

TWIN TOWERS HOA., INC
Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L
January - April, 2026

	Jan 2026				Feb 2026				Mar 2026				Apr 2026				Total							
	Actual	Budget	over Budget	% of Budget	Actual	Budget	over Budget	% of Budget	Actual	Budget	over Budget	% of Budget	Actual	Budget	over Budget	% of Budget	Actual	Budget	over Budget	% of Budget				
Income																								
4050 HOA FEES	128,371	128,371	0	100.0%	128,371	128,371	0	100.0%	128,371	128,371	0	100.0%	127,771	128,371	-600	99.5%	512,884	513,484	-600	99.9%				
4060 LAUNDRY ROOM INCOME	1,540	1,250	290	123.2%					1,250	-1,250	0.0%	3,000	1,250	1,750	240.0%	2,000	1,250	750	160.0%	6,540	5,000	1,540	130.8%	
4065 MISC. INCOME			0				0				0				0				0		0	0	0	
4066 REPLACEMENT KEY FEES	350	146	204	239.7%	350	146	204	239.7%					146	-146	0.0%	50	146	-96	34.2%	750	584	166	128.4%	
4066.1 PET FEES	50		50		50		50								0		100	0	100		100	0	100	
4067 ESTOPPEL FEES	250	104	146	240.4%	250	104	146	240.4%	250	104	146	240.4%	500	104	396	480.8%	1,250	416	834	300.5%				
Total 4065 MISC. INCOME	650	250	400	260.0%	650	250	400	260.0%	250	250	0	100.0%	550	250	300	220.0%	2,100	1,000	1,100	210.0%				
4070 RENTS	1,800	1,800	0	100.0%	1,800	1,800	0	100.0%	1,800	1,800	0	100.0%	1,800	1,800	0	100.0%	7,200	7,200	0	100.0%				
4090 2023B SPECIAL ASSESSMT	50,852		50,852				0				0				0		50,852	0	50,852					
4105 RESERVE FUND INTEREST			0		1,107		1,107		421		421		2,671		2,671		4,200	0	4,200					
4150 OPERATING INTEREST	1,174		1,174		1,009		1,009				0		579		579		2,762	0	2,762					
4155 BANK INTEREST		1,000	-1,000	0.0%		1,000	-1,000	0.0%		1,000	-1,000	0.0%		1,000	-1,000	0.0%	0	4,000	-4,000	0.0%				
Total Income	184,387	132,671	51,716	139.0%	132,937	132,671	266	100.2%	133,842	132,671	1,171	100.9%	135,371	132,671	2,700	102.0%	586,537	530,684	55,853	110.5%				
Gross Profit	184,387	132,671	51,716	139.0%	132,937	132,671	266	100.2%	133,842	132,671	1,171	100.9%	135,371	132,671	2,700	102.0%	586,537	530,684	55,853	110.5%				
Expenses																								
2023B 2023 Special Assessment			0				0				0				0				0					
B. Balconies Concrete SBNS	50,852		50,852		52,000		52,000		41,994		41,994		39,903		39,903		184,748	0	184,748					
C. Balconies Eng. SBNS			0		7,926		7,926				0		5,924		5,924		13,850	0	13,850					
Total 2023B 2023 Special Assessment	50,852	0	50,852		59,926	0	59,926		41,994	0	41,994		45,827	0	45,827		198,598	0	198,598					
5110 ACCOUNTING & LEGAL (deleted)			0				0				0				0				0					
5111 LEGAL FEES	132	417	-285	31.7%	2,220	417	1,803	532.4%	190	417	-228	45.4%		417	-417	0.0%	2,542	1,668	874	152.4%				
5112 ACCOUNTING	935	1,667	-732	56.1%	450	1,667	-1,217	27.0%	600	1,667	-1,067	36.0%	1,165	1,667	-502	69.9%	3,150	6,668	-3,518	47.2%				
5120 CAR EXPENSES			0		104		104				0				0		104	0	104					
5124 MAINTENANCE AND REPAIRS			0				0		200		200		505		505		705	0	705					
5140 ELEVATOR MAINTENANCE		1,071	-1,071	0.0%	1,136	1,071	65	106.1%		1,071	-1,071	0.0%		1,071	-1,071	0.0%	1,136	4,284	-3,148	26.5%				
5142 ELEVATOR CONTRACT	921	1,071	-150	86.0%	508	1,071	-563	47.5%	921	1,071	-150	86.0%	967	1,071	-104	90.3%	3,317	4,284	-967	77.4%				
5145 FIRE ALARM	4,839	2,167	2,672	223.3%	9,374	2,167	7,207	432.6%	4,617	2,167	2,450	213.1%	1,608	2,167	-559	74.2%	20,439	8,668	11,771	235.8%				
5165 LANDSCAPING	1,873	3,068	-1,195	61.0%	7,450	3,068	4,382	242.8%	1,873	3,068	-1,195	61.0%	1,873	3,068	-1,195	61.0%	13,069	12,272	797	106.5%				
5166 PEST CONTROL	1,713	1,775	-62	96.5%	1,713	1,775	-62	96.5%	1,488	1,775	-287	83.8%	1,658	1,775	-117	93.4%	6,572	7,100	-528	92.6%				
5168 MAINTENANCE CONTRACT	1,849	4,583	-2,734	40.3%		4,583	-4,583	0.0%	3,112	4,583	-1,471	67.9%	3,551	4,583	-1,032	77.5%	8,512	18,332	-9,820	46.4%				
5169 POOL CONTRACT	900	1,100	-200	81.8%	900	1,100	-200	81.8%	1,950	1,100	850	177.2%	1,800	1,100	700	163.6%	5,550	4,400	1,150	126.1%				
5172 POOL REPAIRS & MAINTENANCE	297	542	-245	54.7%	142	542	-400	26.2%		542	-542	0.0%	272	542	-270	50.1%	710	2,168	-1,458	32.8%				
5180 IRRIGATION EXPENSE	784	708	76	110.7%		708	-708	0.0%	2,152	708	1,444	304.0%	174	708	-534	24.6%	3,110	2,832	278	109.8%				
5200 REPLACEMENT/REPAIRS	699	9,205	-8,506	7.6%	2,276	9,205	-6,929	24.7%	1,217	9,205	-7,988	13.2%		9,205	-9,205	0.0%	4,191	36,820	-32,629	11.4%				
5225 WASHER/DRYER EXPENSE	620	750	-130	82.6%	139	750	-611	18.5%	229	750	-521	30.5%	240	750	-510	32.0%	1,228	3,000	-1,772	40.9%				
5250 MAINTENANCE VENDOR / CONTRACT		375	-375	0.0%		375	-375	0.0%		375	-375	0.0%		375	-375	0.0%	0	1,500	-1,500	0.0%				
5260 MAINTENANCE VENDOR REPAIRS			0				0				0		710		710		710	0	710	0.0%				
Total 5124 MAINTENANCE AND REPAIRS	14,494	26,415	-11,921	54.9%	23,639	26,415	-2,776	89.5%	17,758	26,415	-8,657	67.2%	13,358	26,415	-13,057	50.6%	69,249	105,660	-36,411	65.5%				
5130 DUES & SUBSCRIPTIONS			0		110		110				0				0		110	0	110					
5131 LICENSES / DUES		138	-138	0.0%		138	-138	0.0%		138	-138	0.0%		138	12	108.9%	150	552	-402	27.2%				
5132 Interest Expense (related to loan note for property insurances)	1,534		1,534		1,352		1,352		1,220		1,220		1,086		1,086		5,192	0	5,192					
5154 SUPPLIES			0		2,054		2,054		262		262				0		2,316	0	2,316					
5155 GENERAL SUPPLIES	1,272	500	772	254.5%	1,571	500	1,071	314.2%	3,000	500	2,500	599.9%	109	500	-391	21.7%	5,951	2,000	3,951	297.6%				
Total 5154 SUPPLIES	1,272	500	772	254.5%	3,625	500	3,125	725.0%	3,261	500	2,761	652.3%	109	500	-391	21.7%	8,267	2,000	6,267	413.4%				
5159 CONDO INSURANCE			0				0				0				0				0					
5160 INSURANCE	31,748		31,748		29,034		29,034		32,144		32,144		31,107		31,107		124,033	0	124,033					
5161 HEALTH INSURANCE	831	917	-86	90.6%	831	917	-86	90.6%	831	917	-86	90.6%	831	917	-86	90.6%	3,325	3,668	-343	90.6%				
5162 WORKMENS COMP	1,172	225	947	520.9%		225	-225	0.0%		225	-225	0.0%		225	-225	0.0%	1,172	900	272	130.2%				
5163 PROPERTY/GENERAL INSURANCE		24,965	-24,965	0.0%		24,965	-24,965	0.0%		24,965	-24,965	0.0%		24,965	-24,965	0.0%	0	99,859	-99,859	0.0%				
5164 FLOOD INSURANCE		4,952	-4,952	0.0%		4,952	-4,952	0.0%		4,952	-4,952	0.0%		4,952	-4,952	0.0%	0	19,808	-19,808	0.0%				
Total 5159 CONDO INSURANCE	33,752	31,059	2,693	108.7%	29,865	31,059	-1,194	96.2%	32,976	31,059	1,917	106.2%	31,939	31,059	880	102.8%	128,530	124,235	4,295	103.5%				
5170 APARTMENT EXPENSE		250	-250	0.0%		250	-250	0.0%		250	-250	0.0%		250	-250	0.0%	0	1,000	-1,000	0.0%				
5174 OFFICE EXPENSES			0				0		85		85		85		85		170	0	170					
5175 OFFICE SUPPLIES	922	292	630	315.8%	459	292	167	157.2%	1,179	292	887	403.7%	182	292	-110	62.4%	2,742	1,168	1,574	234.8%				
5176 POSTAGE	675	292	383	231.0%		292	-292	0.0%		292	-292	0.0%		292	-292	0.0%	675	1,168	-494	57.7%				
5177 BANK SERVICE CHARGES	-37		-37				0				0		35		35		-2	0	-2					
Total 5174 OFFICE EXPENSES	1,559	584	975	267.0%	459	584	-125	78.6%	1,264	584	680	216.4%	302	584	-282	51.7%	3,584	2,336	1,248	153.4%				
5190 TAXES-PAYROLL		290	-62	30.5%		952	-952	0.0%		952	-952	0.0%		952	-952	0.0%	290	3,808	-3,518	7.6%				
5191 FICA EXPENSE		1,323	1,323			1,176	1,176			1,656	1,656			800	800		4,955	0	4,955					
Total 5190 TAXES-PAYROLL	1,613	952	661	169.4%	1,176	952	224	123.5%	1,656	952	704	173.9%	800	952	-152	84.0%	5,245	3,808	1,437	137.7%				
5205 SECURITY		292	-292	0.0%		292	-292	0.0%	67	292	-225													



LAWN CUTTING AND EDGING:

Mowing shall be performed with specified mower types and blades to provide a quality cut. Mowing patterns shall be rotated to minimize scalping and rutting by mower wheels and to minimize soil compaction.

- ◇ **Mowing:** Mowing of all St. Augustine areas will be performed weekly during the growing season. Mowing will begin on a bi-weekly basis during the slow growing season. (See Contract for Frequency). Should the Customer request additional cuts, a separate proposal can be provided at the time service is requested.
- ◇ **Turf Height:** Will be dictated by season, current conditions and turf variety, a minimum of 3.5"- 4.5" height of cut is recommended on St. Augustine.
- ◇ **Hard Surface Edging:** All hard surfaces shall be edged at every mowing; this will ensure sharp edges exist where turf meets paved areas.
- ◇ **Bed Edging:** All soft edging (bed edges) will occur every other mowing to avoid over detailing of bed areas; or as needed depending on growing conditions and seasonality.
- ◇ **Line Trimming:** Line trimming will occur each visit to define areas around mailboxes, trees and other structures to ensure property is well groomed.
- ◇ **Blowing:** All sidewalks, driveways and roadways will be blown off on the date of each service visit.
- ◇ **Trash and Debris Removal:** Will be removed from mowing areas each mowing visit to ensure trash is not shredded by mowing equipment. All debris occurring during service procedures will be removed and disposed of away from the site. Excessive trash in fenced and bed areas will be removed from the site for a nominal fee.

PRUNING:

Pruning shall be performed as required to maintain the natural shape and plant palette characteristics. Pruning shall include, but not limited to, the removal of vegetation that is dead, damaged or diseased. When diseased vegetation is removed, the pruning cuts shall be made deep into the healthy plant tissue in order to re-establish healthy growth. All trimming and pruning shall be subject to all applicable State, Federal and American National Standards Institute (ANSI) regulations.

All shrubs will be maintained to promote healthy proper growth and a manicured appearance. (See Contract for Frequency) Horticultural standards will determine the consistency and uniformity of plant species height and shape throughout the property.

Shrub pruning consists of limbing up of trees (NTE 2" Dia) and removal of dead palm fronds up to 10', hand pruning or shearing of all shrub material, removal of dead or declining branches, and removal of debris.

- ◇ **Hedges:** Paradise will prune hedges, up to five (5'), on an as needed basis as part of the normal bed detail pruning. A supplemental contract can be provided to the Customer for material outside these specifications.
- ◇ **Trees:** This will include the raising of canopies to allow safe pedestrian movement, up to 7', on sidewalks and up to 10' on driveways and on roadways in accordance to good canopy structure. Any services above and beyond these specifications will require a separate proposal and can be provided at that time.

Customer _____ Contractor _____



- ◇ **Palms:** Fronds shall be removed based on University of Florida's recommendations of 100% browning. Fronds removed before such time at the request of the Association/Homeowner can cause damage to the health of the plant material and Paradise will not be held responsible for long term horticultural decline. Careful trimming procedures shall be followed to prevent damage to any portion of the tree, especially in the crown, shaft and bud areas. Should the Customer request trimming of palms over 10 feet in overall height, a separate proposal can be provided at that time.

PREMIUM WEED CONTROL:

Large weeds will be pulled by hand so as not to be allowed to have enough established quantity to detract from the overall aesthetics of the landscape. Drives, walks, curbs and other hard surface areas will be sprayed as needed to kill vegetation in cracks, joints, etc., to provide a neat appearance. All landscaped bed areas where weeds are evident will be treated with herbicides to keep these areas relatively weed free.

Paradise will not be held responsible for excessive weeds due to improper mulching (mulch base less than two inches in depth).

LAWN TREATMENT PROGRAM:

All fertilizers utilized under this program are custom blended with a balanced nutrient package specifically blended for Florida's unique landscapes and will have a minimum of 65% slow release nitrogen source to ensure extended performance. A complete minor element package is included with each application to insure that all of the requirements of your Florida landscape are provided for. The method of application will be dependent upon the landscape layout.

The lawn treatments will typically consist of **four blanket applications** and **three IPM** visits by a qualified technician on **Non-Restricted turf**, or **as specified in the contract**. A total of **four blanket applications** will typically take place on **Ordinance Restricted turf** plus a total of **four IPM** visits by a qualified technician, or **as specified in the contract**. Premium product will be used to prevent surge growth, but still allow for an attractive, healthy, vigorous lawn.

IPM Defined– Paradise utilizes and employs its Integrated Pest Management Program or IPM program. This program is designed based off of key points of interest suggested by the University of Florida.

The key elements are as follows:

1. **Prevention**- Proper planting, maintenance, and sanitation practices.
2. **Cultural**- Employment of good horticultural practice to optimize plant health.
3. **Scouting**- Trained Paradise personnel diligently scout property for signs of disease or infestation.
4. **Identification**- The appropriate means are taken to diagnose the cause.
5. **Program Implementation**– Paradise personnel uses the least noxious means of pesticide/bio-rational application to remedy situation. Ultimately, Paradise recommends the best course of action to follow.
6. **Follow up**- Trained personnel follow up on progress of treatment plan and report back to owner/manager.

Customer _____ Contractor _____

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Fertilizer Blend and Application Time

- ◇ **Early Spring** - Fertilization + weed control
- ◇ **Late Spring** - Fertilization+ Blanket insecticide
- ◇ **Summer** - Fertilization in non-restricted areas only. I.P.M. monthly
- ◇ **Fall** - Fertilization + weed control
- ◇ **Winter** - Fertilization + weed control

Paradise employs methodology consistent with "Florida Green Industries Best Management Practices." In a County with an adopted fertilizer ordinance, the local ordinance shall prevail and serve as a guide to nutrient selection and timing.

Turf Weed Control: The control of broadleaf weeds will be included in program. Herbicides can only be applied safely when temperatures are below 90 degrees and wind drift is at a minimum.

- ◇ Due to the unavailability or restricted use of effective control products, the prevention or control of Crabgrass, Bermuda grass, and select sedges are not part of this proposal.

Turf Insect Control: The appropriate insecticides will be used for lawn damaging insects throughout the season; a blanket application of specialty insecticide is included in **April** or **May** (late spring). This new insecticide has proven to be effective in minimizing chinch bug and grub activity for up to (4) months after application. Turf will be inspected on a regular basis by a qualified technician or other qualified personnel for any follow up necessary.

- ◇ Ant control and other pesticide and/or fungicide applications above and beyond the standard program will be billed on an as needed basis with notification to the owner prior to application.
- ◇ Preventative grub control is included in standard program in contracts including insecticide; curative spot control is also included.

SMALL TREE/SHRUB CARE (<10') PROGRAM:

Fertilization: Tree and shrub fertilization frequencies will be applied based on your specific contract frequencies. The specified applications will take place using a 13-3-13 50% slow release or an equivalent. Deviations from the standard program will be based off of soil sampling and recommendations by the account manager.

- ◇ Transplanted trees less than 3 years old will be included in standard program; trees over that age will be fertilized with the lawn application.
- ◇ In a County with an adopted fertilizer ordinance, the local ordinance shall prevail and serve as a guide to nutrient selection and timing.

Integrated Pest Management: Pesticides will only be used on an as-needed basis and only in the general areas having the problem. This procedure helps protect beneficial insects and reduces the potential for damage to our environment. A curative approach shall be implemented for insect and disease management in turf and landscape areas when damaging thresholds have been identified as negatively impacting either, health or aesthetics. In areas where problems persist, then a preventative approach should be implemented.

- ◇ Paradise personnel are diligent in their scouting of damaging pests and disease. Horticultural pest control and or appropriate recommendations will be made to minimize injury to ornamental plants. This is achieved by monitoring of the property and a complete service and inspection every eight (8) weeks.

Customer _____ Contractor _____

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ORNAMENTAL PALM TREE PROGRAM:

Fertilization: Tree fertilization frequencies will be applied based on your specific contract frequencies using a 8-2-12 with 100% slow-release. Paradise will use premium products at the recommended rate to prevent any surge growth, but still allow for an attractive, healthy, vigorous landscape.

- ◇ Therapeutic applications of minor elements are included in the standard program to ornamental palms indicating need.
- ◇ In a County with an adopted fertilizer ordinance, the local ordinance shall prevail and serve as a guide to nutrient selection and timing.

Palm Integrated Pest Management: *If included in the contract,* Pesticides will only be used on an as-needed basis and only in the general areas having the problem. This procedure helps protect beneficial insects and reduces the potential for damage to our environment. A curative approach shall be implemented for insect and disease management in turf and landscape areas when damaging thresholds have been identified as negatively impacting either, health or aesthetics. In areas where problems persist, then a preventative approach should be implemented.

- ◇ Paradise personnel are diligent in their scouting of damaging pests and disease. Horticultural pest control and or appropriate recommendations will be made to minimize injury to ornamental plants. This is achieved by monitoring of the property and a complete service and inspection every eight (8) weeks.²
- ◇ Bud and root drenching for specific insect/disease problems are not included but can be priced separately if a need is identified.

IRRIGATION MAINTENANCE:

Irrigation Maintenance: Paradise shall perform an inspection to the irrigation system based on the approved frequency. This consists of the following service specifications:

- ◇ Activate and inspect identified areas.
- ◇ Visually inspect surface pipes for leaks
- ◇ Adjust and clean sprinkler head nozzles, where needed
- ◇ Inspect and repair heads that may be damaged or needing repair.
- ◇ Adjust controller to the watering needs as dictated by environmental conditions
- ◇ Report recommendations to improve/enhance the effectiveness of the irrigation system to the Customer.

Irrigation Repairs:

- ◇ Repairs that become necessary to insure proper water coverage of the turf and landscape areas that are over and above the routine maintenance contract will be done on a time and material basis. These repairs may include, but are not limited to: installation of risers, valve and solenoid replacements, etc. Work of this nature will first be proposed and then executed once contract is authorized by the Customer.
- ◇ Emergency service calls are defined as repairs that are required outside of our regular business hours (Monday thru Friday; 8:00am-4:00pm), weekends and holidays, shall be billed on a time and material basis at an overtime rate.
- ◇ Damages that result because of Paradise's negligence, (e.g., heads broken by mowers, etc.) will be replaced at the expense of Paradise.

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Exclusions:

- ◇ Paradise is not responsible for the verification or performance of rain sensors above 6' off the ground.
- ◇ Paradise shall not be held responsible for damage due to the improper installation or previous management of irrigation system by others.
- ◇ Paradise shall not be responsible for the maintenance and performance of pump stations, main line filters and back flow preventers without separate contract and costs.
- ◇ It is further understood that Paradise is not liable for any damage of any kind whatsoever caused by the failure of the main irrigation water supply, water pressure or to water restrictions imposed by a statutory or similar authority.
- ◇ Paradise is not responsible for installing risers to the sprinkler heads in turf or bed areas.
- ◇ Paradise is not responsible for reporting to the Water Management District.

Storm Preparation:

- ◇ In the event of a Named Storm, it is necessary to suspend all operation of irrigation equipment, pump stations, and to secure controllers to avoid power surges and any catastrophic events such as an uprooted tree that breaks a mainline. These services, should they be requested, would be considered over and above the routine maintenance contract and will be done on a time and material basis.

ANNUAL FLOWERS – SEPARATE PROPOSAL:

- ◇ **Contractor Responsibility:** The contracted company for installing the annual planting is responsible for bed preparation and soil amendments to the annual bed areas. If Paradise is the contracted vendor please see the Warranty section for further details.
- ◇ **Frost Advisories/Cold Weather:** In the event of cold weather Paradise will charge \$35 a man hour plus required materials to cover existing annual plant beds. If the Association/Homeowner refuses coverage, the annual flower warranty is "void". In addition, if annuals are covered, Paradise does not guarantee their survival.

TRASH AND DEBRIS REMOVAL

- ◇ **Storm Cleanup:** Storm debris is defined by named storms that have sustained wind speed above 50 miles per hour, or have tropical storm recognition, as defined by the National Oceanic and Atmosphere Administration's National Weather Service (NOAA). Excessive debris caused by such storms will be removed at an extra cost above the contract base cost and will be addressed under a separate Storm Recovery Landscape Services Contract, and is not included in this maintenance contract.
- ◇ **Green Waste:** any green material left by an HO will be removed free of charge by Paradise.

CUSTOMER SERVICE

- ◇ All landscape requests and inquiries should be submitted to the Customer Service Department 24 hours a day via telephone, email or web-based submittal, and they will be responded to in a timely manner by our Customer Service Department. Emergency and Non-Emergency calls should be directed to (321) 543-8111.
 - ◇ **Emergency line:** The emergency line is primarily to be used by the Management Company/Homeowner as issues arise that may need *immediate* attention. After hours calls will be prompted to leave a detailed message. An Operations Manager will be paged and respond in a reasonable amount of time.
 - ◇ **Non-Emergency:** All non-emergency calls will be addressed within 2 (two) business days from 9:00 am to 4:00 pm Monday – Friday. Resolution of the issue will be determined by the nature of the call.

Customer _____ Contractor _____



- ◇ **Processing of Requests:** Once information is received, a "Work Order" will be created to resolve the issue and the resolution will be communicated to the original caller. After the resolution of the issue one or both of the following may occur: (1.) A Paradise representative will either personally speak to the original caller and/or (2.) A door tag will be left at the residence or location of the issue with the date, time, explanation of the problem and the action that was taken to correct it. Documentation of all inquiries shall be maintained in a database system so that community issues may be tracked and submitted to the Management Company on a daily/weekly basis.

WARRANTY

1. **Landscape Warranty:** Paradise will provide landscape warranty work contingently based upon Paradise's control and management of the maintenance of the property. This includes Paradise's control and management of fertilization programs, integrated pest management, and irrigation system. Recommendations in regards to any or all the above mentioned systems or programs must be adhered to in order for this warranty to remain valid.
2. **Turf:**
 - ◇ County, City, State or special Water Management District imposed watering restrictions that result in adverse growing conditions which lead to failure.
 - ◇ Nematodes- which are untreatable in residential turf.
 - ◇ Insects or diseases which are untreatable because current horticultural standards do not present viable solutions or chemical treatment is unavailable in residential areas. In the case of a dispute a third party, a representative from the County Extension Office, will offer mediation between Paradise and the Association.
 - ◇ Weedy grasses- e.g., Bermuda and crabgrass, etc., which have no legal chemical controls are not included in the warranty and Paradise will have no liability in matters as such. The only remedy in the above mentioned circumstances will be to "Round Up" and remove the encroaching turf types and re-sod. This will be a billable expense to the individual Homeowner or the Association.
 - ◇ High traffic areas.
 - ◇ Weather events which are uncontrollable.
 - ◇ Drainage problem areas.
 - ◇ Irrigation related problems beyond the control of Paradise.

Customer _____ Contractor _____



Warranty Continued...

Palms, Shrubs, Groundcover & Annuals:

- ◇ County, City, State or independent Water Management District imposed watering restrictions that result in adverse growing conditions which lead to failure.
- ◇ Insects, animals or diseases, e.g., palmetto weevil, Armadillos or Ganoderma Fusarium which are untreatable because current horticultural standards do not present viable solutions or chemical treatment is unavailable in residential areas. In the case of a dispute a third party will offer mediation between Paradise and the Association/Homeowner from the County Extension Office.
- ◇ Weather events which are uncontrollable.
- ◇ Soil contamination.
- ◇ Drainage problem areas.
- ◇ Irrigation related problems beyond the control of Paradise.
- ◇ Annual Flowers- If Paradise installs annual plantings the annuals are under warranty for no longer than three (3) months. This is based off of industry standards. If a particular bed is in decline and less than 50% of plants are in need of replacement, then, a diagnosis and treatment will be rendered and new plants inserted into the existing bed. If a particular bed is in decline and more than 50% of the plants need to be replaced, then, a diagnosis and treatment will be rendered, all plants removed and new plants installed.

DAMAGES: Damage caused by acts of God, unusual weather conditions, vandalism other contractors, or city worker damage will be repaired or replaced at an additional cost upon approval.

Paradise CARE: Paradise will use reasonable care and our best efforts to provide the best service available and will work within the parameters of the aforementioned contractual terms.

PAYMENT TERMS: Payment hereunder shall be made monthly for services performed during the calendar month. Monthly invoices will be sent for the work performed for that respective month on the 1st. All payments are due on the 30th day of each month.

- ◇ **TERMINATION:** See Pricing Page for Clarification.
- ◇ Should this contract be cancelled before the full 12 month period has expired, an audit of services rendered less payments to date shall be performed. Paradise and/or the owner are to be credited or charged for actual services performed as of the cancellation date.

Customer _____ Contractor _____

Go To www.ParadiseLawnsFl.com For More Information!



GENERAL TERMS

- ◇ **SAFETY** - Paradise shall comply with all employee work-related local, state and federal safety requirements during all phases of work. Work safety shall include the use of personal protective equipment during the work process.

- ◇ **COMMUNICATION** - Customer shall have ongoing communication with Paradise's landscape supervisor. The supervisor assigned to the account shall provide all necessary communication to keep customer informed of all activity on their site. In the event contact cannot be made with Paradise's supervisor a secondary contact shall be made available. The Customer shall designate a single contact person and/or agent who shall be responsible for all communications of any kind with Paradise. Paradise shall be available for site walk-through with the Property Manager, on at least a monthly basis, to discuss any maintenance issues.

- ◇ **UNIFORMS/COMPANY IDENTIFICATION** - Paradise's employees shall wear a company uniform so as to be easily identified as landscape professionals. All vehicles shall also be identified by a company logo. Paradies shall park their vehicles and equipment trailers in the proper designated parking area(s) as directed by the Association. These area(s) are recommended to alleviate any congestion and to assure a normal flow of traffic on the main roads.

- ◇ **SUPERVISION** - Qualified on-site supervision shall be provided at all times by a crew leader/foreman to ensure high quality of work and work safety. Paradise shall ensure that there are qualified workmen on the job site to complete all phases of their operation, without dragging out said operation beyond reasonable time limits. Paradise will see that crews are kept together and are not scattered widely about the Property. Paradise shall at all times enforce strict discipline and good behavior among its employees and shall take all steps necessary to insure that they are familiar with and abide by all safety and other rules. No work on the property shall start before 7:30 a.m., unless there are extenuating circumstances involved as a result of unforeseen conditions.

- ◇ **DAMAGE TO PROPERTY** - It shall be Paradise's responsibility to repair to replace any grass, shrubbery, or plants that are damaged due to the lack of proper maintenance or negligence by Paradise. The materials and labor will be supplied at Paradise's expense. These shall be completed within seven (7) working days. Any oil spillage on the roadways caused by leakage from Paradise's vehicles will be the full responsibility of Paradise to repair and/or clean up. Paradise will repair any damages caused by our equipment or employees, we request any items be reported immediately so that the necessary steps can be taken. This warranty remains in effect for the life of the contract.

Customer _____ Contractor _____

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Landscaping Procurement

Budget In TTHOA 2026 Budget:

Landscaping: \$36,815
 Irrigation: \$8,500
 Total Budget \$45,315

Scope Of Work	Paradise Lawns		Global Greenz		Prolawn		US Lawns	
	Frequency	Included/Cost	Frequency	Included/Cost	Frequency	Included/Cost	Frequency	Included/Cost
Continuing Services								
Weekly Mowing (String Trim, Edge, Blow)	40	\$14,080	38	\$29,640	40	\$35,400	38	\$22,476
Weeding of Beds as required	26	\$832		inc.		inc.		inc.
Pruning / 1detail of Shrubs	10	\$3,960	48	\$19,200	12	inc.	3	inc.
Fertilization of Lawns	4	\$4,393	4	\$4,800	4	inc.	6	\$3,120
Fertilization of Shrubs	2	\$592	4	inc.	4	inc.	3	\$390
Pest Control Lawns	4	inc.	4	inc.	4	inc.	3	inc.
Palm / Magnolia Fertigation	4	\$160	4	inc.	4	inc.		inc.
Irrigation systems Monthly Inspection	12	\$2,160	12	inc.	12	inc.		\$1,980
M,E,B & G Totals		\$26,177		\$53,640		\$35,400		\$27,966
Annual Services								
Palm Pruning		\$4,500		\$75-\$125 Each				
Sea Oats Pruning								
Mulch	CY	\$70	CY	\$75			CY	\$75