanship warranty on hardscape installations.

Hardscape materials are subject to the manufacturer's warranty for defects in materials. Manufacturer warranties may extend beyond Russell Landscape Group's workmanship warranty period and apply solely to material defects as defined by the manufacturer.

In certain cases, Russell Landscape Group may perform corrective work on behalf of the manufacturer when a material defect is confirmed and may be compensated by the manufacturer for such work.

This warranty does not cover:

- Efflorescence or natural color variation
- Settlement or failure due to loading beyond design intent
- Damage caused by hydrostatic pressure or drainage conditions outside contracted scope
- Tree roots, ground movement, freeze/thaw cycles beyond normal conditions

10. IRRIGATION REPAIR AND INSTALLATION WARRANTY

For irrigation installation services, RLG warrants newly installed components for one (1) year from completion against defects in workmanship and materials.

For irrigation repair services, warranty is limited to the specific component repaired only. System-wide failures or additional issues discovered after restoration of pressure are not included in the original repair scope and are not warranty items.

Warranty requires proper system operation, seasonal schedule adjustments, and prompt reporting of issues.

11. ANNUAL COLOR INSTALLATION WARRANTY

RLG provides a one-season limited warranty on annual color installation:

- Spring installations: installation date through September 30
- Fall installations: installation date through March 31

Warranty includes plant material and labor for one replacement per affected area and requires proper irrigation and adherence to recommended watering practices.

12. WARRANTY ENFORCEMENT

Customer must notify RLG promptly upon discovery of any issue. RLG will inspect the conditions within a reasonable timeframe and determine warranty applicability.

13. PROPOSAL ACCEPTANCE AND PAYMENT TERMS

Acceptance of a proposal authorizes Russell Landscape Group ("RLG") to perform the work as described in the approved scope.

Payment Terms

- Full payment is due upon billing unless otherwise stated in writing.
- Failure to remit payment within thirty (30) days WILL result in suspension of warranty coverage until the account is brought current.
- Pricing is valid for thirty (30) days from the proposal date unless otherwise noted.
- Projects extending beyond thirty (30) business days or spanning multiple months may be progress billed.
- RLG reserves the right to suspend work for non-payment without penalty.

Deposits

- Contracts exceeding $25,000, and/or contracts requiring special-order materials, custom products, long-lead items, or advance payment to subcontractors WILL require a deposit prior to scheduling.
- The standard deposit is one-third (1/3) of the contract amount unless otherwise stated.
- In situations where RLG is required to purchase materials, equipment, or specialty products in advance, or to remit deposits or payments to subcontractors prior to installation, the required deposit may exceed one-third (1/3) of the contract amount and shall be clearly outlined in the approved proposal.
- Examples include, but are not limited to, custom site furnishings, fountains, flagpoles, synthetic turf systems, specialty hardscape materials, lighting components, or other items requiring advance purchase or extended lead times.

Credit Card Payments

- Payments made by credit card are subject to a credit card processing fee of up to three percent (3%) of the transaction amount.
- Additional transaction-based fees may be assessed by third-party payment processors and will be disclosed at the time of payment.
- When a Customer elects to pay by credit card and completes a Credit Card Authorization Form, the Customer authorizes RLG to charge the card in accordance with the approved proposal, invoice, and terms agreed to on the authorization form. Use of a credit card does not obligate RLG to offer extended payment terms unless expressly stated in writing.

Payment Instructions by Market

Payments should be made to the legal entity identified on the proposal or invoice based on the project's market location, as outlined below.

Market / Branch Location	Legal Entity to Pay	Remittance Address
Tampa	Russell Landscape, LLC.	PO Box 96746 Charlotte, NC 28296-6746

Russell Landscape Group accepts payment by check, ACH, or credit card. Payment options and instructions are provided on each invoice or may be obtained by contacting billings@russelllandscape.com. To help ensure timely processing, Customers should submit payment to the entity listed on their invoice.

Termination for Convenience

Either party may terminate this Agreement for convenience upon thirty (30) days' written notice. In the event of termination, the Customer shall be responsible for payment for all work performed, materials ordered or delivered, and costs incurred by RLG up to the effective termination date.

14. DISPUTE RESOLUTION AND LIEN RIGHTS

Any dispute arising under the Agreement shall first be addressed through good-faith negotiation. If unresolved, disputes shall proceed to mediation, and if still unresolved, to binding arbitration.

RLG reserves all rights, including lien rights under applicable state law, to secure payment for completed work.

Governing Law: This Agreement shall be governed by and construed in accordance with the laws of the state in which the services are performed.

Prevailing Party Fees: In the event of any dispute arising from this Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees, arbitration costs, and related expenses.

AUTHORIZATION

Customer acceptance of the proposal constitutes agreement to these Terms and Conditions in their entirety.

CLIENT SIGNATURE: _____

PRINTED NAME: _____

DATE: **8/18/26**

PROJECT COST: **$532.75 GOOD FOR 30 DAYS FROM DAY SENT**

PROPOSAL #: **55-20-5**

REQUISITION/WORK ORDER/CRN/PO#: _____

ESTIMATE PREPARED BY : **Josh Byerman**

TITLE : _____

ACCOUNT MANAGER NAME : **Santiago Hernandez**

ACCOUNT MANAGER PHONE : **941-414-1986**

ACCOUNT MANAGER EMAIL : **santiagoh@russelllandscape.com**

NOTES/COMMENTS:

RUSSELL LANDSCAPE

Proposal 55-20-6
Contract Number: 55-0331-00
Date: August 18, 2026
Job Name: Parkway Center Community Development District
Job Address: 7461 S Falkenburg Rd
Riverview FL 33578
Contact: Alba Sanchez

SCOPE OF WORK

Wetcheck 8/18/26 Still Creek Controllers E- one broken lateral line, two spray heads, six nozzles W- three broken later lines, ten spray heads, six nozzles

DESCRIPTION	SIZE	QTY	UNIT PRICE	TOTAL
	HRS	5	$113.70	$568.50
Broken Lateral	LS	4	$38.25	$153.00
Spray	LS	12	$22.94	$275.25
Nozzle	LS	12	$3.83	$46.00

PRICE LISTED IS VALID FOR 30 DAYS FROM DATE ISSUED

TOTAL COST: $1,042.75

Project Total: **$1,042.75**

TERMS AND CONDITIONS

1. COMPLIANCE AND QUALIFICATIONS

Russell Landscape Group ("RLG") agrees to perform all work in accordance with the written terms, specifications, drawings, and scope outlined in the Agreement. All materials furnished shall comply with bid specifications and applicable industry standards.

RLG will assign qualified representatives with appropriate experience in landscape installation, enhancement, irrigation, and related services. All personnel shall be competent, properly trained, and presentable at all times.

2. LICENSES, PERMITS, TAXES, AND INSURANCE

RLG shall maintain all licenses and permits required by local, state, and federal authorities. RLG shall pay all applicable taxes, including sales tax where required on materials supplied as part of the work.

RLG maintains, at minimum:

- General Liability Insurance
- Automotive Liability Insurance
- Workers' Compensation Insurance
- Any additional insurance required by written agreement

Certificates of insurance may be provided upon request.

3. LIABILITY AND SUBCONTRACTORS

RLG shall not be liable for damages caused by the Customer, the Customer's agents, or third parties. RLG reserves the right to engage qualified subcontractors for specialized functions or work requiring specialized equipment. All subcontracted work shall remain subject to RLG quality standards and supervision.

4. ADDITIONAL SERVICES, CHANGE ORDERS, AND JOBSITE ACCESS

Change Orders: Any work outside the agreed scope that results in additional cost shall be performed only with a written and approved change order.

Access: Customers shall provide RLG with access to all portions of the jobsite necessary to perform the work and shall furnish utilities, including water and electricity, where required.

Underground Clause: Russell Landscape Group shall contact the applicable utility locate service (811 / Dig Safe) prior to excavation in accordance with state requirements and will exercise reasonable care when working near marked public utilities.

Russell Landscape Group shall not be responsible for damage to underground or concealed utilities, irrigation systems, wiring, piping, foundations, or structures that are unmarked, unknown, incorrectly located, improperly marked, or not reasonably discoverable prior to commencement of work.

The Customer is responsible for identifying and disclosing the location of all private utilities, including but not limited to private irrigation lines, low-voltage wiring, drainage systems, private gas lines, and private communication lines such as cable and internet services extending from junction points to individual units or structures. This responsibility includes either providing accurate location information prior to work, authorizing Russell Landscape Group to furnish a proposal for private utility locating services or accepting responsibility for repair costs associated with damage to undocumented or improperly marked private utilities.

If subsurface conditions are encountered that differ materially from those reasonably anticipated, including but not limited to ledge rock, large boulders, buried debris, or other obstructions that cannot be removed using the standard equipment or methods intended for the scope of work, Russell Landscape Group shall notify the Customer. A change order shall be issued for additional labor, equipment, specialty services, or alternative solutions required to proceed. Depending on site conditions and feasibility, such change order may include removal of the obstruction using specialized equipment or services, or relocation of plant material, structures, or installations to a more suitable location as approved by the Customer.

Custom Designs: Design Ownership and Use: All designs, drawings, plans, details, specifications, and related documents prepared by Russell Landscape Group ("RLG") remain the sole property of RLG unless otherwise agreed to in writing.

If the Customer does not enter a contract for construction or installation with RLG, the Customer may not reproduce, share, distribute, or use such designs for construction or pricing by others without RLG's prior written consent.

Unauthorized use of RLG designs may result in additional charges or legal action to protect RLG's intellectual property rights.

Site Conditions and Owner Responsibilities: The Customer is responsible for maintaining the job site in a condition that allows Russell Landscape Group to perform work safely and efficiently.

If site conditions, obstructions, debris, or access limitations not caused by RLG prevent work from proceeding as scheduled, RLG reserves the right to delay work and/or issue a change order for additional labor, mobilization, or standby time required as a result.

5. GENERAL WARRANTY PROVISIONS

All warranties provided herein apply only to the specific services included in the approved scope of work. Warranties do not apply to adjacent systems, interconnected components, or site conditions outside the contracted scope.

Replacement or repair of any item under warranty shall not extend or restart the original warranty period. Replacement items carry only the remaining balance of the original warranty term.

No individual is authorized to extend, modify, or alter warranty terms unless approved in writing by an authorized representative of RLG.

6. MAINTENANCE RESPONSIBILITY AND WARRANTY APPLICABILITY

Warranty coverage applies to installation defects and workmanship only. Warranty does not apply to failures resulting from lack of routine inspection, irrigation schedule adjustments, pest and disease monitoring, fertilization, or other activities typically associated with professional landscape maintenance.

When Russell Landscape Group provides ongoing landscape maintenance services for the property:

- Warranty coverage shall remain in effect, provided the Customer promptly reports signs of decline or failure and does not interfere with maintenance practices.

When maintenance is performed by the Customer or a third party:

- The Customer assumes responsibility for failures resulting from improper watering, delayed detection of issues, incompatible chemical applications, or insufficient maintenance practices.

7. BASE WARRANTY EXCLUSIONS (APPLIES TO ALL SERVICES)

Unless otherwise stated in writing, warranties do not cover:

- Overwatering, underwatering, unauthorized chemical applications, or mechanical damage when RLG is not providing maintenance services
- Acts of God, extreme weather events, or conditions exceeding normal regional expectations
- Wildlife damage, including but not limited to deer, rabbits, rodents, or insects
- Vandalism or damage caused by third parties
- Soil, drainage, grading, or environmental conditions not corrected under contract
- Damage caused by vehicles, mowing equipment, construction activity, or excavation
- Pre-existing site or system conditions not included in the approved scope

8. PLANT MATERIAL WARRANTY – TREES, SHRUBS, AND SOD

RLG provides a one (1) year limited warranty on trees, shrubs, and sod from the date of installation. Warranty includes material and labor for one (1) replacement per failed item.

Warranty applies only if:

- A functional irrigation system is present at installation and maintained throughout establishment
- Proper watering and seasonal adjustments are performed
- Plant material is not relocated or disturbed after installation

Exclusions include, but are not limited to, insect damage, disease, wildlife, vandalism, chemical exposure, improper watering, and soil or drainage conditions outside contract scope.

9. HARDSCAPE WARRANTY

RLG provides a one (1) year workmanship warranty on hardscape installations.

Hardscape materials are subject to the manufacturer's warranty for defects in materials. Manufacturer warranties may extend beyond Russell Landscape Group's workmanship warranty period and apply solely to material defects as defined by the manufacturer.

In certain cases, Russell Landscape Group may perform corrective work on behalf of the manufacturer when a material defect is confirmed and may be compensated by the manufacturer for such work.

This warranty does not cover:

- Efflorescence or natural color variation
- Settlement or failure due to loading beyond design intent
- Damage caused by hydrostatic pressure or drainage conditions outside contracted scope
- Tree roots, ground movement, freeze/thaw cycles beyond normal conditions

10. IRRIGATION REPAIR AND INSTALLATION WARRANTY

For irrigation installation services, RLG warrants newly installed components for one (1) year from completion against defects in workmanship and materials.

For irrigation repair services, warranty is limited to the specific component repaired only. System-wide failures or additional issues discovered after restoration of pressure are not included in the original repair scope and are not warranty items.

Warranty requires proper system operation, seasonal schedule adjustments, and prompt reporting of issues.

11. ANNUAL COLOR INSTALLATION WARRANTY

RLG provides a one-season limited warranty on annual color installation:

- Spring installations: installation date through September 30
- Fall installations: installation date through March 31

Warranty includes plant material and labor for one replacement per affected area and requires proper irrigation and adherence to recommended watering practices.

12. WARRANTY ENFORCEMENT

Customer must notify RLG promptly upon discovery of any issue. RLG will inspect the conditions within a reasonable timeframe and determine warranty applicability.

13. PROPOSAL ACCEPTANCE AND PAYMENT TERMS

Acceptance of a proposal authorizes Russell Landscape Group ("RLG") to perform the work as described in the approved scope.

Payment Terms

- Full payment is due upon billing unless otherwise stated in writing.
- Failure to remit payment within thirty (30) days WILL result in suspension of warranty coverage until the account is brought current.
- Pricing is valid for thirty (30) days from the proposal date unless otherwise noted.
- Projects extending beyond thirty (30) business days or spanning multiple months may be progress billed.
- RLG reserves the right to suspend work for non-payment without penalty.

Deposits

- Contracts exceeding $25,000, and/or contracts requiring special-order materials, custom products, long-lead items, or advance payment to subcontractors WILL require a deposit prior to scheduling.
- The standard deposit is one-third (1/3) of the contract amount unless otherwise stated.
- In situations where RLG is required to purchase materials, equipment, or specialty products in advance, or to remit deposits or payments to subcontractors prior to installation, the required deposit may exceed one-third (1/3) of the contract amount and shall be clearly outlined in the approved proposal.
- Examples include, but are not limited to, custom site furnishings, fountains, flagpoles, synthetic turf systems, specialty hardscape materials, lighting components, or other items requiring advance purchase or extended lead times.

Credit Card Payments

- Payments made by credit card are subject to a credit card processing fee of up to three percent (3%) of the transaction amount.
- Additional transaction-based fees may be assessed by third-party payment processors and will be disclosed at the time of payment.
- When a Customer elects to pay by credit card and completes a Credit Card Authorization Form, the Customer authorizes RLG to charge the card in accordance with the approved proposal, invoice, and terms agreed to on the authorization form. Use of a credit card does not obligate RLG to offer extended payment terms unless expressly stated in writing.

Payment Instructions by Market

Payments should be made to the legal entity identified on the proposal or invoice based on the project's market location, as outlined below.

Market / Branch Location	Legal Entity to Pay	Remittance Address
Tampa	Russell Landscape, LLC.	PO Box 96746 Charlotte, NC 28296-6746

Russell Landscape Group accepts payment by check, ACH, or credit card. Payment options and instructions are provided on each invoice or may be obtained by contacting billings@russelllandscape.com. To help ensure timely processing, Customers should submit payment to the entity listed on their invoice.

Termination for Convenience

Either party may terminate this Agreement for convenience upon thirty (30) days' written notice. In the event of termination, the Customer shall be responsible for payment for all work performed, materials ordered or delivered, and costs incurred by RLG up to the effective termination date.

14. DISPUTE RESOLUTION AND LIEN RIGHTS

Any dispute arising under the Agreement shall first be addressed through good-faith negotiation. If unresolved, disputes shall proceed to mediation, and if still unresolved, to binding arbitration.

RLG reserves all rights, including lien rights under applicable state law, to secure payment for completed work.

Governing Law: This Agreement shall be governed by and construed in accordance with the laws of the state in which the services are performed.

Prevailing Party Fees: In the event of any dispute arising from this Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees, arbitration costs, and related expenses.

AUTHORIZATION

Customer acceptance of the proposal constitutes agreement to these Terms and Conditions in their entirety.

CLIENT SIGNATURE: _____

PRINTED NAME: _____

DATE: **8/18/26**

PROJECT COST: **$1,042.75 GOOD FOR 30 DAYS FROM DAY SENT**

PROPOSAL #: **55-20-6**

REQUISITION/WORK ORDER/CRN/PO#: _____

ESTIMATE PREPARED BY : **Josh Byerman**

TITLE : _____

ACCOUNT MANAGER NAME : **Santiago Hernandez**

ACCOUNT MANAGER PHONE : **941-414-1986**

ACCOUNT MANAGER EMAIL : **santiagoh@russelllandscape.com**

NOTES/COMMENTS:

RUSSELL LANDSCAPE

Proposal 55-20-7
Contract Number: 55-0331-00
Date: August 18, 2026
Job Name: Parkway Center Community Development District
Job Address: 7461 S Falkenburg Rd
Riverview FL 33578
Contact: Alba Sanchez

SCOPE OF WORK

Wetcheck Deep Maple All Zones Noted as CDD (9,11,21,22,23,46,47,48) Repairs needed--seven broken laterals, five sprays, nine nozzles, raise and adjust heads.

DESCRIPTION	SIZE	QTY	UNIT PRICE	TOTAL
	HRS	4	$113.75	$455.00
Broken Lateral	LS	7	$30.57	$214.00
Spray	LS	5	$22.95	$114.75
Nozzle	LS	9	$3.83	$34.50

PRICE LISTED IS VALID FOR 30 DAYS FROM DATE ISSUED

TOTAL COST: $818.25

Project Total: **$818.25**

TERMS AND CONDITIONS

1. COMPLIANCE AND QUALIFICATIONS

Russell Landscape Group ("RLG") agrees to perform all work in accordance with the written terms, specifications, drawings, and scope outlined in the Agreement. All materials furnished shall comply with bid specifications and applicable industry standards.

RLG will assign qualified representatives with appropriate experience in landscape installation, enhancement, irrigation, and related services. All personnel shall be competent, properly trained, and presentable at all times.

2. LICENSES, PERMITS, TAXES, AND INSURANCE

RLG shall maintain all licenses and permits required by local, state, and federal authorities. RLG shall pay all applicable taxes, including sales tax where required on materials supplied as part of the work.

RLG maintains, at minimum:

- General Liability Insurance
- Automotive Liability Insurance
- Workers' Compensation Insurance
- Any additional insurance required by written agreement

Certificates of insurance may be provided upon request.

3. LIABILITY AND SUBCONTRACTORS

RLG shall not be liable for damages caused by the Customer, the Customer's agents, or third parties. RLG reserves the right to engage qualified subcontractors for specialized functions or work requiring specialized equipment. All subcontracted work shall remain subject to RLG quality standards and supervision.

4. ADDITIONAL SERVICES, CHANGE ORDERS, AND JOBSITE ACCESS

Change Orders: Any work outside the agreed scope that results in additional cost shall be performed only with a written and approved change order.

Access: Customers shall provide RLG with access to all portions of the jobsite necessary to perform the work and shall furnish utilities, including water and electricity, where required.

Underground Clause: Russell Landscape Group shall contact the applicable utility locate service (811 / Dig Safe) prior to excavation in accordance with state requirements and will exercise reasonable care when working near marked public utilities.

Russell Landscape Group shall not be responsible for damage to underground or concealed utilities, irrigation systems, wiring, piping, foundations, or structures that are unmarked, unknown, incorrectly located, improperly marked, or not reasonably discoverable prior to commencement of work.

The Customer is responsible for identifying and disclosing the location of all private utilities, including but not limited to private irrigation lines, low-voltage wiring, drainage systems, private gas lines, and private communication lines such as cable and internet services extending from junction points to individual units or structures. This responsibility includes either providing accurate location information prior to work, authorizing Russell Landscape Group to furnish a proposal for private utility locating services or accepting responsibility for repair costs associated with damage to undocumented or improperly marked private utilities.

If subsurface conditions are encountered that differ materially from those reasonably anticipated, including but not limited to ledge rock, large boulders, buried debris, or other obstructions that cannot be removed using the standard equipment or methods intended for the scope of work, Russell Landscape Group shall notify the Customer. A change order shall be issued for additional labor, equipment, specialty services, or alternative solutions required to proceed. Depending on site conditions and feasibility, such change order may include removal of the obstruction using specialized equipment or services, or relocation of plant material, structures, or installations to a more suitable location as approved by the Customer.

Custom Designs: Design Ownership and Use: All designs, drawings, plans, details, specifications, and related documents prepared by Russell Landscape Group ("RLG") remain the sole property of RLG unless otherwise agreed to in writing.

If the Customer does not enter a contract for construction or installation with RLG, the Customer may not reproduce, share, distribute, or use such designs for construction or pricing by others without RLG's prior written consent.

Unauthorized use of RLG designs may result in additional charges or legal action to protect RLG's intellectual property rights.

Site Conditions and Owner Responsibilities: The Customer is responsible for maintaining the job site in a condition that allows Russell Landscape Group to perform work safely and efficiently.

If site conditions, obstructions, debris, or access limitations not caused by RLG prevent work from proceeding as scheduled, RLG reserves the right to delay work and/or issue a change order for additional labor, mobilization, or standby time required as a result.

5. GENERAL WARRANTY PROVISIONS

All warranties provided herein apply only to the specific services included in the approved scope of work. Warranties do not apply to adjacent systems, interconnected components, or site conditions outside the contracted scope.

Replacement or repair of any item under warranty shall not extend or restart the original warranty period. Replacement items carry only the remaining balance of the original warranty term.

No individual is authorized to extend, modify, or alter warranty terms unless approved in writing by an authorized representative of RLG.

6. MAINTENANCE RESPONSIBILITY AND WARRANTY APPLICABILITY

Warranty coverage applies to installation defects and workmanship only. Warranty does not apply to failures resulting from lack of routine inspection, irrigation schedule adjustments, pest and disease monitoring, fertilization, or other activities typically associated with professional landscape maintenance.

When Russell Landscape Group provides ongoing landscape maintenance services for the property:

- Warranty coverage shall remain in effect, provided the Customer promptly reports signs of decline or failure and does not interfere with maintenance practices.

When maintenance is performed by the Customer or a third party:

- The Customer assumes responsibility for failures resulting from improper watering, delayed detection of issues, incompatible chemical applications, or insufficient maintenance practices.

7. BASE WARRANTY EXCLUSIONS (APPLIES TO ALL SERVICES)

Unless otherwise stated in writing, warranties do not cover:

- Overwatering, underwatering, unauthorized chemical applications, or mechanical damage when RLG is not providing maintenance services
- Acts of God, extreme weather events, or conditions exceeding normal regional expectations
- Wildlife damage, including but not limited to deer, rabbits, rodents, or insects
- Vandalism or damage caused by third parties
- Soil, drainage, grading, or environmental conditions not corrected under contract
- Damage caused by vehicles, mowing equipment, construction activity, or excavation
- Pre-existing site or system conditions not included in the approved scope

8. PLANT MATERIAL WARRANTY – TREES, SHRUBS, AND SOD

RLG provides a one (1) year limited warranty on trees, shrubs, and sod from the date of installation. Warranty includes material and labor for one (1) replacement per failed item.

Warranty applies only if:

- A functional irrigation system is present at installation and maintained throughout establishment
- Proper watering and seasonal adjustments are performed
- Plant material is not relocated or disturbed after installation

Exclusions include, but are not limited to, insect damage, disease, wildlife, vandalism, chemical exposure, improper watering, and soil or drainage conditions outside contract scope.

9. HARDSCAPE WARRANTY

RLG provides a one (1) year workmanship warranty on hardscape installations.

Hardscape materials are subject to the manufacturer's warranty for defects in materials. Manufacturer warranties may extend beyond Russell Landscape Group's workmanship warranty period and apply solely to material defects as defined by the manufacturer.

In certain cases, Russell Landscape Group may perform corrective work on behalf of the manufacturer when a material defect is confirmed and may be compensated by the manufacturer for such work.

This warranty does not cover:

- Efflorescence or natural color variation
- Settlement or failure due to loading beyond design intent
- Damage caused by hydrostatic pressure or drainage conditions outside contracted scope
- Tree roots, ground movement, freeze/thaw cycles beyond normal conditions

10. IRRIGATION REPAIR AND INSTALLATION WARRANTY

For irrigation installation services, RLG warrants newly installed components for one (1) year from completion against defects in workmanship and materials.

For irrigation repair services, warranty is limited to the specific component repaired only. System-wide failures or additional issues discovered after restoration of pressure are not included in the original repair scope and are not warranty items.

Warranty requires proper system operation, seasonal schedule adjustments, and prompt reporting of issues.

11. ANNUAL COLOR INSTALLATION WARRANTY

RLG provides a one-season limited warranty on annual color installation:

- Spring installations: installation date through September 30
- Fall installations: installation date through March 31

Warranty includes plant material and labor for one replacement per affected area and requires proper irrigation and adherence to recommended watering practices.

12. WARRANTY ENFORCEMENT

Customer must notify RLG promptly upon discovery of any issue. RLG will inspect the conditions within a reasonable timeframe and determine warranty applicability.

13. PROPOSAL ACCEPTANCE AND PAYMENT TERMS

Acceptance of a proposal authorizes Russell Landscape Group ("RLG") to perform the work as described in the approved scope.

Payment Terms

- Full payment is due upon billing unless otherwise stated in writing.
- Failure to remit payment within thirty (30) days WILL result in suspension of warranty coverage until the account is brought current.
- Pricing is valid for thirty (30) days from the proposal date unless otherwise noted.
- Projects extending beyond thirty (30) business days or spanning multiple months may be progress billed.
- RLG reserves the right to suspend work for non-payment without penalty.

Deposits

- Contracts exceeding $25,000, and/or contracts requiring special-order materials, custom products, long-lead items, or advance payment to subcontractors WILL require a deposit prior to scheduling.
- The standard deposit is one-third (1/3) of the contract amount unless otherwise stated.
- In situations where RLG is required to purchase materials, equipment, or specialty products in advance, or to remit deposits or payments to subcontractors prior to installation, the required deposit may exceed one-third (1/3) of the contract amount and shall be clearly outlined in the approved proposal.
- Examples include, but are not limited to, custom site furnishings, fountains, flagpoles, synthetic turf systems, specialty hardscape materials, lighting components, or other items requiring advance purchase or extended lead times.

Credit Card Payments

- Payments made by credit card are subject to a credit card processing fee of up to three percent (3%) of the transaction amount.
- Additional transaction-based fees may be assessed by third-party payment processors and will be disclosed at the time of payment.
- When a Customer elects to pay by credit card and completes a Credit Card Authorization Form, the Customer authorizes RLG to charge the card in accordance with the approved proposal, invoice, and terms agreed to on the authorization form. Use of a credit card does not obligate RLG to offer extended payment terms unless expressly stated in writing.

Payment Instructions by Market

Payments should be made to the legal entity identified on the proposal or invoice based on the project's market location, as outlined below.

Market / Branch Location	Legal Entity to Pay	Remittance Address
Tampa	Russell Landscape, LLC.	PO Box 96746 Charlotte, NC 28296-6746

Russell Landscape Group accepts payment by check, ACH, or credit card. Payment options and instructions are provided on each invoice or may be obtained by contacting billings@russelllandscape.com. To help ensure timely processing, Customers should submit payment to the entity listed on their invoice.

Termination for Convenience

Either party may terminate this Agreement for convenience upon thirty (30) days' written notice. In the event of termination, the Customer shall be responsible for payment for all work performed, materials ordered or delivered, and costs incurred by RLG up to the effective termination date.

14. DISPUTE RESOLUTION AND LIEN RIGHTS

Any dispute arising under the Agreement shall first be addressed through good-faith negotiation. If unresolved, disputes shall proceed to mediation, and if still unresolved, to binding arbitration.

RLG reserves all rights, including lien rights under applicable state law, to secure payment for completed work.

Governing Law: This Agreement shall be governed by and construed in accordance with the laws of the state in which the services are performed.

Prevailing Party Fees: In the event of any dispute arising from this Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees, arbitration costs, and related expenses.

AUTHORIZATION

Customer acceptance of the proposal constitutes agreement to these Terms and Conditions in their entirety.

CLIENT SIGNATURE: _____

PRINTED NAME: _____

DATE: **8/18/26**

PROJECT COST: **$818.25 GOOD FOR 30 DAYS FROM DAY SENT**

PROPOSAL #: **55-20-7**

REQUISITION/WORK ORDER/CRN/PO#: _____

ESTIMATE PREPARED BY : **Josh Byerman**

TITLE : _____

ACCOUNT MANAGER NAME : **Santiago Hernandez**

ACCOUNT MANAGER PHONE : **941-414-1986**

ACCOUNT MANAGER EMAIL : **santiagoh@russelllandscape.com**

NOTES/COMMENTS:

RUSSELL LANDSCAPE

Proposal 55-20-8
Contract Number: 55-0331-00
Date: August 18, 2026
Job Name: Parkway Center Community Development District
Job Address: 7461 S Falkenburg Rd
Riverview FL 33578
Contact: Alba Sanchez

SCOPE OF WORK

Wetcheck 8/18/26 Still River N Repairs needed--one down zone, two sprays, four nozzles. This includes diagnosing the down zone, full repair may require approval.

DESCRIPTION	SIZE	QTY	UNIT PRICE	TOTAL
	HRS	6	$113.71	$682.25
Spray	LS	2	$23.00	$46.00
Nozzle	LS	4	$3.88	$15.50

PRICE LISTED IS VALID FOR 30 DAYS FROM DATE ISSUED

TOTAL COST: $743.75

Project Total: **$743.75**

TERMS AND CONDITIONS

1. COMPLIANCE AND QUALIFICATIONS

Russell Landscape Group ("RLG") agrees to perform all work in accordance with the written terms, specifications, drawings, and scope outlined in the Agreement. All materials furnished shall comply with bid specifications and applicable industry standards.

RLG will assign qualified representatives with appropriate experience in landscape installation, enhancement, irrigation, and related services. All personnel shall be competent, properly trained, and presentable at all times.

2. LICENSES, PERMITS, TAXES, AND INSURANCE

RLG shall maintain all licenses and permits required by local, state, and federal authorities. RLG shall pay all applicable taxes, including sales tax where required on materials supplied as part of the work.

RLG maintains, at minimum:

- General Liability Insurance
- Automotive Liability Insurance
- Workers' Compensation Insurance
- Any additional insurance required by written agreement

Certificates of insurance may be provided upon request.

3. LIABILITY AND SUBCONTRACTORS

RLG shall not be liable for damages caused by the Customer, the Customer's agents, or third parties. RLG reserves the right to engage qualified subcontractors for specialized functions or work requiring specialized equipment. All subcontracted work shall remain subject to RLG quality standards and supervision.

4. ADDITIONAL SERVICES, CHANGE ORDERS, AND JOBSITE ACCESS

Change Orders: Any work outside the agreed scope that results in additional cost shall be performed only with a written and approved change order.

Access: Customers shall provide RLG with access to all portions of the jobsite necessary to perform the work and shall furnish utilities, including water and electricity, where required.

Underground Clause: Russell Landscape Group shall contact the applicable utility locate service (811 / Dig Safe) prior to excavation in accordance with state requirements and will exercise reasonable care when working near marked public utilities.

Russell Landscape Group shall not be responsible for damage to underground or concealed utilities, irrigation systems, wiring, piping, foundations, or structures that are unmarked, unknown, incorrectly located, improperly marked, or not reasonably discoverable prior to commencement of work.

The Customer is responsible for identifying and disclosing the location of all private utilities, including but not limited to private irrigation lines, low-voltage wiring, drainage systems, private gas lines, and private communication lines such as cable and internet services extending from junction points to individual units or structures. This responsibility includes either providing accurate location information prior to work, authorizing Russell Landscape Group to furnish a proposal for private utility locating services or accepting responsibility for repair costs associated with damage to undocumented or improperly marked private utilities.

If subsurface conditions are encountered that differ materially from those reasonably anticipated, including but not limited to ledge rock, large boulders, buried debris, or other obstructions that cannot be removed using the standard equipment or methods intended for the scope of work, Russell Landscape Group shall notify the Customer. A change order shall be issued for additional labor, equipment, specialty services, or alternative solutions required to proceed. Depending on site conditions and feasibility, such change order may include removal of the obstruction using specialized equipment or services, or relocation of plant material, structures, or installations to a more suitable location as approved by the Customer.

Custom Designs: Design Ownership and Use: All designs, drawings, plans, details, specifications, and related documents prepared by Russell Landscape Group ("RLG") remain the sole property of RLG unless otherwise agreed to in writing.

If the Customer does not enter a contract for construction or installation with RLG, the Customer may not reproduce, share, distribute, or use such designs for construction or pricing by others without RLG's prior written consent.

Unauthorized use of RLG designs may result in additional charges or legal action to protect RLG's intellectual property rights.

Site Conditions and Owner Responsibilities: The Customer is responsible for maintaining the job site in a condition that allows Russell Landscape Group to perform work safely and efficiently.

If site conditions, obstructions, debris, or access limitations not caused by RLG prevent work from proceeding as scheduled, RLG reserves the right to delay work and/or issue a change order for additional labor, mobilization, or standby time required as a result.

5. GENERAL WARRANTY PROVISIONS

All warranties provided herein apply only to the specific services included in the approved scope of work. Warranties do not apply to adjacent systems, interconnected components, or site conditions outside the contracted scope.

Replacement or repair of any item under warranty shall not extend or restart the original warranty period. Replacement items carry only the remaining balance of the original warranty term.

No individual is authorized to extend, modify, or alter warranty terms unless approved in writing by an authorized representative of RLG.

6. MAINTENANCE RESPONSIBILITY AND WARRANTY APPLICABILITY

Warranty coverage applies to installation defects and workmanship only. Warranty does not apply to failures resulting from lack of routine inspection, irrigation schedule adjustments, pest and disease monitoring, fertilization, or other activities typically associated with professional landscape maintenance.

When Russell Landscape Group provides ongoing landscape maintenance services for the property:

- Warranty coverage shall remain in effect, provided the Customer promptly reports signs of decline or failure and does not interfere with maintenance practices.

When maintenance is performed by the Customer or a third party:

- The Customer assumes responsibility for failures resulting from improper watering, delayed detection of issues, incompatible chemical applications, or insufficient maintenance practices.

7. BASE WARRANTY EXCLUSIONS (APPLIES TO ALL SERVICES)

Unless otherwise stated in writing, warranties do not cover:

- Overwatering, underwatering, unauthorized chemical applications, or mechanical damage when RLG is not providing maintenance services
- Acts of God, extreme weather events, or conditions exceeding normal regional expectations
- Wildlife damage, including but not limited to deer, rabbits, rodents, or insects
- Vandalism or damage caused by third parties
- Soil, drainage, grading, or environmental conditions not corrected under contract
- Damage caused by vehicles, mowing equipment, construction activity, or excavation
- Pre-existing site or system conditions not included in the approved scope

8. PLANT MATERIAL WARRANTY – TREES, SHRUBS, AND SOD

RLG provides a one (1) year limited warranty on trees, shrubs, and sod from the date of installation. Warranty includes material and labor for one (1) replacement per failed item.

Warranty applies only if:

- A functional irrigation system is present at installation and maintained throughout establishment
- Proper watering and seasonal adjustments are performed
- Plant material is not relocated or disturbed after installation

Exclusions include, but are not limited to, insect damage, disease, wildlife, vandalism, chemical exposure, improper watering, and soil or drainage conditions outside contract scope.

9. HARDSCAPE WARRANTY

RLG provides a one (1) year workmanship warranty on hardscape installations.

Hardscape materials are subject to the manufacturer's warranty for defects in materials. Manufacturer warranties may extend beyond Russell Landscape Group's workmanship warranty period and apply solely to material defects as defined by the manufacturer.

In certain cases, Russell Landscape Group may perform corrective work on behalf of the manufacturer when a material defect is confirmed and may be compensated by the manufacturer for such work.

This warranty does not cover:

- Efflorescence or natural color variation
- Settlement or failure due to loading beyond design intent
- Damage caused by hydrostatic pressure or drainage conditions outside contracted scope
- Tree roots, ground movement, freeze/thaw cycles beyond normal conditions

10. IRRIGATION REPAIR AND INSTALLATION WARRANTY

For irrigation installation services, RLG warrants newly installed components for one (1) year from completion against defects in workmanship and materials.

For irrigation repair services, warranty is limited to the specific component repaired only. System-wide failures or additional issues discovered after restoration of pressure are not included in the original repair scope and are not warranty items.

Warranty requires proper system operation, seasonal schedule adjustments, and prompt reporting of issues.

11. ANNUAL COLOR INSTALLATION WARRANTY

RLG provides a one-season limited warranty on annual color installation:

- Spring installations: installation date through September 30
- Fall installations: installation date through March 31

Warranty includes plant material and labor for one replacement per affected area and requires proper irrigation and adherence to recommended watering practices.

12. WARRANTY ENFORCEMENT

Customer must notify RLG promptly upon discovery of any issue. RLG will inspect the conditions within a reasonable timeframe and determine warranty applicability.

13. PROPOSAL ACCEPTANCE AND PAYMENT TERMS

Acceptance of a proposal authorizes Russell Landscape Group ("RLG") to perform the work as described in the approved scope.

Payment Terms

- Full payment is due upon billing unless otherwise stated in writing.
- Failure to remit payment within thirty (30) days WILL result in suspension of warranty coverage until the account is brought current.
- Pricing is valid for thirty (30) days from the proposal date unless otherwise noted.
- Projects extending beyond thirty (30) business days or spanning multiple months may be progress billed.
- RLG reserves the right to suspend work for non-payment without penalty.

Deposits

- Contracts exceeding $25,000, and/or contracts requiring special-order materials, custom products, long-lead items, or advance payment to subcontractors WILL require a deposit prior to scheduling.
- The standard deposit is one-third (1/3) of the contract amount unless otherwise stated.
- In situations where RLG is required to purchase materials, equipment, or specialty products in advance, or to remit deposits or payments to subcontractors prior to installation, the required deposit may exceed one-third (1/3) of the contract amount and shall be clearly outlined in the approved proposal.
- Examples include, but are not limited to, custom site furnishings, fountains, flagpoles, synthetic turf systems, specialty hardscape materials, lighting components, or other items requiring advance purchase or extended lead times.

Credit Card Payments

- Payments made by credit card are subject to a credit card processing fee of up to three percent (3%) of the transaction amount.
- Additional transaction-based fees may be assessed by third-party payment processors and will be disclosed at the time of payment.
- When a Customer elects to pay by credit card and completes a Credit Card Authorization Form, the Customer authorizes RLG to charge the card in accordance with the approved proposal, invoice, and terms agreed to on the authorization form. Use of a credit card does not obligate RLG to offer extended payment terms unless expressly stated in writing.

Payment Instructions by Market

Payments should be made to the legal entity identified on the proposal or invoice based on the project's market location, as outlined below.

Market / Branch Location	Legal Entity to Pay	Remittance Address
Tampa	Russell Landscape, LLC.	PO Box 96746 Charlotte, NC 28296-6746

Russell Landscape Group accepts payment by check, ACH, or credit card. Payment options and instructions are provided on each invoice or may be obtained by contacting billings@russelllandscape.com. To help ensure timely processing, Customers should submit payment to the entity listed on their invoice.

Termination for Convenience

Either party may terminate this Agreement for convenience upon thirty (30) days' written notice. In the event of termination, the Customer shall be responsible for payment for all work performed, materials ordered or delivered, and costs incurred by RLG up to the effective termination date.

14. DISPUTE RESOLUTION AND LIEN RIGHTS

Any dispute arising under the Agreement shall first be addressed through good-faith negotiation. If unresolved, disputes shall proceed to mediation, and if still unresolved, to binding arbitration.

RLG reserves all rights, including lien rights under applicable state law, to secure payment for completed work.

Governing Law: This Agreement shall be governed by and construed in accordance with the laws of the state in which the services are performed.

Prevailing Party Fees: In the event of any dispute arising from this Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees, arbitration costs, and related expenses.

AUTHORIZATION

Customer acceptance of the proposal constitutes agreement to these Terms and Conditions in their entirety.

CLIENT SIGNATURE: _____

PRINTED NAME: _____

DATE: **8/18/26**

PROJECT COST: **$743.75 GOOD FOR 30 DAYS FROM DAY SENT**

PROPOSAL #: **55-20-8**

REQUISITION/WORK ORDER/CRN/PO#: _____

ESTIMATE PREPARED BY : **Josh Byerman**

TITLE : _____

ACCOUNT MANAGER NAME : **Santiago Hernandez**

ACCOUNT MANAGER PHONE : **941-414-1986**

ACCOUNT MANAGER EMAIL : **santiagoh@russelllandscape.com**

NOTES/COMMENTS:

Parkway Center Community Development District

Inspection Date:

9/3/2026

Prepared by:

Jacob M. Adams, Project Manager & Biologist

www.AdvancedAquatic.com
lakes@advancedaquatic.com
292 S. Military Trail – Deerfield Beach, FL 33442
Locations in: Deerfield Beach, Apollo Beach, Clearwater, Fort Myers, and Port St. Lucie
1-800-491-9621

Inspection Report | Page 1

Site Assessments

Pond# 1

Comments:
Treatment in progress.

Overall pond 1 looks good, however there is floating, decaying Vallisneria present. With the recent rains, the decaying Vallisneria has uprooted and is decaying at the water's surface. No issues were observed with other submersed weeds, algae, or shoreline weeds and grass. The water level has increased and is at a normal level.





Pond #2

Comments:

Pond 2 looks good overall.

A very minimal amount of duckweed growth was treated on this pond previously and positive results were seen. Previous treatments have targeted shoreline weed and grass growth around the perimeter and littoral area, with positive results being seen. The water level has increased and is closer to a normal level.





Inspection Report | Page 2

Site Assessments

Pond# 3

Comments:

Pond 3 looks good.

Previous treatments have targeted minor amounts of algae growth and shoreline weed growth. Both treatments have continued to show positive results. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level is at a normal level, and no issues were observed.





Pond #4

Comments:

Pond 4 looks good.

Previous treatments have targeted pushing back the cattail growth around the littoral shelf area. Positive results and a reduction were seen. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level is at a normal level.





www.AdvancedAquatic.com
lakes@advancedaquatic.com
292 S. Military Trail, Deerfield Beach, FL 33442
Locations in: Deerfield Beach, Apollo Beach, Clearwater, Fort Myers, and Port St. Lucie
1-800-491-9621

Inspection Report | Page 3

Site Assessments

Pond# 5

Comments:

Pond 5 looks good.

The water level remains at a normal level. Previous treatments have targeted shoreline grass and weed growth around the perimeter. Positive results continue to be seen. No issues were observed with algae, submersed weeds, or shoreline weeds.





Pond #6

Comments:

Pond 6 continues to look great.

Previous treatments have targeted minor amounts of algae and the submersed weed Chara. Positive results have continued to be seen from these treatments. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level has increased to a normal level.





www.AdvancedAquatic.com
lakes@advancedaquatic.com
292 S. Military Trail, Deerfield Beach, FL 33442
Locations in: Deerfield Beach, Apollo Beach, Clearwater, Fort Myers, and Port St. Lucie
1-800-491-9621

Inspection Report | Page 4

Site Assessments

Pond# 7

Comments:

Pond 7 looks good.

Minimal aquatic weeds and invasive grasses along exposed sediment were recently treated and show positive results. Minimal new growth was observed and will be targeted for treatment. No other issues were observed with submersed weeds or algae on this pond. The water level has increased but still remains at a low level.





Pond #8

Comments:

Pond 8 looks good.

Minimal duckweed growth was treated on pond 8 and positive results were seen. Previous treatments have targeted the exposed shoreline before the water levels increased. Positive results have been seen and now that the water level has increased, it should help minimize new growth. No other issues were observed.





Inspection Report | Page 5

Site Assessments

Pond# 9

Comments:

Pond 9 looks good.

Previously invasive grasses and shoreline weeds were treated around the perimeter of the pond and in the littoral shelf area. Positive results have been seen from this treatment. No issues were observed with algae, submersed weeds, or shoreline weeds.

Aeration was turned off at some point by someone. System was turned back on during this inspection is is operational again.





Pond #10

Comments:

Pond 10 looks good.

Currently this site is holding minimal water. Minimal amounts of invasive grasses and aquatic weeds were treated previously, with positive results seen. The patch of native vegetation, Arrowhead, is thriving despite dry conditions. No other issues to report about this site.





Inspection Report | Page 6

Site Assessments

Pond# 11

Comments:

Pond 11 looks good.

Minimal new growth of invasive weeds were observed in the littoral shelf area. This will be targeted for treatment. The water level has increased but remains low. No other issues to report.





Pond #12

Comments:

Pond 12 looks good.

No issues were observed with algae, or submersed weeds on this site. Recently, a minimal amount of aquatic weeds and invasive grasses were treated around the shoreline perimeter. Positive results were seen from this treatment. A minimal amount of Primrose willow and invasive grasses were observed along the backside/wetland buffer side of the pond. The water level is at a normal level.





Site Assessments

Pond# 13

Comments:

Pond 13 looks good overall.

Signs of treatment were observed on the front edge of the littoral shelf. Around the perimeter of the pond shoreline weeds were all targeted for treatment with a reduction seen. Treatments will continue to target any new growth of this invasive vegetation. No other issues were observed, and the native submersed Vallisneria grass is present along the perimeter areas of the pond.





Pond #14 and #15

Comments:

Pond 14 and 15 look good.

Treatments continue to target and reduce growth in the finger section. Minor amounts of water hyacinth were previously targeted for treatment and positive results were seen. Shoreline grasses and weeds were also previously targeted and have shown positive results with minimal to no new growth observed.





Site Assessments

Pond# 16

Comments:

Pond 16 looks good.

Previous treatments targeted minor planktonic algae growth on this pond. Positive results and a reduction have been seen. No issues were observed with algae, submersed weeds, or shoreline weeds.





Pond #17

Comments:

Pond 17 looks good.

This pond was previously treated along the perimeter for a minimal amount of aquatic weeds and invasive grasses. Positive results were seen from this treatment. No issues were observed with algae or submersed weeds. The water level is at a normal level. No other issues to report.





Inspection Report | Page 9

Site Assessments

Pond# 23

Comments:

Pond 23 looks good.

Very minimal amounts of invasive grasses or aquatic weeds were observed along the exposed sediment. Previous treatments have targeted this growth and positive results were seen. The water level has increased and is just below a normal level. No issues were observed with algae or submersed weeds. No other issues to report on this pond.





Pond #24

Comments:

Pond 24 looks good.

Currently this pond is holding some water. This site was previously treated for minimal amounts of aquatic weeds, terrestrial weeds, and invasive grasses. Positive results were seen from this treatment and no issues were observed.





Inspection Report | Page 10

Site Assessments

Pond# 25

Comments:

Pond 25 looks good.

Treatments for aquatic weed, terrestrial, and invasive grass growth were performed and this invasive growth is being pushed back. Treatments will continue to target any invasive growth in this area until further reduced. This site has continued to hold water.





Wetland

Comments:

This site looks good.

This site is dry, with minimal to no new invasive growth. Any new invasive growth in this area will be targeted for treatment. No issues to report.





Site Assessments

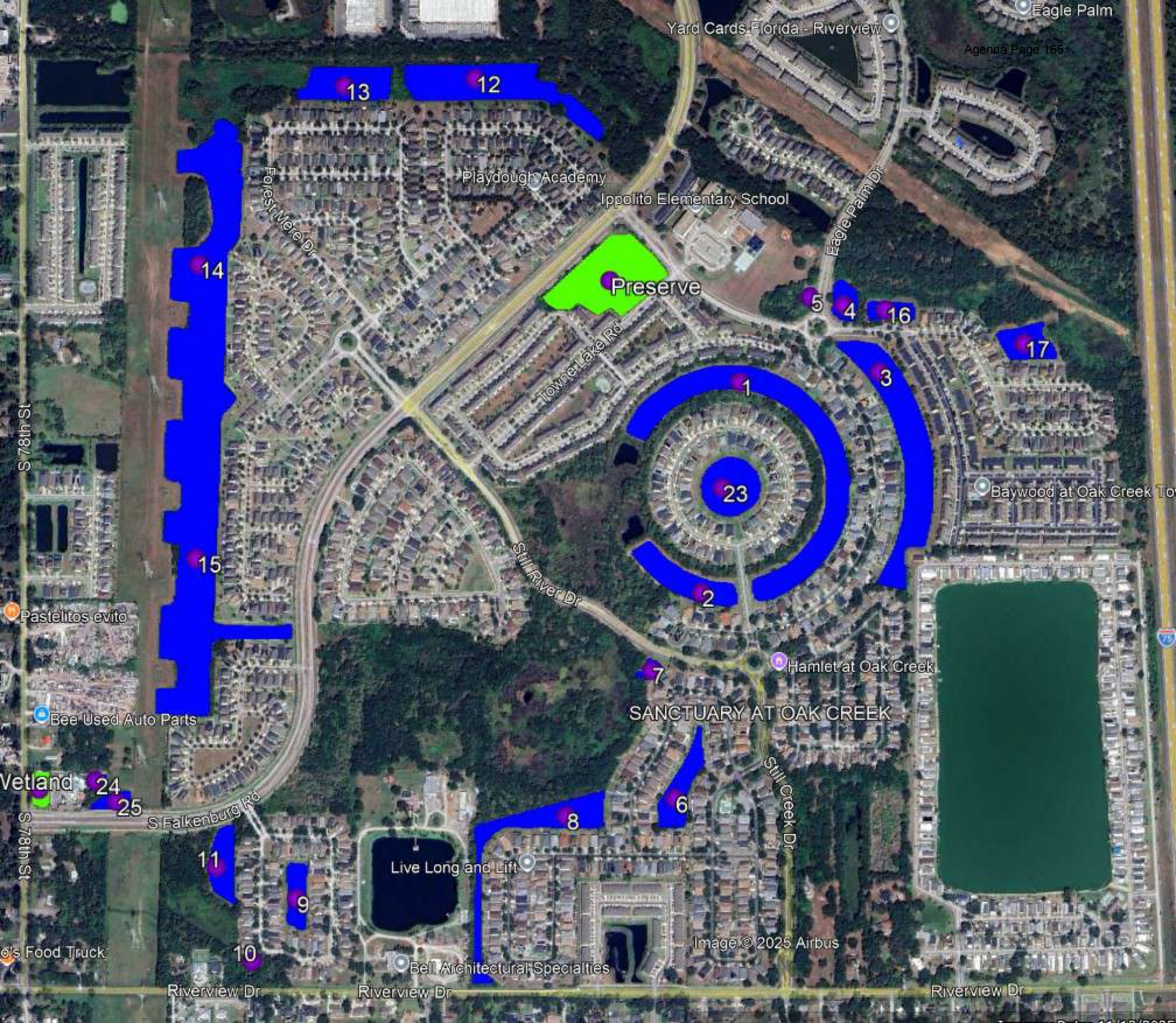
Preserve

Comments:

Treatments continue to target invasive growth in this area. Treatments in this preserve area will gradually reduce invasive growth in order to promote recruitment of native species. Recent treatments have begun to targeted Cogan grass, Torpedograss, other invasive grasses, Dog Fennel, Vines, and other invasive species.






Yard Cards Florida - Riverview
Eagle Palm
13
12
Playdough Academy
Ippolito Elementary School
Forest Mere Dr
Eagle Palm Dr
14
Preserve
5
4
16
17
Towne Lake Rd
1
3
S 78th St
23
Baywood at Oak Creek To
15
Still River Dr
2
Pastelitos evito
Hamlet at Oak Creek
7
SANCTUARY AT OAK CREEK
Bee Used Auto Parts
Vetland
24
25
S Falkenburg Rd
6
Still Creek Dr
8
11
Live Long and Lift
9
Image © 2025 Airbus
10
Bell Architectural Specialties
Riverview Dr
Riverview Dr
Riverview Dr

PREPARED FOR PARKWAY CENTER CDD

PROPOSAL IHL-PKC-2026-01
August 31, 2026
Prepared by Tim Gay

Clubhouse Permanent & Seasonal Lighting

A five-year blended package combining permanent architectural lighting with established seasonal service.



SEE YOUR PROPERTY IN A WHOLE NEW LIGHT.

Permanent RGBW lighting installs once, disappears into the architecture by day, and gives Parkway Center warm white, holiday, event, and community-theme lighting on demand.

FIVE-YEAR BLENDED INVESTMENT

$14,300

PER YEAR

One System. Every Season.

The same discreet track delivers daily warm white and programmable color for holidays and community events.



WARM WHITE
Architectural accent lighting



CHRISTMAS
Red and green seasonal theme



HALLOWEEN
Orange and purple seasonal theme



PATRIOTIC
Red, white, and blue event theme

Permanent Lighting. Beautifully Integrated. Professionally Installed.

A complete commercial installation designed for Parkway Center's multi-level clubhouse rooflines.

PERMANENT CLUBHOUSE SCOPE

- Color-matched permanent track installed along the approved clubhouse rooflines shown in the renderings.
- Full-color RGBW LEDs with dedicated warm-white capability for a natural architectural appearance.
- Commercial power supplies, controller, wiring, connectors, and weather-resistant installation components.
- Specialized access, premium labor, and careful routing across the clubhouse's multiple elevations and roof transitions.
- System commissioning, app connection, scheduling, theme programming, and operating orientation for designated staff.
- Professional cleanup, system testing, and final walkthrough after installation.

WHY GEMSTONE LIGHTS

- Discreet daytime appearance with track selected to blend into the white trim.
- Warm white for everyday use plus millions of colors and custom patterns.
- Flexible schedules and themes without repeated seasonal installation on the clubhouse.
- Designed for permanent exterior use and backed by manufacturer warranty coverage.

PERMANENT SYSTEM INVESTMENT

$14,000

Installed in Year 1

$2,800 per year x 5 years

SMART REPLACEMENT OF RECURRING COST

The former $1,500 annual seasonal clubhouse-lighting line is removed. That cost is redirected toward a permanent system that remains in place year-round.

WARRANTY

- Lifetime manufacturer warranty on Gemstone Lights.
- 10-year manufacturer warranty on other Gemstone components.
- One-year Illuminations Holiday Lighting workmanship warranty.

Warranty coverage is subject to manufacturer terms and exclusions.

Final component locations and routing will be confirmed during installation planning and field verification.

Five-Year Blended Lighting Package

Permanent clubhouse lighting plus Parkway Center's established entrance-sign seasonal service.

ANNUAL SEASONAL SERVICE	PERMANENT ALLOCATION	ANNUAL BLENDED PAYMENT	FIVE-YEAR TOTAL
$11,500	$2,800	$14,300	$71,500

ANNUAL SEASONAL SCOPE

Provide and install professional-grade warm-white LED C9 lighting in a clean, continuous line along the top edge of the existing community entrance signs listed below.

- North Entrance
- Belmont
- Summer Wood
- North Sanctuary
- Harvest Glenn
- South Entrance
- Amberly
- Pine Ridge - two signs
- Hamlet
- South Sanctuary
- Baywood
- Back-community main entrance

FIVE-YEAR TERMS

- Five consecutive annual payments of $14,300.
- The complete permanent clubhouse system will be installed during Year 1.
- Each annual payment is billed 50% upon scheduling and 50% after completion of the applicable installation work.
- Seasonal sign pricing is fixed for the five-year term, provided the listed scope and existing operational power remain unchanged.
- If the agreement ends early for reasons other than Illuminations Holiday Lighting's uncured default, the remaining unpaid permanent-lighting allocation becomes due.
- Added electrical service, repairs to existing power, vandalism, theft, and work outside the stated scope are excluded unless approved in writing.

SEASONAL SERVICE INCLUDES

- Rental lighting, attachment hardware, cords, connectors, and timers.
- Installation, connection, testing, and automatic nightly operation.
- Normal in-season outage and connection service.
- Removal of seasonal lighting after the display season.

APPROVAL

By signing below, Parkway Center CDD approves the five-year blended lighting package and authorizes scheduling of the Year 1 work.

AUTHORIZED REPRESENTATIVE	TITLE	SIGNATURE	DATE

COLOR BURST
A RUSSELL COMPANY

Proposal 55-40-XX
Contract Number:
Date: July 29, 2026
Job Name: Annual Install
Job Address: 7461 Faulkenburg rd
Riverview FL 33578
Contact: Christy Fowler

SCOPE OF WORK

Late summer Rotation. Install 3000 annual flower plants.

DESCRIPTION	SIZE	QTY	UNIT PRICE	TOTAL
Summer Variety of seasonal color , Bed prep, and slow release fertilizer with Pine Nugget finish. Please see attached design options	4" Pot	2500	$2.89	$7,217.00

PRICE LISTED IS VALID FOR 30 DAYS FROM DATE ISSUED

TOTAL COST: $7,217.00

Project Total: **$7,217.00**

TERMS AND CONDITIONS

1. COMPLIANCE AND QUALIFICATIONS

Russell Landscape Group ("RLG") agrees to perform all work in accordance with the written terms, specifications, drawings, and scope outlined in the Agreement. All materials furnished shall comply with bid specifications and applicable industry standards.

RLG will assign qualified representatives with appropriate experience in landscape installation, enhancement, irrigation, and related services. All personnel shall be competent, properly trained, and presentable at all times.

2. LICENSES, PERMITS, TAXES, AND INSURANCE

RLG shall maintain all licenses and permits required by local, state, and federal authorities. RLG shall pay all applicable taxes, including sales tax where required on materials supplied as part of the work.

RLG maintains, at minimum:

- General Liability Insurance
- Automotive Liability Insurance
- Workers' Compensation Insurance
- Any additional insurance required by written agreement

Certificates of insurance may be provided upon request.

3. LIABILITY AND SUBCONTRACTORS

RLG shall not be liable for damages caused by the Customer, the Customer's agents, or third parties. RLG reserves the right to engage qualified subcontractors for specialized functions or work requiring specialized equipment. All subcontracted work shall remain subject to RLG quality standards and supervision.

4. ADDITIONAL SERVICES, CHANGE ORDERS, AND JOBSITE ACCESS

Change Orders: Any work outside the agreed scope that results in additional cost shall be performed only with a written and approved change order.

Access: Customers shall provide RLG with access to all portions of the jobsite necessary to perform the work and shall furnish utilities, including water and electricity, where required.

Underground Clause: Russell Landscape Group shall contact the applicable utility locate service (811 / Dig Safe) prior to excavation in accordance with state requirements and will exercise reasonable care when working near marked public utilities.

Russell Landscape Group shall not be responsible for damage to underground or concealed utilities, irrigation systems, wiring, piping, foundations, or structures that are unmarked, unknown, incorrectly located, improperly marked, or not reasonably discoverable prior to commencement of work.

The Customer is responsible for identifying and disclosing the location of all private utilities, including but not limited to private irrigation lines, low-voltage wiring, drainage systems, private gas lines, and private communication lines such as cable and internet services extending from junction points to individual units or structures. This responsibility includes either providing accurate location information prior to work, authorizing Russell Landscape Group to furnish a proposal for private utility locating services or accepting responsibility for repair costs associated with damage to undocumented or improperly marked private utilities.

If subsurface conditions are encountered that differ materially from those reasonably anticipated, including but not limited to ledge rock, large boulders, buried debris, or other obstructions that cannot be removed using the standard equipment or methods intended for the scope of work, Russell Landscape Group shall notify the Customer. A change order shall be issued for additional labor, equipment, specialty services, or alternative solutions required to proceed. Depending on site conditions and feasibility, such change order may include removal of the obstruction using specialized equipment or services, or relocation of plant material, structures, or installations to a more suitable location as approved by the Customer.

Custom Designs: Design Ownership and Use: All designs, drawings, plans, details, specifications, and related documents prepared by Russell Landscape Group ("RLG") remain the sole property of RLG unless otherwise agreed to in writing.

If the Customer does not enter a contract for construction or installation with RLG, the Customer may not reproduce, share, distribute, or use such designs for construction or pricing by others without RLG's prior written consent.

Unauthorized use of RLG designs may result in additional charges or legal action to protect RLG's intellectual property rights.

Site Conditions and Owner Responsibilities: The Customer is responsible for maintaining the job site in a condition that allows Russell Landscape Group to perform work safely and efficiently.

If site conditions, obstructions, debris, or access limitations not caused by RLG prevent work from proceeding as scheduled, RLG reserves the right to delay work and/or issue a change order for additional labor, mobilization, or standby time required as a result.

5. GENERAL WARRANTY PROVISIONS

All warranties provided herein apply only to the specific services included in the approved scope of work. Warranties do not apply to adjacent systems, interconnected components, or site conditions outside the contracted scope.

Replacement or repair of any item under warranty shall not extend or restart the original warranty period. Replacement items carry only the remaining balance of the original warranty term.

No individual is authorized to extend, modify, or alter warranty terms unless approved in writing by an authorized representative of RLG.

6. MAINTENANCE RESPONSIBILITY AND WARRANTY APPLICABILITY

Warranty coverage applies to installation defects and workmanship only. Warranty does not apply to failures resulting from lack of routine inspection, irrigation schedule adjustments, pest and disease monitoring, fertilization, or other activities typically associated with professional landscape maintenance.

When Russell Landscape Group provides ongoing landscape maintenance services for the property:

- Warranty coverage shall remain in effect, provided the Customer promptly reports signs of decline or failure and does not interfere with maintenance practices.

When maintenance is performed by the Customer or a third party:

- The Customer assumes responsibility for failures resulting from improper watering, delayed detection of issues, incompatible chemical applications, or insufficient maintenance practices.

7. BASE WARRANTY EXCLUSIONS (APPLIES TO ALL SERVICES)

Unless otherwise stated in writing, warranties do not cover:

- Overwatering, underwatering, unauthorized chemical applications, or mechanical damage when RLG is not providing maintenance services
- Acts of God, extreme weather events, or conditions exceeding normal regional expectations
- Wildlife damage, including but not limited to deer, rabbits, rodents, or insects
- Vandalism or damage caused by third parties
- Soil, drainage, grading, or environmental conditions not corrected under contract
- Damage caused by vehicles, mowing equipment, construction activity, or excavation
- Pre-existing site or system conditions not included in the approved scope

8. PLANT MATERIAL WARRANTY – TREES, SHRUBS, AND SOD

RLG provides a one (1) year limited warranty on trees, shrubs, and sod from the date of installation. Warranty includes material and labor for one (1) replacement per failed item.

Warranty applies only if:

- A functional irrigation system is present at installation and maintained throughout establishment
- Proper watering and seasonal adjustments are performed
- Plant material is not relocated or disturbed after installation

Exclusions include, but are not limited to, insect damage, disease, wildlife, vandalism, chemical exposure, improper watering, and soil or drainage conditions outside contract scope.

9. HARDSCAPE WARRANTY

RLG provides a one (1) year workmanship warranty on hardscape installations.

Hardscape materials are subject to the manufacturer's warranty for defects in materials. Manufacturer warranties may extend beyond Russell Landscape Group's workmanship warranty period and apply solely to material defects as defined by the manufacturer.

In certain cases, Russell Landscape Group may perform corrective work on behalf of the manufacturer when a material defect is confirmed and may be compensated by the manufacturer for such work.

This warranty does not cover:

- Efflorescence or natural color variation
- Settlement or failure due to loading beyond design intent
- Damage caused by hydrostatic pressure or drainage conditions outside contracted scope
- Tree roots, ground movement, freeze/thaw cycles beyond normal conditions

10. IRRIGATION REPAIR AND INSTALLATION WARRANTY

For irrigation installation services, RLG warrants newly installed components for one (1) year from completion against defects in workmanship and materials.

For irrigation repair services, warranty is limited to the specific component repaired only. System-wide failures or additional issues discovered after restoration of pressure are not included in the original repair scope and are not warranty items.

Warranty requires proper system operation, seasonal schedule adjustments, and prompt reporting of issues.

11. ANNUAL COLOR INSTALLATION WARRANTY

RLG provides a one-season limited warranty on annual color installation:

- Spring installations: installation date through September 30
- Fall installations: installation date through March 31

Warranty includes plant material and labor for one replacement per affected area and requires proper irrigation and adherence to recommended watering practices.

12. WARRANTY ENFORCEMENT

Customer must notify RLG promptly upon discovery of any issue. RLG will inspect the conditions within a reasonable timeframe and determine warranty applicability.

13. PROPOSAL ACCEPTANCE AND PAYMENT TERMS

Acceptance of a proposal authorizes Russell Landscape Group ("RLG") to perform the work as described in the approved scope.

Payment Terms

- Full payment is due upon billing unless otherwise stated in writing.
- Failure to remit payment within thirty (30) days WILL result in suspension of warranty coverage until the account is brought current.
- Pricing is valid for thirty (30) days from the proposal date unless otherwise noted.
- Projects extending beyond thirty (30) business days or spanning multiple months may be progress billed.
- RLG reserves the right to suspend work for non-payment without penalty.

Deposits

- Contracts exceeding $25,000, and/or contracts requiring special-order materials, custom products, long-lead items, or advance payment to subcontractors WILL require a deposit prior to scheduling.
- The standard deposit is one-third (1/3) of the contract amount unless otherwise stated.
- In situations where RLG is required to purchase materials, equipment, or specialty products in advance, or to remit deposits or payments to subcontractors prior to installation, the required deposit may exceed one-third (1/3) of the contract amount and shall be clearly outlined in the approved proposal.
- Examples include, but are not limited to, custom site furnishings, fountains, flagpoles, synthetic turf systems, specialty hardscape materials, lighting components, or other items requiring advance purchase or extended lead times.

Credit Card Payments

- Payments made by credit card are subject to a credit card processing fee of up to three percent (3%) of the transaction amount.
- Additional transaction-based fees may be assessed by third-party payment processors and will be disclosed at the time of payment.
- When a Customer elects to pay by credit card and completes a Credit Card Authorization Form, the Customer authorizes RLG to charge the card in accordance with the approved proposal, invoice, and terms agreed to on the authorization form. Use of a credit card does not obligate RLG to offer extended payment terms unless expressly stated in writing.

Payment Instructions by Market

Payments should be made to the legal entity identified on the proposal or invoice based on the project's market location, as outlined below.

Market / Branch Location	Legal Entity to Pay	Remittance Address
Tampa	Russell Landscape, LLC.	PO Box 96746 Charlotte, NC 28296-6746

Russell Landscape Group accepts payment by check, ACH, or credit card. Payment options and instructions are provided on each invoice or may be obtained by contacting billings@russelllandscape.com. To help ensure timely processing, Customers should submit payment to the entity listed on their invoice.

Termination for Convenience

Either party may terminate this Agreement for convenience upon thirty (30) days' written notice. In the event of termination, the Customer shall be responsible for payment for all work performed, materials ordered or delivered, and costs incurred by RLG up to the effective termination date.

14. DISPUTE RESOLUTION AND LIEN RIGHTS

Any dispute arising under the Agreement shall first be addressed through good-faith negotiation. If unresolved, disputes shall proceed to mediation, and if still unresolved, to binding arbitration.

RLG reserves all rights, including lien rights under applicable state law, to secure payment for completed work.

Governing Law: This Agreement shall be governed by and construed in accordance with the laws of the state in which the services are performed.

Prevailing Party Fees: In the event of any dispute arising from this Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees, arbitration costs, and related expenses.

AUTHORIZATION

Customer acceptance of the proposal constitutes agreement to these Terms and Conditions in their entirety.

CLIENT SIGNATURE: _____

PRINTED NAME: _____

DATE: **7/29/26**

PROJECT COST: **$7,217.00 GOOD FOR 30 DAYS FROM DAY SENT**

PROPOSAL #: **55-40-XX**

REQUISITION/WORK ORDER/CRN/PO#: _____

ESTIMATE PREPARED BY : **Santiago Hernandez**

TITLE : **Account Manager**

ACCOUNT MANAGER NAME : **Santiago Hernandez**

ACCOUNT MANAGER PHONE : **941-414-1986**

ACCOUNT MANAGER EMAIL : **santiagoh@russelllandscape.com**

NOTES/COMMENTS:

Addendum

Option 1 — Warm Harvest Scheme

1. **Zinnia** — 12–14", 12" spacing. Mid-bed mass bloom; the Profusion/Zahara series are the right call here since they're disease-resistant and shrug off Florida humidity, unlike the old cut-flower types.
2. **Celosia** — 12–18", 12" spacing. Plume texture layered with or just behind the zinnias.
3. **Marigold** — 8–10", 8–10" spacing. Front border band.

Option 2 — Blue & Gold Contrast Scheme

1. **Blue Salvia** — 16–20", 12" spacing. Back-of-bed vertical anchor.
2. **Coleus** — 14–18", 12–14" spacing. Mid-bed foliage band separating the blue from the gold.
3. **Marigold** — 8–10", 8–10" spacing. Front border.



folio
Association
Management

Customized solutions
for thriving *communities*

Who we are

More than management, we build *communities*

By treating every community as our own and focusing on long-term relationships, we provide **peace of mind** and create a **sense of home** in every community we serve.



Redefining community association management

Service that puts you first

We're always here to support you and your community with reliable, exceptional service.

Solutions that fit your community

Flexible, tailored solutions designed to meet your community's unique needs.

Communication you can count on

Clear, reliable communication that keeps you informed every step of the way.

400+ Community Associations

50,000+ Homes

Meet our senior leadership

Brad van Rooyen



President

Stefanie Nicholson



SVP Community Mgmt.

Pierre Mouse



Chief Operating Officer

Nicholas Pilafas



Consultant

Erica Maynor



VP of Client Services

Daniel Valdes



Regional VP S. Florida

Gina Serrano



Regional VP, Southwest FL

Jerry Elmore



Regional VP, WestCentral FL

Hunter Chastain



Regional VP Central FL

Richard Schrutt



Regional Director, West-Central FL

Jenna Eder



Client Accounting Director

Katelyn Keim



Director of Client Services

The Folio difference

After 14 years with the same HOA management company our community chose to partner with Folio. It has been an amazing experience for us. The attention and level of service is everything we need. Our board now has a collaborative and innovative management company and our residents/owners could not be happier. Together we have accomplished more in 1.5 years than the entire previous 14 years. During our RFP process to discover a better management company HRG stood head and shoulders above the rest. They continue to perform beyond our expectations. The board contact has almost daily/weekly communication with the property manager which allows for almost immediate resolution of any issues and perfect follow through to help the community accomplish our goals. Bayshore West in Tampa, Florida could not be more pleased.

- Alicia Wyatt ☆☆☆☆☆

My community started with a management company 3 years ago. We quickly found out we had made a bad choice and transitioned to Folio. We could not be happier! Our rep, Jerry Elmore, acts like he lives here! He always has our best interest in mind and makes helpful suggestions for improvements or to save money. We wouldn't change a thing and are delighted we found Jerry and Folio!

- Michael McElroy ☆☆☆☆☆

PRICING SCHEDULE & TERMS

ITEM DESCRIPTION	DETAILS
Association Name	Parkway Center Community Development District
Number of Homes	N/A
Amenities	N/A
Gated	N/A
Property/Violation Inspections	N/A
Board Meetings	N/A
Manager onsite	N/A
Emergency Response	N/A
Base Monthly Management & Accounting Fee	$1,000.00 per month
One-time onboarding and technology setup	$250.00
All-inclusive Personnel Cost	37% [includes health benefits & payroll taxes]

Addendum A

as of January 2026

folio
Association
Management

What's Included in Your **Management Fee**

- Community App - Everything HOA in one place
- Board Member Portal – Live HOA Data
- Full-Service Community Association management
- Financial Oversight and Budgeting
- Resident and Board Support
- Clear and Consistent Communication
- Compliance and Governance Support
- Meeting Preparation and Facilitation
- Take and Produce Meeting Minutes
- Pictures in your Property Inspection Letters
- 24/7 Emergency On-Call
- Vendor Management
- And More!

Pay for use

Postage/Paper/Mailing

Fees for producing, handling, and mailing documents, including paper, envelopes, postage, and related services for notices and correspondence.

Postage	USPS Published Rates
Certified Mail	USPS Published Rates
Copies	$0.25 each
Copies Color	$0.75 each
Envelopes	$0.35 each
Labels	$0.15 each
Mass Mailing	$50.00 per mailer +costs
New Homeowner Welcome Letter	$7.50 per letter & includes payment coupon

Records

Charges for creating, storing, and managing association records, both physical and digital, for compliance and service purposes.

Record Storage (Physical & Digital)	$50.00 per month
Record Delivery	$50 or the cost of courier +20%, whichever is greater
Record Pickup	$50 or the cost of courier +20%, whichever is greater
Record Pull for RODS	$50 up to five boxes, then an additional $10 per box
Online Portal Record Management (Per FL Statute)	$350.00 per year

Banking, Assessments, & AP

Fees for banking services, processing assessments, accounts payable, and related financial transactions to ensure accurate payment processing.

Special Assessment Admin Fee	$2.50 per unit per payment
Annual Assessment Billing	$5.25 per owner
Manual Payment Processing (No Coupon)	$3.50 per payment
Returned Check Fee	$35.00 or bank fee, whichever is higher
1099 Preparation	$10.00 per vendor
AP Check (Includes Postage)	$3.50 per check
Year-End Financial Postcard	$2.50 per unit
Credit Card Direct Pass Through	15% or $25.00, whichever is higher
Audit/Review/Compilation Fee	$125.00 per
Tax Prep	$50.00 per return
Non-Partner Bank Fee	$25.00 per month

Collection Charges

Costs incurred for collecting overdue assessments, including collection letters, third-party agencies, and legal expenses.

NOLA (Notice of Late Assessment)	$10.00 per letter
Collections AÆdavit, if Required	$15.00 per affidavit

folio Association Management

Addendum A

as of January 2026

Intent to Lien	$75.00 per letter
Attorney Transfer Package	$150.00 per file
Collections Account Monitoring	$5.00 per account billed monthly

Covenant Enforcement

Fees for enforcing community rules, including inspections, notices, and legal actions to address violations.

1st Notice	$3.50 per letter
2nd Notice	$3.50 per letter
Certified Mail Notice	$3.50 per letter + certified mail costs

Hourly Rates

Attendance at, and/or participation in, any non-contracted service such as court appearances, depositions, legal consultations by Manager/Principal/ Clerical, outside contractual obligation.

Principal/VP	$150.00 per hour
Manager Client	$75.00 per hour
Services	$50.00 per hour

Access Database Management

(Gates, Doors, Swimming Pools)

Fees for managing and maintaining databases that track member and property information, including portals and sokware.

1-50 Homesites	$50.00 per month
51-150 Homesites	$75.00 per month
151-300 Homesites	$100.00 per month
301+ Homesites	$150.00 per month
Gate Card/Key Processing	$25.00 per
Remotes	$50.00 per

Fees Paid by Third Parties

(Title Companies, Realtors, Tenants, & Homeowners)

Charges from third-party services, such as payment processing, title searches, or other vendor services passed on to the association.

Estoppel Fee	$299.00 or max allowed by statute
Lender Questionnaire	$100.00
Governing Documents	$80.00
New Owner Transfer (No Estoppel)	$200.00

Tenant Rent Demand	$50.00 per letter
Background Check	$100.00 per applicant
eCheck Payments	$1.99 per transaction
Credit/Debit Card Payments	3.50% charge

Additional Fees

Fees for specialized administrative, coordination, and support tasks outside standard management.

ACC/ARC processes outside the provided portal	$150.00 per month
Portal Customization	$75.00 hr. or actual cost +20%, whichever is greater
Notice Customization	$75.00 hr. or actual cost +20%, whichever is greater
Reserve Study Coordination	$150.00
SIRS/Milestone Inspection Coordination	$300.00
Governing Doc Amendment Support	$150.00
Oversight of Insurance Claim	$150.00 or 10% of claim payout, whichever is greater
Transition Out Fee	$300.00

The Association knowingly and voluntarily acknowledges, understands, and agrees that any or all of the periodic routine fees and costs shown on this Addendum A-Schedule of Fees for Periodic Routine Services are subject to change without prior notice. The Association hereby knowingly and voluntarily agrees to be bound by and to pay any increase and/or change in any or all of the periodic routine fees and costs described and/or set forth on this Addendum A-Schedule of Fees for Periodic Routine Services. Any increase and/or change in the periodic routine fees and costs described and/or set forth on this Addendum A-Schedule of Fees for Periodic Routine Services shall in no way be considered an amendment and/or modification of the Agreement.

Let’s build a better community *together.*

Tampa

12906 Tampa Oaks Blvd,
Ste 100 Temple Terrace, FL 33637

813-993-4000

Orlando

4301 Vineland Road, Suite E-1
Orlando, FL 32811

407-214-8806

Fort Myers/Naples

9400 Gladiolus Drive Suite 250
Fort Myers, FL 33908

239-489-4890

Sunrise office

1300 Concord Terrace Suite 400,
Sunrise, FL 33323

305-249-1270

Toll Free: 1-888-376-0034 | folioam.com

folio

Staffing Proposal

CDD Onsite Manager

Submitted to:
Inframark Management Services

Contact Person:
Keith Ware (CEO)
S2W Security LLC.
(813) 999-0412
admin@s2wsecurity.com

Submission Date:
16 Sep 2026

S2W SECURITY

Thank you for considering S2W

Why Choose Us?

Trained, Licensed & Prepared to Respond

At **S2W Security**, we believe exceptional service is about more than maintaining a visible presence—it is about having professionals who are **trained, prepared, and ready to respond when it matters most**.

Personnel assigned to this contract will hold a valid **Florida Class "D" Security Officer License** and will be **CPR and First Aid certified**, providing the District with an added level of preparedness for its residents, guests, employees, and visitors.

In a community environment that includes recreational amenities, gathering spaces, and daily interaction with residents of all ages, this additional training matters. Our officers will be prepared not only to provide professional operational maintenance support services, but also to recognize emergencies, initiate an appropriate response, and provide immediate assistance within the scope of their training until emergency medical professionals arrive.

By selecting S2W Security, the District is choosing more than a maintenance provider—it is choosing a trained, licensed, safety service-focused team committed to protecting the people, property, and quality of life within the community.

Staffing & Cost Proposal

Date	Shift Time	Position Type	Hours	Rate /hr
Mon-Sun	TBD	Onsite Manager	TBD	$30.00
40 Hours per week				

Notes:
Tax and fees not included
Overtime and holiday compensation will be paid in accordance with applicable laws and S2W Security LLC policies, the applicable service contract, and federal and state wage-and-hour requirements.

Invoicing would be on the 1st and 15th of each month or per contract terms.

All information obtained by S2W Security in the course of conducting business will be held in confidence, and no information (including names, addresses, telephone numbers, credit card information, and/ or email addresses) shall be divulged to any third parties.

Scope of Services:

1. Scope of Services

S2W Security proposes to provide a qualified, professional **CDD Onsite Manager** to oversee the daily operation and administration of the Community Development District's amenity facilities.

The assigned Onsite Manager will serve as the primary onsite point of contact for residents, guests, vendors, contractors, and District management.

Services will include:

Facility Operations

- Daily operation of clubhouse and amenity facilities
- Facility opening and closing
- Daily inspections of clubhouse, pool, fitness center, meeting rooms, playgrounds, and surrounding grounds
- Identification and reporting of maintenance and safety concerns
- Inventory and supply coordination

Pool & Amenity Operations

- Daily pool inspections and documentation
- Coordination with pool maintenance contractors
- Monitoring of pool gates, fencing, furniture, signage, and emergency equipment
- Fitness center inspections and coordination of equipment repairs
- Enforcement of posted amenity rules

Reservations & Resident Services

- Management of clubhouse and meeting-room reservations
- Review of applications and required documentation
- Pre- and post-event inspections
- Security deposit documentation
- Resident and guest customer service
- Assistance with amenity access devices such as FOBs/cards
- Professional handling and escalation of resident concerns

Vendor & Contractor Coordination

- Coordinate vendor access
- Monitor contractor performance
- Verify required insurance and contractual documentation
- Communicate maintenance priorities to District management

Administrative Services

- Daily inspection logs
- Weekly and monthly management reports
- Maintenance request tracking
- Reservation calendars and amenity records
- Organized District records
- Assistance with Board meeting preparation as requested

Scope of Services:

Administrative Services

- Daily inspection logs
- Weekly and monthly management reports
- Maintenance request tracking
- Reservation calendars and amenity records
- Organized District records
- Assistance with Board meeting preparation as requested

Staff Supervision

When applicable, the Onsite Manager will supervise clubhouse attendants, pool monitors, and part-time personnel, including scheduling, training, and performance monitoring.

Safety & Security Coordination

- Identify and report safety hazards
- Monitor emergency equipment
- Respond to facility emergencies
- Complete incident documentation
- Coordinate with law enforcement, EMS, and District management when necessary
- Professionally enforce District rules

2. Staffing

S2W Security will assign a qualified Onsite Manager meeting the experience, communication, organizational, and customer-service requirements outlined by the District. The position is intended to be a **full-time onsite position**, with flexibility for evenings, weekends, holidays, Board meetings, and emergency facility response as required by the District.

S2W will be responsible for employee payroll, applicable employment taxes, workers' compensation, employee administration, and management oversight.

3. Proposed Pricing

The monthly fee includes:

- Full-time Onsite Manager
- Recruiting and staffing
- Payroll administration
- Employer payroll taxes and required employment costs
- Workers' compensation
- Management oversight
- Routine administrative support
- Standard reporting
- Employee training and supervision
- Normal replacement/coverage coordination when required

Scope of Services:

4. Additional Services
Services outside the normal duties of the Onsite Manager, including additional dedicated personnel, special events requiring additional staffing, major administrative projects, or substantially increased hours beyond the agreed schedule, may be provided at an additional rate upon District approval.

5. Term
S2W Security proposes an initial **12-month service agreement**, with the option to renew upon mutual agreement of S2W Security and the Community Development District.

6. Pricing Assumptions
The proposed price is based on **one full-time Onsite Manager** and the responsibilities outlined in the provided job description.
The proposal assumes a normal full-time schedule. Extended hours, additional dedicated staff, or substantially increased emergency/on-call requirements beyond the agreed staffing schedule may require an adjustment to the monthly fee.

7. Acceptance
S2W Security appreciates the opportunity to provide onsite management services to the Community Development District. Our goal is to provide professional, accountable onsite management while maintaining a safe, clean, organized, and welcoming environment for residents and guests.

Thank You

S2W Security would like to thank you again for this opportunity to provide you with a reliable solution and we look forward to working together in the near future.

Should you have any questions, please feel free to contact us at (813) 999-0412

S2W SECURITY

The information in this document pertains to labor, equipment, and project success within specified timelines and for a positive customer experience. It accurately reflects discovery and implementation based on the customer's facility(s) requirements and follows industry standards for quote and cost-effective distribution.

MINUTES OF MEETING
PARKWAY CENTER
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Parkway Center Community Development District was held on Wednesday, August 26, 2026, at 6:30 p.m. at the Parkway Center Clubhouse, located at 7461 S. Falkenburg Road, Riverview, FL 33578.

Present and constituting a quorum were:

Koko Miller	Chairperson
JoAnn Ward	Vice Chairperson
Claudia Bryant	Assistant Secretary
Tanya O'Connor	Assistant Secretary

Also present either in person or via electronic communications were:

Alba Sanchez	District Manager
Erin McCormick	District Counsel
Dale Wentzel	On-site Manager
Christy Fowler	Field Inspection Coordinator
Diana Lopez	District Accountant (via Zoom)

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 **Pledge of Allegiance**

Ms. Sanchez led the Pledge of Allegiance.

SECOND ORDER OF BUSINESS Pledge **Call to Order/Roll Call**

Ms. Sanchez called the meeting to order and called the roll. A quorum was established.

THIRD ORDER OF BUSINESS **Approval of Agenda**

> On MOTION by Ms. Ward, seconded by Ms. O'Connor, with all in favor, the agenda was approved as amended to move the District Counsel's report to the beginning of the agenda.

FIFTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel

i. Review of the Blue Life Pool Service Contract

The Board authorized Ms. McCormick to prepare service agreements for the following vendors:

- Blue Life Pool
- Commercial Fitness Products
- Neptune Services
- Envera Services
- Advance Aquatics

ii. Review of Inframark Proposal for Clubhouse Manager

> On MOTION by Ms. Bryant seconded by Ms. O'Connor, with all in favor, engaging a third-party vendor to manage the On-site Manager position was approved.

iii. Consideration of Special Warranty Deed from Parkway Center CDD to Hillsborough County for a Portion of Tract "A7", Oak Creek Commercial Core, According to the Plat Recorded at Plat Book 89, Page 82 of the Public Records of Hillsborough County, Florida

> On MOTION by Ms. O'Connor, seconded by Mr. Miller, with all in favor, deeding the crosswalk located on Stillwater to Hillsborough County for a portion of Tract A-7 Oak Creek Commercial Core, according to the plat recorded in Plat Book 89, Page 82, of the Public Records of Hillsborough County, Florida was approved.

B. District Engineer

No report.

C. Field Inspection Report

Ms. Fowler provided a high-level overview of the field report.

> On MOTION by Ms. O'Connor, seconded by Mr. Miller, with all in favor, the district-wide application of fusillade herbicide in an amount not to exceed $4,000 was approved.

D. Landscape Report

The Board reviewed the Color Burst Proposal 55-40-XX for installation of annual flower plants in the amount of $7,217.00. After discussion, the proposal was tabled until the September meeting. The installation would be scheduled for November and an estimate for

winter color enhancements would be provided. In the interim, Russell landscaping will be requested to prepare the landscape beds for the upcoming installation.

E. Aquatic Report

The Aquatic Report was included in the agenda package. There were no areas of concern at this time.

F. District Manager's Report

i. Email from Ms. Annette McCarty Regarding the Assessment Increase

Ms. McCarty's email was read into the record during the public hearing.

G. On-Site Manager's Report

No report.

FOURTH ORDER OF BUSINESS **Public Comments**

None.

SIXTH ORDER OF BUSINESS **Public Hearing on the Adoption of the Fiscal Year 2027 Budget and Levying of Assessments**

A. Open the Public Hearing

> On MOTION by Mr. Miller, seconded by Ms. O'Connor, with all in favor, the public hearing was opened at 7:47 p.m.

B. Presentation of the Fiscal Year 2027 Approved Proposed Budget

The Fiscal Year 2027 Approved Proposed Budget was presented and discussed. Residents requested clarification on several budget line items and engaged in discussion regarding long-term financial planning. Comments included the importance of forecasting annual increases to avoid more than a 3% assessment increase.

C. Close the Public Hearing

> On MOTION by Ms. Ward, seconded by Ms. O'Connor, with all in favor, the public hearing was closed at 8:18 p.m.

D. Consideration of Resolution 2026-06, Adopting Fiscal Year 2027 Budget

> On MOTION by Ms. Ward, seconded by Ms. O'Connor, with all in favor, Resolution 2026-06, Adopting Fiscal Year 2027 Budget, was adopted.

E. Consideration of Resolution 2026-07, Levying of O&M Assessments

> On MOTION by Ms. Ward, seconded by Mr. Miller, with all in favor, Resolution 2026-07, Levying of O&M Assessments, was adopted.

SEVENTH ORDER OF BUSINESS Business Items

A. Consideration of Resolution 2026-08, Adopting Fiscal Year 2027 Meeting Schedule

> On MOTION by Ms. Ward, seconded by Mr. Miller, with all in favor, Resolution 2026-08, Adopting the Fiscal Year 2027 Meeting Schedule, was adopted as amended to revise the March meeting date from March 24, 2027, to March 17, 2027.

B. Consideration of Resolution 2026-09, Adopting Goals and Objectives for Fiscal Year 2027

> On MOTION by Ms. O'Connor, seconded by Ms. Ward, with all in favor, Resolution 2026-09, Adopting Goals and Objectives for Fiscal Year 2027, was adopted.

C. Consideration of Illuminations Holiday Lighting Proposal – Holiday Lighting and Decorations at the Entrance Signs

> On MOTION by Ms. O'Connor, seconded by Ms. Bryant, with all in favor, the Illumination Holiday Lighting Proposal for holiday lighting and decorations at the entrance signs in an amount not to exceed $13,500, subject to the understanding that the proposal will also include the Clubhouse was approved.

D. Consideration of Color Burst Proposal #55-40-XX – Install Annual Flower Plants

This item was discussed earlier under landscape report. The proposal will be reworked for winter colors.

E. Discussion Regarding Opening a Reserve Bank Account

> On MOTION by Ms. Ward, seconded by Ms. O'Connor, with all in favor, opening a Reserve Bank Account in tandem with adopting of the Fiscal Year 2027 Budget for the Reserve line item was approved.

EIGHTH ORDER OF BUSINESS Consent Agenda

A. Consideration of Minutes from the Regular Meeting Held on July 17, 2026

> On MOTION by Ms. Ward, seconded by Mr. Miller, with all in favor, the Minutes from the Regular Metting Held on July 17, 2026, was approved as presented.

B. Review of July 2026 Financial Report and Consideration of Check Register and Operations and Maintenance Report

Ms. O'Connor noted that the Republic Water invoice was included in the check register but was not reflected in the operations and maintenance report. The Board requested staff revise the report and add it to the agenda with the correction.

> On MOTION by Ms. Ward, seconded by Mr. Miller, with all in favor, the July 2026 Financial Report was accepted, and the corrected Check Register and Operation and Maintenance Report were approved.

C. Cash Flow Analysis as of August 17, 2026

The discussed the Cash Flow Analysis and there were no changes.

> On MOTION by Ms. Ward, seconded by Mr. Miller, with all in favor, the Grau & Associates Fiscal Year 2026 Audit Engagement Letter was approved.

NINTH ORDER OF BUSINESS Old Business

None.

TENTH ORDER OF BUSINESS Board of Supervisors' Requests and Comments

Mr. Miller confirmed that the pool is closed effective immediately and will remain closed until the District's insurance agent receives and reviews all requested documents and reports.

On-stie security was discussed. It was noted that the upcoming weekend will be the last scheduled weekend of security services. Security personnel will be instructed to advise residents that the pool is closed and that access will not be permitted during the closure.

The next schedule is:

- Thanksgiving Week: November 20, 2026, through November 28, 2026, from 1:00 p.m. to 9:00 p.m.
- Christmas Week: December 19, 2026, through January 3, 2027, from 1:00 p.m. to 9:00 p.m.

Mr. Miller requested that the discussion of the recently installed light pole be added to the September agenda.

Ms. Bryant requested additional lighting at the entrance of Summerwood be added to the September agenda.

The Board requested that a notice be posted on the District's website advising residents that the gym will be closed at 5:00 p.m. on days when the CDD meetings are held. The Board noted the noise from the gym can be distracting during the Board meetings.

ELEVENTH ORDER OF BUSINESS **Public Comments**

There were no public comments.

TWELFTH ORDER OF BUSINESS **Adjournment**

There being no further business,

On MOTION by Mr. Miller, seconded by Ms. O'Connor, with all in favor, the meeting was adjourned at 9:00 p.m.

_____ _____

Secretary/Assistant Secretary Chairperson/ Vice Chairperson

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

PARKWAY CENTER Community Development District

Financial Report

Aug 31, 2026

CLEAR PARTNERSHIPS



PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of August 31, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2008 DEBT SERVICE FUND	SERIES 2018-1 DEBT SERVICE FUND	SERIES 2018-2 DEBT SERVICE FUND	TOTAL
ASSETS					
Cash In Bank	$ 27,538	$ -	$ -	$ -	$ 27,538
Cash In Bank	493,653	-	-	-	493,653
Accounts Receivable	553	-	-	-	553
Due From Other Funds	-	-	35,643	9,428	45,071
Investments:					
Prepayment Account	-	-	2,727	4,712	7,439
Reserve Fund	-	17,293	190,859	144,716	352,868
Revenue Fund	-	204,502	262,656	191,096	658,254
Prepaid Items	3,578	-	-	-	3,578
Deposits	8,318	-	-	-	8,318
TOTAL ASSETS	**$ 533,640**	**$ 221,795**	**$ 491,885**	**$ 349,952**	**$ 1,597,272**
LIABILITIES					
Accrued Expenses	13,000	-	-	-	13,000
Due To Other Funds	27,506	17,565	-	-	45,071
TOTAL LIABILITIES	**40,506**	**17,565**	**-**	**-**	**58,071**
FUND BALANCES					
Nonspendable:					
Prepaid Items	3,578	-	-	-	3,578
Restricted for:					
Debt Service	-	204,230	491,885	349,952	1,046,067
Unassigned:	489,556	-	-	-	489,556
TOTAL FUND BALANCES	**493,574**	**204,230**	**491,885**	**349,952**	**1,539,201**
TOTAL LIABILITIES & FUND BALANCES	**$ 534,080**	**$ 221,795**	**$ 491,885**	**$ 349,952**	**$ 1,597,712**

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2026

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 17,146	$ 17,146	0.00%
Interest - Tax Collector	-	1,910	1,910	0.00%
Special Assmnts- Tax Collector	970,110	983,059	12,949	101.33%
Other Miscellaneous Revenues	10,000	10,486	486	104.86%
TOTAL REVENUES	**980,110**	**1,012,601**	**32,491**	**103.32%**
EXPENDITURES				
Administration				
Supervisor Fees	12,000	7,600	4,400	63.33%
ProfServ-Arbitrage Rebate	1,000	-	1,000	0.00%
ProfServ-Info Technology	3,200	4,421	(1,221)	138.16%
ProfServ-Recording Secretary	2,772	-	2,772	0.00%
ProfServ-Trustee Fees	12,500	8,708	3,792	69.66%
Disclosure Report	6,000	5,500	500	91.67%
District Counsel	7,500	23,021	(15,521)	306.95%
District Engineer	7,500	12,819	(5,319)	170.92%
District Manager	29,705	27,230	2,475	91.67%
Accounting Services	28,667	26,287	2,380	91.70%
Auditing Services	9,500	9,600	(100)	101.05%
Website Compliance	1,500	-	1,500	0.00%
Postage, Phone, Faxes, Copies	750	296	454	39.47%
Public Officials Insurance	4,325	4,325	-	100.00%
Legal Advertising	1,000	4,681	(3,681)	468.10%
Misc-Non Ad Valorem Taxes	7,000	1,795	5,205	25.64%
Bank Fees	350	-	350	0.00%
Miscellaneous Expenses	410	1,115	(705)	271.95%
Office Supplies	200	431	(231)	215.50%
Dues, Licenses, Subscriptions	500	1,202	(702)	240.40%
Total Administration	136,379	139,031	(2,652)	101.94%
Electric Utility Services				
Electricity - Streetlights	154,000	161,452	(7,452)	104.84%
Total Electric Utility Services	154,000	161,452	(7,452)	104.84%
Garbage/Solid Waste Services				
Garbage - Recreational Facility	2,900	5,314	(2,414)	183.24%
Total Garbage/Solid Waste Services	2,900	5,314	(2,414)	183.24%
Water-Sewer Comb Services				
Utility - Water	24,000	17,795	6,205	74.15%
Total Water-Sewer Comb Services	24,000	17,795	6,205	74.15%

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2026

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Other Physical Environment				
Waterway Management	22,300	90,465	(68,165)	405.67%
Field Services	27,707	30,688	(2,981)	110.76%
Waterway Management - Other	2,500	4,066	(1,566)	162.64%
Contracts - Landscape	274,413	188,148	86,265	68.56%
Clubhouse Security Systems	14,000	15,928	(1,928)	113.77%
Onsite Staff	61,944	48,835	13,109	78.84%
Insurance -Property & Casualty	40,407	30,449	9,958	75.36%
R&M-Gate	1,500	4,900	(3,400)	326.67%
R&M-Other Landscape	10,000	7,410	2,590	74.10%
R&M-Pools	39,600	50,370	(10,770)	127.20%
Entry/Gate/Walls Maintenance	2,056	1,645	411	80.01%
Plant Replacement Program	20,000	8,851	11,149	44.26%
Irrigation Maintenance	12,000	31,376	(19,376)	261.47%
Mitigation Area Monitoring & Maintenance	5,000	-	5,000	0.00%
Total Other Physical Environment	533,427	513,131	20,296	96.20%
Capital Expenditures & Projects				
Capital Improvements	29,135	34,570	(5,435)	118.65%
Total Capital Expenditures & Projects	29,135	34,570	(5,435)	118.65%
Road and Street Facilities				
StreetLight - Decorative Light Maint.	5,000	-	5,000	0.00%
Pavement and Signage Repairs	1,500	-	1,500	0.00%
Misc-Holiday Lighting	16,050	11,728	4,322	73.07%
Total Road and Street Facilities	22,550	11,728	10,822	52.01%
Parks and Recreation				
Security Patrol Services	10,000	19,034	(9,034)	190.34%
Pool Service Repairs	2,500	-	2,500	0.00%
Playground Equipment and Maintenance	12,000	12,806	(806)	106.72%
Special Events	2,000	-	2,000	0.00%
Misc-Contingency	13,219	37,421	(24,202)	283.08%
Total Parks and Recreation	39,719	69,261	(29,542)	174.38%
Reserves				
Capital Reserve	38,000	-	38,000	0.00%
Total Reserves	38,000	-	38,000	0.00%
TOTAL EXPENDITURES & RESERVES	**980,110**	**952,282**	**27,828**	**97.16%**
Excess (deficiency) of revenues Over (under) expenditures	-	60,319	60,319	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**433,255**		
FUND BALANCE, ENDING		**$ 493,574**		

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2026

Series 2008 Debt Service Fund (201)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 7,899	$ 7,899	0.00%
Special Assmnts- Tax Collector	172,874	175,585	2,711	101.57%
TOTAL REVENUES	**172,874**	**183,484**	**10,610**	**106.14%**
EXPENDITURES				
Debt Service				
Principal Debt Retirement	130,000	130,000	-	100.00%
Interest Expense	42,659	42,659	-	100.00%
Total Debt Service	172,659	172,659	-	100.00%
TOTAL EXPENDITURES	**172,659**	**172,659**	**-**	**100.00%**
Excess (deficiency) of revenues Over (under) expenditures	215	10,825	10,610	0.00%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	215	-	(215)	0.00%
TOTAL FINANCING SOURCES (USES)	**215**	**-**	**(215)**	**0.00%**
Net change in fund balance	$ 215	$ 10,825	$ 10,180	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**193,405**		
FUND BALANCE, ENDING		**$ 204,230**		

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2026

Series 2018-1 Debt Service Fund (202)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 18,632	$ 18,632	0.00%
Special Assmnts- Tax Collector	381,720	380,666	(1,054)	99.72%
Special Assmnts- Prepayment	-	2,727	2,727	0.00%
TOTAL REVENUES	**381,720**	**402,025**	**20,305**	**105.32%**
EXPENDITURES				
Debt Service				
Principal Debt Retirement	265,000	265,000	-	100.00%
Interest Expense	121,969	121,969	-	100.00%
Total Debt Service	386,969	386,969	-	100.00%
TOTAL EXPENDITURES	**386,969**	**386,969**	**-**	**100.00%**
Excess (deficiency) of revenues Over (under) expenditures	(5,249)	15,056	20,305	0.00%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	(5,249)	-	5,249	0.00%
TOTAL FINANCING SOURCES (USES)	**(5,249)**	**-**	**5,249**	**0.00%**
Net change in fund balance	$ (5,249)	$ 15,056	$ 30,803	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**476,829**		
FUND BALANCE, ENDING		**$ 491,885**		

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2026

Series 2018-2 Debt Service Fund (203)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 12,940	$ 12,940	0.00%
Special Assmnts- Tax Collector	289,432	290,135	703	100.24%
Special Assmnts- Prepayment	-	4,712	4,712	0.00%
TOTAL REVENUES	**289,432**	**307,787**	**18,355**	**106.34%**
EXPENDITURES				
Debt Service				
Principal Debt Retirement	100,000	100,000	-	100.00%
Interest Expense	187,232	189,233	(2,001)	101.07%
Total Debt Service	287,232	289,233	(2,001)	100.70%
TOTAL EXPENDITURES	**287,232**	**289,233**	**(2,001)**	**100.70%**
Excess (deficiency) of revenues Over (under) expenditures	2,200	18,554	16,354	0.00%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	2,200	-	(2,200)	0.00%
TOTAL FINANCING SOURCES (USES)	**2,200**	**-**	**(2,200)**	**0.00%**
Net change in fund balance	$ 2,200	$ 18,554	$ 11,954	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**331,398**		
FUND BALANCE, ENDING		**$ 349,952**		

Bank Account Statement

Parkway Center CDD

Bank Account No.	5082		
Statement No.	08-26	**Statement Date**	08/31/2026

G/L Account No. 101002 Balance	27,538.04	**Statement Balance**	31,334.14
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	31,334.14
Subtotal	27,538.04	**Outstanding Checks**	-3,796.10
Negative Adjustments	0.00	**Ending Balance**	27,538.04
Ending G/L Balance	27,538.04		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
07/25/2025	Payment	002556	DECISIONHR	PAYROLL 07/25/25			-1,998.86
08/24/2026	Payment	300310	B.O.C.C.	Inv: 081926-2368-ACH			-1,405.55
08/31/2026	Payment	300316	CHARTER COMMUNICATIONS	Inv: 2463929081426-ACH			-391.69
Total Outstanding Checks							-3,796.10
Outstanding Deposits							
Total Outstanding Deposits							

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 8/1/26 to 8/31/26

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001							
CHECK # 100328							
001	08/03/26	BLUE LIFE POOL SERVICE LLC	24735	additional chemicals July 2026	R&M-Pools	546074-53908	$280.00
						Check Total	*$280.00*
CHECK # 100329							
001	08/03/26	BUSINESS OBSERVER INC	26-02765H	Legal Advertisement July 2026	Legal Advertising	548002-51301	$308.44
						Check Total	*$308.44*
CHECK # 100330							
001	08/07/26	INFRAMARK LLC	184711	JUNE 26 MGMNT SVCS	Postage, Phone, Faxes, Copies	541024-51301	$5.46
						Check Total	*$5.46*
CHECK # 100331							
001	08/07/26	ENVERA SYSTEMS	771071	active video monitoring Aug 2026	Clubhouse Security Systems	534174-53908	$1,194.14
						Check Total	*$1,194.14*
CHECK # 100332							
001	08/07/26	LANDSCAPE MAINTENANCE	408937	irrigation repairs July 2026	Irrigation Maintenance	546930-53908	$115.72
001	08/07/26	LANDSCAPE MAINTENANCE	408936	irrigation repairs July 2026	Irrigation Maintenance	546930-53908	$60.53
001	08/07/26	LANDSCAPE MAINTENANCE	408938	irrigation repairs July 2026	Irrigation Maintenance	546930-53908	$22.13
						Check Total	*$198.38*
CHECK # 100333							
001	08/07/26	S2W SECURITY LLC	INV-4872	Security Patrol July 2026	Security Patrol Services	531116-57201	$1,196.00
						Check Total	*$1,196.00*
CHECK # 100334							
001	08/12/26	LANDSCAPE MAINTENANCE	410607	irrigation repair July 2026	Irrigation Maintenance	546930-53908	$76.72
001	08/12/26	LANDSCAPE MAINTENANCE	410610	irrigation repairs July 2026	Irrigation Maintenance	546930-53908	$27.37
001	08/12/26	LANDSCAPE MAINTENANCE	410608	irrigation repair 7.31.26	Irrigation Maintenance	546930-53908	$112.75
001	08/12/26	LANDSCAPE MAINTENANCE	410609	irrigation repair July 2026	Irrigation Maintenance	546930-53908	$20.37
001	08/12/26	LANDSCAPE MAINTENANCE	410611	irrigation repair July 2026	Irrigation Maintenance	546930-53908	$38.36
001	08/12/26	LANDSCAPE MAINTENANCE	410606	irrigation repair July 2026	Irrigation Maintenance	546930-53908	$116.32
						Check Total	*$391.89*
CHECK # 100335							
001	08/12/26	ERIN MCCORMICK LAW, PA	10912	Legal Services June/July 2026	District Counsel	531146-51301	$3,940.50
						Check Total	*$3,940.50*
CHECK # 100336							
001	08/12/26	ECO PEST SOLUTIONS	14897	Pest Control August 2026	Misc-Contingency	549900-57201	$150.00
						Check Total	*$150.00*
CHECK # 100337							
001	08/12/26	ENVERA SYSTEMS	772204	Video monitoring August 2026	Clubhouse Security Systems	534174-53908	$1,194.14
						Check Total	*$1,194.14*

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 8/1/26 to 8/31/26

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100338							
001	08/12/26	BUSINESS OBSERVER INC	26-02781H	legal advertisement August 2026	Legal Advertising	548002-51301	$78.75
						Check Total	*$78.75*
CHECK # 100339							
001	08/12/26	RUSSELL LANDSCAPE FLORIDA LLC	2065316	Monthly Maint Contract August 2026	Contracts - Landscape	534171-53908	$17,887.92
						Check Total	*$17,887.92*
CHECK # 100340							
001	08/17/26	SUBURBAN PROPANE	073126-0109	propane Gas Refill July 2026	Misc-Contingency	549900-57201	$784.11
						Check Total	*$784.11*
CHECK # 100341							
001	08/17/26	INFRAMARK LLC	186094	Management Services August 2026	Accounting Services	532001-51301	$2,389.75
001	08/17/26	INFRAMARK LLC	186094	Management Services August 2026	Disclosure Report	531142-51301	$500.00
001	08/17/26	INFRAMARK LLC	186094	Management Services August 2026	District Manager	531150-51301	$2,475.42
001	08/17/26	INFRAMARK LLC	186094	Management Services August 2026	Field Services	531122-53908	$2,308.92
001	08/17/26	INFRAMARK LLC	186094	Management Services August 2026	ProfServ-Info Technology	531020-51301	$266.67
						Check Total	*$7,940.76*
CHECK # 100342							
001	08/17/26	BLUE LIFE POOL SERVICE LLC	24897	pool service August 2026	R&M-Pools	546074-53908	$1,880.00
						Check Total	*$1,880.00*
CHECK # 100343							
001	08/19/26	S2W SECURITY LLC	INV-4876	On site roaming security July/Aug	Security Patrol Services	531116-57201	$1,196.00
						Check Total	*$1,196.00*
CHECK # 100344							
001	08/19/26	NEPTUNE MULTI SERVICES LLC	00531309	Janitorial May 2026	Misc-Contingency	549900-57201	$900.00
001	08/19/26	NEPTUNE MULTI SERVICES LLC	00531310	Janitorial June 2026	Misc-Contingency	549900-57201	$900.00
001	08/19/26	NEPTUNE MULTI SERVICES LLC	00531311	Janitorial July 2026	Miscellaneous Expenses	549999-51301	$900.00
001	08/19/26	NEPTUNE MULTI SERVICES LLC	00531308	Janitorial April 2026	Misc-Contingency	549900-57201	$900.00
						Check Total	*$3,600.00*
CHECK # 100345							
001	08/19/26	ADMIRAL FURNITURE LLC	A-156262	re-sling chaise lounges August 2026	Misc-Contingency	549900-57201	$3,968.30
						Check Total	*$3,968.30*
CHECK # 100346							
001	08/19/26	INFRAMARK LLC	1169667	Maintenance Services August 2026	R&M-Gate	546034-53908	$4,400.00
						Check Total	*$4,400.00*
CHECK # 100347							
001	08/24/26	INFRAMARK LLC	187234	postage August 2026	Postage, Phone, Faxes, Copies	541024-51301	$3.12
						Check Total	*$3.12*
CHECK # 100348							
001	08/26/26	SUBURBAN PROPANE	1158-361532	propane gas refill August 2026	R&M-Pools	546074-53908	$764.05
						Check Total	*$764.05*

PARKWAY CENTER COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 8/1/26 to 8/31/26

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300302							
001	08/05/26	ADP INC	727752718-ACH	ADP processing payroll July 2026	Miscellaneous Expenses	549999-51301	$20.40
						Check Total	*$20.40*
CHECK # 300304							
001	08/13/26	TECO	080526-0319-ACH	TECO July 2026	Electricity - Streetlights	543013-53100	$9,477.99
						Check Total	*$9,477.99*
CHECK # 300305							
001	08/17/26	TECO	080626-0146-ACH	TECO 7/2 - 7/31	Electricity - Streetlights	543013-53100	$826.06
						Check Total	*$826.06*
CHECK # 300306							
001	08/12/26	TECO	080626-0369-ACH	TECO 7/2 - 7/31	Electricity - Streetlights	543013-53100	$652.16
						Check Total	*$652.16*
CHECK # 300307							
001	08/12/26	TECO	080626-0609-ACH	TECO 7/2 - 7/31	Electricity - Streetlights	543013-53100	$613.27
						Check Total	*$613.27*
CHECK # 300308							
001	08/12/26	TECO	080626-1963-ACH	TECO July 2 - July 31	Electricity - Streetlights	543013-53100	$309.01
						Check Total	*$309.01*
CHECK # 300309							
001	08/12/26	TECO	080626-5560-ACH	TECO 7/2 - 7/31	Electricity - Streetlights	543013-53100	$1,396.55
						Check Total	*$1,396.55*
CHECK # 300310							
001	08/24/26	B.O.C.C.	081926-2368-ACH	water sewage August 2026	Utility - Water	543018-53600	$1,405.55
						Check Total	*$1,405.55*
CHECK # 300311							
001	08/25/26	TECO	080626-7215-ACH	ELECTRIC JULY	Electricity - Streetlights	543013-53100	$97.57
						Check Total	*$97.57*
CHECK # 300314							
001	08/05/26	REPUBLIC SERVICES	0696-001369986-ACH	GARBAGE AUG	Garbage - Recreational Facility	543185-53400	$530.07
						Check Total	*$530.07*
CHECK # 300315							
001	08/25/26	BANKUNTIED CC PMT	073126-8747-ACH	CC PAYMENT JULY EXP.	Dues, Licenses, Subscriptions	554020-51301	$12.64
001	08/25/26	BANKUNTIED CC PMT	073126-8747-ACH	CC PAYMENT JULY EXP.	Postage, Phone, Faxes, Copies	541024-51301	$47.54
						Check Total	*$60.18*
CHECK # 300316							
001	08/31/26	CHARTER COMMUNICATIONS	2463929081426-ACH	spectrum August 2026	Clubhouse Security Systems	534174-53908	$391.69
						Check Total	*$391.69*
						Fund Total	**$67,142.46**

Total Checks Paid	**$67,142.46**

PARKWAY CENTER CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
ECO PEST SOLUTIONS	8/1/2026	14897	$150.00			Pest Control August 2026
INFRAMARK LLC	7/21/2026	184711	$5.46			JUNE 26 MGMNY SVCS
INFRAMARK LLC	8/1/2026	186094	$2,389.75			DISTRICT INVOICE
INFRAMARK LLC	8/1/2026	186094	$266.67	$7,940.76		DISTRICT INVOICE
INFRAMARK LLC	8/13/2026	1169667	$4,400.00			Maintenance Services August 2026
LANDSCAPE MAINTENANCE	7/31/2026	408936	$60.53		$176.25	irrigation repairs July 2026
LANDSCAPE MAINTENANCE	7/31/2026	408938	$22.13			irrigation repairs July 2026
NEPTUNE MULTI SERVICES LLC	8/9/2026	00531311	$900.00			JANITORIAL SERVICE July 2026
REPUBLIC SERVICES	6/17/2026	0696-001362852-ACH	$551.49			JULY GARBAGE
REPUBLIC SERVICES	7/17/2026	0696-001369986-ACH	$530.07			GARBAGE AUG
Monthly Contract Subtotal			**$9,276.10**			
Variable Contract						
DECISIONHR	8/7/2026	260090190016-ACH	$2,021.37			PAYROLL 08/2026
DECISIONHR	8/21/2026	260090190017-ACH	$2,021.37		$4,042.74	PAYROLL 08/2026
LANDSCAPE MAINTENANCE	7/31/2026	410606	$116.32			irrigation repair July 2026
NEPTUNE MULTI SERVICES LLC	8/9/2026	00531309	$900.00			JANITORIAL SERVICE May 2026
NEPTUNE MULTI SERVICES LLC	8/9/2026	00531308	$900.00			JANITORIAL SERVICE April 2026
Variable Contract Subtotal			**$5,959.06**			
Utilities						
NEPTUNE MULTI SERVICES LLC	8/9/2026	00531310	$900.00			JANITORIAL SERVICE June 2026
TECO	7/8/2026	070826-7215-ACH	$90.72			Jun 1 - July 1 ELECTRIC
TECO	8/6/2026	080626-5560-ACH	$1,396.55			TECO 7/2 - 7/31
TECO	8/6/2026	080626-1963-ACH	$309.01			TECO July 2 - July 31
TECO	8/5/2026	080526-0319-ACH	$9,477.99			TECO July 2026

PARKWAY CENTER CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
TECO	8/6/2026	080626-0146-ACH	$826.06			TECO 7/2 - 7/31
TECO	8/6/2026	080626-0369-ACH	$652.16			TECO 7/2 - 7/31
TECO	8/6/2026	080626-0609-ACH	$613.27			TECO 7/2 - 7/31
TECO	8/6/2026	080626-7215-ACH	$97.57			ELECTRIC JULY
Utilities Subtotal			**$14,363.33**			
Regular Services						
ADMIRAL FURNITURE LLC	8/10/2026	A-156262	$3,968.30			re-sling chaise lounges August 2026
ADP INC	7/31/2026	727752718-ACH	$20.40			ADP processing payroll July 2026
ADVANCED AQUATIC SERVICES INC.	9/1/2026	10565057	$2,866.00			Aquatic Maint Sept.2026
B.O.C.C.	8/19/2026	081926-2368-ACH	$1,405.55			water sewage August 2026
BANKUNTIED CC PMT	7/31/2026	073126-8747-ACH	$12.64			CC PAYMENT JULY EXP.
BANKUNTIED CC PMT	7/31/2026	073126-8747-ACH	$47.54	$60.18	$60.18	CC PAYMENT JULY EXP.
BLUE LIFE POOL SERVICE LLC	8/10/2026	24897	$1,880.00			AUG POOL SERVICE
BUSINESS OBSERVER INC	8/7/2026	26-02781H	$78.75			legal
CHARTER COMMUNICATIONS	8/14/2026	2463929081426-ACH	$391.69			spectrum August 2026
ENVERA SYSTEMS	8/3/2026	772204	$1,194.14			Video monitoring August 2026
ERIN MCCORMICK LAW, PA	8/3/2026	10912	$3,940.50			Legal Services June/July 2026
INFRAMARK LLC	8/1/2026	186094	$500.00			DISTRICT INVOICE
INFRAMARK LLC	8/1/2026	186094	$2,475.42			DISTRICT INVOICE
INFRAMARK LLC	8/1/2026	186094	$2,308.92		$7,674.09	DISTRICT INVOICE
INFRAMARK LLC	8/19/2026	187234	$3.12			DISTRICT INVOICE
LANDSCAPE MAINTENANCE	7/31/2026	408937	$115.72			irrigation repairs July 2026
LANDSCAPE MAINTENANCE	7/31/2026	410607	$76.72			irrigation repairs July 2026
LANDSCAPE MAINTENANCE	7/31/2026	410610	$27.37			irrigation repairs July 2026
LANDSCAPE MAINTENANCE	7/31/2026	410608	$112.75			irrigation repairs July 2026
LANDSCAPE MAINTENANCE	7/31/2026	410609	$20.37			irrigation repair July 2026

PARKWAY CENTER CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
LANDSCAPE MAINTENANCE	7/31/2026	410611	$38.36			irrigation repair July 2026
NEPTUNE MULTI SERVICES LLC	8/27/2026	00531329	$900.00			AUG JANITORIAL SERVICE
RUSSELL LANDSCAPE FLORIDA LLC	8/1/2026	2065316	$17,887.92			Monthly Maint Contract August 2026
S2W SECURITY LLC	8/1/2026	INV-4872	$1,196.00			Security Patrol July 2026
S2W SECURITY LLC	8/15/2026	INV-4876	$1,196.00			security On site roaming security July/Aug
SUBURBAN PROPANE	7/31/2026	073126-0109	$784.11			propane Gas Refill July 2026
SUBURBAN PROPANE	7/20/2026	1158-361532	$764.05			propane gas refill August 2026
Regular Services Subtotal			**$44,212.34**			
TOTAL			**$73,810.83**			

INVOICE

ECO-PEST & TERMITE SOLUTIONS
13194 US HWY 301 #434
RIVERVIEW FL 33578
863-318-7378

WWW.EPTSFL.COM

Parkway Center
7461 S Falkenburg Rd
Riverview, FL 33578

Service Address

Parkway Center
7461 S Falkenburg Rd
Riverview, FL 33578

Parkway Center
(813) 493-0489 Mobile

Account #	JK1021
Invoice #	14897
Invoice Date	08/01/2026
Invoice Total	**$150.00**

ITEM	DESCRIPTION	COST	QTY	PRICE
Routine Service				
Routine Service		$150.00	1	$150.00

When paying by card a merchant surcharge will also be applied.

Terms
Payment is due on receipt.

Notes
Good morning today we web dusted around the clubhouse, and treated all perimeter areas.
Thank you for your business.

Service Date: 08/28/2026

Subtotal	**$150.00**
No Tax	**$0.00**
Total	**$150.00**
Amount Paid	$0.00
Amount Due	**$150.00**
Account Balance	$150.00
Balance Due	**$300.00**

Ecopestsolutions1@gmail.com
WWW.EPTSFL.COM

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
184711	7/21/2026
CUSTOMER ID	**NET TERMS**
C2303	Due On Receipt
PO#	**DUE DATE**
	7/21/2026

BILL TO
Parkway Center CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: June 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	7	Ea	0.78		5.46
Subtotal					**5.46**

Subtotal	$5.46
Tax	$0.00
Total Due	$5.46

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
186094	8/1/2026
CUSTOMER ID	**NET TERMS**
C2303	Due On Receipt
PO#	**DUE DATE**
	8/1/2026

BILL TO
Parkway Center CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: August 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	2,389.75		2,389.75
Dissemination Services	2	Ea	250.00		500.00
District Management	1	Ea	2,475.42		2,475.42
Field Management	1	Ea	2,308.92		2,308.92
Technology Services	1	Ea	266.67		266.67
Subtotal					**7,940.76**

Subtotal	$7,940.76
Tax	$0.00
Total Due	$7,940.76

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

INFRAMARK

Inframark, LLC
2002 West Grand Parkway North, Suite 100
Katy, Texas 77449
(281) 578-4200

Client ID Number	

Invoice Number	**1169667**
Invoice Date	**8/13/2026**
Due Date	**9/12/2026**

To: **Parkway Center CDD**
2005 Pan Am Cir, Ste 300

Tampa, FL 33607-6008

Service Description	Total
Maintenance Services	**$4,400.00**

Subtotal	**$4,400.00**
Sales Tax	**$0.00**
Total	**$4,400.00**

Please Pay This Amount

Remit To: Inframark, LLC, P.O. Box 733778, Dallas, Texas 75373-3778

To pay by Credit Card, contact us at 281-578-4299, 9:00am - 5:30pm EST, Mon - Fri. A surcharge fee may apply

To Pay via ACH or Wire, please refer to our banking information below:
Account Name : INFRAMARK, LLC
ACH - Bank Routing Number : 111000614 / Account Number 912593196
Wire - Bank Routing Number : 021000021 / SWIFT Code : CHASUS33 / Account Number: 912593196

Please include the Project ID and the Invoice Number on the check stub of your payment.

INFRAMARK, LLC

13 Aug 2026 05:29:56AM CST

DISTRICT : PARKWAY CENTER CDD

Go Green! Think before you print.

INVOICE NO. 1169667 - DETAIL

INVOICE DATE: 8/13/2026

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
IMS Billable Work Order										
General Maintenance & Repairs										
	8/6/2026	4650035	PKCCDD District Area	General Maintenance; Final fence installation with gate	$0.00	$0.00	$4,400.00	$0.00	$4,400.00	N
				General Maintenance & Repairs Total	**$0.00**	**$0.00**	**$4,400.00**	**$0.00**	**$4,400.00**	
				BWO Total	**$0.00**	**$0.00**	**$4,400.00**	**$0.00**	**$4,400.00**	
				Invoice Total	**$0.00**	**$0.00**	**$4,400.00**	**$0.00**	**$4,400.00**	

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891

A Juniper Company

Invoice 408936

Bill To
Parkway Center CDD c/o Inframark US 301 & Crowley Road Riverview, FL 33578

Date	Due Date
07/31/26	8/30/2026
Account Owner	**PO#**
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
				$60.53
#411360 - July 2026 Wet Check Repairs - Completed Repairs Controller C				
Lateral Components - 07/29/2026				
Irrigation Technician Labor	0.50HR	$65.00	$32.50	
Hunter Pro-Spray 6 in. Pop Up with Side Inlet	1.00EA	$19.65	$19.65	
Sch 40 PVC Coupling 1/2 in. Socket	2.00EA	$0.75	$1.50	
KF Black IPS Flex Pipe PVC 1/2 in. x 100 ft. (Sold per ft.)	2.00EA	$2.21	$4.42	
Hunter PRO Nozzle 10 ft. Radius Half Circle 10 ft 180 Degree	1.00EA	$2.46	$2.46	

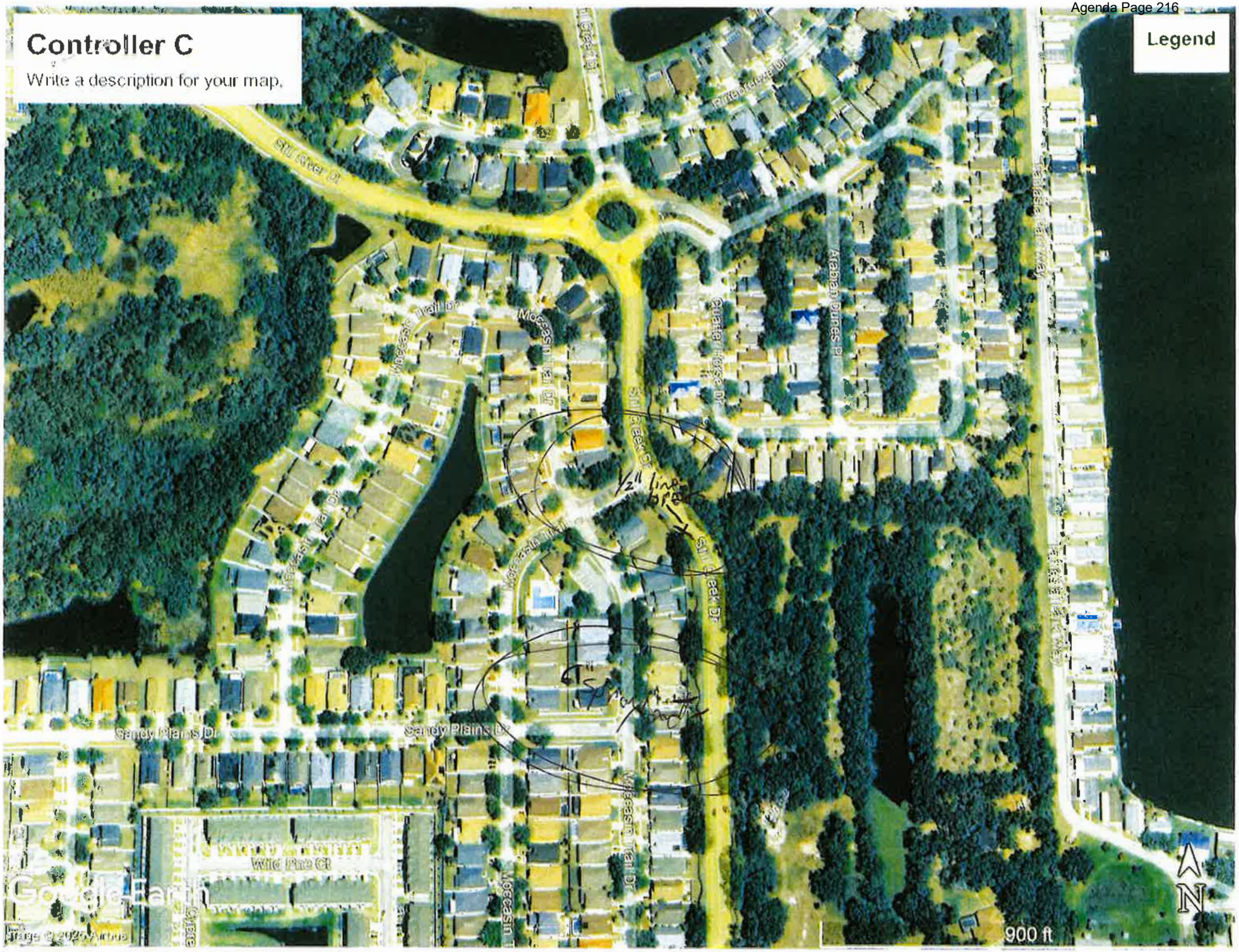
Grand Total **$60.53**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
$198.38	$0.00	$0.00	$0.00	$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.


Controller C
Write a description for your map.
Legend
Sandy Plains Dr
Wild Pine Ct
Moccasin Trail Dr
Arabian Dunes Pl
900 ft
N

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891

A Juniper Company

Invoice 408938

Bill To
Parkway Center CDD c/o Inframark US 301 & Crowley Road Riverview, FL 33578

Date	Due Date
07/31/26	8/30/2026
Account Owner	**PO#**
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
				$22.13

#411413 - July 2026 Wet Check Repairs - Completed Repairs Controller D

Lateral Components - 07/29/2026

Irrigation Technician Labor	0.25HR	$65.00	$16.25
Rain Bird XF Coupling 17 mm	1.00EA	$0.96	$0.96
Hunter PRO Nozzle 10 ft. Radius Half Circle 10 ft 180 Degree	2.00EA	$2.46	$4.92

Grand Total **$22.13**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
$198.38	$0.00	$0.00	$0.00	$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.


Controller D
Write a description for your map.
Legend
Still River Dr
Still Creek Dr
Still Creek Ct
Still Creek Dr
Rhinestone Dr
Dripline Block
Nozzles
Mossberg Trail Dr
Arabian Dunes Pl
Quarter Horse Dr
Still Creek
N
Google Earth
Image © 2025 Airbus

Neptune Multi services LLC

11423 Crestlake Village Dr
Riverview, FL, 33569-2939
Neptunemts@gmail.com
neptunemts@gmail.com
813-778-9857

Invoice

Invoice No:	00531311
Date:	08/09/2026
Terms:	NET 14
Due Date:	08/23/2026

Bill To: Park way CDD
alba.sanchez@inframark.com,
inframarkcms@payableslockbox.com

Description	Quantity	Rate	Amount
Janitorial services July2026 Janitorial services July2026	1	$900.00	$900.00

Payment Instructions

Check

Subtotal	$900.00
TAX 0%	$0.00
Total	$900.00
Paid	$0.00
Balance Due	**$900.00**

Please detach and send with remittance to:

Neptune Multi services LLC

11423 Crestlake Village Dr

Riverview, FL, 33569-2939

Remittance Advice for Invoice # 00531311 on 08/09/2026

Balance Due $900.00

Paid _____

Received From: Park way CDD

Card Type			
Cardholder's Name	_____		
Card Number	☐☐☐☐ ☐☐☐☐ ☐☐☐☐ ☐☐☐☐	**CVV**	☐☐☐
Expiry Date	☐☐/☐☐		
Signature			



REPUBLIC SERVICES

5210 W Linebaugh Ave
Tampa FL 33624-503434

Customer Service (813) 265-0292
RepublicServices.com/Support

Important Information
It's easy to go paperless! Sign up for Paperless Billing at RepublicServices.com and enjoy the convenience of managing your account anytime, anywhere, on any device.

Account Number	**3-0696-0046402**
Invoice Number	0696-001362852
Invoice Date	June 17, 2026
Previous Balance	$552.58
Payments/Adjustments	-$552.58
Current Invoice Charges	**$551.49**

Total Amount Due	**Payment Due Date**
$551.49	**July 07, 2026**

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 06/06	5555555	-$552.58

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Parkway Center Cdd 7461 S Falkenburg Rd CSA A217954588 Riverview, FL				
1 Fl Waste Container 4 Yd, 1 Lift Per Week Disposal:SOUTH CO - CLASS 1				
Pickup Service 07/01-07/31			$348.28	$348.28
Container Refresh 07/01-07/31		1.0000	$9.00	$9.00
Total Fuel/Environmental Recovery Fee				$194.21
CURRENT INVOICE CHARGES				**$551.49**

Simple account access at your fingertips.

Download the Republic Services app or visit RepublicServices.com today.



REPUBLIC SERVICES

5210 W Linebaugh Ave
Tampa FL 33624-503434

Address Service Requested

Thank You For Choosing Paperless

Total Enclosed

Total Amount Due	**$551.49**
Payment Due Date	**July 07, 2026**
Account Number	**3-0696-0046402**
Invoice Number	**0696-001362852**

For Billing Address Changes,
Check Box and Complete Reverse.

Make Checks Payable To:

PARKWAY CENTER CDD
GENE ROBERTS
2005 PAN AM CIR
SUITE 300
TAMPA FL 33607-6008

REPUBLIC SERVICES #696
PO BOX 71068
CHARLOTTE NC 28272-1068

30696004640200000013628520000551490000551497

UNDERSTANDING YOUR BILL
Visit RepublicServices.com/MyBill

UNDERSTANDING OUR RATES, CHARGES, AND FEES
Visit Republicservices.com/customer-support/fee-disclosures

Responsible Party
All waste services are managed, performed, and billed for by individual operating subsidiaries of Republic Services, Inc. Republic Services, Inc. itself does not perform any waste services, nor does it contract for such services. The operating entity providing your waste service is identified on your invoice. Accordingly, all obligations to you, including providing quality service and billing you for service, rests with the operating entity identified on your invoice.

Residential Customers
If you are a residential customer receiving service without a signed customer service agreement, your service is subject to and governed by the Service Terms for Residential Customers located at Republicservices.com/customer-support/residential-service-terms , which include a **CLASS ACTION WAIVER** and **ARBITRATION CLAUSE**, and our right to charge you a container removal fee upon termination of service, among other terms. These terms are subject to change so please review them upon receipt of your invoice. If you do not have access to a computer, you may request that a copy be mailed to you by calling Customer Service at the number on the front of this invoice. Please note that some or all of the Service Terms for Residential Customers may not apply if your services are subject to terms mandated by a governmental entity in your locality.

Check Processing
When you provide a check as payment, you authorize us to use information from your check to make a one-time electronic fund transfer from your account. When we make an electronic transfer, funds may be withdrawn from your account the same day we receive your payment or check and you will not receive your check back from your financial institution.

Cancellation & Payment Policy
Unless prohibited by applicable law, regulation, or franchise or other agreement: (1) we reserve the right to require that payment for services be made only by check, credit card or money order; and (2) if service is canceled during a billing cycle, you will remain responsible for all charges, fees and taxes through the end of the billing cycle. You will not be entitled to proration of billing or a refund for the period between the notice of termination and the end of the current billing cycle.

Understanding Our Rates, Charges and Fees
If you are receiving service without a signed customer service agreement, please visit RepublicServices.com/Fees to review the financial terms and conditions relating to your service. If you are receiving service pursuant to a written contract, but have questions relating to any charges or fees, RepublicServices.com/Fees provides a detailed description of our most common charges and fees. If you do not have access to a computer, you may request that a copy be mailed to you by calling Customer Service at the number on the front of this invoice.

RM-3159

Please fill out the form below if your billing address has changed and return this portion of your statement to us using the envelope enclosed. Thank you!

BILLING ADDRESS CHANGE

Address		
City	State	Zip Code
Phone	Alternate Phone	

5210 W Linebaugh Ave
Tampa FL 33624-503434

Customer Service (813) 265-0292
RepublicServices.com/Support

Important Information
It's easy to go paperless! Sign up for Paperless Billing at RepublicServices.com and enjoy the convenience of managing your account anytime, anywhere, on any device.

Account Number	**3-0696-0046402**
Invoice Number	0696-001369986
Invoice Date	July 17, 2026
Previous Balance	$551.49
Payments/Adjustments	-$551.49
Current Invoice Charges	**$530.07**

Total Amount Due	Payment Due Date
$530.07	**August 06, 2026**

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 07/07	5555555	-$551.49

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Parkway Center Cdd 7461 S Falkenburg Rd CSA A217954588 Riverview, FL				
1 Fl Waste Container 4 Yd, 1 Lift Per Week Disposal:SOUTH CO - CLASS 1				
Pickup Service 08/01-08/31			$348.28	$348.28
Container Refresh 08/01-08/31		1.0000	$9.00	$9.00
Total Fuel/Environmental Recovery Fee				$172.79
CURRENT INVOICE CHARGES				**$530.07**

Simple account access at your fingertips.
Download the Republic Services app or visit RepublicServices.com today.



5210 W Linebaugh Ave
Tampa FL 33624-503434

Thank You For Choosing Paperless

Total Amount Due	**$530.07**
Payment Due Date	**August 06, 2026**
Account Number	**3-0696-0046402**
Invoice Number	**0696-001369986**

Total Enclosed

Address Service Requested

☐ For Billing Address Changes, Check Box and Complete Reverse.

Make Checks Payable To:

PARKWAY CENTER CDD
GENE ROBERTS
2005 PAN AM CIR
SUITE 300
TAMPA FL 33607-6008

REPUBLIC SERVICES #696
PO BOX 71068
CHARLOTTE NC 28272-1068

3069600464020000001369986000053007000053007 9

UNDERSTANDING YOUR BILL
Visit RepublicServices.com/MyBill

UNDERSTANDING OUR RATES, CHARGES, AND FEES
Visit Republicservices.com/customer-support/fee-disclosures

Responsible Party
All waste services are managed, performed, and billed for by individual operating subsidiaries of Republic Services, Inc. Republic Services, Inc. itself does not perform any waste services, nor does it contract for such services. The operating entity providing your waste service is identified on your invoice. Accordingly, all obligations to you, including providing quality service and billing you for service, rests with the operating entity identified on your invoice.

Residential Customers
If you are a residential customer receiving service without a signed customer service agreement, your service is subject to and governed by the Service Terms for Residential Customers located at Republicservices.com/customer-support/residential-service-terms , which include a **CLASS ACTION WAIVER** and **ARBITRATION CLAUSE**, and our right to charge you a container removal fee upon termination of service, among other terms. These terms are subject to change so please review them upon receipt of your invoice. If you do not have access to a computer, you may request that a copy be mailed to you by calling Customer Service at the number on the front of this invoice. Please note that some or all of the Service Terms for Residential Customers may not apply if your services are subject to terms mandated by a governmental entity in your locality.

Check Processing
When you provide a check as payment, you authorize us to use information from your check to make a one-time electronic fund transfer from your account. When we make an electronic transfer, funds may be withdrawn from your account the same day we receive your payment or check and you will not receive your check back from your financial institution.

Cancellation & Payment Policy
Unless prohibited by applicable law, regulation, or franchise or other agreement: (1) we reserve the right to require that payment for services be made only by check, credit card or money order; and (2) if service is canceled during a billing cycle, you will remain responsible for all charges, fees and taxes through the end of the billing cycle. You will not be entitled to proration of billing or a refund for the period between the notice of termination and the end of the current billing cycle.

Understanding Our Rates, Charges and Fees
If you are receiving service without a signed customer service agreement, please visit RepublicServices.com/Fees to review the financial terms and conditions relating to your service. If you are receiving service pursuant to a written contract, but have questions relating to any charges or fees, RepublicServices.com/Fees provides a detailed description of our most common charges and fees. If you do not have access to a computer, you may request that a copy be mailed to you by calling Customer Service at the number on the front of this invoice.

RM-3159

Please fill out the form below if your billing address has changed and return this portion of your statement to us using the envelope enclosed. Thank you!

BILLING ADDRESS CHANGE

Address		
City	State	Zip Code
Phone	Alternate Phone	

DecisionHR 30 YEARS

INVOICE

Issued to:

Eric Davidson
Parkway Center Community
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

INVOICE NO	PAYROLL DATE	PAYMENT BY	DRAFT DATE
260090190016	8/7/2026	ACH	8/7/2026

DESCRIPTION	AMOUNT
Gross Wages	*1,680.00*
Social Security Tax	*104.16*
Medicare Tax	*24.36*
Risk Management	*97.94*
Administration Fees	*114.91*
GROSS PAYROLL AMOUNT	**$2,021.37**
TOTAL INVOICE	**$2,021.37**

PAYROLL ID	PERIOD START	STATEMENTS PROCESSED/PRINTED
260090190016	7/19/2026	1/0
CLIENT ID	**PERIOD END**	**DELIVERY METHOD**
9019	8/1/2026	Paperless

PAPERLESS Any live checks, mail to the client add Delivery

DecisionHR | 30 YEARS

INVOICE

Issued to:

Eric Davidson
Parkway Center Community
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

INVOICE NO	PAYROLL DATE	PAYMENT BY	DRAFT DATE
260090190017	8/21/2026	ACH	8/21/2026

DESCRIPTION	AMOUNT
Gross Wages	*1,680.00*
Social Security Tax	*104.16*
Medicare Tax	*24.36*
Risk Management	*97.94*
Administration Fees	*114.91*
GROSS PAYROLL AMOUNT	**$2,021.37**
TOTAL INVOICE	**$2,021.37**

PAYROLL ID	PERIOD START	STATEMENTS PROCESSED/PRINTED
260090190017	8/2/2026	1/0
CLIENT ID	**PERIOD END**	**DELIVERY METHOD**
9019	8/15/2026	Paperless

PAPERLESS Any live checks, mail to the client add Delivery

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891

A Juniper Company

Invoice 410606

Bill To
Parkway Center CDD c/o Inframark US 301 & Crowley Road Riverview, FL 33578

Date	Due Date
07/31/26	8/30/2026
Account Owner	**PO#**
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
				$116.32
#411438 - July 2026 Wet Check Repairs - Completed Repairs Controller L				
Lateral Components - 07/31/2026				
Irrigation Technician Labor	1.00HR	$65.00	$65.00	
Hunter Pro-Spray 6 in. Pop Up with Side Inlet	1.00EA	$19.65	$19.65	
Hunter PRO Nozzle 10 ft. Radius Half Circle 10 ft 180 Degree	1.00EA	$2.46	$2.46	
Rain Bird XF Barb Tee Female Adapter 17 mm x 3/4 in. x 17 mm Barb x FIPT x Barb	1.00EA	$5.16	$5.16	
Rain Bird XF Coupling 17 mm	14.00EA	$0.96	$13.44	
Rain Bird XFD On-Surface Dripline 0.9 gph 12 in. Spacing, 100' Roll by LF	4.00LF	$1.10	$4.40	
Netafim Soil Staple 6 in. (25 ct)	10.00EA	$0.62	$6.21	
Fuel Surcharge 5% - 07/31/2026				

Grand Total **$116.32**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
$590.27	$0.00	$0.00	$0.00	$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

Controller L

Write a description for your map.

Legend



Neptune Multi services LLC

11423 Crestlake Village Dr
Riverview, FL, 33569-2939
Neptunemts@gmail.com
neptunemts@gmail.com
813-778-9857

Invoice

Invoice No:	00531309
Date:	08/09/2026
Terms:	NET 14
Due Date:	08/23/2026

Bill To: Park way CDD
alba.sanchez@inframark.com,
inframarkcms@payableslockbox.com

Description	Quantity	Rate	Amount
Janitorial services May 2026 Janitorial services May 2026	1	$900.00	$900.00

Payment Instructions

Check

Subtotal	$900.00
TAX 0%	$0.00
Total	$900.00
Paid	$0.00
Balance Due	**$900.00**

Please detach and send with remittance to:

Neptune Multi services LLC

11423 Crestlake Village Dr

Riverview, FL, 33569-2939

Remittance Advice for Invoice # 00531309 on 08/09/2026

Balance Due $900.00

Paid _____

Received From: Park way CDD

Card Type			
Cardholder's Name	_____		
Card Number	☐☐☐☐ ☐☐☐☐ ☐☐☐☐ ☐☐☐☐	**CVV**	☐☐☐
Expiry Date	☐☐/☐☐		
Signature			



Neptune Multi services LLC

11423 Crestlake Village Dr
Riverview, FL, 33569-2939
Neptunemts@gmail.com
neptunemts@gmail.com
813-778-9857

Invoice

Invoice No:	00531308
Date:	08/09/2026
Terms:	NET 14
Due Date:	08/23/2026

Bill To: Park way CDD
alba.sanchez@inframark.com,
inframarkcms@payableslockbox.com

Description	Quantity	Rate	Amount
Janitorial services April 2026 Janitorial services April 2026	1	$900.00	$900.00

Payment Instructions

Check

Subtotal	$900.00
TAX 0%	$0.00
Total	$900.00
Paid	$0.00
Balance Due	**$900.00**

Please detach and send with remittance to:

Neptune Multi services LLC

11423 Crestlake Village Dr

Riverview, FL, 33569-2939

Remittance Advice for Invoice # 00531308 on 08/09/2026

Balance Due $900.00

Paid _____

Received From: Park way CDD

Card Type			
Cardholder's Name	_____		
Card Number	☐☐☐☐ ☐☐☐☐ ☐☐☐☐ ☐☐☐☐	**CVV**	☐☐☐
Expiry Date	☐☐/☐☐		
Signature			



Neptune Multi services LLC

11423 Crestlake Village Dr
Riverview, FL, 33569-2939
Neptunemts@gmail.com
neptunemts@gmail.com
813-778-9857

Invoice

Invoice No:	00531310
Date:	08/09/2026
Terms:	NET 14
Due Date:	08/23/2026

Bill To: Park way CDD
alba.sanchez@inframark.com,
inframarkcms@payableslockbox.com

Description	Quantity	Rate	Amount
Janitorial services June 2026 Janitorial services June 2026	1	$900.00	$900.00

Payment Instructions

Check

Subtotal	$900.00
TAX 0%	$0.00
Total	$900.00
Paid	$0.00
Balance Due	**$900.00**

Please detach and send with remittance to:

Neptune Multi services LLC

11423 Crestlake Village Dr

Riverview, FL, 33569-2939

Remittance Advice for Invoice # 00531310 on 08/09/2026

Balance Due $900.00

Paid _____

Received From: Park way CDD

Card Type			
Cardholder's Name	_____		
Card Number	☐☐☐☐ ☐☐☐☐ ☐☐☐☐ ☐☐☐☐	**CVV**	☐☐☐
Expiry Date	☐☐/☐☐		
Signature			



TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

PARKWAY CENTER CDD
7100 BLUE BEECH DR
RIVERVIEW, FL 33578

Statement Date: July 08, 2026

Amount Due:	**$90.72**

Due Date: July 29, 2026
Account #: 221009587215

DO NOT PAY. Your account will be drafted on July 29, 2026

Account Summary

Current Service Period: June 03, 2026 - July 01, 2026

Previous Amount Due	$87.34
Payment(s) Received Since Last Statement	-$87.34
Current Month's Charges	**$90.72**
Amount Due by July 29, 2026	**$90.72**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Scan here to view your account online.



Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

TECOaccount.com

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

---

To ensure prompt credit, please return stub portion of this bill with your payment.

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 221009587215
Due Date: July 29, 2026

Amount Due:	**$90.72**
Payment Amount: $ _____	

619285923177

Your account will be drafted on July 29, 2026

Pay your bill online at TampaElectric.com
See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

PARKWAY CENTER CDD
2005 PAN AM CIR, STE 120
TAMPA, FL 33607-2529

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
7100 BLUE BEECH DR
RIVERVIEW, FL 33578

Account #: 221009587215
Statement Date: July 08, 2026
Charges Due: July 29, 2026

Service Period: Jun 03, 2026 - Jul 01, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	*37 kWh @ $0.03411/kWh*	$1.26
Fixture & Maintenance Charge	*3 Fixtures*	$21.67
Lighting Pole / Wire	*2 Poles*	$65.74
Lighting Fuel Charge	*37 kWh @ $0.03452/kWh*	$1.28
Storm Protection Charge	*37 kWh @ $0.00574/kWh*	$0.21
Clean Energy Transition Mechanism	*37 kWh @ $0.00043/kWh*	$0.02
Storm Surcharge	*37 kWh @ $0.01230/kWh*	$0.46
Florida Gross Receipt Tax		$0.08
Lighting Charges		**$90.72**

Total Current Month's Charges **$90.72**

Important Messages

Good news for business customers! The price of electricity will go down in August as we end the Storm Recovery Charge.
Beginning in August, small business customers will save about $20 per 1,000 kWh each month, or 11-12% overall. That's saving of about $40/month for 2,000kWh and nearly $60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit **TampaElectric.com/BizSave**

For more information about your bill and understanding your charges, please visit **TampaElectric.com**

Ways To Pay Your Bill

Bank Draft
Visit **TECOaccount.com** for free recurring or one time payments via checking or savings account.

In-Person
Find list of Payment Agents at **TampaElectric.com**

Mail A Check
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Credit or Debit Card
Pay by credit Card using KUBRA EZ-Pay at **TECOaccount.com**. Convenience fee will be charged.

Phone
Toll Free:
866-689-6469

Contact Us

Online:
TampaElectric.com
Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

PARKWAY CENTER CDD
7461 S FALKENBURG RD
RIVERVIEW, FL 33578

Statement Date: August 06, 2026

Amount Due:	**$1,396.55**

Due Date: August 27, 2026
Account #: 221008055560

DO NOT PAY. Your account will be drafted on August 27, 2026

Account Summary

Current Service Period: July 02, 2026 - July 31, 2026

Previous Amount Due	$1,630.80
Payment(s) Received Since Last Statement	-$1,630.80
Current Month's Charges	**$1,396.55**
Amount Due by August 27, 2026	**$1,396.55**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

00000383-0007266-Page 1 of 4

Your Energy Insight

Your average daily kWh used was 3.65% lower than the same period last year.

Your peak billing demand was 12.5% lower than the same period last year.

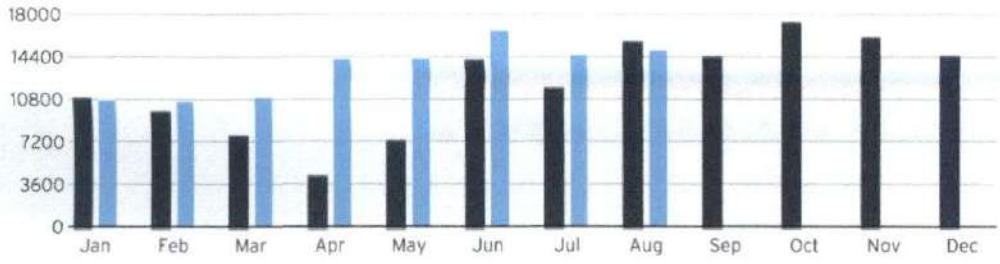
Scan here to view your account online.

Is your business STORM-READY?

Get tips, outage and restoration info, planning and safety resources, plus answers to storm questions.

TampaElectric.com/StormCenter

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

To ensure prompt credit, please return stub portion of this bill with your payment.

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 221008055560
Due Date: August 27, 2026

Amount Due:	**$1,396.55**
Payment Amount: $ _____	

688421408911

AUG 12 2026
By _____

Your account will be drafted on August 27, 2026

00003383 FTECO108062623290210 00000 03 00000000 18145 002

PARKWAY CENTER CDD
2005 PAN AM CIR, STE 120
TAMPA, FL 33607-2529

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Pay your bill online at TampaElectric.com
See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Make check payable to: TECO
Please write your account number on the memo line of your check.

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
7461 S FALKENBURG RD
RIVERVIEW, FL 33578

Account #: 221008055560
Statement Date: August 06, 2026
Charges Due: August 27, 2026

Meter Read

Meter Location: CLUBHOUSE
Service Period: Jul 02, 2026 - Jul 31, 2026 **Rate Schedule:** General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000813546	07/31/2026	28,911		13,846		15,065 kWh	1	30 Days
1000813546	07/31/2026	28.47		0		28.47 kW	1	30 Days

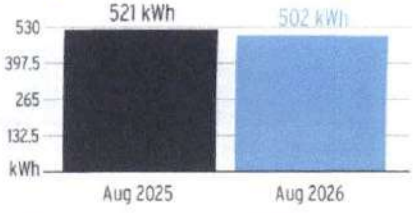
Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $1.12000*	$33.60
Billing Demand Charge	*28 kW @ $19.06000/kW*	$533.68
Energy Charge	*15,065 kWh @ $0.00815/kWh*	$122.78
Fuel Charge	*15,065 kWh @ $0.03516/kWh*	$529.69
Capacity Charge	*28 kW @ $0.72000/kW*	$20.16
Storm Protection Charge	*28 kW @ $2.02000/kW*	$56.56
Energy Conservation Charge	*28 kW @ $0.79000/kW*	$22.12
Environmental Cost Recovery	*15,065 kWh @ $0.00072/kWh*	$10.85
Clean Energy Transition Mechanism	*28 kW @ $1.15000/kW*	$32.20
Florida Gross Receipt Tax		$34.91
Electric Service Cost		**$1,396.55**

Total Current Month's Charges **$1,396.55**

Avg kWh Used Per Day



Billing Demand (kW)



00003383-0007266-Page 2 of 4

For more information about your bill and understanding your charges, please visit **TampaElectric.com**

Ways To Pay Your Bill

Bank Draft
Visit **TECOaccount.com** for free recurring or one time payments via checking or savings account.

In-Person
Find list of Payment Agents at **TampaElectric.com**

Mail A Check
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Credit or Debit Card
Pay by credit Card using KUBRA EZ-Pay at **TECOaccount.com**. Convenience fee will be charged.

Phone
Toll Free:
866-689-6469

Contact Us

Online:
TampaElectric.com
Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

TECO TAMPA ELECTRIC
AN EMERA COMPANY

Service For:
7461 S FALKENBURG RD
RIVERVIEW, FL 33578

Account #: 221008055560
Statement Date: August 06, 2026
Charges Due: August 27, 2026

Load Factor



Decreasing the proportion of your electricity utilized at peak will improve your load factor.

Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending June 2026 includes 80% natural gas, 12% solar, 8% purchased power and 0% coal.

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

PARKWAY CENTER CDD
7461 S FALKENBURG RD. AND S 78TH ST.
RIVERVIEW, FL 33578

Statement Date: August 06, 2026

Amount Due:	**$309.01**

Due Date: August 27, 2026
Account #: 221007991963

DO NOT PAY. Your account will be drafted on August 27, 2026

Account Summary

Current Service Period: July 02, 2026 - July 31, 2026

Previous Amount Due	$311.05
Payment(s) Received Since Last Statement	-$311.05
Current Month's Charges	**$309.01**
Amount Due by August 27, 2026	**$309.01**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

00003533-0007584-Page 7 of 8

Scan here to view your account online.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

---

To ensure prompt credit, please return stub portion of this bill with your payment.

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 221007991963
Due Date: August 27, 2026

Amount Due:	**$309.01**
Payment Amount: $ _____	

688421408910

Your account will be drafted on August 27, 2026

Pay your bill online at TampaElectric.com
See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

PARKWAY CENTER CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
7461 S FALKENBURG RD. AND S 78TH ST.
RIVERVIEW, FL 33578

Account #: 221007991963
Statement Date: August 06, 2026
Charges Due: August 27, 2026

Service Period: Jul 02, 2026 - Jul 31, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	*162 kWh @ $0.03411/kWh*	$5.53
Fixture & Maintenance Charge	*6 Fixtures*	$126.66
Lighting Pole / Wire	*6 Poles*	$169.92
Lighting Fuel Charge	*162 kWh @ $0.03452/kWh*	$5.59
Storm Protection Charge	*162 kWh @ $0.00574/kWh*	$0.93
Clean Energy Transition Mechanism	*162 kWh @ $0.00043/kWh*	$0.07
Storm Surcharge		$0.00
Florida Gross Receipt Tax		$0.31
Lighting Charges		**$309.01**

Total Current Month's Charges **$309.01**

Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending June 2026 includes 80% natural gas, 12% solar, 8% purchased power and 0% coal.

00000533-0007584-Page 8 of 8

For more information about your bill and understanding your charges, please visit **TampaElectric.com**

Ways To Pay Your Bill

Bank Draft
Visit **TECOaccount.com** for free recurring or one time payments via checking or savings account.

In-Person
Find list of Payment Agents at **TampaElectric.com**

Mail A Check
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Credit or Debit Card
Pay by credit Card using KUBRA EZ-Pay at **TECOaccount.com**. Convenience fee will be charged.

Phone
Toll Free:
866-689-6469

Contact Us

Online:
TampaElectric.com
Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

PARKWAY CENTER CDD
2005 PAN AM CIR, STE 300
TAMPA, FL 33607

Statement Date: August 05, 2026

Amount Due: **$9,477.99**

Due Date: August 19, 2026
Account #: 311000070319

DO NOT PAY. Your account will be drafted on August 19, 2026

Account Summary

Previous Amount Due	$9,549.36
Payment(s) Received Since Last Statement	-$9,549.36
Credit Balance After Payments and Credits	$0.00
Current Month's Charges	**$9,477.99**
Amount Due by August 19, 2026	**$9,477.99**

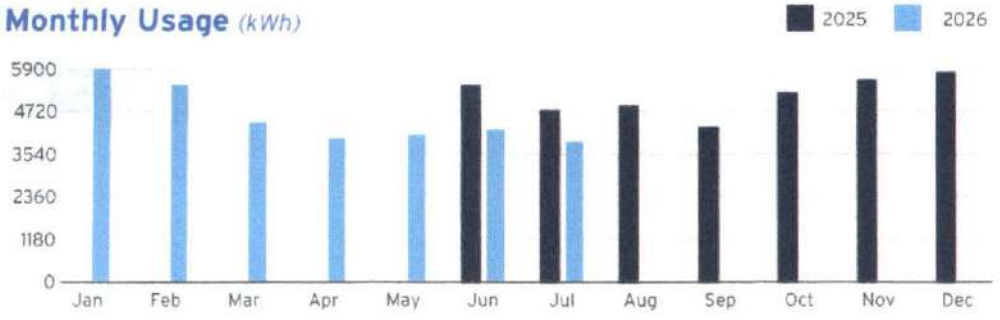
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Locations With The Highest Usage

8421 CASTLE CREEK DR LITES, RIVERVIEW, FL 33578-0000	1,358 KWH
8380 STILL RIVER DR, RIVERVIEW, FL 33569-0000	626 KWH

Scan here to interact with your bill online.

Monthly Usage *(kWh)*



DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911.

Visit TampaElectric.com/Safety for more safety tips.

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

---

To ensure prompt credit, please return stub portion of this bill with your payment.

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 311000070319
Due Date: August 19, 2026

Amount Due: **$9,477.99**

Payment Amount: $ _____

700250004010

Your account will be drafted on August 19, 2026

AUG 13 2026
By

Pay your bill online at TampaElectric.com
See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

PARKWAY CENTER CDD
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-2359

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

Summary of Charges by Service Address

Account Number: 311000070319

Energy Usage From Last Month
▲ Increased = Same ▼ Decreased

Service Address: 8414 DEER CHASE DR, A, RIVERVIEW, FL 33578-8605 **Sub-Account Number:** 211001738486

Amount: $19.63

Service Address: 8380 STILL RIVER DR, RIVERVIEW, FL 33569-0000 **Sub-Account Number:** 211001738759

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000326790	07/01/2026	58,282		57,656		626 kWh	1	29 Days	$121.24

▲ 7.2%

Service Address: 8421 CASTLE CREEK DR LITES, RIVERVIEW, FL 33578-0000 **Sub-Account Number:** 211001739070

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000325661	07/01/2026	69,927		68,569		1,358 kWh	1	29 Days	$240.04

▼ 7.4%

Service Address: 8405 CASTLE CREEK DR SIGN, RIVERVIEW, FL 33578-0000 **Sub-Account Number:** 211001739302

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000705281	07/01/2026	23,174		22,978		196 kWh	1	29 Days	$51.45

▼ 11.7%

Service Address: FALKENBURG/WOOLLEY, RIVERVIEW, FL 33578-0000 **Sub-Account Number:** 211001739567

Amount: $4,477.68

Continued on next page →

00000026-0000280-Page 4 of 22

For more information about your bill and understanding your charges, please visit **TampaElectric.com**

Ways To Pay Your Bill

Bank Draft
Visit **TECOaccount.com** for free recurring or one time payments via checking or savings account.

In-Person
Find list of Payment Agents at **TampaElectric.com**

Mail A Check
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Credit or Debit Card
Pay by credit Card using KUBRA EZ-Pay at **TECOaccount.com**. Convenience fee will be charged.

Phone
Toll Free:
866-689-6469

Contact Us

Online:
TampaElectric.com
Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Summary of Charges by Service Address

Account Number: 311000070319

Energy Usage From Last Month
▲ Increased = Same ▼ Decreased

Service Address: OAK CRK PH2, RIVERVIEW, FL 33578-0000 **Sub-Account Number:** 211001739864

Amount: $1,223.01

Service Address: OAK CREEK PARCEL 1B, RIVERVIEW, FL 33569-0000 **Sub-Account Number:** 211001800955

Amount: $861.16

Service Address: OAK CREEK 1A, TAMPA, FL 33602-0000 **Sub-Account Number:** 211015022604

Amount: $972.27

00000026-0000281 - Page 5 of 22

Service Address: 5707 STILL WATER DR, #B, RIVERVIEW, FL 33569-0000 **Sub-Account Number:** 211014450103

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000538189	07/01/2026	65,571		65,214		357 kWh	1	29 Days	$77.57

▼ 17.2%

Service Address: 5707 STILL WATER DR, #C, RIVERVIEW, FL 33569-0000 **Sub-Account Number:** 211014450376

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000492499	07/01/2026	58,554		58,073		481 kWh	1	29 Days	$97.69

▼ 11.7%

Service Address: 5707 STILL WATER DR, #D, RIVERVIEW, FL 33569-0000 **Sub-Account Number:** 211014450640

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000492524	07/01/2026	42,721		42,319		402 kWh	1	29 Days	$84.87

▼ 8.6%

Service Address: 5707 STILL RIVER DR, #A, RIVERVIEW, FL 33569-0000 **Sub-Account Number:** 211014450897

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000536130	07/01/2026	16,998		16,838		160 kWh	1	29 Days	$45.60

▼ 13.0%

Service Address: 7330 FALKENBURG RD ENT, RIVERVIEW, FL 33578-0000 **Sub-Account Number:** 211014451127

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000323057	07/01/2026	39,199		38,911		288 kWh	1	29 Days	$66.38

▼ 10.6%

Service Address: OAK CREEK SF, PH 2B4, TAMPA, FL 33602-0000 **Sub-Account Number:** 211014451317

Amount: $250.01

Continued on next page →

Summary of Charges by Service Address

Account Number: 311000070319

Energy Usage From Last Month
▲ Increased = Same ▼ Decreased

Service Address: OAK CREEK SF PH2B 2/3, LUTZ, FL 33549-0000 **Sub-Account Number:** 211014451523

Amount: $484.57

Service Address: OAK CREEK SF, PH HH, RIVERVIEW, FL 33569-0000 **Sub-Account Number:** 211014451713

Amount: $404.82

Total Current Month's Charges	$9,477.99

0000000226-00002181: Page 6 of 22

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211001738486
Statement Date: 07/31/2026

Service Address: 8414 DEER CHASE DR, A, RIVERVIEW, FL 33578-8605

Meter Location: # A Pmp
Service Period: 06/03/2026 - 07/01/2026 **Rate Schedule:** General Service - Non Demand

Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Florida Gross Receipt Tax		$0.49
Electric Service Cost		**$19.63**

Current Month's Electric Charges **$19.63**

Billing information continues on next page →

Avg kWh Used Per Day



TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211001738759
Statement Date: 07/31/2026

Service Address: 8380 STILL RIVER DR, RIVERVIEW, FL 33569-0000

Meter Read

Service Period: 06/03/2026 - 07/01/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000326790	07/01/2026	58,282		57,656		626 kWh	1	29 Days

Charge Details

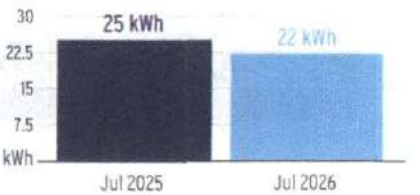
Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*626 kWh @ $0.09202/kWh*	$57.60
Fuel Charge	*626 kWh @ $0.03516/kWh*	$22.01
Storm Protection Charge	*626 kWh @ $0.00568/kWh*	$3.56
Clean Energy Transition Mechanism	*626 kWh @ $0.00418/kWh*	$2.62
Storm Surcharge	*626 kWh @ $0.02121/kWh*	$13.28
Florida Gross Receipt Tax		$3.03
Electric Service Cost		**$121.24**

Current Month's Electric Charges **$121.24**

Billing information continues on next page →

Avg kWh Used Per Day



00000026-0000282-Page 8 of 22

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211001739070
Statement Date: 07/31/2026

Service Address: 8421 CASTLE CREEK DR LITES, RIVERVIEW, FL 33578-0000

Meter Read

Service Period: 06/03/2026 - 07/01/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000325661	07/01/2026	69,927		68,569		1,358 kWh	1	29 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*1,358 kWh @ $0.09202/kWh*	$124.96
Fuel Charge	*1,358 kWh @ $0.03516/kWh*	$47.75
Storm Protection Charge	*1,358 kWh @ $0.00568/kWh*	$7.71
Clean Energy Transition Mechanism	*1,358 kWh @ $0.00418/kWh*	$5.68
Storm Surcharge	*1,358 kWh @ $0.02121/kWh*	$28.80
Florida Gross Receipt Tax		$6.00
Electric Service Cost		**$240.04**

Current Month's Electric Charges **$240.04**

Billing information continues on next page →

Avg kWh Used Per Day



00000026-0000283-Page 8 of 22

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211001739302
Statement Date: 07/31/2026

Service Address: 8405 CASTLE CREEK DR SIGN, RIVERVIEW, FL 33578-0000

Meter Read

Service Period: 06/03/2026 - 07/01/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000705281	07/01/2026	23,174		22,978		196 kWh	1	29 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*196 kWh @ $0.09202/kWh*	$18.04
Fuel Charge	*196 kWh @ $0.03516/kWh*	$6.89
Storm Protection Charge	*196 kWh @ $0.00568/kWh*	$1.11
Clean Energy Transition Mechanism	*196 kWh @ $0.00418/kWh*	$0.82
Storm Surcharge	*196 kWh @ $0.02121/kWh*	$4.16
Florida Gross Receipt Tax		$1.29
Electric Service Cost		**$51.45**

Current Month's Electric Charges **$51.45**

Billing information continues on next page →

Avg kWh Used Per Day



00000026-0000283-Page 10 of 22

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211001739567
Statement Date: 07/31/2026

Service Address: FALKENBURG/WOOLLEY, RIVERVIEW, FL 33578-0000

Service Period: 06/03/2026 - 07/01/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	*5834 kWh @ $0.03411/kWh*	$199.00
Fixture & Maintenance Charge	*71 Fixtures*	$1622.73
Lighting Pole / Wire	*71 Poles*	$2333.77
Lighting Fuel Charge	*5834 kWh @ $0.03452/kWh*	$201.39
Storm Protection Charge	*5834 kWh @ $0.00574/kWh*	$33.49
Clean Energy Transition Mechanism	*5834 kWh @ $0.00043/kWh*	$2.51
Storm Surcharge	*5834 kWh @ $0.01230/kWh*	$71.76
Florida Gross Receipt Tax		$13.03
Lighting Charges		**$4,477.68**

Current Month's Electric Charges **$4,477.68**

Billing information continues on next page →

00000026-0000284-Page 11 of 22

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211001739864
Statement Date: 07/31/2026

Service Address: OAK CRK PH2, RIVERVIEW, FL 33578-0000

Service Period: 06/03/2026 - 07/01/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	*448 kWh @ $0.03411/kWh*	$15.28
Fixture & Maintenance Charge	*28 Fixtures*	$262.64
Lighting Pole / Wire	*28 Poles*	$920.36
Lighting Fuel Charge	*448 kWh @ $0.03452/kWh*	$15.46
Storm Protection Charge	*448 kWh @ $0.00574/kWh*	$2.57
Clean Energy Transition Mechanism	*448 kWh @ $0.00043/kWh*	$0.19
Storm Surcharge	*448 kWh @ $0.01230/kWh*	$5.51
Florida Gross Receipt Tax		$1.00
Lighting Charges		**$1,223.01**

Current Month's Electric Charges **$1,223.01**

Billing information continues on next page →

00000026-0000264-Page 12 of 22

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211001800955
Statement Date: 07/31/2026

Service Address: OAK CREEK PARCEL 1B, RIVERVIEW, FL 33569-0000

Service Period: 06/23/2026 - 07/22/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	*496 kWh @ $0.03411/kWh*	$16.92
Fixture & Maintenance Charge	*31 Fixtures*	$290.78
Lighting Pole / Wire	*31 Poles*	$526.07
Lighting Fuel Charge	*496 kWh @ $0.03452/kWh*	$17.12
Storm Protection Charge	*496 kWh @ $0.00574/kWh*	$2.85
Clean Energy Transition Mechanism	*496 kWh @ $0.00043/kWh*	$0.21
Storm Surcharge	*496 kWh @ $0.01230/kWh*	$6.10
Florida Gross Receipt Tax		$1.11
Lighting Charges		**$861.16**

Current Month's Electric Charges $861.16

Billing information continues on next page →

000000026-0000285-Page 13 of 22

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211015022604
Statement Date: 07/31/2026

Service Address: OAK CREEK 1A, TAMPA, FL 33602-0000

Service Period: 06/23/2026 - 07/22/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	*560 kWh @ $0.03411/kWh*	$19.10
Fixture & Maintenance Charge	*35 Fixtures*	$328.30
Lighting Pole / Wire	*35 Poles*	$593.95
Lighting Fuel Charge	*560 kWh @ $0.03452/kWh*	$19.33
Storm Protection Charge	*560 kWh @ $0.00574/kWh*	$3.21
Clean Energy Transition Mechanism	*560 kWh @ $0.00043/kWh*	$0.24
Storm Surcharge	*560 kWh @ $0.01230/kWh*	$6.89
Florida Gross Receipt Tax		$1.25
Lighting Charges		**$972.27**

Current Month's Electric Charges **$972.27**

Billing information continues on next page →

00000026-0000285-Page 14 of 22

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211014450103
Statement Date: 07/31/2026

Service Address: 5707 STILL WATER DR, #B, RIVERVIEW, FL 33569-0000

Meter Read

Meter Location: # B

Service Period: 06/03/2026 - 07/01/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000538189	07/01/2026	65,571		65,214		357 kWh	1	29 Days

00000026-0000286: Page 15 of 22

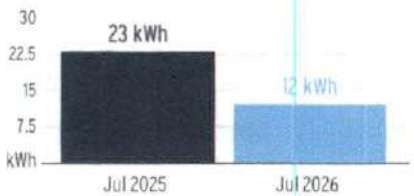
Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*357 kWh @ $0.09202/kWh*	$32.85
Fuel Charge	*357 kWh @ $0.03516/kWh*	$12.55
Storm Protection Charge	*357 kWh @ $0.00568/kWh*	$2.03
Clean Energy Transition Mechanism	*357 kWh @ $0.00418/kWh*	$1.49
Storm Surcharge	*357 kWh @ $0.02121/kWh*	$7.57
Florida Gross Receipt Tax		$1.94
Electric Service Cost		**$77.57**

Current Month's Electric Charges **$77.57**

Avg kWh Used Per Day



Billing information continues on next page →

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211014450376
Statement Date: 07/31/2026

Service Address: 5707 STILL WATER DR, #C, RIVERVIEW, FL 33569-0000

Meter Read

Meter Location: # C

Service Period: 06/03/2026 - 07/01/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492499	07/01/2026	58,554		58,073		481 kWh	1	29 Days

Charge Details

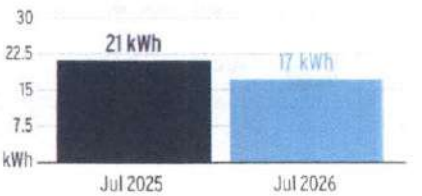
Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*481 kWh @ $0.09202/kWh*	$44.26
Fuel Charge	*481 kWh @ $0.03516/kWh*	$16.91
Storm Protection Charge	*481 kWh @ $0.00568/kWh*	$2.73
Clean Energy Transition Mechanism	*481 kWh @ $0.00418/kWh*	$2.01
Storm Surcharge	*481 kWh @ $0.02121/kWh*	$10.20
Florida Gross Receipt Tax		$2.44
Electric Service Cost		**$97.69**

Current Month's Electric Charges **$97.69**

Billing information continues on next page →

Avg kWh Used Per Day



00000026-0000286-Page 16 of 22

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211014450640
Statement Date: 07/31/2026

Service Address: 5707 STILL WATER DR, #D, RIVERVIEW, FL 33569-0000

Meter Read

Meter Location: # D
Service Period: 06/03/2026 - 07/01/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492524	07/01/2026	42,721		42,319		402 kWh	1	29 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*402 kWh @ $0.09202/kWh*	$36.99
Fuel Charge	*402 kWh @ $0.03516/kWh*	$14.13
Storm Protection Charge	*402 kWh @ $0.00568/kWh*	$2.28
Clean Energy Transition Mechanism	*402 kWh @ $0.00418/kWh*	$1.68
Storm Surcharge	*402 kWh @ $0.02121/kWh*	$8.53
Florida Gross Receipt Tax		$2.12
Electric Service Cost		**$84.87**

Avg kWh Used Per Day



Current Month's Electric Charges **$84.87**

Billing information continues on next page →

00000026-0000287-Page 17 of 22

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211014450897
Statement Date: 07/31/2026

Service Address: 5707 STILL RIVER DR, #A, RIVERVIEW, FL 33569-0000

Meter Read

Meter Location: # A

Service Period: 06/03/2026 - 07/01/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000536130	07/01/2026	16,998		16,838		160 kWh	1	29 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*160 kWh @ $0.09202/kWh*	$14.72
Fuel Charge	*160 kWh @ $0.03516/kWh*	$5.63
Storm Protection Charge	*160 kWh @ $0.00568/kWh*	$0.91
Clean Energy Transition Mechanism	*160 kWh @ $0.00418/kWh*	$0.67
Storm Surcharge	*160 kWh @ $0.02121/kWh*	$3.39
Florida Gross Receipt Tax		$1.14
Electric Service Cost		**$45.60**

Current Month's Electric Charges **$45.60**

Billing information continues on next page →

Avg kWh Used Per Day



0000000-0000287-Page 18 of 22

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211014451127
Statement Date: 07/31/2026

Service Address: 7330 FALKENBURG RD ENT, RIVERVIEW, FL 33578-0000

Meter Read

Service Period: 06/03/2026 - 07/01/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000323057	07/01/2026	39,199		38,911		288 kWh	1	29 Days

Charge Details

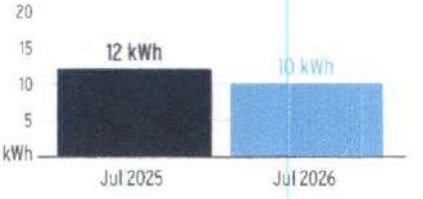
Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*288 kWh @ $0.09202/kWh*	$26.50
Fuel Charge	*288 kWh @ $0.03516/kWh*	$10.13
Storm Protection Charge	*288 kWh @ $0.00568/kWh*	$1.64
Clean Energy Transition Mechanism	*288 kWh @ $0.00418/kWh*	$1.20
Storm Surcharge	*288 kWh @ $0.02121/kWh*	$6.11
Florida Gross Receipt Tax		$1.66
Electric Service Cost		**$66.38**

Current Month's Electric Charges **$66.38**

Billing information continues on next page →

Avg kWh Used Per Day



00000026-0000288-Page 19 of 22

TECO TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211014451317
Statement Date: 07/31/2026

Service Address: OAK CREEK SF, PH 2B4, TAMPA, FL 33602-0000

Service Period: 06/23/2026 - 07/22/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	*144 kWh @ $0.03411/kWh*	$4.91
Fixture & Maintenance Charge	*9 Fixtures*	$84.42
Lighting Pole / Wire	*9 Poles*	$152.73
Lighting Fuel Charge	*144 kWh @ $0.03452/kWh*	$4.97
Storm Protection Charge	*144 kWh @ $0.00574/kWh*	$0.83
Clean Energy Transition Mechanism	*144 kWh @ $0.00043/kWh*	$0.06
Storm Surcharge	*144 kWh @ $0.01230/kWh*	$1.77
Florida Gross Receipt Tax		$0.32
Lighting Charges		**$250.01**

Current Month's Electric Charges **$250.01**

Billing information continues on next page →

000000026-0000268-Page 20 of 22

TECO TAMPA ELECTRIC
AN EMERA COMPANY

Sub-Account #: 211014451523
Statement Date: 07/31/2026

Service Address: OAK CREEK SF PH2B 2/3, LUTZ, FL 33549-0000

Service Period: 06/23/2026 - 07/22/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	*240 kWh @ $0.03411/kWh*	$8.19
Fixture & Maintenance Charge	*15 Fixtures*	$140.70
Lighting Pole / Wire	*19 Poles*	$322.43
Lighting Fuel Charge	*240 kWh @ $0.03452/kWh*	$8.28
Storm Protection Charge	*240 kWh @ $0.00574/kWh*	$1.38
Clean Energy Transition Mechanism	*240 kWh @ $0.00043/kWh*	$0.10
Storm Surcharge	*240 kWh @ $0.01230/kWh*	$2.95
Florida Gross Receipt Tax		$0.54
Lighting Charges		**$484.57**

Current Month's Electric Charges **$484.57**

Billing information continues on next page →

00000026-0000269-Page 21 of 22

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211014451713
Statement Date: 07/31/2026

Service Address: OAK CREEK SF, PH HH, RIVERVIEW, FL 33569-0000

Service Period: 06/23/2026 - 07/22/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	*224 kWh @ $0.03411/kWh*	$7.64
Fixture & Maintenance Charge	*14 Fixtures*	$131.32
Lighting Pole / Wire	*14 Poles*	$253.48
Lighting Fuel Charge	*224 kWh @ $0.03452/kWh*	$7.73
Storm Protection Charge	*224 kWh @ $0.00574/kWh*	$1.29
Clean Energy Transition Mechanism	*224 kWh @ $0.00043/kWh*	$0.10
Storm Surcharge	*224 kWh @ $0.01230/kWh*	$2.76
Florida Gross Receipt Tax		$0.50
Lighting Charges		**$404.82**

Current Month's Electric Charges $404.82

Total Current Month's Charges $9,477.99

00000026-0000289-Page 22 of 22

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

PARKWAY CENTER CDD
PARKWAY CENTER CDD
OAK CREEK PH 1C-1 RD
RIVERVIEW, FL 33569-0000

Statement Date: August 06, 2026

Amount Due:	**$826.06**

Due Date: August 27, 2026
Account #: 211001800146

DO NOT PAY. Your account will be drafted on August 27, 2026

Account Summary

Current Service Period: July 02, 2026 - July 31, 2026

Previous Amount Due	$829.90
Payment(s) Received Since Last Statement	-$829.90
Current Month's Charges	**$826.06**
Amount Due by August 27, 2026	**$826.06**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

00003533-0007581-Page 1 of 8

Scan here to view your account online.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

To ensure prompt credit, please return stub portion of this bill with your payment.

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 211001800146
Due Date: August 27, 2026

Amount Due:	**$826.06**

Payment Amount: $ _____

603236626474

Your account will be drafted on August 27, 2026

Pay your bill online at TampaElectric.com
See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

RECEIVED
AUG 12 2026
By

00003533 FTECO108062623290210 00000 03 00000000 18295 004

PARKWAY CENTER CDD
PARKWAY CENTER CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-6008

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
OAK CREEK PH 1C-1 RD
RIVERVIEW, FL 33569-0000

Account #: 211001800146
Statement Date: August 06, 2026
Charges Due: August 27, 2026

Service Period: Jul 02, 2026 - Jul 31, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	*304 kWh @ $0.03411/kWh*	$10.37
Fixture & Maintenance Charge	*19 Fixtures*	$178.22
Lighting Pole / Wire	*19 Poles*	$624.53
Lighting Fuel Charge	*304 kWh @ $0.03452/kWh*	$10.49
Storm Protection Charge	*304 kWh @ $0.00574/kWh*	$1.74
Clean Energy Transition Mechanism	*304 kWh @ $0.00043/kWh*	$0.13
Storm Surcharge		$0.00
Florida Gross Receipt Tax		$0.58
Lighting Charges		**$826.06**

Total Current Month's Charges **$826.06**

Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending June 2026 includes 80% natural gas, 12% solar, 8% purchased power and 0% coal.

00003533-0007581-Page 2 of 8

For more information about your bill and understanding your charges, please visit **TampaElectric.com**

Ways To Pay Your Bill

Bank Draft
Visit **TECOaccount.com** for free recurring or one time payments via checking or savings account.

In-Person
Find list of Payment Agents at **TampaElectric.com**

Mail A Check
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Credit or Debit Card
Pay by credit Card using KUBRA EZ-Pay at **TECOaccount.com**. Convenience fee will be charged.

Phone
Toll Free:
866-689-6469

Contact Us

Online:
TampaElectric.com
Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

PARKWAY CENTER CDD
PARKWAY CENTER CDD
BLUE BEECH RD
RIVERVIEW, FL 33569-0000

Statement Date: August 06, 2026

Amount Due:	**$652.16**

Due Date: August 27, 2026
Account #: 211001800369

DO NOT PAY. Your account will be drafted on August 27, 2026

Account Summary

Current Service Period: July 02, 2026 - July 31, 2026

Previous Amount Due	$655.19
Payment(s) Received Since Last Statement	-$655.19
Current Month's Charges	**$652.16**
Amount Due by August 27, 2026	**$652.16**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

00003533-0007582-Page 3 of 8

Scan here to view your account online.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

---

To ensure prompt credit, please return stub portion of this bill with your payment.

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 211001800369
Due Date: August 27, 2026

Amount Due:	**$652.16**
Payment Amount: $_____	

603236626475

Your account will be drafted on August 27, 2026

Pay your bill online at TampaElectric.com
See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

PARKWAY CENTER CDD
PARKWAY CENTER CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
BLUE BEECH RD
RIVERVIEW, FL 33569-0000

Account #: 211001800369
Statement Date: August 06, 2026
Charges Due: August 27, 2026

Service Period: Jul 02, 2026 - Jul 31, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	*240 kWh @ $0.03411/kWh*	$8.19
Fixture & Maintenance Charge	*15 Fixtures*	$140.70
Lighting Pole / Wire	*15 Poles*	$493.05
Lighting Fuel Charge	*240 kWh @ $0.03452/kWh*	$8.28
Storm Protection Charge	*240 kWh @ $0.00574/kWh*	$1.38
Clean Energy Transition Mechanism	*240 kWh @ $0.00043/kWh*	$0.10
Storm Surcharge		$0.00
Florida Gross Receipt Tax		$0.46
Lighting Charges		**$652.16**

Total Current Month's Charges **$652.16**

Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending June 2026 includes 80% natural gas, 12% solar, 8% purchased power and 0% coal.

00003533-0007582-Page 4 of 8

For more information about your bill and understanding your charges, please visit **TampaElectric.com**

Ways To Pay Your Bill

Bank Draft
Visit **TECOaccount.com** for free recurring or one time payments via checking or savings account.

In-Person
Find list of Payment Agents at **TampaElectric.com**

Mail A Check
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Credit or Debit Card
Pay by credit Card using KUBRA EZ-Pay at **TECOaccount.com**. Convenience fee will be charged.

Phone
Toll Free:
866-689-6469

Contact Us

Online:
TampaElectric.com
Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

PARKWAY CENTER CDD
PARKWAY CENTER CDD
OAK CRK PRC 6 BLVD
RIVERVIEW, FL 33578-0000

Statement Date: August 06, 2026

Amount Due:	**$613.27**

Due Date: August 27, 2026
Account #: 211001800609

DO NOT PAY. Your account will be drafted on August 27, 2026

Account Summary

Current Service Period: July 02, 2026 - July 31, 2026

Previous Amount Due	$616.55
Payment(s) Received Since Last Statement	-$616.55
Current Month's Charges	**$613.27**
Amount Due by August 27, 2026	**$613.27**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

00003533-0007583- Page 5 of 8

Scan here to view your account online.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

To ensure prompt credit, please return stub portion of this bill with your payment.

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 211001800609
Due Date: August 27, 2026

Amount Due:	**$613.27**
Payment Amount: $_____	

603236626476

Your account will be drafted on August 27, 2026

Pay your bill online at TampaElectric.com
See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

PARKWAY CENTER CDD
PARKWAY CENTER CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
OAK CRK PRC 6 BLVD
RIVERVIEW, FL 33578-0000

Account #: 211001800609
Statement Date: August 06, 2026
Charges Due: August 27, 2026

Service Period: Jul 02, 2026 - Jul 31, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	*260 kWh @ $0.03411/kWh*	$8.87
Fixture & Maintenance Charge	*13 Fixtures*	$166.01
Lighting Pole / Wire	*13 Poles*	$427.31
Lighting Fuel Charge	*260 kWh @ $0.03452/kWh*	$8.98
Storm Protection Charge	*260 kWh @ $0.00574/kWh*	$1.49
Clean Energy Transition Mechanism	*260 kWh @ $0.00043/kWh*	$0.11
Storm Surcharge		$0.00
Florida Gross Receipt Tax		$0.50
Lighting Charges		**$613.27**

Total Current Month's Charges **$613.27**

Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending June 2026 includes 80% natural gas, 12% solar, 8% purchased power and 0% coal.

00003533-0007583-Page 6 of 8

For more information about your bill and understanding your charges, please visit **TampaElectric.com**

Ways To Pay Your Bill

Bank Draft
Visit **TECOaccount.com** for free recurring or one time payments via checking or savings account.

In-Person
Find list of Payment Agents at **TampaElectric.com**

Mail A Check
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Credit or Debit Card
Pay by credit Card using KUBRA EZ-Pay at **TECOaccount.com**. Convenience fee will be charged.

Phone
Toll Free:
866-689-6469

Contact Us

Online:
TampaElectric.com
Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

PARKWAY CENTER CDD
7100 BLUE BEECH DR
RIVERVIEW, FL 33578

Statement Date: August 06, 2026

Amount Due:	**$97.57**

Due Date: August 27, 2026
Account #: 221009587215

DO NOT PAY. Your account will be drafted on August 27, 2026

Account Summary

Current Service Period: July 02, 2026 - July 31, 2026

Previous Amount Due	$90.72
Payment(s) Received Since Last Statement	-$90.72
Current Month's Charges	**$97.57**
Amount Due by August 27, 2026	**$97.57**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Scan here to view your account online.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

---

To ensure prompt credit, please return stub portion of this bill with your payment.

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 221009587215
Due Date: August 27, 2026

Amount Due:	**$97.57**
Payment Amount: $ _____	

664964718880

Your account will be drafted on August 27, 2026

Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

PARKWAY CENTER CDD
2005 PAN AM CIR, STE 120
TAMPA, FL 33607-2529

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
7100 BLUE BEECH DR
RIVERVIEW, FL 33578

Account #: 221009587215
Statement Date: August 06, 2026
Charges Due: August 27, 2026

Service Period: Jul 02, 2026 - Jul 31, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	*48 kWh @ $0.03411/kWh*	$1.64
Fixture & Maintenance Charge	*3 Fixtures*	$28.14
Lighting Pole / Wire	*2 Poles*	$65.74
Lighting Fuel Charge	*48 kWh @ $0.03452/kWh*	$1.66
Storm Protection Charge	*48 kWh @ $0.00574/kWh*	$0.28
Clean Energy Transition Mechanism	*48 kWh @ $0.00043/kWh*	$0.02
Storm Surcharge		$0.00
Florida Gross Receipt Tax		$0.09
Lighting Charges		**$97.57**

Total Current Month's Charges **$97.57**

Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending June 2026 includes 80% natural gas, 12% solar, 8% purchased power and 0% coal.

For more information about your bill and understanding your charges, please visit **TampaElectric.com**

Ways To Pay Your Bill

Bank Draft
Visit **TECOaccount.com** for free recurring or one time payments via checking or savings account.

In-Person
Find list of Payment Agents at **TampaElectric.com**

Mail A Check
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Credit or Debit Card
Pay by credit Card using KUBRA EZ-Pay at **TECOaccount.com**. Convenience fee will be charged.

Phone
Toll Free:
866-689-6469

Contact Us

Online:
TampaElectric.com
Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

ADMIRAL FURNITURE

Invoice

REMIT TO:
Admiral Furniture
707 SW 20th Street
Ocala, FL 34471

www.admiralfurniture.com Phone # 800-999-2589

Date	Invoice #
8/10/2026	A-156262

Bill To	Ship To
PARKWAY CENTER CDD 7461 SOUTH FALKENBURG ROAD RIVERVIEW, FL 33578	PARKWAY CENTER CDD 7461 SOUTH FALKENBURG ROAD RIVERVIEW, FL 33578

S.O. No.	P.O. No.	Terms	Rep	CARRIER/ TRACKING
A-56262		50% DEP/BAL P...	AF	ADMIRAL

Item	Description	Invoiced	Rate	Amount
FB_Item	9973 - RE-SLING - RE-SLING CHAISE LOUNGE - Note: STOCK DELRAY STRIPE	14	167.65001	2,347.10
	Subtotal			2,347.10
FREIGHT - SO	FREIFGHT - Note: LABOR AND DELIVERY ON-SITE RE-SLING	1	1,621.20	1,621.20
	Total AvaTax - Tax line value imported from AvaTax.		0.00	0.00
	EXEMPT# 85-8012704741C-1			

Buyer shall pay interest @ 18% per annum on past due amounts & collection costs.
Venue: Marion CNTY FL
Payment of sales/use tax due is buyer's responsibility.

Terms & Conditions:
Terms: Unless otherwise stated above. Check in full with order or 50% deposit balance due before shipping. (Fla Residents must include sales tax) We accept most major credit cards.
Returns: No returns accepted without written authorization in advance and return freight prepaid. All furniture remains the property of Admiral until invoice is paid in full. Restocking charges may apply.
Freight: All products are shipped F.O.B. Factory via common carrier. Please obtain shipping charges from your sales rep. Freight rates quoted are for curbside delivery only. Inside delivery and lift gates are additional. Customer must note damage to cartons on the freight bill upon delivery.

Sub-Total	$3,968.30
Total	$3,968.30
Payments/Credits	$0.00
Balance Due	$3,968.30

Always Designing for People®

ADP, Inc.
PO Box 830272
Philadelphia PA 19182-0272

ADVICE OF DEBIT

Client Name	:	INFRAMARK, LLC
Client Number	:	2991870
Advice of Debit Number	:	727752718
Advice of Debit Date	:	07/31/2026
Advice of Debit Due Date	:	08/07/2026
Total Debited This Invoice	:	$20.40

0007486 01 L2 0.707 01 TR 00029 R2BDDC11 000000

GREGORY SARKISSIAN
PARKWAY CENTER CDD
2005 PAN AM CIR
STE 300
TAMPA, FL 33607-6008

RECEIVED
AUG 05 2026
By

Inquiries

For Product/Service inquiries, please contact your Client Service Team.

CURRENT CHARGES

ADP PAYROLL SERVICES COMPANY CODE 0062-10-1FD	QUANTITY	RATE	BASE	TOTAL CHARGES	TAX
Processing Charges for Period Ending Date: 07/17/2026					
Workforce Now Payroll Solution Bundle Includes: Enhanced Payroll	4	$2.60 each		$10.40	
Delivery	1	$10.00 each		$10.00	

TOTAL CHARGES FOR COMPANY CODE: 0062-10-1FD **$20.40**

Total Debited **$20.40**

WE APPRECIATE YOUR BUSINESS! - NO PAYMENT REQUIRED.
This amount will be processed for debit from your account # XXXXXX5082 on 08/07/2026 or the next banking day. Please confirm the debit was completed with your banking institution to ensure the invoice is paid in full.

X

S 007486 R2BDDC11 008506 E

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

9/1/2026
10565057
$2,866.00

Bill To
Parkway Center CDD c/o Inframark 2005 Pan Am Circle, Ste. 300 Tampa, FL 33607

Due Date
Net 30
10/1/2026

Monthly Lake Maintenance. ***THE INVOICE DATE ABOVE INDICATES MONTH SERVICES WILL BE PERFORMED***	2,866.00

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

$2,866.00

Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
PARKWAY CENTER CDD	5589652368	08/19/2026	09/09/2026

Service Address: 7461 S FALKENBURG RD

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61173608	07/17/2026	65181	08/18/2026	65706	52500 GAL	ACTUAL	WATER

Service Address Charges

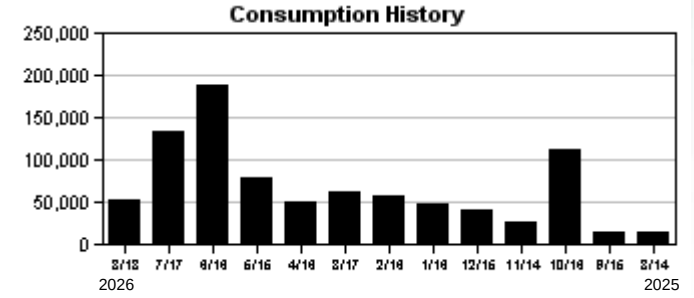
Customer Service Charge	$6.54
Customer Service Charge	$6.54
Purchase Water Pass-Thru	$158.55
Water Base Charge	$232.22
Water Usage Charge	$58.80
Fire Protection Base Charge	$8.70
Sewer Base Charge	$563.02
Sewer Usage Charge	$371.18

Summary of Account Charges

Previous Balance	$2,401.53
Net Payments - Thank You	$-2,401.53
Total Account Charges	**$1,405.55**
AMOUNT DUE	**$1,405.55**

Notice

***DO NOT PAY * YOU ARE ENROLLED IN OUR AUTO PAY PROGRAM. THE TOTAL AMOUNT OF THIS BILL WILL BE DEDUCTED FROM YOUR BANK ACCOUNT ON THE DUE DATE PRESENTED ON THE BILL. IF YOU HAVE A DISPUTE, PLEASE CALL (813) 307-1000 PRIOR TO THAT DATE.**



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: **5589652368**

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000
Internet Payments: HCFL.gov/WaterBill
Additional Information: HCFL.gov/Water

THANK YOU!

DUE DATE	09/09/2026

Auto Pay Scheduled
DO NOT PAY

PARKWAY CENTER CDD
C/O MERITUS CORP
2005 PAN AM CIRCLE
TAMPA FL 33607-2359

935 0

0055896523689 00001405554

BankUnited

PARKWAY CENTER — Account number ending in 8747

ACCOUNT SUMMARY

Credit Limit	$50,000.00
Credit Available	$49,939.00
Statement Closing Date	July 31, 2026
Days in Billing Cycle	31
Previous Balance	$544.24
- Payments & Credits	$544.24
+ Purchases & Other Charges	$60.18
+ Fees	$0.00
= New Balance	$60.18

Questions? Call Customer Service at 1-888-999-2225 or your Account Manager
Or write: 445 Broadhollow Road, Suite 200, Melville, NY 11747
Or email: CommercialCard@BankUnited.com

PAYMENT INFORMATION

New Balance	$60.18
Minimum Payment Due	**$60.18**
Payment Due Date	**August 25, 2026**

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			TOTAL XXXXXXXXXXXX8747 $544.24-	
07/25	07/25	F568100JX00CHGDDA	BUNA COMMERCIAL CARD AUTO-PAYMENT	544.24-
		DALE H. WENTZEL JR	**TOTAL XXXXXXXXXXXX8662 $60.18**	
07/10	07/10	2401134JF2X5QXN59	MICROSOFT#G170772096 MICROSOFT.COM WA	8.66
			MCC: 5045 MERCHANT ZIP: 98052	
07/18	07/19	2469216JPBT3RZ9Y0	STRAIGHTTALK*SERVICES 877-430-2355 FL	47.54
			MCC: 4814 MERCHANT ZIP: 33178	
07/28	07/28	2469216K1BRKNEV4L	GOOGLE *Microsoft OneD 855-836-3987 CA	0.99
			MCC: 5734 MERCHANT ZIP: 94043	
07/28	07/29	2469216K1BRYFJFQ1	GOOGLE *Google One 855-836-3987 CA	2.99
			MCC: 5818 MERCHANT ZIP: 94043	

IMPORTANT ACCOUNT INFORMATION

Your account will be auto-debited, for the full amount due, as noted on your statement.

$60.18 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 08/25/26.

BankUnited

BankUnited, N. A.
PO Box 2360
Omaha NE 68103-2360

PAYMENT INFORMATION

Account number ending in	8747
Payment Due Date	**August 25, 2026**
New Balance	**$60.18**
Minimum Payment Due	$60.18
Past Due Amount	$0.00
Amount Enclosed:	**$**

PARKWAY CENTER
PARKWAY CENTER COMMUNITY
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

LATE FEE CALCULATION

Type of Balance	**Late Fee Percentage**	Balance Subject to Late Fee	**Late Fee Amount**
Purchases	0.00% (f)	$544.24	$0.00

(v) = variable (f) = fixed

IMPORTANT MESSAGES

Learn what BankUnited products and services can do for your business. For more information visit us online at https://www.bankunited.com/business/treasury-management-solutions.

PARKWAY CENTER CDD - WENTZEL CC

Date	Purchased From	Amount	Receipt	GL Code
7/10/2026	MICROSOFT	$8.66	Yes	
7/28/2026	GOOGLE PLAY	$0.99	Yes	
7/28/2026	GOOGLE PLAY	$2.99	Yes	
				$12.64

7/17/2006	STRAIGHT TALK	$47.54	Yes	
				$47.54

				$0.00

Total **$60.18**

554020
554020
554020

541024

ORDER DETAILS

07/17/2026
Enroll
Order ID: BRM20260717357173366
Status: SUCCESSFUL PAYMENT

Cart



Silver Unlimited
Unlimited talk, text & data
10 GB hotspot data per month
International calls to Canada & Mexico

PAYMENT

PAYMENT METHOD

Credit Card

VISA ****8662

Order Summary

SubTotal	$45.00
Discount	-$1.00
Mandatory Taxes and Fees	$0.58
Other fees and Surcharges	$2.96
ORDER TOTAL	**$47.54**

Gmail

Parkway Center Clubhouse <parkwaycenterclubhouse@gmail.com>

Your Google Play Order Receipt from Jul 28, 2026

Google Play <googleplay-noreply@google.com> Tue, Jul 28, 2026 at 12:27 AM
Reply-To: Google Play <googleplay-noreply@google.com>
To: parkwaycenterclubhouse@gmail.com

Google Play

Thank you

Your subscription from Microsoft Corporation on Google Play has renewed.
Manage your subscriptions

Order number: GPA.3358-7410-1343-43715..11
Order date: Jul 28, 2026 12:27:03 AM EDT
Your account: parkwaycenterclubhouse@gmail.com

Item	Price
Microsoft 365 Storage 50 GB - Monthly (Microsoft OneDrive) Auto-renewing subscription	$0.99/month
	Tax: $0.00 Total: $0.99/month
Payment method:	Office Card
Play Points earned	+1

By subscribing, you authorize us to charge you the subscription cost (as described above) automatically, charged to the payment method provided until canceled. Learn how to cancel. Keep this for your records.

Questions? Visit Microsoft Corporation.

Google Play

All your entertainment in one place, available anywhere. Learn more ›

Gmail

Parkway Center Clubhouse <parkwaycenterclubhouse@gmail.com>

Your Google Play Order Receipt from Jul 28, 2026

Google Play <googleplay-noreply@google.com> Tue, Jul 28, 2026 at 11:36 AM
Reply-To: Google Play <googleplay-noreply@google.com>
To: parkwaycenterclubhouse@gmail.com

Google Play

Thank you

Your subscription from Google LLC on Google Play continues and you've been charged. Manage your subscriptions

Order number: SOP.3305-4293-6544-76223..17
Order date: Jul 28, 2026 11:36:12 AM EDT
Your account: parkwaycenterclubhouse@gmail.com

Item	Price
200 GB (Google One) (by Google LLC) Auto-renewing subscription	$2.99/month
	Tax: $0.00 Total: $2.99/month
Payment method:	Office Card
Play Points earned	+3

By subscribing, you authorize us to charge you the subscription cost (as described above) automatically, charged to the payment method provided until canceled. Learn how to cancel. Keep this for your records.

Questions? Visit Google LLC.

[Quoted text hidden]

Invoice

Microsoft Corporation
One Microsoft Way
Redmond WA 98052
United States
FEIN: 91-1144442

Sold To
Parkway Center CDD
7461 S. FALKENBURG RD
RIVERVIEW
FL
33578
US

Bill To
Parkway Center CDD
17856 Cunningham Ct
Land O Lakes
FL
34638-7973
US

Invoice Summary

Billing Profile	Parkway Center CDD
Invoice Number	G170772096
Invoice Date In UTC	07/10/2026

Total Amount **USD 8.66**
Due on 07/10/2026

Questions on your bill? Visit https://aka.ms/invoice-billing

Invoice for activity on 07/09/2026

This invoice is for any subscription purchases, renewals, and recurring charges on the date indicated. The service period you are paying for is listed with each subscription below. Find more details about your bill at https://admin.microsoft.com/Adminportal/Home#/billoverview/invoice-list/G170772096

Billing Summary

Charges	8.66
Subtotal	8.66
Sales Tax (0.00%)	0.00
Total	**USD 8.66**

Your account has a credit card on file and there is no action for you to take. The card you have on file will be charged.

Payment should only be made by Electronic Funds Transfer.
Do not send any physical payment to any address on this invoice.

Section Summary

Section Name	Charges (USD)	Total (USD)
Parkway Center CDD	8.66	8.66

Details By Section

Parkway Center CDD

Microsoft 365 Apps for business - One-Year commitment for monthly/yearly billing

Purchases Charge Start Date - Charge End Date	Unit Price (USD)	Qty	Charges/ Credits (USD)	Total (USD)
07/09/2026-08/08/2026	8.66	1	8.66	**8.66**

Payment Instructions:

Your account has a credit card on file and there is no action for you to take. The card you have on file will be charged.

BLUE LIFE POOL SERVICE | CPC 1461225
PO Box 1628
Land O Lakes, FL 34639-1628
USA
+18135975009
accounts@bluelifepools.com
www.bluelifepools.com

Invoice

BLUE LIFE POOL SERVICE

BILL TO
PARKWAY CENTER CDD
7461 S FALKENBURG RD
RIVERVIEW, FL 33578

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
24897	08/10/2026	$1,880.00	09/09/2026	Net 30	

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
Hillsborough - Commercial	Regular Pool Service	1	1,600.00	1,600.00
EXTRA CHEMICALS DUE TO LEAKS	Extra Chemicals Due To Leaks	1	280.00	280.00

Ways to pay

View and pay

SUBTOTAL	1,880.00
TAX	0.00
TOTAL	1,880.00
BALANCE DUE	**$1,880.00**

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-02781H **Date 08/07/2026**

Attn:
Parkway Center CDD Inframark
2005 PAN AM CIRCLE SUITE 300
TAMPA FL 33607

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description	Amount
Serial # 26-02781H **Notice of Public Hearing** **RE:** Parkway Center CDD Board of Supervisors Meeting on 8/26/26 at 6:30 PM **Published:** 8/7/2026	$78.75

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals.businessobserverfl.com/send-payment/

Paid	()
Total	**$78.75**

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Notice of Public Hearing and Board of Supervisors Meeting of the Parkway Center Community Development District

The Board of Supervisors (the **"Board"**) of the Parkway Center Community Development District (the **"District"**) will hold a public hearing and a meeting on **Wednesday, August 26, 2026, at 6:30 p.m.** at the Parkway Center CDD Clubhouse, located at 7461 S. Falkenburg Road, Riverview, FL 33578.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's Fiscal Year 2026-2027 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting (http://myoakcreekcommunity.net), or may obtained by contacting the District Manager's office via email at albasanchez@azuria.com or via phone at (813) 482-1614.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone. For additional information, please check the District's website at http://myoakcreekcommunity.net.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for assistance in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Alba Sanchez, District Manager
August 7, 2026 26-02781H

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Envera Systems

4724 Lena Rd.
Bradenton, FL 34211
(941) 556-7066

Invoice

Invoice Number	Date
772204	**08/03/2026**
Customer Number	Due Date
400493	**09/01/2026**

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Parkway Center CDD	400493		08/03/2026	09/01/2026

Quantity	Description	Months	Rate	Amount
2678 - CCTV - Parkway Center CDD - 7461 S. Faulkenburg Rd, Riverview, FL				
1.00	Active Video Monitoring 09/01/2026 - 09/30/2026	1.00	$800.00	$800.00
1.00	Passive Standard Camera 09/01/2026 - 09/30/2026	1.00	$30.00	$30.00
1.00	Service & Maintenance 09/01/2026 - 09/30/2026	1.00	$364.14	$364.14
			Subtotal:	**$1194.14**
	Tax			$0.00
	Payments/Credits Applied			$0.00
			Invoice Balance Due:	**$1194.14**

Date	Invoice #	Description	Amount	Balance Due
8/3/2026	772204	Monitoring Services	$1194.14	**$1194.14**

Envera Systems

4724 Lena Rd.
Bradenton, FL 34211
(941) 556-7066

Invoice

Invoice Number	Date
772204	**08/03/2026**
Customer Number	Due Date
400493	**09/01/2026**

Net Due: $1,194.14
Amount Enclosed:_____

Parkway Center CDD
C/O Inframark
2005 Pan Am Cir., Ste 300
Tampa, FL 33607

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Erin McCormick | Law, PA

Erin McCormick, Esq.

Parkway Center CDD
2005 Pan Am Circle
Suite 300
Tampa, FL 33607
Email: inframarkcms@payableslockbox.com;
alba.sanchez@inframark.com

Invoice Date	Invoice Number
08/03/2026	10912
Terms	**Service Through**
	08/03/2026

In Reference To: General Representation (Work)

Date	By	Services	Hours	Amount
06/24/2026	Jessica R Larrinaga	Created spreadsheet for tracking Budget and Assessments processes [CLIENT COURTESY - NO CHARGE]	0.20	$ 0.00
06/25/2026	Jessica R Larrinaga	Revised spreadsheet for tracking Budget and Assessments processes. [CLIENT COURTESY - NO CHARGE]	0.20	$ 0.00
06/25/2026	Erin R McCormick	Review of email from Alba Sanchez regarding follow up items from June Board meeting including continuation of landscape maintenance on a month to month basis and determination of whether Board member O'Connor can participate in scoring of landscape maintenance proposals although she is not attending Board meeting; respond to Alba Sanchez; email pleadings in Mortgage Foreclosure to Alba Sanchez; review of information for LMP and Agreement with LMP; email to Kareen Baker and Alba Sanchez regarding proposal by LMP and any notice of change of entity;	0.70	$ 276.50
06/25/2026	Jessica R Larrinaga	Revision of final Notice of Appearance and Answer to Official Complaint for Case no. 26-CA-005094; scanning of signed documents	0.60	$ 75.00
06/25/2026	Jessica R Larrinaga	Electronically filed Notice of Appearance and Answer to Official Complaint via Florida's e-portal and served (electronically) relevant documents to all involved parties in the case.	0.30	$ 37.50
06/29/2026	Erin R McCormick	Conference with Jessica Larrinaga regarding final version of Parkway Center Request for Proposals/Project Manual needed; email and conference with Jessica Larrinaga regarding Notice of Termination of LMP Landscaping needed; review of contract with LMP and proposal by Juniper;	0.70	$ 276.50
06/30/2026	Jessica R Larrinaga	Drafting termination letter dated June 30th for LMP/Juniper Landscaping/Irrigation Maintenance Contract.	1.00	$ 125.00

Erin McCormick | Law, PA

Erin McCormick, Esq.

Parkway Center CDD
2005 Pan Am Circle
Suite 300
Tampa, FL 33607
Email: inframarkcms@payableslockbox.com;
alba.sanchez@inframark.com

Invoice Date	Invoice Number
08/03/2026	10912
Terms	**Service Through**
	08/03/2026

06/30/2026	Erin R McCormick	Review of Agreement with LMP and obtain information from the Division of Corporations; prepare letter to Juniper regarding extension of Landscaping Maintenance Agreement through July 31, 2026; office conference with Jessica Larrinaga regarding above; transmit draft letter to Alba Sanchez; left message for Alba Sanchez; review of emails from Christy Fowler and final Request for Proposals Project Manual;	1.10	$ 434.50
07/01/2026	Jessica R Larrinaga	Scanning and preparing termination letter for LMP/Juniper Landscaping LLC to be mailed to Scott Carlson; mailing letter [CLIENT COURTESY - NO CHARGE]	0.80	$ 0.00
07/01/2026	Erin R McCormick	Conference with Jessica Larrinaga regarding research needed concerning submittal of ranking by Board member outside of a public Board meeting; transmit letter to Scott Carlson of LMP/Juniper regarding extension of Agreement on month-to-month basis until July 31, 2026; review of email from Juniper including executed Agreement and respond;	0.80	$ 316.00
07/01/2026	Jessica R Larrinaga	Legal research regarding Sunshine Law applicability for absentee voting/ranking for BOS meeting in which members will make a decision on RFP for Landscape Maintenance Services [CLIENT COURTESY - NO CHARGE]	2.20	$ 0.00
07/01/2026	Jessica R Larrinaga	Preparation of legal memorandum regarding the applicability of Sunshine Laws in regards to the upcoming Board of Supervisors meeting and consideration of proposals for Landscape Maintenance Services [CLIENT COURTESY - NO CHARGE]	1.50	$ 0.00
07/02/2026	Erin R McCormick	Review of email from Kareen Baker; review of adopted Proposed Budget; email to Kareen Baker regarding historical documents needed and preparation of budget and assessment documents;	0.30	$ 118.50
07/06/2026	Erin R McCormick	Telephone conference with Eric Watkins [CLIENT COURTESY - NO CHARGE]	0.20	$ 0.00
07/10/2026	Erin R McCormick	Review of email from Kareen Baker and Agenda Package for July 17, 2026 Board meeting	0.30	$ 118.50

Parkway Center CDD
2005 Pan Am Circle
Suite 300
Tampa, FL 33607
Email: inframarkcms@payableslockbox.com;
alba.sanchez@inframark.com

Invoice Date	Invoice Number
08/03/2026	10912
Terms	**Service Through**
	08/03/2026

07/15/2026	Erin R McCormick	Prepare Property Owner mailed letters and notices to be published in newspaper; conference with Jessica Larrinaga regarding above;	0.60	$ 237.00
07/16/2026	Erin R McCormick	Revise mailed letters to property owners and published notices; conference with Jessica Larrinaga regarding above; email to Kareen Baker regarding information needed for letter and notices	1.10	$ 434.50
07/17/2026	Jessica R Larrinaga	Creation of notices of budget hearing for fiscal year 2026-2027 to be published in local newspaper.	1.50	$ 187.50
07/21/2026	Erin R McCormick	Review of email from Alba Sanchez regarding Landscape Maintenance Agreement, and respond; prepare modifications to proposed Special Warranty Deed; prepare email to Eric Watkins;	0.70	$ 276.50
07/22/2026	Erin R McCormick	Review of Minutes to determine if proposed Deed to Hillsborough County was approved by the CDD Board; email to Alba Sanchez and Tonja Stewart regarding above; email to Eric Watkins; prepare modifications to mailed letter for O&M Assessments and Budget hearing; left message for Alba Sanchez regarding above; review of Florida Division of Corporations information regarding Inframark; email to Alba Sanchez regarding above and regarding O&M Methodology Report	1.40	$ 553.00
07/23/2026	Erin R McCormick	Telephone conference with Alba Sanchez; review of emails from Alba Sanchez and from Brenda Burgess; revise mailed notice letter for Parkway Center; prepare email to Alba Sanchez and Brenda Burgess regarding above; review of email from Alba Sanchez regarding Azuria;	1.20	$ 474.00

Total Hours	17.40 hrs
Total Work	$ 3,940.50
Total Invoice Amount	**$ 3,940.50**
Previous Balance	**$ 1,878.00**
7/1/2026 Payment - Check	($1,878.00)
Balance (Amount Due)	**$ 3,940.50**

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
187234	8/19/2026
CUSTOMER ID	**NET TERMS**
C2303	Due On Receipt
PO#	**DUE DATE**
	8/19/2026

BILL TO
Parkway Center CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: July 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Rollamay Turkoane- 6-2-26 YSI*OFFICE EVOLUTION : $66.63	1	Ea	66.63		66.63
Postage	4	Ea	0.78		3.12
Subtotal					**69.75**

Subtotal	$69.75
Tax	$0.00
Total Due	$69.75

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891

A Juniper Company

Invoice 408937

Bill To
Parkway Center CDD c/o Inframark US 301 & Crowley Road Riverview, FL 33578

Date	Due Date
07/31/26	8/30/2026
Account Owner	**PO#**
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
				$115.72

#411362 - July 2026 Wet Check Repairs - Completed Repairs Controller B1

Lateral Components - 07/29/2026

Irrigation Technician Labor	1.00HR	$65.00	$65.00
Hunter Pro-Spray 6 in. Pop Up with Side Inlet	1.00EA	$19.65	$19.65
Hunter Pro-Spray 12 in. Pop Up with Side Inlet	1.00EA	$26.15	$26.15
Hunter PRO Nozzle 10 ft. Radius Half Circle 10 ft 180 Degree	2.00EA	$2.46	$4.92

Grand Total **$115.72**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
$198.38	$0.00	$0.00	$0.00	$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.


XC Hybrid B
Write a description for your map.
Legend
Riverview Dr
Riverview Dr
Riverview Dr
12" spruce
6" spruce
Google Earth
Image © 2025 Airbus
300 ft
N

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891

A Juniper Company

Invoice 410607

Bill To
Parkway Center CDD c/o Inframark US 301 & Crowley Road Riverview, FL 33578

Date	Due Date
07/31/26	8/30/2026
Account Owner	**PO#**
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
				$76.72

#411693 - July 2026 Wet Check Repairs - Completed Repairs Controller M

Lateral Components - 07/31/2026

Irrigation Technician Labor	0.50HR	$65.00	$32.50
Hunter Pro-Spray 6 in. Pop Up with Side Inlet	2.00EA	$19.65	$39.30
Hunter PRO Nozzle 12 ft. Radius Half Circle 180 Degree	2.00EA	$2.46	$4.92

Grand Total **$76.72**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
$590.27	$0.00	$0.00	$0.00	$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

Controller M

Write a description for your map.

Legend



Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891

A Juniper Company

Invoice 410610

Bill To
Parkway Center CDD c/o Inframark US 301 & Crowley Road Riverview, FL 33578

Date	Due Date
07/31/26	8/30/2026
Account Owner	**PO#**
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
				$27.37
#411704 - July 2026 Wet Check Repairs - Completed Repairs Controller J				
Lateral Components - 07/31/2026				
Irrigation Technician Labor	0.25HR	$65.00	$16.25	
Rain Bird XF Coupling 17 mm	7.00EA	$0.96	$6.72	
Rainbird Drip Line 500' Roll "by the ft."	4.00FT	$1.10	$4.40	

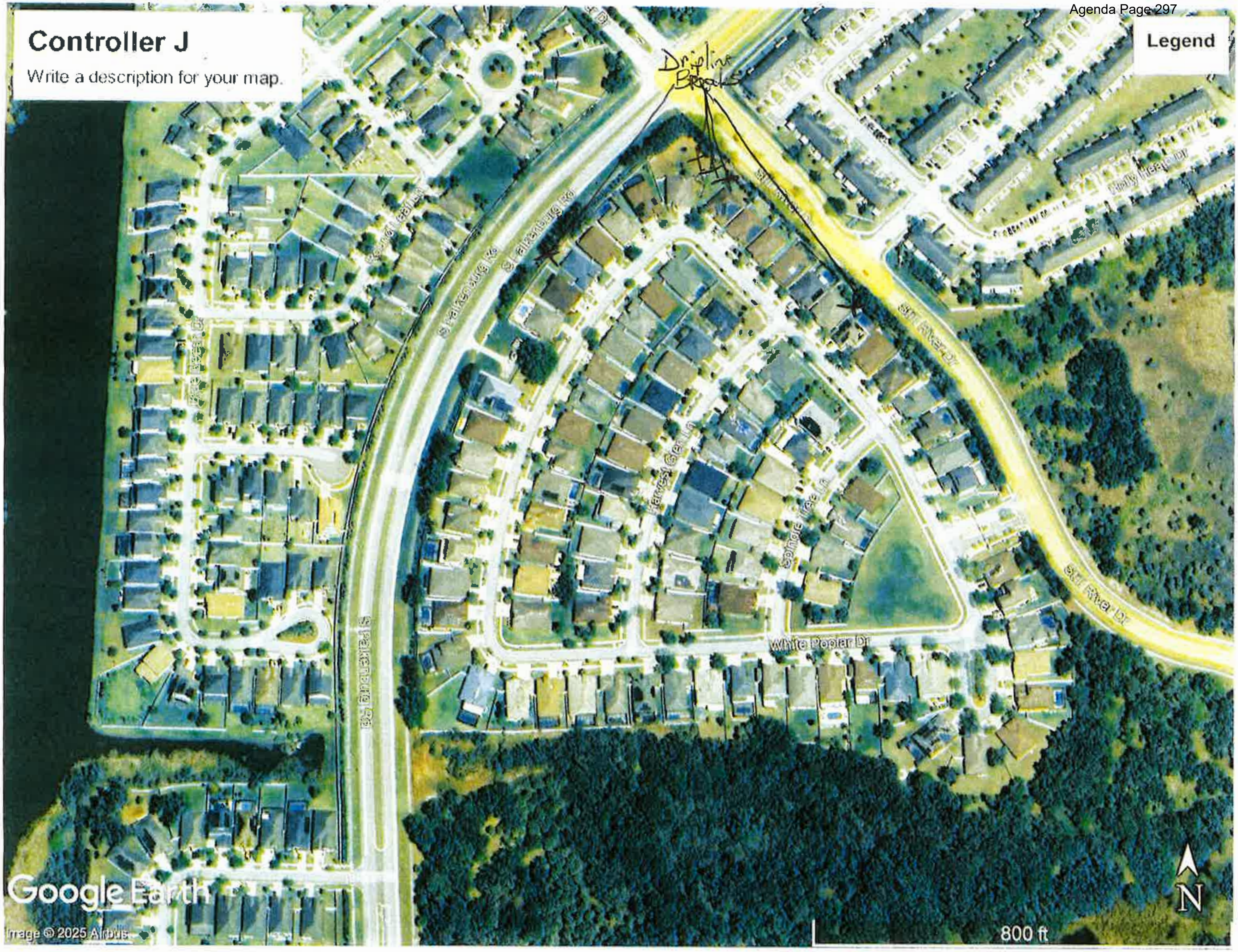
Grand Total **$27.37**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
$590.27	$0.00	$0.00	$0.00	$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.


Controller J
Write a description for your map.
Legend
Dripline Breaks
White Poplar Dr
Google Earth
Image © 2025 Airbus
800 ft
N

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891

A Juniper Company

Invoice 410608

Bill To
Parkway Center CDD c/o Inframark US 301 & Crowley Road Riverview, FL 33578

Date	Due Date
07/31/26	8/30/2026
Account Owner	**PO#**
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
				$112.75
#411701 - July 2026 Wet Check Repairs - Completed Repairs Controller H				
Lateral Components - 07/31/2026				
Irrigation Technician Labor	0.50HR	$65.00	$32.50	
NDS Standard Valve Box Rectangle 14 in. x 19 in. x 12 in.H Black Box/Green Lid Overlapping ICV	1.00EA	$77.04	$77.04	
Hunter PRO Nozzle 15 ft. Radius Half Circle 180 Degree	1.00EA	$2.46	$2.46	
Maxijet Winged 1 Piece Jet Nozzle Red 180 Degree Half Circle Flat Spray	1.00EA	$0.75	$0.75	
Fuel Surcharge 5% - 07/31/2026				

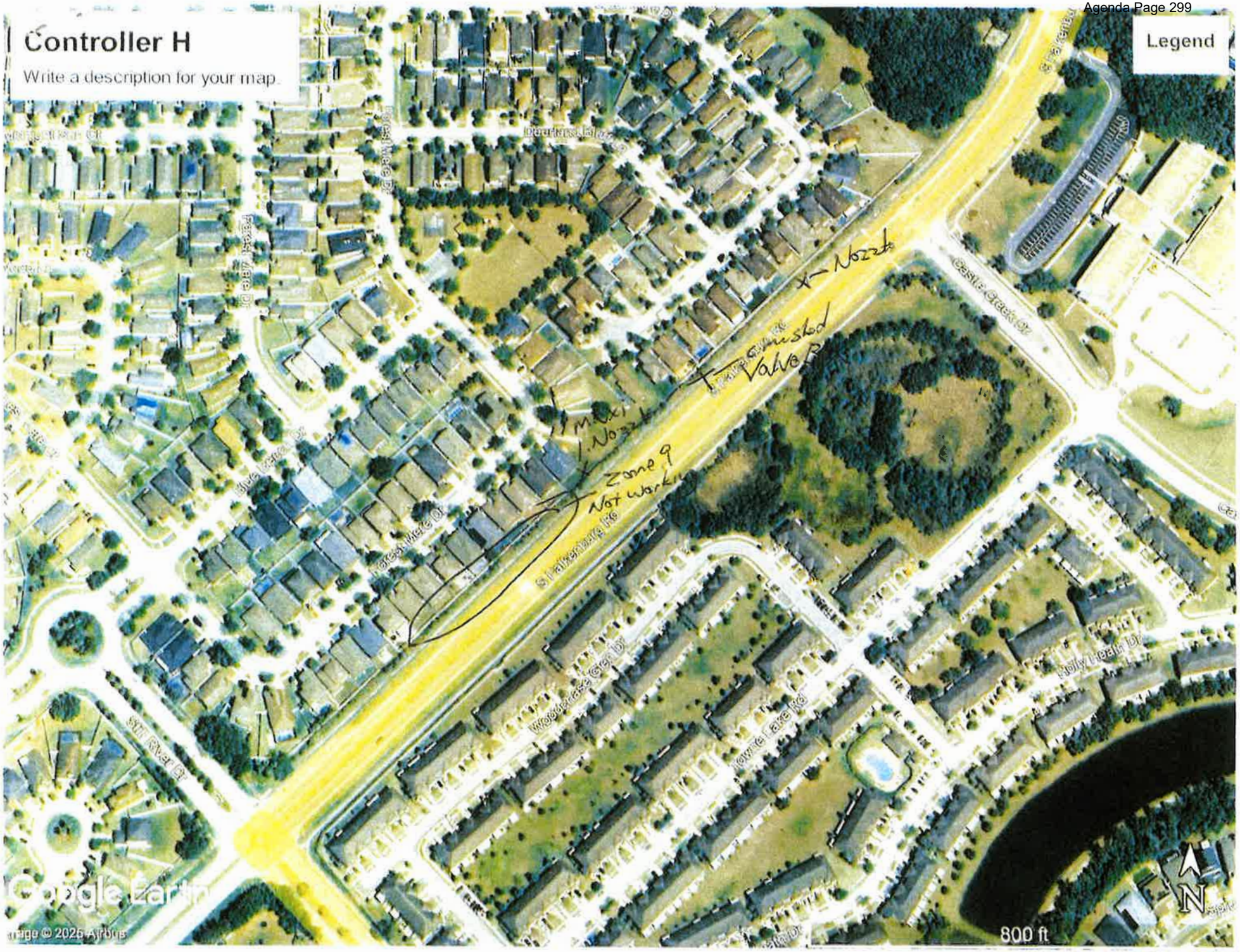
Grand Total **$112.75**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
$590.27	$0.00	$0.00	$0.00	$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.


Controller H
Write a description for your map.
Legend
Nozzle
Zone 9
Not Work
800 ft
Google Earth

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891

A Juniper Company

Invoice 410609

Bill To
Parkway Center CDD c/o Inframark US 301 & Crowley Road Riverview, FL 33578

Date	Due Date
07/31/26	8/30/2026
Account Owner	**PO#**
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
				$20.37
#411703 - July 2026 Wet Check Repairs - Completed Repairs Controller E				
Lateral Components - 07/31/2026				
Irrigation Technician Labor	0.25HR	$65.00	$16.25	
Rain Bird XF Coupling 17 mm	2.00EA	$0.96	$1.92	
Rain Bird XFD On-Surface Dripline 0.9 gph 12 in. Spacing, 100' Roll by LF	2.00LF	$1.10	$2.20	

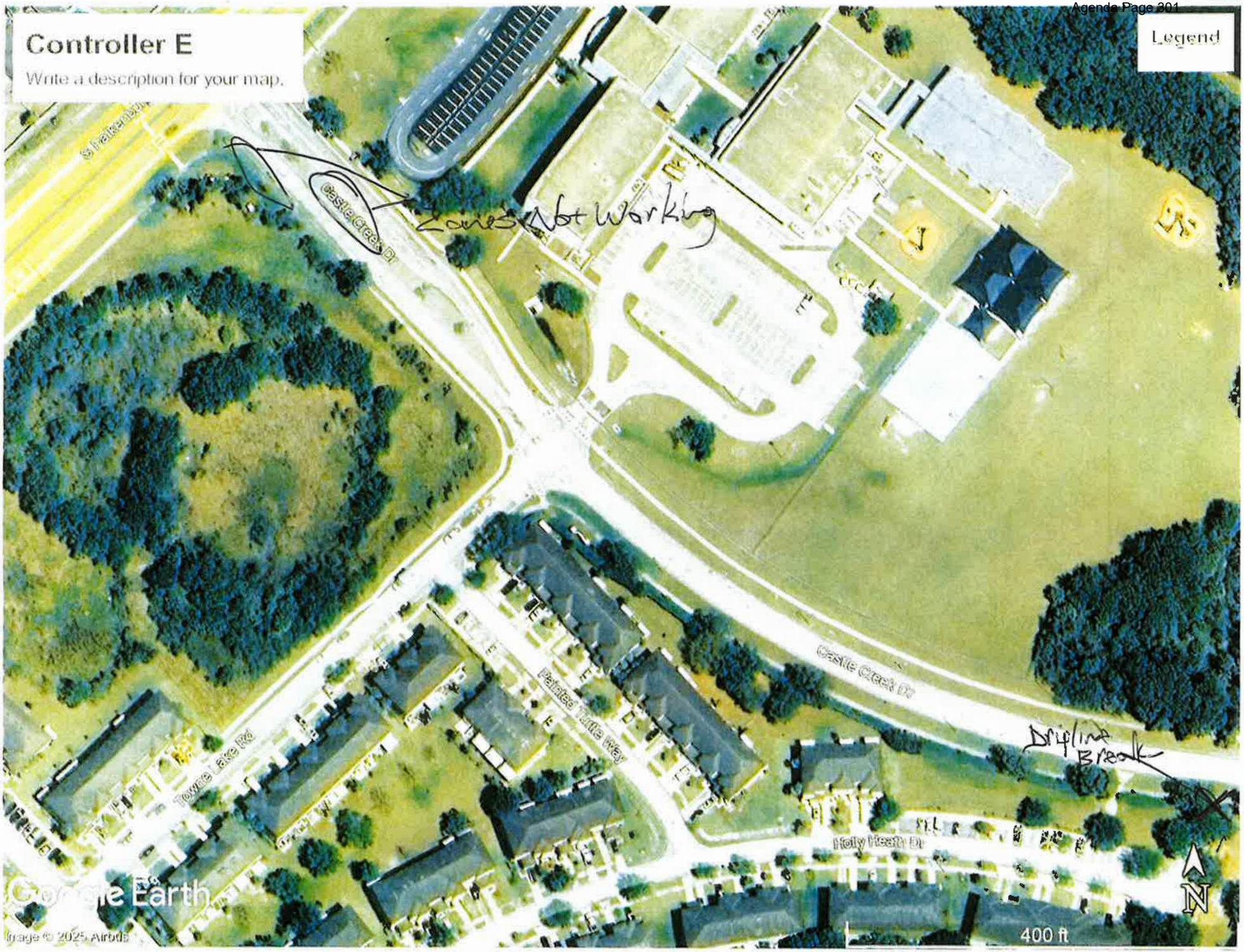
Grand Total **$20.37**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
$590.27	$0.00	$0.00	$0.00	$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.


Controller E
Write a description for your map.
Legend
Castle Creek Dr
Zones Not Working
Castle Creek Dr
Painted Turtle Way
Towee Lake Rd
Holly Heart Dr
Dryline Break
N
400 ft
Image © 2025 Airbus

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891

A Juniper Company

Invoice 410611

Bill To
Parkway Center CDD c/o Inframark US 301 & Crowley Road Riverview, FL 33578

Date	Due Date
07/31/26	8/30/2026
Account Owner	**PO#**
DAVID MANFRIN	

Item	Qty/UOM	Rate	Ext. Price	Amount
				$38.36

#411706 - July 2026 Wet Check Repairs - Completed Repairs Controller K

Lateral Components - 07/31/2026

Irrigation Technician Labor	0.25HR	$65.00	$16.25
Hunter Pro-Spray 6 in. Pop Up with Side Inlet	1.00EA	$19.65	$19.65
Hunter PRO Nozzle 10 ft. Radius Half Circle 10 ft 180 Degree	1.00EA	$2.46	$2.46

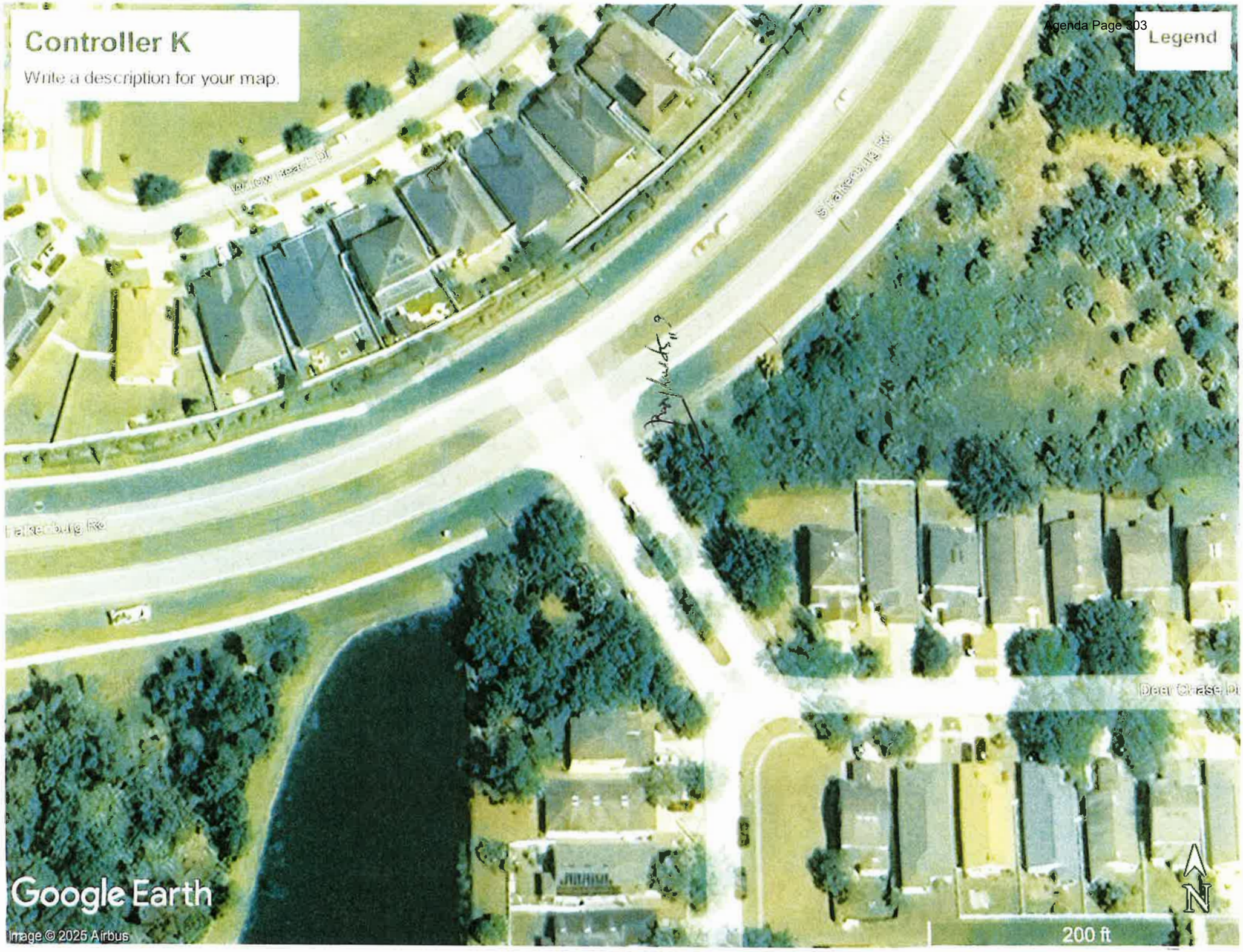
Grand Total **$38.36**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
$590.27	$0.00	$0.00	$0.00	$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.


Controller K
Write a description for your map.
Legend
Willow Reed Dr
S Falkenburg Rd
Falkenburg Rd
Deer Chase Dr
Google Earth
Image © 2025 Airbus
N
200 ft

Russell Landscape Florida, LLC
4300 Woodward Way
Sugar Hill, GA 30518

To: **Parkway Center Community Development District c/o Inframark**
3434 Colwell Avenue, Ste. 200
Tampa, FL 33614

Contract: 55-0331-00 Parkway Center Community Development District

Invoice #: **2065316**
Date: **8/1/2026**
Invoice Due Date: **8/22/2026**
Payment Terms: **Net 21 days**

Contract Item	Total
Monthly Maintenance Contract	17,887.92
	17,887.92

PLEASE REMIT PAYMENT TO:
Russell Landscape Florida, LLC
PO Box 96746
Charlotte, NC 28296-6746

Total :	17,887.92
Plus Sales Tax :	0.00
Less Retainage :	0.00
Total Due This Invoice :	**17,887.92**

S2W Security
admin@s2wsecurity.com
2406 State Road 60 E Suite 1829
Valrico Florida 33595

Invoice

Invoice# INV-4872

Balance Due
$1,196.00

Bill To
Inframark Management Services
2654 Cypress Ridge Blvd. STE 101
Wesley Chapel
33578 FL

Invoice Date : 01 Aug 2026
Terms : Custom
Due Date : 06 Aug 2026

Subject :

Parkway Center CDD Pool Security
Work Week Dates:
7-17-26_7-19-26
7-24-26_7-26-26

#	Item & Description	Qty	Rate	Amount
1	Professional Services 7-17-26 4:00pm-9:00pm	5.00	26.00	130.00
2	Professional Services 7-18-26 12:00pm-9:00pm	9.00	26.00	234.00
3	Professional Services 7-19-26 12:00pm-9:00pm	9.00	26.00	234.00
4	Professional Services 7-24-26 4:00pm-9:00pm	5.00	26.00	130.00
5	Professional Services 7-25-26 12:00pm-9:00pm	9.00	26.00	234.00
6	Professional Services 7-26-26 12:00pm-9:00pm	9.00	26.00	234.00

Sub Total	1,196.00
No Tax (0%)	0.00
Total	**$1,196.00**
Balance Due	**$1,196.00**

Notes

Thanks for your business.

Payment Options

Terms & Conditions

Terms & Conditions
Confidentiality Statement: This proposal manuscript is proprietary to Secure2ware Inc. It contains confidential business and technical information. It is intended for the use of Secure2ware Inc. and their employees, and may not be, in whole or in part, copied, translated or reproduced and may not be provided to any third party without written consent of Secure2ware Inc. We appreciate this opportunity to provide our services to you. We are confident that we will be successful in supporting this project in the most cost effective and professional manner. Should you have any questions, please feel free to contact us at 813-425-5900. Legal Notice: No Oral Agreements. The parties agree that this agreement constitutes the entire agreement of the parties, that this agreement supersedes any prior understandings or agreements other than those expressly set forth herein. Company or any other subcontractor engaged by Company to perform work or furnish material who is not paid may have a claim against Subscriber or the owner of the premises if other than the Subscriber which may be enforced against the property in accordance with the applicable lien laws.
SECURITY INTEREST; You grant us a security interest in any goods you purchased ("Collateral") as well as all accessions to and proceeds of those goods. Our security interest secures your performance of all obligations under this Contract and any extensions, renewals or modifications of it. On our request, you will take any reasonable action to preserve the Collateral or our security interest in it.
Notes: 1. Secure2ware Inc. requests that customers police all installation areas, such as closets, entertainment centers, data closets, etc. prior to commencement of project. (If a Secure2ware Technician has to temporarily move any of the customer's property, we will not be held liable for any damages.) 2. For Surveillance System projects, some customers may need to purchase a Property Static IP Address from their Internet Service Provider (ISP) for Remote Access. 3. Please be advised that viewing surveillance systems on cell phones is data usage and may be billable by cell phone provider. 4. Microphones used as part of an audio surveillance system, by law require that the public be given a notice of "AUDIO MONITORING ON THE PREMISES". "Fla. Sta. ch. 934.03 " All invoices not paid within five (5) business days after completion of work will incur a late fee of $100.00 in addition to a daily interest rate of 0.013% of the remaining balance or the highest amount allowed by law.
Any check or other instrument (including credit card charge backs and stop payments) tendered by you and returned unpaid by a financial institution for any reason even if the check, instrument or electronic authorization is later honored, you have filed a petition of bankruptcy, or your account has been closed will incur a returned payment fee of $39.00 in addition to the daily interest fee mentioned above. The parties agree that due to the nature of the services to be provided by Secur2ware, the payments to be made by the Customer for the term of this agreement form an integral part of Secure2ware's anticipated profits; that in the event of Customer's default it would be difficult if not impossible to fix Secure2ware's actual damages. Therefore, in the event Customer defaults in any payment or charges to be paid to Secure2ware within 05 days of the date such payment is due Customer shall be liable for any unpaid charges to date of default and the balance of all payments for the entire term shall immediately become due and payable and Customer shall be liable for 100% thereof as LIQUIDATED DAMAGES and Secure2ware shall be permitted to terminate all its services under this agreement without relieving Customer of any obligation herein including but not limited to terminating monitoring service. Furthermore, Customer Agrees to pay for all expenses incurred by Secure2ware in preparation of Legal Documents and Billable Action including Secur2ware's hourly rate for all personnel used in the preparation and or the pursuit of Legal Action. CUSTOMER ACKNOWLEDGES THAT THIS AGREEMENT CONTAINS A LIQUIDATED DAMAGE CLAUSE. Customer verbal or electronic acknowledgement of this clause will be enforceable. The prevailing party in any litigation or arbitration is entitled to recover its reasonable legal fees from the other party. In any action commenced by Secure2ware against Customer, Customer shall not be permitted to interpose any counterclaim.
CUSTOMER AGREES THAT CUSTOMER MAY BRING CLAIMS AGAINST SECURE2WARE ONLY IN CUSTOMER'S INDIVIDUAL CAPACITY, AND NOT AS A CLASS ACTION PLAINTIFF OR CLASS ACTION MEMBER IN ANY PURPORTED CLASS OR REPRESENTATIVE PROCEEDING. ANY DISPUTE BETWEEN THE PARTIES OR ARISING OUT OF THIS AGREEMENT, INCLUDING ISSUES OF ARBITRABILITY, SHALL, AT THE OPTION OF ANY PARTY, BE DETERMINED BY BINDING AND FINAL ARBITRATION BEFORE A SINGLE ARBITRATOR. The arbitrator shall be bound by the terms of this agreement and is authorized to conduct proceedings by telephone, video or by submission of papers. By agreeing to this arbitration provision you are waiving your right to a jury trial, waiving your right to appeal the arbitration award and waiving your right to participate in a class action. This agreement to arbitrate shall survive the termination of this agreement. ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES 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-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY 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 A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY. Satisfaction Guarantee: All of our products come with at least a 1 year manufacturer's warranty. We guarantee all of our work for the first 30 days after installation. If you are not satisfied with your purchase please contact Secure2ware, Inc to process a partial refund. The following applicable charges will apply: 30% equipment restocking fee, labor charges for the original installation and a service call fee for the removal of the equipment from the property. All cancellations must be in writing within 3 days after installation.

Don't forget to ask about our Secure2ware Service Maintenance Contract.
Respectfully, Secure2ware Inc. 813-425-5900 admin@secure2ware.com

Keith Ware

Authorized Signature

Confidentiality Statement:

This invoice manuscript is proprietary to S2W Security / Secure2ware Inc. It contains confidential business information. It is intended for the use of S2W Security /Secure2ware Inc. and their employees, and may not be, in whole or in part, copied, translated or reproduced and may not be provided to any third party without written consent of S2W Security / Secure2ware Inc.

We appreciate this opportunity to provide our services to you. Should you have any questions, please feel free to contact us at 813-999-0412 or 813-425-5900.

Legal Notice:
No Oral Agreements. The parties agree that this agreement constitutes the entire agreement of the parties, that this agreement supersedes any prior understandings or agreements other than those expressly set forth herein. Company or any other subcontractor engaged by Company to perform work who is not paid may have a claim against Subscriber or the owner of the premises if other than the Subscriber which may be enforced against the property in accordance with the applicable lien laws. SECURITY INTEREST; Our security interest secures your performance of all obligations under this Contract and any extensions, renewals or modifications of it. On our request, you will take any reasonable action to preserve the Collateral or our security interest in it.
All invoices not paid within five (5) business days after completion of work will incur a late fee of $100.00 in addition to a daily interest rate of 0.013% of the remaining balance or the highest amount allowed by law. Any check or other instrument (including credit card charge backs and stop payments) tendered by you and returned unpaid by a financial institution for any reason even if the check, instrument or electronic authorization is later honored, you have filed a petition of bankruptcy, or your account has been closed will incur a returned payment fee of $39.00 in addition to the daily interest fee mentioned above.
The parties agree that due to the nature of the services to be provided by S2W Security /Secure2ware, the payments to be made by the Customer for the term of this agreement form an integral part of S2W Security /Secure2ware's anticipated profits; that in the event of Customer's default it would be difficult if not impossible to fix S2W Security / Secure2ware's actual damages. Therefore, in the event

Customer defaults in any payment or charges to be paid to S2W Security /Secure2ware within 05 days of the date such payment is due Customer shall be liable for any unpaid charges to date of default and the balance of all payments for the entire term shall immediately become due and payable and Customer shall be liable for 100% thereof as LIQUIDATED DAMAGES and S2W Security / Secure2ware shall be permitted to terminate all its services under this agreement without relieving Customer of any obligation herein including but not limited to terminating monitoring service. Furthermore, Customer Agrees to pay for all expenses incurred by S2W Security /Secure2ware in preparation of Legal Documents and Billable Action including S2W Security/ Secur2ware's hourly rate for all personnel used in the preparation and or the pursuit of Legal Action. CUSTOMER ACKNOWLEDGES THAT THIS AGREEMENT CONTAINS A LIQUIDATED DAMAGE CLAUSE. Customer verbal or electronic acknowledgment of this clause will be enforceable.

The prevailing party in any litigation or arbitration is entitled to recover its reasonable legal fees from the other party. In any action commenced by S2W Security /Secure2ware against Customer, Customer shall not be permitted to interpose any counterclaim. CUSTOMER AGREES THAT CUSTOMER MAY BRING CLAIMS AGAINST S2W Security / SECURE2WARE ONLY IN CUSTOMER'S INDIVIDUAL CAPACITY, AND NOT AS A CLASS ACTION PLAINTIFF OR CLASS ACTION MEMBER IN ANY PURPORTED CLASS OR REPRESENTATIVE PROCEEDING. ANY DISPUTE BETWEEN THE PARTIES OR ARISING OUT OF THIS AGREEMENT, INCLUDING ISSUES OF ARBITRABILITY, SHALL, AT THE OPTION OF ANY PARTY, BE DETERMINED BY BINDING AND FINAL ARBITRATION BEFORE A SINGLE ARBITRATOR. The arbitrator shall be bound by the terms of this agreement and is authorized to conduct proceedings by telephone, video or by submission of papers. By agreeing to this arbitration provision, you are waiving your right to a jury trial, waiving your right to appeal the arbitration award and waiving your right to participate in a class action. This agreement to arbitrate shall survive the termination of this agreement.

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES 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-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT,

EVEN IF YOU HAVE ALREADY 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 A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

Respectfully,

S2W Security / Secure2ware Inc.

813-999-0412 or 813-4255900

admin@s2wsecurity.com

admin@secure2ware.com

S2W Security
admin@s2wsecurity.com
2406 State Road 60 E Suite 1829
Valrico Florida 33595

Invoice

Invoice# INV-4876

Balance Due
$1,196.00

Bill To
Inframark Management Services
2654 Cypress Ridge Blvd. STE 101
Wesley Chapel
33578 FL

Invoice Date : 15 Aug 2026
Terms : Custom
Due Date : 20 Aug 2026

Subject :

Parkway Center CDD Pool Security
Work Week Dates:
7-31-26_8-2-26
8-7-26_8-9-26

#	Item & Description	Qty	Rate	Amount
1	Professional Services 7-31-26 4:00pm-9:00pm	5.00	26.00	130.00
2	Professional Services 8-1-26 12:00pm-9:00pm	9.00	26.00	234.00
3	Professional Services 8-2-26 12:00pm-9:00pm	9.00	26.00	234.00
4	Professional Services 8-7-26 4:00pm-9:00pm	5.00	26.00	130.00
5	Professional Services 8-8-26 12:00pm-9:00pm	9.00	26.00	234.00
6	Professional Services 8-9-26 12:00pm-9:00pm	9.00	26.00	234.00

Sub Total	1,196.00
No Tax (0%)	0.00
Total	**$1,196.00**
Balance Due	**$1,196.00**

Notes

Thanks for your business.

Payment Options

Terms & Conditions

Terms & Conditions
Confidentiality Statement: This proposal manuscript is proprietary to Secure2ware Inc. It contains confidential business and technical information. It is intended for the use of Secure2ware Inc. and their employees, and may not be, in whole or in part, copied, translated or reproduced and may not be provided to any third party without written consent of Secure2ware Inc. We appreciate this opportunity to provide our services to you. We are confident that we will be successful in supporting this project in the most cost effective and professional manner. Should you have any questions, please feel free to contact us at 813-425-5900. Legal Notice: No Oral Agreements. The parties agree that this agreement constitutes the entire agreement of the parties, that this agreement supersedes any prior understandings or agreements other than those expressly set forth herein. Company or any other subcontractor engaged by Company to perform work or furnish material who is not paid may have a claim against Subscriber or the owner of the premises if other than the Subscriber which may be enforced against the property in accordance with the applicable lien laws.
SECURITY INTEREST; You grant us a security interest in any goods you purchased ("Collateral") as well as all accessions to and proceeds of those goods. Our security interest secures your performance of all obligations under this Contract and any extensions, renewals or modifications of it. On our request, you will take any reasonable action to preserve the Collateral or our security interest in it.
Notes: 1. Secure2ware Inc. requests that customers police all installation areas, such as closets, entertainment centers, data closets, etc. prior to commencement of project. (If a Secure2ware Technician has to temporarily move any of the customer's property, we will not be held liable for any damages.) 2. For Surveillance System projects, some customers may need to purchase a Property Static IP Address from their Internet Service Provider (ISP) for Remote Access. 3. Please be advised that viewing surveillance systems on cell phones is data usage and may be billable by cell phone provider. 4. Microphones used as part of an audio surveillance system, by law require that the public be given a notice of "AUDIO MONITORING ON THE PREMISES". "Fla. Sta. ch. 934.03 " All invoices not paid within five (5) business days after completion of work will incur a late fee of $100.00 in addition to a daily interest rate of 0.013% of the remaining balance or the highest amount allowed by law.
Any check or other instrument (including credit card charge backs and stop payments) tendered by you and returned unpaid by a financial institution for any reason even if the check, instrument or electronic authorization is later honored, you have filed a petition of bankruptcy, or your account has been closed will incur a returned payment fee of $39.00 in addition to the daily interest fee mentioned above. The parties agree that due to the nature of the services to be provided by Secur2ware, the payments to be made by the Customer for the term of this agreement form an integral part of Secure2ware's anticipated profits; that in the event of Customer's default it would be difficult if not impossible to fix Secure2ware's actual damages. Therefore, in the event Customer defaults in any payment or charges to be paid to Secure2ware within 05 days of the date such payment is due Customer shall be liable for any unpaid charges to date of default and the balance of all payments for the entire term shall immediately become due and payable and Customer shall be liable for 100% thereof as LIQUIDATED DAMAGES and Secure2ware shall be permitted to terminate all its services under this agreement without relieving Customer of any obligation herein including but not limited to terminating monitoring service. Furthermore, Customer Agrees to pay for all expenses incurred by Secure2ware in preparation of Legal Documents and Billable Action including Secur2ware's hourly rate for all personnel used in the preparation and or the pursuit of Legal Action. CUSTOMER ACKNOWLEDGES THAT THIS AGREEMENT CONTAINS A LIQUIDATED DAMAGE CLAUSE. Customer verbal or electronic acknowledgement of this clause will be enforceable. The prevailing party in any litigation or arbitration is entitled to recover its reasonable legal fees from the other party. In any action commenced by Secure2ware against Customer, Customer shall not be permitted to interpose any counterclaim.
CUSTOMER AGREES THAT CUSTOMER MAY BRING CLAIMS AGAINST SECURE2WARE ONLY IN CUSTOMER'S INDIVIDUAL CAPACITY, AND NOT AS A CLASS ACTION PLAINTIFF OR CLASS ACTION MEMBER IN ANY PURPORTED CLASS OR REPRESENTATIVE PROCEEDING. ANY DISPUTE BETWEEN THE PARTIES OR ARISING OUT OF THIS AGREEMENT, INCLUDING ISSUES OF ARBITRABILITY, SHALL, AT THE OPTION OF ANY PARTY, BE DETERMINED BY BINDING AND FINAL ARBITRATION BEFORE A SINGLE ARBITRATOR. The arbitrator shall be bound by the terms of this agreement and is authorized to conduct proceedings by telephone, video or by submission of papers. By agreeing to this arbitration provision you are waiving your right to a jury trial, waiving your right to appeal the arbitration award and waiving your right to participate in a class action. This agreement to arbitrate shall survive the termination of this agreement. ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES 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-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY 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 A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY. Satisfaction Guarantee: All of our products come with at least a 1 year manufacturer's warranty. We guarantee all of our work for the first 30 days after installation. If you are not satisfied with your purchase please contact Secure2ware, Inc to process a partial refund. The following applicable charges will apply: 30% equipment restocking fee, labor charges for the original installation and a service call fee for the removal of the equipment from the property. All cancellations must be in writing within 3 days after installation.

Don't forget to ask about our Secure2ware Service Maintenance Contract.
Respectfully, Secure2ware Inc. 813-425-5900 admin@secure2ware.com

Keith Ware

Authorized Signature

Confidentiality Statement:

This invoice manuscript is proprietary to S2W Security / Secure2ware Inc. It contains confidential business information. It is intended for the use of S2W Security /Secure2ware Inc. and their employees, and may not be, in whole or in part, copied, translated or reproduced and may not be provided to any third party without written consent of S2W Security / Secure2ware Inc.

We appreciate this opportunity to provide our services to you. Should you have any questions, please feel free to contact us at 813-999-0412 or 813-425-5900.

Legal Notice:
No Oral Agreements. The parties agree that this agreement constitutes the entire agreement of the parties, that this agreement supersedes any prior understandings or agreements other than those expressly set forth herein. Company or any other subcontractor engaged by Company to perform work who is not paid may have a claim against Subscriber or the owner of the premises if other than the Subscriber which may be enforced against the property in accordance with the applicable lien laws. SECURITY INTEREST; Our security interest secures your performance of all obligations under this Contract and any extensions, renewals or modifications of it. On our request, you will take any reasonable action to preserve the Collateral or our security interest in it.
All invoices not paid within five (5) business days after completion of work will incur a late fee of $100.00 in addition to a daily interest rate of 0.013% of the remaining balance or the highest amount allowed by law. Any check or other instrument (including credit card charge backs and stop payments) tendered by you and returned unpaid by a financial institution for any reason even if the check, instrument or electronic authorization is later honored, you have filed a petition of bankruptcy, or your account has been closed will incur a returned payment fee of $39.00 in addition to the daily interest fee mentioned above.
The parties agree that due to the nature of the services to be provided by S2W Security /Secure2ware, the payments to be made by the Customer for the term of this agreement form an integral part of S2W Security /Secure2ware's anticipated profits; that in the event of Customer's default it would be difficult if not impossible to fix S2W Security / Secure2ware's actual damages. Therefore, in the event

Customer defaults in any payment or charges to be paid to S2W Security /Secure2ware within 05 days of the date such payment is due Customer shall be liable for any unpaid charges to date of default and the balance of all payments for the entire term shall immediately become due and payable and Customer shall be liable for 100% thereof as LIQUIDATED DAMAGES and S2W Security / Secure2ware shall be permitted to terminate all its services under this agreement without relieving Customer of any obligation herein including but not limited to terminating monitoring service. Furthermore, Customer Agrees to pay for all expenses incurred by S2W Security /Secure2ware in preparation of Legal Documents and Billable Action including S2W Security/ Secur2ware's hourly rate for all personnel used in the preparation and or the pursuit of Legal Action. CUSTOMER ACKNOWLEDGES THAT THIS AGREEMENT CONTAINS A LIQUIDATED DAMAGE CLAUSE. Customer verbal or electronic acknowledgment of this clause will be enforceable.

The prevailing party in any litigation or arbitration is entitled to recover its reasonable legal fees from the other party. In any action commenced by S2W Security /Secure2ware against Customer, Customer shall not be permitted to interpose any counterclaim. CUSTOMER AGREES THAT CUSTOMER MAY BRING CLAIMS AGAINST S2W Security / SECURE2WARE ONLY IN CUSTOMER'S INDIVIDUAL CAPACITY, AND NOT AS A CLASS ACTION PLAINTIFF OR CLASS ACTION MEMBER IN ANY PURPORTED CLASS OR REPRESENTATIVE PROCEEDING. ANY DISPUTE BETWEEN THE PARTIES OR ARISING OUT OF THIS AGREEMENT, INCLUDING ISSUES OF ARBITRABILITY, SHALL, AT THE OPTION OF ANY PARTY, BE DETERMINED BY BINDING AND FINAL ARBITRATION BEFORE A SINGLE ARBITRATOR. The arbitrator shall be bound by the terms of this agreement and is authorized to conduct proceedings by telephone, video or by submission of papers. By agreeing to this arbitration provision, you are waiving your right to a jury trial, waiving your right to appeal the arbitration award and waiving your right to participate in a class action. This agreement to arbitrate shall survive the termination of this agreement. ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES 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-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT,

EVEN IF YOU HAVE ALREADY 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 A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

Respectfully,

S2W Security / Secure2ware Inc.

813-999-0412 or 813-4255900

admin@s2wsecurity.com

admin@secure2ware.com

Suburban Propane

PO BOX 260
WHIPPANY, NJ 07981-0260

STATEMENT

PARKWAY CENTER CLUB CDD
2005 PAN AM CIR
STE 300
TAMPA, FL 33607-6008

SUMMARY	
Account Number:	1158-420109
Statement Date:	07-31-2026
Previous Statement Balance:	$20.06
- Payments and Credits:	$0.00
+ New Activity:	$764.05
+ Late Charge:	$0.00
= Statement Balance:	$784.11
Due Date:	Upon Receipt

Please disregard if already paid

To pay your bill online, please visit us at
www.suburbanpropane.com or scan

VISA DISCOVER AMERICAN EXPRESS echeck PayPal PayPal CREDIT venmo Pay G Pay

For billing and other inquiries please call
1-800-PROPANE (1-800-776-7263) or 813-626-4157

ACCOUNT ACTIVITY

PREVIOUS STATEMENT BALANCE **$20.06**

Date	Reference No.	Qty	Description		Amount
	PARKWAY CENTER CLUB CDD/7461 S FAULKENBURG RD//RIVERVIEW FL				
07-20-26	361532	178.1	PROPANE PRICE PER GALLON 4.1390	$737.16	
07-20-26	361532		SAFETY P&T FEE	$12.92	
07-20-26	361532		TRANSPORTATION FUEL SURCHARGE	$13.97	$764.05
Work performed by JULIO N.-FL MQ30537					

STATEMENT BALANCE **$784.11**

Please see reverse side for additional information
Return bottom portion with payment

Suburban Propane

PO BOX 260
WHIPPANY, NJ 07981-0260

RECEIVED
AUG 07 2026
By

STATEMENT

Account Number: 1158-420109
Due Date: Upon Receipt
Amount Due: **$784.11**
Amount Paid $ _____

☐ **Check box for address change (see reverse for details)**

00530394-002243

Please write your account number on your check

PARKWAY CENTER CLUB CDD
2005 PAN AM CIR
STE 300
TAMPA, FL 33607-6008

SUBURBAN PROPANE-1158
PO BOX 260
WHIPPANY, NJ 07981-0260

00530394002243DB01000000

1158600731266000078411000078411000000420107

Suburban Propane

DATE 07/2026
START COUNT 0.0 GALLONS
END NET COUNT 178.1 GALLONS
NET DELIVERY 178.1 GALLONS
1 LPG 1
VOLUME CORRECTED TO 60 DEG. F
SALE NUMBER 19555
METER NUMBER 116476806
UNIT ID 223012

INVOICE NO	QUANTITY	DESCRIPTION	AMOUNT
1158-361532	178.1 gallons	PROPANE @$4.139/GALLON	$737.16
		SAFETY P&T FEE	12.92
		TRANSPORTATION	13.97
		INVOICE SUBTOTAL	$764.05
		PLEASE PAY THIS AMOUNT	$764.05

SUBURBAN PROPANE-1158
PO# _____ Driver ID 202
Name: PARKWAY CENTER CLUB CDD
ACCT.#: 1158-420109-001
Tank Serial #: 027942

*If Safety P&T is noted above see "Fees" on reverse for a description of this Safety Practices & Training Fee

For Inquiries, please call 800-776-7263 or your local office 813-626-4157

Liquefied Petroleum Gas, 2.1, UN 1075, Product: Propane, Non-Corrosive

WHERE REQUIRED: LP Gas Volume has been corrected to standard volume at 60 degrees Fahrenheit

RECEIVED BY:

Customer: Please see reverse side for safety information
JULIO N.-FL MQ30537
Call 811 Before You Dig.
Item# 1515384 OPR 5209 1212 DUPLICATE

SUBURBAN PROPANE-1158
Local Office 813-626-4157

PARKWAY CENTER CLUB CDD
7461 S FAULKENBURG RD
RIVERVIEW FL 33578

☐ CHECK HERE IF name,address, telephone or fuel usage has changed

TO PAY BY CHECK PLEASE RETURN THIS PORTION WITH YOUR PAYMENT AND SEND TO:

SUBURBAN PROPANE-1158
PO BOX 260
WHIPPANY, NJ 07981-0260

Thank You For Your Business!

INVOICE

ACCOUNT NO: 1158-420109
DELIVERY DATE: 7/20/26 12:34
INVOICE NO. 1158-361532

DUPLICATE Item# 1515384 OPR 5209 1212

AMOUNT DUE	$764.05
DUE DATE	7/27/26
AMOUNT ENCLOSED	$

PLEASE PAY FROM THIS INVOICE

Visit us at **www.suburbanpropane.com**
Please visit our website regarding changes to the Transportation Fuel Surcharge

TO PAY BY PHONE
Call us toll-free at 1-888-288-5608

1 1 5 8 5 0 0 7 2 0 2 6 8 0 0 0 0 7 6 4 0 5 0 0 0 0 7 6 4 0 5 0 0 0 0 0 4 2 0 1 0 9

Parkway Center

Cash Flow Projection

9/16/2026

	Balances	Interest Rate
Operating Account - BankUnited	136,446.12	3.35%
MMA - BankUnited	343,653.01	3.35%
Less: Current Outstanding AP	(1,864.67)	
Estimated Cash Available Today	478,234.46	
Outstanding FY26 Tax Roll	12,949.00	
Estimated Total Cash Available with Tax Roll	491,183.46	
Projections:		
Monthly Average Spend (October - Sep)	*119,035.00*	
Total Monthly Average Spend	119,035.00	
Average Spend to YE (1 month September)	(119,035.00)	
Expected Cash Flow at YE (9/30/26)	**610,218.46**	
Average Spend 1st QTR FY27 (3 mos avg spend)	357,105.00	
Expected Need through 1st QTR FY27	**253,113.46**	

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