

TSR

**COMMUNITY DEVELOPMENT
DISTRICT**

October 14, 2020

**BOARD OF SUPERVISORS
VIRTUAL PUBLIC HEARING
AND REGULAR MEETING
AGENDA**

TSR Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Fax: (561) 571-0013•Toll-free: (877) 276-0889

October 7, 2020

Board of Supervisors
TSR Community Development District

<p><u>ATTENDEES:</u> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>

Dear Board Members:

The Board of Supervisors of the TSR Community Development District will hold a Virtual Public Hearing and Regular Meeting on October 14, 2020 at 9:00 a.m., via Zoom by accessing <https://us02web.zoom.us/j/88999391957>, Meeting ID **889 9939 1957** or by calling **1-929-205-6099**, followed by Meeting ID **889 9939 1957**. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments [3 minutes per person]
3. Public Hearing to Hear Public Comment and Objections to the Adoption of the Proposed Rule Amendment – Suspension and Termination of Amenity Center Use Privileges, Pursuant to Sections 120.54 and 190.035, Florida Statutes
 - A. Affidavits of Publication
 - Notice of Rule Development
 - Notice of Rule Making
 - B. Consideration of Resolution 2021-01, Adopting Amended Amenity Center Suspension and Termination Rules; Providing a Severability Clause; and Providing an Effective Date
4. Consideration of Davey Tree Proposals
 - A. Cunningham Park
 - B. Homestead
 - C. Roadways
5. Consideration of Ballenger & Company, Inc., Proposal for Irrigation Grounding Protection/Testing for Select Irrigation Controllers in Community (NTE \$6,000)
6. Resident Request for Fountain Install in Pond Behind Lot 230, Esplanade

7. Consideration of Down to Earth Landscape & Irrigation Proposals
 - A. Estimate #24683 – Chase Bank Repairs at Heart Pine & SR 54
 - B. Estimate #25809 – Village 1 Landscape Improvements
 - C. Estimate #25810 – Village 2 Landscape Improvements
 - D. Estimate #25831 – Village 3 Landscape Improvements
 - E. Estimate #27854 – Sod Replacement
 - F. Estimate #28147 – Tree Replacement

8. Consideration of Addenda to Down to Earth Landscape Maintenance Services Agreement
 - A. Exhibit 2 Master 2019
 - B. Village 3 Rangeland Blvd and Starkey Blvd.
 - C. Lake Blanche Addendum
 - D. Parcel F Phase 2 – Tract B1
 - E. Parcel F Phase 2 – Tract B2

9. Discussion/Consideration of Future Areas for Down to Earth Landscape Maintenance Services
 - A. Albritton Park
 - B. Future Areas Map
 - C. Parcel A
 - D. Parcel B
 - E. Parcel C
 - F. Parcel E
 - G. Parcels 8 & 9 Phase 1
 - H. Parcels 8 & 9 Phase 2
 - I. Parcels 8 & 9 Phase 2 West Entryway

10. Ratification of Duke Energy Lighting Proposal, WO 37278333

11. Consideration of Parcels 8 & 9, Phase 2 Plat (*in substantial form*)

- 12. Consideration of Pool Resurfacing Services
 - A. Phoenix Pools, Inc.
 - B. The Pool Doctor
- 13. Discussion/Consideration: Options for Holiday Pool Hours (*Thanksgiving, Christmas, New Year's Eve*)
 - A. No Staff: Pools open during regular hours
 - B. Staffed Shortened Schedule: Pools open 10:00 a.m. - 2:00 p.m.
 - C. Pools closed
- 14. Discussion/Consideration: FY2021 Landscape Work Orders Summary Analysis
- 15. Discussion/Consideration: Landscape Maintenance Addendum Analysis
- 16. Acceptance of Unaudited Financial Statements as of August 31, 2020
- 17. Approval of September 9, 2020 Virtual Public Hearings and Regular Meeting Minutes
- 18. Staff Reports
 - A. District Counsel: *Hopping Green & Sams, P.A.*
 - B. District Engineer: *Heidt Design, LLC*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: November 4, 2020
 - **9:00 A.M., Landowners' Meeting** (*Board is not required to attend*)
 - **Regular Board Meeting**, (*immediately following Landowners' Meeting*)

○ QUORUM CHECK

Seat 1	Mike Liquori	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Seat 2	Matt Call	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Seat 3*	Vacant	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Seat 4**	Tim Green	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Seat 5*	Tripp Berlinsky	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

* Seats subject tto November 3 general election

** Seat subject to November 4 landowners' meeting/election

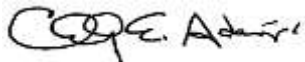
- D. Lifestyle Director & Amenity Manager: *WTS International*
 - Cunningham Rental
 - E. Operations Manager: *Wrathell, Hunt and Associates, LLC*
19. Supervisors' Requests
20. Adjournment

“Further, please be advised that the Florida Governor’s Office has declared a state of emergency due to the Coronavirus (COVID-19). As reported by the Center for Disease Control and World Health Organization, COVID-19 can spread from person-to-person through small droplets from the nose or mouth, including when an individual coughs or sneezes. These droplets may land on objects and surfaces. Other people may contract COVID-19 by touching these objects or surfaces, then touching their eyes, nose or mouth.

“That said, the District wants to encourage public participation in a safe and efficient manner. Toward that end, anyone wishing to listen and participate in the meeting may do so via Zoom details specified herein. Additionally, participants are encouraged to submit questions and comments to the District’s manager at adamsc@whhassociates.com.”

Should you have any questions, please do not hesitate to contact me directly at (239) 464-7114.

Sincerely,



Chesley E. Adams, Jr.
District Manager

OPTIONS FOR MEETING PARTICIPATION

<https://us02web.zoom.us/j/88999391957>

Meeting ID: 889 9939 1957

One tap mobile

+13126266799,,88999391957# US (Chicago)
+19292056099,,88999391957# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)
+1 929 205 6099 US (New York)
+1 301 715 8592 US (Germantown)
+1 346 248 7799 US (Houston)
+1 669 900 6833 US (San Jose)
+1 253 215 8782 US (Tacoma)

Meeting ID: 889 9939 1957

TSR

COMMUNITY DEVELOPMENT DISTRICT

3A

Tampa Bay Times Published Daily

STATE OF FLORIDA
COUNTY OF Pasco

Before the undersigned authority personally appeared **Jill Harrison** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Rule Development** was published in **Tampa Bay Times: 9/13/20** in said newspaper in the issues of **Baylink Pasco**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

NOTICE OF RULE DEVELOPMENT BY TSR COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, *Florida Statutes*, the TSR Community Development District ("District") hereby gives notice of its intent to develop amended Suspension and Termination of Amenity Center Use Privileges Policies ("Rules").

The proposed Amended Rules will address the suspension and terminations of privileges to use the District's amenities. The purpose and effect of these rules are to provide for efficient and effective operations of the District. Specific legal authority for the rules includes Sections 190.011, 190.012(3), 190.035(2), 190.011(5) and 120.54, *Florida Statutes*.

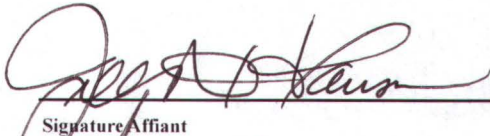
A public hearing will be conducted by the District on October 14, 2020, at 9:00 a.m., at Cunningham Park, 12131 Rangeland Boulevard, Odessa, Florida 33556. It is anticipated that the public hearing will take place at the location above. In the event that the COVID-19 public health emergency prevents the hearing from occurring in-person, the District may conduct the public hearing by telephone or video conferencing communications media technology pursuant to governmental orders, including but not limited to Executive Orders 20-52, 20-69, 20-150, issued by Governor DeSantis, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., *Florida Statutes*.

While it may be necessary to hold the above referenced public hearing utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. To that end, anyone wishing to access or participate in the Board meeting and/or public hearings should refer to the District's website at <https://www.tsrcdd.com> or contact Chuck Adams at adamsc@whhassociates.com, beginning seven (7) days in advance of the meeting and/or public hearing to obtain access information. Participants are strongly encouraged to submit questions and comments to the District Manager's Office (as identified below) by **October 12, 2020 at 9:00 a.m.**, in advance of the hearing to facilitate the Board's consideration of such questions and comments during the hearing.

A copy of the proposed rules and additional information on the public hearing may be obtained by contacting the District Manager's Office at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 or by calling (561) 571-0010.

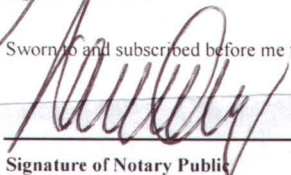
District Manager
108484

9/13/2020



Signature Affiant

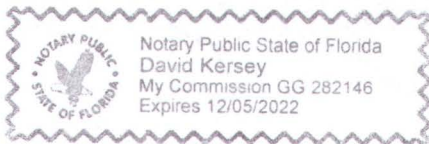
Sworn to and subscribed before me this 09/13/2020



Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____



Tampa Bay Times

Published Daily

STATE OF FLORIDA
COUNTY OF Pasco

} SS

Before the undersigned authority personally appeared **Jill Harrison** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: TSR Rulemaking Notice** was published in **Tampa Bay Times: 9/16/20** in said newspaper in the issues of **Baylink Pasco**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

NOTICE OF RULEMAKING FOR AMENITY POLICIES BY TSR COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors ("Board") of the TSR Community Development District ("District") on October 14, 2020, at 9:00 a.m., at Cunningham Park, 12131 Rangeland Boulevard, Odessa, Florida 33556.

It is anticipated that the public hearing will take place at the location above. In the event that the COVID-19 public health emergency prevents the hearing from occurring in-person, the District may conduct the public hearing by telephone or video conferencing communications media technology pursuant to governmental orders, including but not limited to Executive Orders 20-52, 20-69, 20-150, issued by Governor DeSantis, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., Florida Statutes.

While it may be necessary to hold the above referenced public hearing utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. To that end, anyone wishing to access or participate in the Board meeting and/or public hearings should refer to the District's website at <https://www.tsrccd.com> or contact Chuck Adams at adamsc@whhassociates.com, beginning seven (7) days in advance of the meeting and/or public hearing to obtain access information. Participants are strongly encouraged to submit questions and comments to the District Manager's Office (as identified below) by **October 12, 2020 at 9:00 a.m.**, in advance of the hearing to facilitate the Board's consideration of such questions and comments during the hearing.

In accordance with Chapters 120 and 190, *Florida Statutes*, the District hereby gives the public notice of its intent to adopt its proposed amended Suspension and Termination of Amenity Center Use Privileges Policies ("Rules"), which address (1) the requirements for the use and suspension from use of the District's facilities; and (2) violation and penalty policies. The public hearing will provide an opportunity for the public to address proposed Rules, including rules establishing rates and fees related to the use of such facilities.

The proposed Rules may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment. The purpose and effect of the Rules is to provide for efficient and effective District operations by setting policies and regulations. Specific legal authority for the rule includes Sections 190.011, 190.012(3), 190.035(2), 190.011(5) and 120.54, *Florida Statutes*. Prior Notice of Rule Development was published in the Tampa Bay Times on September 13, 2020.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), *Florida Statutes*, must do so in writing within twenty-one (21) days after publication of this notice.


The public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, one or more Supervisors or staff may participate in the public hearing by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the District Manager at least forty-eight (48) hours before the hearing by contacting the District Manager at (239) 498-9020. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Manager.

A copy of the Rule may be obtained by contacting the District Manager's Office at 9220 Bonita Beach Road, Suite 214, Bonita Springs, Florida 34135 or by calling (239) 498-9020.

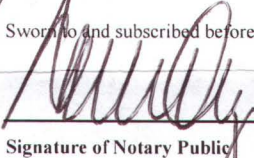
District Manager
108848

9/16/2020



Signature Affiant

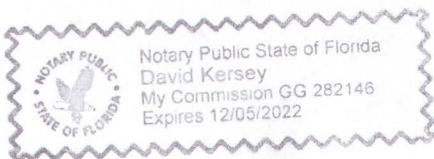
Sworn to and subscribed before me this 09/16/2020



Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____



TSR

COMMUNITY DEVELOPMENT DISTRICT

3B

RESOLUTION 2021-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF TSR COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMENDED AMENITY CENTER SUSPENSION AND TERMINATION RULES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the TSR Community Development District (the “**District**”) is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated in Pasco County, Florida; and

WHEREAS, the District’s Amenity Facilities have been constructed in accordance with the District’s purpose and improvement plan; and

WHEREAS, Chapters 190 and 120, Florida Statutes, authorize the District to adopt rules, rates, charges and fees to govern the administration of the District and defray costs of operation and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors (“**Board**”), after providing notice pursuant to Florida law and holding a public hearing thereon, previously adopted Resolution 2017-02, adopting its Amenity Policies dated October 12, 2016, as amended by Resolution 2018-13, adopted May 9, 2018, as amended by Resolution 2018-21, adopted August 22, 2018, governing the use of the Amenity Facilities and establishing certain rates and fees relating to the use thereof; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt amended rules regarding suspension and termination of amenity privileges, attached hereto as **Exhibit A** and incorporated herein by this reference (“**Amended Suspension and Termination Policies**”), for immediate use and application; and

WHEREAS, the Board finds that the imposition of the Amended Suspension and Termination Policies in accordance with Exhibit A is in the best interest of the District; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt by resolution the policies governing suspension and termination of amenity privileges contained in Exhibit A.

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

SECTION 1. The above stated recitals are true and correct and are hereby incorporated herein by reference.

SECTION 2. The attached Amended Suspension and Termination Policies are hereby adopted pursuant to this resolution as necessary for the efficient use and operation of the District’s Amenity Facilities. These Amended Suspension and Termination Policies shall stay in full force and effect until such time as the Board of Supervisors may amend these Policies. The Board of Supervisors reserves the right to approve such amendments by motion.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed. To the extent not modified by this Resolution, Resolutions 2017-02, 2018-13 and 2018-21 shall remain in full force and effect.

PASSED AND ADOPTED this 14th day of October, 2020.

ATTEST:

**TSR COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Amended Suspension and Termination Policies as revised October 14, 2020.

Exhibit A
TSR COMMUNITY DEVELOPMENT DISTRICT
Suspension and Termination of Amenity Center Use Privileges

Section 1. Introduction. This rule addresses the suspension and termination of privileges to use the TSR Community Development District's ("District") amenity center and recreational facilities ("Amenities").

Section 2. Violations. The privileges of a patron of the Amenities, including resident owners, designated tenants, non-residents who pay the applicable non-resident usage fee, and members of the households of any of the foregoing (collectively, "Patron"), to use the Amenities may be suspended or terminated if the Patron engages in any of the following behavior:

- a) Submits false information on any application for use of the Amenities;
- b) Permits the unauthorized use of an amenity pass;
- c) Exhibits unsatisfactory behavior, deportment or appearance;
- d) Fails to pay fees owed to the District in a proper and timely manner;
- e) Fails to abide by any policies or rules established for the use of the Amenities;
- f) Treats the District's supervisors, staff, facility management, contractors, or other representatives, or other Patrons, in an unreasonable or abusive manner;
- g) Damages or destroys District property; or
- h) Engages in conduct that is improper or likely to endanger the welfare, safety, harmony or reputation of the District, or its supervisors, staff, facility management, contractors, or other representatives, or other Patrons.

Section 3. Reporting of Violations. For all offenses outlined in Section 2 above, the District Manager, or District's facility manager, shall create a written report of the incident, which report shall be signed by the reporting staff member, District Manager or facility manager, as the case may be, and kept on file by the District.

Section 4. Warning Letters. For the first incident where Patron commits any of the violations in Section 2, an incident report shall be recorded and filed as outlined in Section 3 and a warning letter shall be sent to by United States mail to the Patron's last known address. If the Patron subsequently commits a violation outlined in Section 2, the Patron may be suspended or terminated as outlined in Section 4 or Section 5, respectively.

Section 5. Suspension by the District Manager or District's Facility Manager / Appeal of Suspension. The District Manager, or the District's facility manager, may at any time suspend a Patron's privileges to use the Amenities for committing any of the violations outlined in Section 2. Such suspension shall be for a maximum period of 30 consecutive days. In determining the length of any suspension, the District Manager, or facility manager, shall take into account the nature of the conduct and any prior violations. A Patron subject to a suspension under this Section 4 may appeal the suspension to the District's Board of Supervisors ("Board") by filing a written request for an appeal, which written request shall be immediately sent to the District's Chairperson. The filing of a request for an appeal shall not result in the stay of the suspension. The District shall consider the appeal at its next Board meeting and shall provide reasonable notice to the Patron of the Board meeting where the appeal will be considered. At

that meeting, the Board shall allow the Patron to appear and present statements and/or evidence on the Patron's behalf, subject to any reasonable restrictions that the Board may impose. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning or otherwise modifying the suspension, to address the appeal and any violations outlined in Section 2. In determining the appropriate action to be taken, the Board shall consider the nature of the violation and any prior violations.

Section 6. Suspension or Termination by the Board. The District Manager or the District's facility manager may recommend to the Board, or the Board on its own initiative may elect to consider, a suspension or termination of a Patron's privileges for committing any of the violations outlined in Section 2. At least 15 days prior to any Board meeting where a suspension or termination is to be considered under this Section, the District shall send written notice of the meeting by United States mail to the Patron's last known address. Upon prior written request submitted by the Patron to the District at least 5 days prior to the meeting, the Board shall allow the Patron to appear at the meeting and present statements and/or evidence on the Patron's behalf, subject to any reasonable restrictions that the Board may impose. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances to address the violations outlined in Section 2, including suspension or permanent termination of a Patron's privileges to use the Amenities. In determining the appropriate action to be taken, the Board shall consider the nature of the violation and any prior violations.

Section 7. Trespass. If a Patron subject to a suspension or termination is found on the Amenity premises, such Patron will be subject to arrest for trespassing.

Section 8. Prior Rules and Policies. All prior rules and policies of the District addressing the termination or suspension of privileges are hereby rescinded and superseded by this rule.

Law Implemented: ss. 190.011(5) and 190.012(3), Fla. Stat. (2016).

Authority: ss. 190.011(5) and 190.012(3), Fla. Stat. (2016).

Effective Date: October 14, 2020.

TSR

COMMUNITY DEVELOPMENT DISTRICT

4A



Client	Service Location	6/3/2020
TSR CDD Wrathell, Hunt & Associates LLC 9220 BONITA BEACH RD SE STE 214 Bonita Springs, FL 34135-4231	TSR CDD - STARKEY RANCH CDD 2500 HEART PINE AVE Odessa, FL 33556-3462 Home: (407) 841-5524 Work: (407) 841-5524 Fax: (407) 839-1526	Proposal #: 20071275-1591212565 Account #: 7890952 Ship To #: 7881408 Mobile: (239) 989-2939 Email: cleo.adams@whhassociates.com

Davey's patented Arbor Green - Pro works with nature to fertilize without burning or leaching, building stronger root systems and healthier foliage. Our advanced formula is applied by hydraulic injections directly into the root zone to ensure a gradual and uniform release resulting in healthier trees which naturally resist pests and disease.

This treatment is recommended for every 6 months.

Please note that The Davey Tree Expert Company injects into the ground around the drip zone of the tree / plants and is not responsible for irrigation damage that has not been presented in the quote by the client.

Tree Care	Service Period	Price	Tax	Total
<input type="checkbox"/> Tree Pruning Cunningham Park - Structurally prune twenty-two (22) Live Oaks along roadway from traffic circle up to pavilion of Cunningham Park and surrounding parking lot area to thin rubbing/crossing branches, define central leader and subordinate competing branches to develop better spatial branch relationship, thin interior suckers, and remove dead branches/tips ~1" and greater in diameter. NOTE: Debris disposal will be in construction waste area or as directed by property manager. Davey Tree company will not be liable for any harm to the driveway, sidewalks and underground irrigation. To prevent harm to underline plants, yard furniture and stones/pavers in the area, we recommended that the these items be moved prior to work beginning. Davey Tree will take all precautionary measures to minimize any harm to yard that may occur during service.		\$1,000.00		\$1,000.00
<input type="checkbox"/> Tree Pruning Cunningham Park - North Side of Lake Directly Across from Clubhouse - Clean up cluster of Oaks on edge of pond near walking trail to remove dead/broken branches ~2" and greater in diameter, selectively thin interior suckers, and remove 75% or more of moss from canopy to allow better windflow and photosynthesis of the canopy. NOTE: All debris to be chipped and blow back under trees as natural mulch or hauled to dump area on property as designated by property manager Davey Tree company will not be liable for any harm to the driveway, sidewalks and underground irrigation. To prevent harm to underline plants, yard furniture and stones/pavers in the area, we recommended that the these items be moved prior to work beginning. Davey Tree will take all precautionary measures to minimize any harm to yard that may occur during service.		\$3,000.00		\$3,000.00
Fertilization/SoilCare	Service Period	Price	Tax	Total
<input type="checkbox"/> Deep Root Fertilize w/ Arbor Green PRO (*) Cunningham Park - Perform deep root fertilization into upper layer of soil at a depth of ~4"-10" below grade in available grass and landscape/mulch beds for the following Oak stands 1) Oaks directly West of Pavilion 2) Large Oak stand West of Parking Lot 3) Oaks directly around swing set area 4) Oak stand directly next to lakeside just West of swing set area Note: Proposal is based off using developer/builder water meter/pump/spicket to fill application tanks	November	\$5,400.00		\$5,400.00
<input type="checkbox"/> Deep Root Fertilize w/ Arbor Green PRO (*)	November	\$800.00		\$800.00



Client	Service Location	6/3/2020
TSR CDD Wrathell, Hunt & Associates LLC 9220 BONITA BEACH RD SE STE 214 Bonita Springs, FL 34135-4231	TSR CDD - STARKEY RANCH CDD 2500 HEART PINE AVE Odessa, FL 33556-3462 Home: (407) 841-5524 Work: (407) 841-5524 Fax: (407) 839-1526	Proposal #: 20071275-1591212565 Account #: 7890952 Ship To #: 7881408 Mobile: (239) 989-2939 Email: cleo.adams@whhassociates.com

Fertilization/SoilCare	Service Period	Price	Tax	Total
------------------------	----------------	-------	-----	-------

Cunningham Park - Perform the following to twenty-two (22) Live Oaks along roadway from traffic circle up to Cunningham Park and in surrounding parking lot area
 1) Deep Root Fertilization to available root space within ~8' radius of tree
 2) Pull away large concentrations of mulch, inspect for and cut girdling roots, expose root flair as applicable, and replace mulch keeping area ~6" away from trunk to limit fungal outbreaks

(* Please note these services continue year after year. By signing you agree to the terms appended to this form.

Yes, please schedule the services marked above.

ACCEPTANCE OF PROPOSAL: The above prices and conditions are hereby accepted. You are authorized to do this work as specified. I am familiar with and agree to the terms and conditions appended to this form. All deletions have been noted. I understand that once accepted, this proposal constitutes a binding contract. This proposal may be withdrawn if not accepted within 30 days.



Michael Provencher

Michael Provencher
 ISA Certified Arborist FL-5424A

 Authorizing Signature

 Date

AUTOMATIC RENEWAL OF SERVICES. Evergreen, or automatic renewal, is applicable to those services indicated in the contract. Evergreen, or automatic renewal, is applicable to those services indicated in the contract. Except in New York, California and Connecticut, by signing, I agree that next year and continuing every year thereafter, the company will automatically perform and I will pay for the services outlined in this contract without the need for further action or confirmation on my part. The company will send me a reminder notification each year which will include any price changes. The company will make suggested service/treatment changes which I can receive by notifying the company to perform these services. If I add, change or cancel any contracted services, it is my responsibility to inform the company of these changes or cancellation in writing prior to the scheduled service being performed.

Client Guarantee

We use quality products that are administered by trained personnel. We guarantee to deliver what we have contracted to deliver. If we do not, we will work with you until you are satisfied, or you will not be charged for the disputed item. Our Client Care Guarantee demonstrates our commitment to creating lifelong client relationships.

Tree Care

PRUNING: Performed by trained arborists using industry and Tree Care Industry Association (TCIA) approved methods.

TREE REMOVAL: Removal to within 6" of ground level and cleanup of debris.

STUMP REMOVAL: Mechanical grinding of the visible tree stump to at or just below ground level. Stump area will be backfilled with stump chips and a mound of remaining chips will be left on site unless otherwise stated in the contract. Chip removal, grading and soil backfill are available.

CLEAN-UP: Logs, brush, and leaves, and twigs large enough to rake are removed. Sawdust and other small debris will not be removed.

CABLING/BRACING: Cabling and bracing of trees is intended to reduce damage potential. It does not permanently remedy structural weaknesses, is not a guarantee against failure and requires periodic inspection.

Tree and Shrub Fertilization/SoilCare

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EPA approved materials will be applied in accordance with State and Federal regulations.

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SCHEDULING: Job scheduling is dependent upon weather conditions and work loads.

TSR

COMMUNITY DEVELOPMENT DISTRICT

4B



Client	Service Location	6/3/2020
TSR CDD Wrathell, Hunt & Associates LLC 9220 BONITA BEACH RD SE STE 214 Bonita Springs, FL 34135-4231	TSR CDD - STARKEY RANCH CDD 2500 HEART PINE AVE Odessa, FL 33556-3462 Home: (407) 841-5524 Work: (407) 841-5524 Fax: (407) 839-1526	Proposal #: 20071275-1591213971 Account #: 7890952 Ship To #: 7881408 Mobile: (239) 989-2939 Email: cleo.adams@whhassociates.com

Davey's patented Arbor Green - Pro works with nature to fertilize without burning or leaching, building stronger root systems and healthier foliage. Our advanced formula is applied by hydraulic injections directly into the root zone to ensure a gradual and uniform release resulting in healthier trees which naturally resist pests and disease.

This treatment is recommended for every 6 months.

Please note that The Davey Tree Expert Company injects into the ground around the drip zone of the tree / plants and is not responsible for irrigation damage that has not been presented in the quote by the client.

Tree Care	Service Period	Price	Tax	Total
<input type="checkbox"/> Tree Pruning		\$4,500.00		\$4,500.00
<p>Homestead Park Area - Prune the following trees to remove dead/broken branches ~2" and greater in diameter, selectively thin interior suckers, and tip prune canopies away from structures/houses to maintain clearance.</p> <p>1) North Oak by Pool Fence 2) Live Oak East Side by Gravel Path 3) Live Oak in Center of Park Area 4) Live Oak Southeast Corner of Park (with petrified limb on ground) 5) Live Oak along Fence South Perimeter Fence 6) Laurel Oaks (2) and Live Oaks (2) by Covered Pavilion and Swing Set Area</p> <p>NOTE: All debris to be chipped and dumped on property in designated area per property manager Clean up and haul away all debris from property. Davey Tree company will not be liable for any harm to the driveway, sidewalks and underground irrigation. To prevent harm to underline plants, yard furniture and stones/pavers in the area, we recommended that the these items be moved prior to work beginning. Davey Tree will take all precautionary measures to minimize any harm to yard that may occur during service.</p>				
Landscape	Service Period	Price	Tax	Total
<input type="checkbox"/> Vertical Mulching	March	\$3,000.00		\$3,000.00
<p>Soil Aeration - Core drill 2" wide holes approximately 18"-24" deep on a grid pattern of 2.5' and backfill hole with large chip BioChar to help promote soil gas and nutrient exchange along decompaction of soil under critical root zone of trees as listed below. Work to be performed in grass and landscape bed areas as accessible and not in areas with gravel walkways.</p> <p>SECTION #1: Homestead -</p> <p>1) North Oak by Pool Fence - Perform aeration in landscape bed and grass area within ~20' radius of tree trunk 2) Live Oak East Side by Gravel Path - Perform aeration in mulched areas under canopy - Not through gravel walkway areas 3) Live Oak in Center of Park Area - Perform aeration under entire canopy/drip line edge of tree 4) Live Oak Southeast Corner of Park (with petrified limb on ground) - Perform aeration under entire canopy/drip line edge of tree 5) Live Oak along Fence South Perimeter Fence - Perform aeration under entire canopy/drip line edge of tree</p>				
Fertilization/SoilCare	Service Period	Price	Tax	Total
<input type="checkbox"/> Deep Root Fertilize w/ Arbor Green PRO (*)	March	\$2,800.00		\$2,800.00



Client	Service Location	6/3/2020
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Fertilization/SoilCare	Service Period	Price	Tax	Total
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SECTION #1: Homestead - Deep Root Fertilization - Inject liquid fertilizer mix into soil layer ~4"-10" below grade for all available mulch and grass areas below drip line of the following trees - Not to include gravel/hardscape areas


- 1) North Oak by Pool Fence
- 2) Live Oak East Side by Gravel Path
- 3) Live Oak in Center of Park Area
- 4) Live Oak Southeast Corner of Park (with petrified limb on ground)
- 5) Live Oak along Fence South Perimeter Fence
- 6) Laurel Oaks (2) and Live Oaks (2) by Covered Pavilion and Swing Set Area
- 7) Magnolia at SW Corner of Park Area

Note: Proposal includes use of developer/builders onsite water meter/pump/spicket to fill application tanks

(* Please note these services continue year after year. By signing you agree to the terms appended to this form.

Yes, please schedule the services marked above.

ACCEPTANCE OF PROPOSAL: The above prices and conditions are hereby accepted. You are authorized to do this work as specified. I am familiar with and agree to the terms and conditions appended to this form. All deletions have been noted. I understand that once accepted, this proposal constitutes a binding contract. This proposal may be withdrawn if not accepted within 30 days.



Michael Provencher

Michael Provencher
ISA Certified Arborist FL-5424A
Authorizing Signature
Date

AUTOMATIC RENEWAL OF SERVICES. Evergreen, or automatic renewal, is applicable to those services indicated in the contract. Evergreen, or automatic renewal, is applicable to those services indicated in the contract. Except in New York, California and Connecticut, by signing, I agree that next year and continuing every year thereafter, the company will automatically perform and I will pay for the services outlined in this contract without the need for further action or confirmation on my part. The company will send me a reminder notification each year which will include any price changes. The company will make suggested service/treatment changes which I can receive by notifying the company to perform these services. If I add, change or cancel any contracted services, it is my responsibility to inform the company of these changes or cancellation in writing prior to the scheduled service being performed.

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Tree Care

PRUNING: Performed by trained arborists using industry and Tree Care Industry Association (TCIA) approved methods.

TREE REMOVAL: Removal to within 6" of ground level and cleanup of debris.

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TSR

COMMUNITY DEVELOPMENT DISTRICT

4C



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TSR CDD Wrathell, Hunt & Associates LLC 9220 BONITA BEACH RD SE STE 214 Bonita Springs, FL 34135-4231	TSR CDD - STARKEY RANCH CDD 2500 HEART PINE AVE Odessa, FL 33556-3462 Home: (407) 841-5524 Work: (407) 841-5524 Fax: (407) 839-1526	Proposal #: 20071275-1591213519 Account #: 7890952 Ship To #: 7881408 Mobile: (239) 989-2939 Email: cleo.adams@whhassociates.com

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Landscape	Service Period	Price	Tax	Total
<input type="checkbox"/> Vertical Mulching Soil Aeration - Core drill 2" wide holes approximately 18"-24" deep on a grid pattern of 2.5' and backfill hole with large chip BioChar to help promote soil gas and nutrient exchange along decompaction of soil under critical root zone of trees as listed below. Work to be performed in grass and landscape bed areas as accessible and not in areas with gravel walkways. SECTION #1: Heart Pine Ave - Main Entrance - Perform soil aeration to fourteen (14) medium Live Oaks near traffic light. Six on each side of right of way and two in center median SECTION #2: Heart Pine Park - Perform soil aeration to seventeen (17) Elms along Hitching St between sidewalk and street directly adjacent to park area and thirty-four (34) Oaks in park area and at medians surrounding traffic circle SECTION #3: Rangeland Roundabouts - Rangeland Blvd - Perform soil aeration to fifty-four (54) Maples in roundabouts: Barbour (12), Berry Pick (12), Long Pine (15), Night Star (9), and Esplanade (6)	November	\$6,000.00		\$6,000.00
<input type="checkbox"/> Fertilization/SoilCare Deep Root Fertilize w/ Arbor Green PRO (*) Main Entrance/Heart Pine Ave and Publix Entrance - Apply deep root fertilizer to sixty (60) Live Oaks to upper ~4"-10" of soil layer to the following trees along Heart Pine Ave - From Main Entrance up to Bridge to include medians, right of ways and parking lot of sales center along with one (1) Laurel Oak at Cattle Gap Trail by billboard Note: Proposal includes use of developer/builders onsite water meter/pump/spicket to fill application tanks	November	\$2,000.00		\$2,000.00
<input type="checkbox"/> Deep Root Fertilize w/ Arbor Green PRO (*) Whitfield Park - Apply deep root fertilizer to upper ~4"-10" of soil layer to thirty-one (31) Maples at traffic approach islands and twelve (12) Oaks in park oval area Note: Proposal includes use of developer/builders onsite water meter/pump/spicket to fill application tanks	November	\$1,200.00		\$1,200.00
<input type="checkbox"/> Deep Root Fertilize w/ Arbor Green PRO (*) Rangeland Blvd - Apply deep root fertilizer to upper ~4"-10" of soil for fifty-four (54) Maples in roundabouts: Barbour (12), Berry Pick (12), Long Pine (15), Night Star (9), and Esplanade (6) Note: Proposal includes use of developer/builders onsite water meter/pump/spicket to fill application tanks	November	\$1,200.00		\$1,200.00
<input type="checkbox"/> Deep Root Fertilize w/ Arbor Green PRO (*) Rangeland Blvd - Between Long Pine to Heart Pine Traffic Circles in median and right of ways - Apply deep root fertilizer to fifty-six (56) Live Oaks in upper ~4"-10" of soil layer Note: Proposal includes use of developer/builders onsite water meter/pump/spicket to fill application tanks	November	\$1,400.00		\$1,400.00

(*) Please note these services continue year after year. By signing you agree to the terms appended to this form.



The Davey Tree Expert Company
 123 Atlantic Dr Suite 111
 Maitland, FL 32751-3370
 Phone: (407) 331-8020 Fax: (407) 331-4883
 Email: Michael.Provencher@davey.com



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TSR

COMMUNITY DEVELOPMENT DISTRICT

5



Ballenger & Company, Inc. - 2335 64th Pl. N St. Petersburg, FL 33702

Certified Irrigation Design Specialists #003527

Telephone 727-520-1082

Fax 727-330-3698

Mark@BallengerIrrigation.com

Starkey Ranch CDD

C/O Wrathell, Hunt & Associates. LLC

9220 Bonita Beach Road Suite #214

Bonita Springs, FL. 34135

August 17, 2020

RE: Starkey Ranch

We hereby submit a proposal to grounding installation & testing services to the existing irrigation controller/decoder components.

1. Irrigation Grounding:

- a. Irrigation controllers per request
 - b. Irrigation valve decoders per as-built plans furnished by others
 - c. Report testing results
 - d. Provided recommended improvements
- Cost per 2-wire controller to install Hunter grounding (1-5/8"x8' ground rod, #6 copper wire, 4"x8' copper ground plate & 50lbs Power Set & wire to rod weld, see detail) and provide test report \$ 1,100.00 (2)
 - Cost per 1-wire controller to install standard grounding (2-5/8"x8' ground rods, #6 copper wire & wire to rod weld) and provide test report \$ 575.00 (3)
 - Cost per controller to test/report existing ground \$ 95.00 (1)
 - Cost per decoder to test/report ground \$ 60.00 (20)

Total price not to exceed \$6,000.00 without prior approval.

Note:

1. Owner to provide 2 fixed point dimensioned of existing grounding locations.
2. Prices good for 6 months.

Mark A. Ballenger

Mark A. Ballenger – C.L.I.A., C.I.D.



Ballenger & Company, Inc. – President

Starkey Ranch CDD

Date

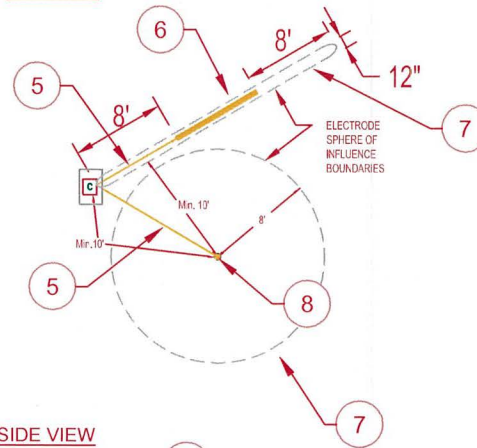
- 1 FINISH GRADE
- 2 CONTROLLER OR CONTROLLER MOUNTED IN PUMP STATION
- 3 CONCRETE PAD
- 4 1.5" SCH-40 PVC SWEEP ELL FOR WIRE
- 5 RUN 6 AWG SOLID COPPER WIRES CONTINUOUSLY FROM GROUND ROD / PLATE TO CONTROLLER BUS BAR.

- 6 COPPER GROUND PLATE (4"x96"x.0625") WITH 25-FEET OF #6 AWG INSULATED GREEN WIRE WITH YELLOW STRIPE PRE-WELDED TO GROUND PLATE, (PAIGE ELECTRIC 18299IC). PROVIDE MINIMUM OF (2) 50LB BAGS OF EARTH CONTACT MATERIAL (POWER SET BY PAIGE ELECTRIC 182199IC).

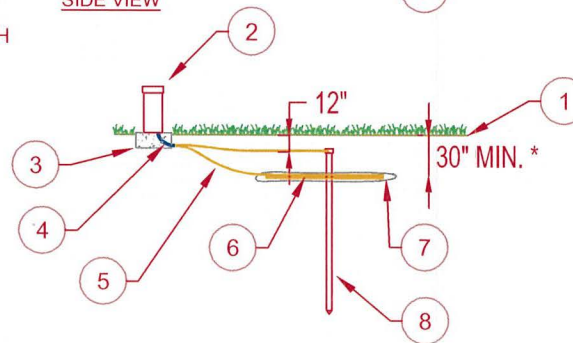
- 7 SPHERE OF INFLUENCE.

- 8 5/8"X8' COPPER CLAD GROUND ROD WITH 15-FEET OF #6 AWG INSULATED GREEN WIRE PRE-WELDED TO GROUND ROD (PAIGE ELECTRIC 182000IC6).

TOP VIEW



SIDE VIEW



NOTE:

- 1. DO NOT INSTALL ANY OTHER WIRE OR CABLE WITHIN THE SPHERE OF INFLUENCE.
- 2. INSTALL GROUNDING PLATE MINIMUM 30" BELOW FINISHED GRADE, OR BELOW FROSTLINE, WHICHEVER IS DEEPER.
- 3. MEGGAR TEST GROUNDING GRID, MINIMUM 10 OHMS OR LESS REQUIRED, CONTRACTOR TO PROVIDE ON HIS LETTER HEAD, TIME, DATE, AND TEST RESULT. SUBMIT A COPY TO OWNER OR OWNERS REP. PRIOR TO FINAL WALK THROUGH

00

CONTROLLER GROUNDING DETAIL

NTS.

Hunter

TSR

COMMUNITY DEVELOPMENT DISTRICT

6

9/14/2020

Ms. Jennifer Connerty,

Please forward this to the CDD Board for consideration.

My name is Jason Farmer. I reside at 11410 Felicia Dr. in Esplanade @ Starkey Ranch, Lot #230. I am contacting you in regards to installing a fountain in the pond in our back yard. The pond is outside of our property lines, see attached maps. I would like to ask permission to run electrical from my house to a floating fountain that would be located in the above mentioned pond.

We installed a hot tub with a service panel on the back of our residence and it has capacity for the proposed fountain. I would have electrical conduit buried from our electrical service underground to the pond. This would in no way obstruct the lawn maintenance crews as the line would be underground.

The proposed fountain would float in the water with a self contained pump suspended from the float in the water. There is no need for any type of pump house or mechanical compartment with this proposed design. The float would be anchored in place by an actual anchor in the water. The proposed fountain would also be programable on a timer connected to the electrical service.

It would be my responsibility for repairs and maintenance to the fountain. The District would have the right to have it removed if I fail to maintain it.

Please see the attached documentation. If you have any questions or would like additional information, please feel free to contact me.

Thank you,
Jason Farmer
269-275-4047

Models Available to Tour
Esplanade at Starkey Ranch

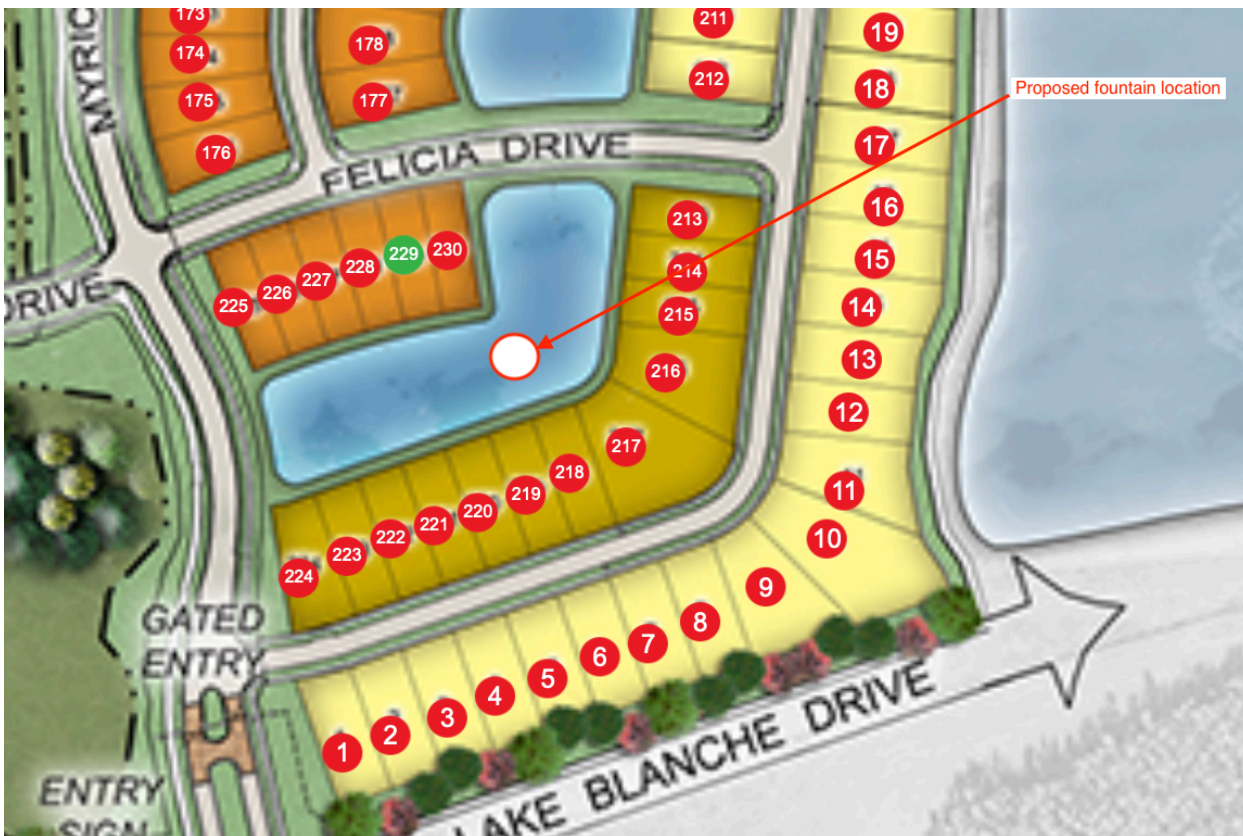
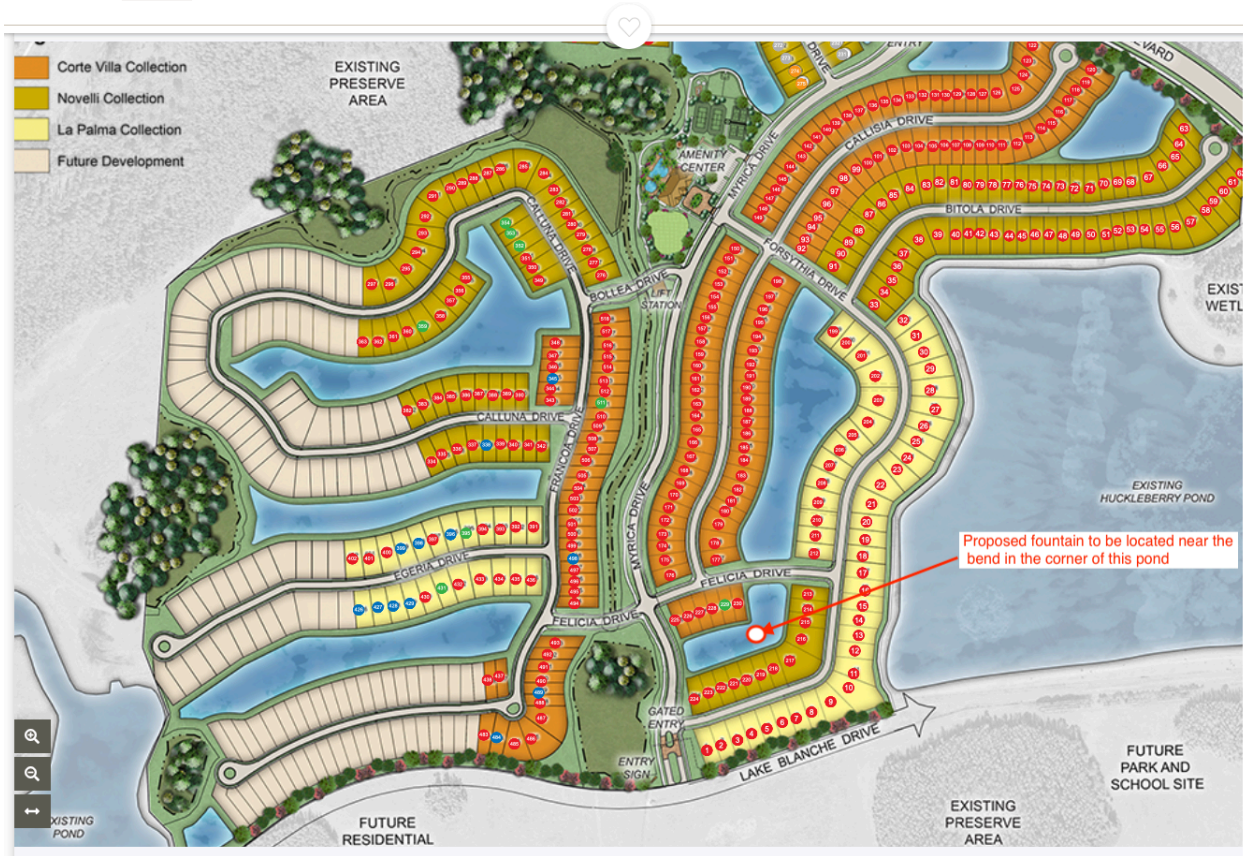
Overview

Floor Plans

Features, Photos & Tours

Neighborhood & Schools

Directions

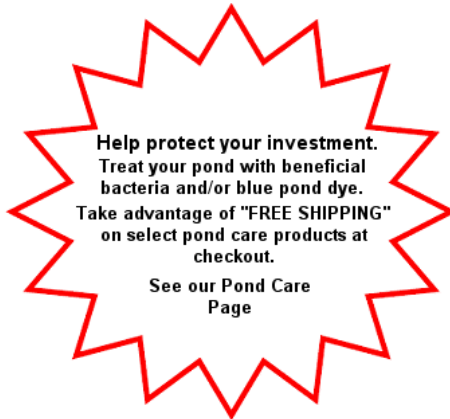


RHP 6626 Series Pond Fountain

Superior Reliability, Larger Displays

Use in clean or dirty water ponds.

The new Asynchronous pumps can be cleaned rather than thrown away!
Water with high dirt and mineral concentrations is detrimental to motor seals. The asynchronous pump design eliminates the possibility of seal failure due to overheating.



Pump:	6600 gallons per hour , 115v, 3/4HP, 593 watts, 5.3 AMP, Asynchronous, Energy efficient, much higher volume, no motor seals to wear in dirty/abrasive water.
Nozzles	Four Nozzle patterns (shown above) included. Heights: 14-16 feet. Widths up to 30 feet.
Float:	26" Professional Series poly molded float w/brass inserts for attaching optional light fixtures.
Power Cord:	100' w/standard 3 prong plug end.
Timer:	Optional Intermatic P1261P Timer with GFCI
Filter:	Intake screen/debris filter included.
GFCI:	Ground Fault Circuit Interrupter Electrical Protection Included.
Warranty:	1 Year Limited Warranty Note: The original pump, wire and attached waterproof splice must be returned, in its entirety for pump warranty consideration, any deviation from this requirement will void all warranties.
Anchoring Line:	50' of anchoring line included.
Lighting Options:	Easy to install 3 fixture MR-16 LED light sets for night time illumination
Approximate Operating Cost:	\$.06-.10 per hour
Minimum Water Depth:	At least 2-3 feet of water recommended



My current electrical service with additional capacity.



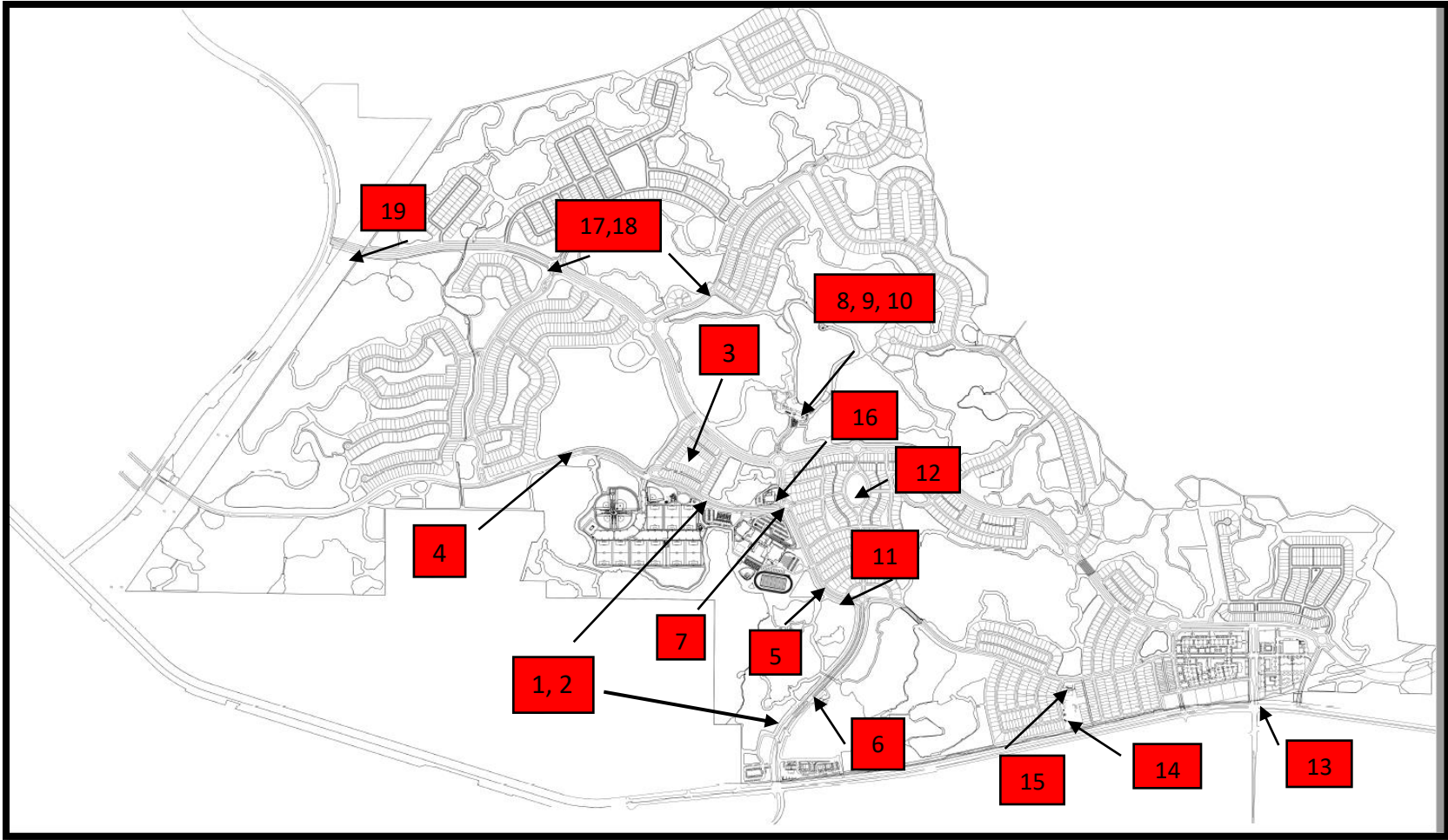
I would have conduit buried under the yard so it would not be visible nor would it impact the lawn maintenance. The proposed fountain would float in the middle of the pond. Approximately where the red circle is shown.

TSR

COMMUNITY DEVELOPMENT DISTRICT

7

TSR Enhancement map 2020



_Village 1.

- 1. Turf and peanut repairs. Ornamental grass replacement along 54, Heart Pine Blvd. and Heart Pine park.**
- 2. Peanut replenishment**
- 3. Monroe Commons Bahia Replacement**
- 4. Lake Blanche median plant installation**
- 5. Excessive Golden Rod removal and installation of Muhly**
- 6. Welcome center soil and native grass installation**
- 7. Removal of damaged peanut and installation of new**
- 8. Plant replacement at Cunningham park**
- 9. Cunningham park playground mulch**
- 10. Shell replacement Cunningham park**
- 11. Long spur west plant replacement**
- 12. Plant replacement at Whitfield park**

Village 2.

- 13. Gunn Hwy entrance improvements**
- 14. Homestead dog park sod installation**
- 15. Homestead pool Bahia replacement**
- 16. Lake Blanche round about Zoysia turf replacement**

Village 3.

- 17. Tree replacement**
- 18. Zoysia turf replacement along Nightstar Ave.**
- 19. Peanut Installation at Starkey Blvd. entrance**

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COMMUNITY DEVELOPMENT DISTRICT

7A

Down To Earth
 Landscape & Irrigation
 2701 Maitland Center Pkwy.
 Suite 200
 Maitland FL 32751
 (321) 263-2700 Ext 2724



May 2020
 Estimate #24683

Customer

Project/Job	Estimate Date	Sales Rep	Expires	PO #
CHASE BANK REPAIRS AT HEART PINE & SR54	5/18/2020	Justin Martinjak	8/16/2020	

Item	Qty	Rate	Amount
SCOPE OF WORK: ATTENTION: CLEO ADAMS DATE OF COMPLETION: TBD LANDSCAPE AND IRRIGATION REPAIRS AT CHASE BANK.			
BAHIA SOD PER SF Description: BAHIA SOD INSTALLATION	400	\$0.50	\$200.00
SABAL MINOR 7 GAL Description: SABAL MINOR 7 GAL	4	\$44.00	\$176.00
COONTIE 3 GALLON Description: COONTIE PALMS 3 GAL	18	\$17.50	\$315.00
IRRIGATION Description: IRRIGATION REPAIRS DUE TO CONSTRUCTION DAMAGE TO 3 ZONES	1	\$1,500.00	\$1,500.00
ZOYSIA SOD PER SQUARE FOOT Description: ZOYSIA SOD WILL BE REPLACED UNDER WARRANTY	1,600	\$0.00	\$0.00
Site Prep. Removal & Disposal Description: SITE PREP. REMOVAL AND DISPOSAL	1	\$1,050.00	\$1,050.00
COMMAND SOIL Description: COMMAND SOIL APPLICATION	1	\$1,500.00	\$1,500.00
Shipping/Delivery Description: DELIVERY	1	\$95.00	\$95.00

We hereby purpose to provide all labor, materials and equipment necessary to complete the following work as per plans and specifications, including the installation of the above.

Total	\$4,836.00
--------------	-------------------

Down To Earth
Landscape & Irrigation
2701 Maitland Center Pkwy.
Suite 200
Maitland FL 32751
(321) 263-2700 Ext 2724



May 2020
Estimate #24683

Signature:

Printed Name:

Accepted Date:

TSR

COMMUNITY DEVELOPMENT DISTRICT

7B

Down To Earth
 Landscape & Irrigation
 2701 Maitland Center Pkwy.
 Suite 200
 Maitland FL 32751
 (321) 263-2700 Ext 2724



June 2020
 Estimate #25809

Customer

TSR CDD
 2300 GLADES ROAD
 SUITE 410W
 BOCA RATON FL 33431

 (407) 347-4103

Project/Job	Estimate Date	Sales Rep	Expires	PO #
VILLAGE 1 LANDSCAPE IMPROVEMENTS	6/25/2020	Gary L Hawkins	9/23/2020	

Item	Qty	Rate	Amount
SCOPE OF WORK: LAKE BLANCHE TURF AND PEANUT REPAIRS & ORNAMENTAL GRASS REPLACEMENT FROM 54 TO HEART PINE BLVD/HEART PINE PARK. #1			
ARGENTINE BAHIA SOD PER SF Description: BAHIA SOD	2,700	\$0.75	\$2,025.00
ORNAMENTAL GRASSES Description: ORNAMENTAL GRASSES 1 GAL	85	\$5.50	\$467.50
IRRIGATION Description: IRRIGATION MODIFICATIONS	1	\$325.00	\$325.00
SCOPE OF WORK: LAKE BLANCHE PEANUT REPLENISHMENT. #2			
PERENNIAL PEANUT 1 GALLON Description: PERENNIAL PEANUT 1 GAL	200	\$5.25	\$1,050.00
IRRIGATION Description: IRRIGATION MODIFICATIONS	1	\$105.00	\$105.00
Site Prep. Removal & Disposal Description: Site Prep. Removal & Disposal	1	\$840.00	\$840.00
SCOPE OF WORK: MONROE COMMONS BAHIA TURF REPLACEMENT. #3			
ARGENTINE BAHIA SOD PER SF Description: BAHIA SOD	12,000	\$0.65	\$7,800.00
IRRIGATION Description: IRRIGATION MODIFICATIONS	1	\$595.00	\$595.00

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June 2020
 Estimate #25809

Item	Qty	Rate	Amount
SCOPE OF WORK: LAKE BLANCHE MEDIAN PLANT INSTALLATION. #4			
MUHLY GRASS 1 GALLON Description: MUHLY GRASS 1 GAL	75	\$5.50	\$412.50
PINE STRAW BALES Description: PINE STRAW	14	\$6.50	\$91.00
Site Prep. Removal & Disposal Description: Site Prep. Removal & Disposal	1	\$1,050.00	\$1,050.00
IRRIGATION Description: IRRIGATION MODIFICATIONS	1	\$145.00	\$145.00
SCOPE OF WORK: LONG SPUR WEST MEDIAN REMOVAL OF EXCESSIVE GOLDEN ROD AND INSTALLATION OF MUHLY. #5			
MUHLY GRASS 1 GALLON Description: MUHLY GRASS 1 GAL	200	\$5.25	\$1,050.00
PINE STRAW BALES Description: PINE STRAW BALES	35	\$6.50	\$227.50
IRRIGATION Description: IRRIGATION MODIFICATIONS	1	\$245.00	\$245.00
Site Prep. Removal & Disposal Description: REMOVAL OF EXCESSIVE GOLDEN ROD	1	\$1,575.00	\$1,575.00
SCOPE OF WORK: WELCOME CENTER SOIL AND NATIVE GRASS INSTALLATION. #6			
MUHLY GRASS 1 GALLON Description: MUHLY GRASS 1 GAL	40	\$6.00	\$240.00
PINE STRAW BALES Description: PINE STRAW BALES	8	\$6.50	\$52.00
COMMAND SOIL Description: COMMAND SOIL APPLICATION	1	\$1,700.00	\$1,700.00
Site Prep. Removal & Disposal Description: REMOVAL OF EXISTING COOGAN GRASS AND CONTAMINATED SOIL TO REMOVE INVASIVE RHIZOMES.	1	\$1,980.00	\$1,980.00
SCOPE OF WORK: REMOVAL OF DAMAGED PEANUT AND INSTALLATION OF NEW. #7			

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June 2020
 Estimate #25809

Item	Qty	Rate	Amount
PERENNIAL PEANUT 1 GALLON Description: PERENNIAL PEANUT 1 GAL	450	\$5.00	\$2,250.00
IRRIGATION Description: IRRIGATION MODIFICATIONS	1	\$145.00	\$145.00
Site Prep. Removal & Disposal Description: Site Prep. Removal & Disposal	1	\$840.00	\$840.00
SCOPE OF WORK: PLANT REPLACEMENT IN CUNNINGHAM PARK. #8			
MUHLY GRASS 3 GALLON Description: MUHLY GRASS 3 GAL	60	\$14.00	\$840.00
FAKAHATCHEE GRASS 3 GALLON Description: FAKAHATCHEE GRASS 3 GAL	40	\$15.00	\$600.00
PINE STRAW BALES Description: PINE STRAW BALES	20	\$6.50	\$130.00
IRRIGATION Description: IRRIGATION MODIFICATIONS	1	\$135.00	\$135.00
SCOPE OF WORK: CUNNINGHAM PARK PLAYGROUND MULCH. #9			
PLAYGROUND MULCH PER CY Description: PLAYGROUN MULCH	18	\$65.00	\$1,170.00
SCOPE OF WORK: SHELL REPLACEMENT AT CUNNINGHAM PARK #10			
CRUSHED COQUINA SHELL Description: CRUSHED COQUINA SHELL	18	\$102.41	\$1,843.38
SITE PREP & INSTALLATION Description: SITE PREP AND INSTALLATION	1	\$630.00	\$630.00
Shipping/Delivery Description: SHIPPING/DELIVERY	1	\$750.00	\$750.00
SCOPE OF WORK: PLANT REPLACEMENT ALONG LONG SPUR WEST. #11			
DWARF FAKAHATCHEE GRASS 3 GALLON Description: DWARF FAKAHATCHEE 3 GAL	60	\$14.00	\$840.00
MUHLY GRASS 3 GALLON Description: MUHLY GRASS 3 GAL	75	\$14.00	\$1,050.00

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June 2020
 Estimate #25809

Item	Qty	Rate	Amount
PINE STRAW BALES Description: PINE STRAW BALES	18	\$6.50	\$117.00
IRRIGATION Description: IRRIGATION MODIFICATIONS	1	\$105.00	\$105.00
SCOPE OF WORK: PLANT REPLACEMENT AT WHITFIELD PARK #12			
FIREBUSH 3 GALLON Description: FIREBUSH 3 GAL	24	\$15.00	\$360.00
MUHLY GRASS 3 GALLON Description: MUHLY GRASS 3 GAL	30	\$15.00	\$450.00
VIBURNUM 3 GALLON Description: VIBURNUM 3 GAL	20	\$15.00	\$300.00
PINE STRAW BALES Description: PINE STRAW BALES	15	\$6.50	\$97.50
IRRIGATION Description: IRRIGATION	1	\$125.00	\$125.00

We hereby purpose to provide all labor, materials and equipment necessary to complete the following work as per plans and specifications, including the installation of the above.

Total	\$34,753.38
--------------	--------------------

 Signature:

 Printed Name:

 Accepted Date:

TSR

COMMUNITY DEVELOPMENT DISTRICT

7C

Down To Earth
 Landscape & Irrigation
 2701 Maitland Center Pkwy.
 Suite 200
 Maitland FL 32751
 (321) 263-2700 Ext 2724



June 2020
 Estimate #25810

Customer

TSR CDD
 2300 GLADES ROAD
 SUITE 410W
 BOCA RATON FL 33431

 (407) 347-4103

Project/Job	Estimate Date	Sales Rep	Expires	PO #
VILLAGE 2 LANDSCAPE IMPROVEMENTS	6/25/2020	Gary L Hawkins	9/23/2020	

Item	Qty	Rate	Amount
SCOPE OF WORK: GUNN HWY ENTRANCE IMPROVEMENTS. #13			
ZOYSIA SOD PER SF Description: ZOYSIA SOD	11,300	\$1.05	\$11,865.00
COMMAND SOIL PER Description: COMMAND SOIL APPLICATION	1	\$2,495.00	\$2,495.00
IRRIGATION Description: IRRIGATION MODIFICATIONS	1	\$595.00	\$595.00
SCOPE OF WORK: HOMESTEAD DOG PARK SOD INSTALLATION. #14			
BAHIA SOD PER SF Description: BAHIA SOD	2,000	\$0.75	\$1,500.00
IRRIGATION Description: IRRIGATION MODIFICATIONS	1	\$295.00	\$295.00
SCOPE OF WORK: HOMESTEAD POOL AREA TURF REPLACEMENT. #15			
BAHIA SOD PER SF Description: BAHIA SOD	1,000	\$0.75	\$750.00
IRRIGATION Description: IRRIGATION MODIFICATIONS	1	\$115.00	\$115.00
SCOPE OF WORK: LAKE BLANCHE ROUND ABOUT ZOYSIA TURF REPLACEMENT. #16			
ZOYSIA SOD Description: ZOYSIA SOD	400	\$1.15	\$460.00

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2701 Maitland Center Pkwy.
Suite 200
Maitland FL 32751
(321) 263-2700 Ext 2724



June 2020
Estimate #25810

Item	Qty	Rate	Amount
IRRIGATION Description: IRRIGATION MODIFICATIONS	1	\$75.00	\$75.00

We hereby purpose to provide all labor, materials and equipment necessary to complete the following work as per plans and specifications, including the installation of the above.

Total	\$18,150.00
--------------	--------------------

Signature:

Printed Name:

Accepted Date:

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COMMUNITY DEVELOPMENT DISTRICT

7D

Down To Earth
 Landscape & Irrigation
 2701 Maitland Center Pkwy.
 Suite 200
 Maitland FL 32751
 (321) 263-2700 Ext 2724



June 2020
 Estimate #25831

Customer

TSR CDD
 2300 GLADES ROAD
 SUITE 410W
 BOCA RATON FL 33431

 (407) 347-4103

Project/Job	Estimate Date	Sales Rep	Expires	PO #
VIALLAGES 3 LANDSCAPE IMPROVEMENTS	6/25/2020	Gary L Hawkins	9/23/2020	

Item	Qty	Rate	Amount
SCOPE OF WORK: TREE REPLACEMENT IN VILLAGE 3 #17			
SLASH PINE 30 GALLON Description: SLASH PINE 30 GAL	30	\$250.00	\$7,500.00
TREE STAKING Description: TREE STAKING KIT	30	\$65.00	\$1,950.00
PINE STRAW BALES Description: PINE STRAW BALES	18	\$6.50	\$117.00
IRRIGATION Description: IRRIGATION MODIFICATIONS	1	\$110.00	\$110.00
Site Prep. Removal & Disposal Description: Site Prep. Removal & Disposal	1	\$630.00	\$630.00
SCOPE OF WORK: ZOYSIA TURF REPLACEMENT ALONG LIGHT POLE INSTALLATION ON NIGHTSTAR AVE. #18			
ZOYSIA SOD PER SF Description: ZOYSIA SOD	400	\$1.15	\$460.00
IRRIGATION Description: IRRIGATION MODIFICATIONS	1	\$105.00	\$105.00
SCOPE OF WORK: PEANUT INSTALLATION AT STARKEY BLVD ENTRANCE. #19			
PERENNIAL PEANUT 1 GALLON Description: PERENNIAL PEANUT 1 GAL	1,100	\$5.00	\$5,500.00
Site Prep. Removal & Disposal Description: Site Prep. Removal & Disposal	1	\$140.00	\$140.00

Down To Earth
Landscape & Irrigation
2701 Maitland Center Pkwy.
Suite 200
Maitland FL 32751
(321) 263-2700 Ext 2724



June 2020
Estimate #25831

Item	Qty	Rate	Amount
IRRIGATION Description: IRRIGATION MODIFICATIONS	1	\$145.00	\$145.00

We hereby purpose to provide all labor, materials and equipment necessary to complete the following work as per plans and specifications, including the installation of the above.

Total	\$16,657.00
--------------	--------------------

Signature:

Printed Name:

Accepted Date:

TSR

COMMUNITY DEVELOPMENT DISTRICT

7E

Down To Earth
 Landscape & Irrigation
 2701 Maitland Center Pkwy.
 Suite 200
 Maitland FL 32751
 (321) 263-2700 Ext 2724



September 2020
 Estimate #27854

Customer

TSR CDD
 2300 GLADES ROAD
 SUITE 410W
 BOCA RATON FL 33431

 (407) 347-4103

Project/Job	Estimate Date	Sales Rep	Expires	PO #
SOD REPLACEMENT	9/10/2020	Gary L Hawkins	12/9/2020	

Item	Qty	Rate	Amount
SCOPE OF WORK ATTENTION: CLEO ADAMS REMOVE AND REPLACE ZOYSIA TURF LOCATED ON TIMER A DUE TO POWER OUTAGE LOCATED ON THE WEST SIDE OF HEART PINE BETWEEN THE WELCOME CENTER AND SR54. COMPLETION DATE: TBD			
ZOYSIA SOD PER SF Description: REMOVE AND REPLACE SOD	2,000	\$1.15	\$2,300.00

We hereby purpose to provide all labor, materials and equipment necessary to complete the following work as per plans and specifications, including the installation of the above.

Total	\$2,300.00
--------------	-------------------

 Signature: Printed Name: Accepted Date:

TSR

COMMUNITY DEVELOPMENT DISTRICT

7F

Down To Earth
Landscape & Irrigation
2701 Maitland Center Pkwy.
Suite 200
Maitland FL 32751
(321) 263-2700 Ext 2724



September 2020
Estimate #28147

Customer

TSR CDD
2300 GLADES ROAD
SUITE 410W
BOCA RATON FL 33431

(407) 347-4103

Project/Job	Estimate Date	Sales Rep	Expires	PO #
TREE REPLACEMENT	09/18/2020	Gary L Hawkins	12/17/2020	

Item	Qty	Rate	Amount
SCOPE OF WORK ATTENTION: CLEO ADAMS INSPECTION ITEM #24 FROM THE AUGUST 17TH INSPECTION REPORT. REPLACE PINE TREES ON THE EAST SIDE OF HEART PINE AVENUE JUST SOUTH OF HEART PINE PARK. COMPLETION DATE: TBD			
SLASH PINE 15 GALLON	3	\$150.00	\$450.00
STAKING KIT Description: RBK-40 GROUND STAKING KITS	3	\$50.00	\$150.00

We hereby purpose to provide all labor, materials and equipment necessary to complete the following work as per plans and specifications, including the installation of the above.

Total	\$600.00
--------------	-----------------

Signature: _____

Printed Name: _____

Accepted Date: _____

TSR

COMMUNITY DEVELOPMENT DISTRICT

8A

EXHIBIT 2 - FEE SUMMARY

Contractor: DOWN TO EARTH

Address: 2700 Maitland Center Blvd, Suite 200
Maitland, FL 32751
Phone: 321-263-2700
Fax: n/a

Contact: Sean Cusack, CEO
Email: sean.cusack@down2earthinc.com

Property: **Starkey Ranch**
TSR CDD Village 1
9220 Bonita Beach Road
Address: Suite #214
Bonita Springs, FL 34135
Phone: (239) 989-2939

Chuck Adams & Cleo Adams,
Contact: Wrathell, Hunt & Associates, LLC
Email: n/a
Dates: 10/1/2019 through 9/30/2022

	2020 JAN	2020 FEB	2020 MAR	2020 APRIL	2020 MAY	2020 JUN	2020 JUL	2020 AUG	2020 SEP	2019 OCT	2019 NOV	2019 DEC	TOTAL
GENERAL SERVICES (Schedule A)	20,626	20,626	26,519	26,519	26,519	26,519	26,519	26,519	26,519	26,519	20,626	20,626	\$294,658
GENERAL SERVICES (Schedule A) (Retention Pond Mowing)	9,293	9,293	11,948	11,948	11,948	11,948	11,948	11,948	11,948	11,948	9,293	9,293	\$132,750
TURF CARE (Schedule B)	2,947	2,947	6,630	2,947	11,786	2,947	6,630	6,630	2,947	2,947	6,630	2,947	\$58,932
TREE/SHRUB CARE (Schedule C)	2,593	6,679	2,593	2,593	2,593	2,593	2,593	2,593	2,593	6,679	2,593	2,593	\$39,288
BED DRESSING (Schedule D) <i>15,041 Bales Pine Straw</i>			0 <i>15,041</i>										\$0
PALM TRIMMING (Schedule D) <i>23 Sabal</i>								230					\$230
IRRIGATION MAINT. (Schedule E) <i>291 Number of Zones</i>	4,365 <i>291</i>	4,365 <i>291</i>	4,365 <i>291</i>	4,365 <i>291</i>	4,365 <i>291</i>	4,365 <i>291</i>	4,365 <i>291</i>	4,365 <i>291</i>	4,365 <i>291</i>	4,365 <i>291</i>	4,365 <i>291</i>	4,365 <i>291</i>	\$52,380
TOTAL FEE PER MONTH:	\$39,823	\$43,909	\$52,055	\$48,371	\$57,211	\$48,371	\$52,055	\$52,285	\$48,371	\$52,457	\$43,506	\$39,823	\$578,238
Lake Blanche Addendum	\$1,600.67	\$1,600.67	\$1,600.67	\$1,600.67	\$1,600.67	\$1,600.67	\$1,600.67	\$1,600.67	\$1,600.67	\$1,600.67	\$1,600.67	\$1,600.67	\$19,208
Flat Fee Schedule	\$49,787	\$49,787	\$49,787	\$49,787	\$49,787	\$49,787	\$49,787	\$49,787	\$49,787	\$49,787	\$49,787	\$49,787	\$597,446

EXHIBIT 2 - FEE SUMMARY

Contractor: DOWN TO EARTH

Address: 2700 Maitland Center Blvd, Suite 200
Maitland, FL 32751
Phone: 321-263-2700
Fax: n/a

Contact: Sean Cusack, CEO
Email: sean.cusack@down2earthinc.com

Property: **Starkey Ranch**
TSR CDD Village 2
9220 Bonita Beach Road
Address: Suite #214
Bonita Springs, FL 34135
Phone: (239) 989-2939

Chuck Adams & Cleo Adams,
Contact: Wrathell, Hunt & Associates, LLC
Email: n/a
Dates: 10/1/2019 through 9/30/2022

	2020 JAN	2020 FEB	2020 MAR	2020 APRIL	2020 MAY	2020 JUN	2020 JUL	2020 AUG	2020 SEP	2019 OCT	2019 NOV	2019 DEC	TOTAL
GENERAL SERVICES (Schedule A)	9,578	9,578	12,315	12,315	12,315	12,315	12,315	12,315	12,315	12,315	9,578	9,578	\$136,832
GENERAL SERVICES (Schedule A) (Retention Pond Mowing)	1,969	1,969	2,531	2,531	2,531	2,531	2,531	2,531	2,531	2,531	1,969	1,969	\$28,125
TURF CARE (Schedule B)	1,368	1,368	3,079	1,368	5,473	1,368	3,079	3,079	1,368	1,368	3,079	1,368	\$27,366
TREE/SHRUB CARE (Schedule C)	1,204	3,102	1,204	1,204	1,204	1,204	1,204	1,204	1,204	3,102	1,204	1,204	\$18,244
BED DRESSING (Schedule D) <i>9640 Bales Pine Straw</i>			0 <i>9,640</i>										\$0
PALM TRIMMING (Schedule D) <i>21 Sabal</i>								210					\$210
IRRIGATION MAINT. (Schedule E) <i>173 Number of Zones</i>	2,595 <i>173</i>	2,595 <i>173</i>	2,595 <i>173</i>	2,595 <i>173</i>	2,595 <i>173</i>	2,595 <i>173</i>	2,595 <i>173</i>	2,595 <i>173</i>	2,595 <i>173</i>	2,595 <i>173</i>	2,595 <i>173</i>	2,595 <i>173</i>	\$31,140
TOTAL FEE PER MONTH:	\$16,714	\$18,612	\$21,724	\$20,014	\$24,118	\$20,014	\$21,724	\$21,934	\$20,014	\$21,911	\$18,425	\$16,714	\$241,917
Flat Fee Schedule	\$20,160	\$20,160	\$20,160	\$20,160	\$20,160	\$20,160	\$20,160	\$20,160	\$20,160	\$20,160	\$20,160	\$20,160	\$241,917

EXHIBIT 2 - FEE SUMMARY

Contractor: DOWN TO EARTH

Address: 2700 Maitland Center Blvd, Suite 200
Maitland, FL 32751
Phone: 321-263-2700
Fax: n/a

Contact: Sean Cusack, CEO
Email: sean.cusack@down2earthinc.com

Property: **Starkey Ranch**
TSR CDD Village 3
9220 Bonita Beach Road
Address: Suite #214
Bonita Springs, FL 34135
Phone: (239) 989-2939

Chuck Adams & Cleo Adams,
Contact: Wrathell, Hunt & Associates, LLC
Email: n/a
Dates: 10/1/2019 through 9/30/2022

	2020 JAN	2020 FEB	2020 MAR	2020 APRIL	2020 MAY	2020 JUN	2020 JUL	2020 AUG	2020 SEP	2019 OCT	2019 NOV	2019 DEC	TOTAL
GENERAL SERVICES (Schedule A)	2,265	2,265	2,913	2,913	2,913	2,913	2,913	2,913	2,913	2,913	2,265	2,265	\$32,364
GENERAL SERVICES (Schedule A) (Retention Pond Mowing)	3,122	3,122	4,014	4,014	4,014	4,014	4,014	4,014	4,014	4,014	3,122	3,122	\$44,596
TURF CARE (Schedule B)	324	324	728	324	1,295	324	728	728	324	324	728	324	\$6,473
TREE/SHRUB CARE (Schedule C)	285	734	285	285	285	285	285	285	285	734	285	285	\$4,315
BED DRESSING (Schedule D) <i>3833 Bales Pine Straw</i>			0 <i>3,833</i>										\$0
PALM TRIMMING (Schedule D)													\$0
IRRIGATION MAINT. (Schedule E) <i>58 Number of Zones</i>	840 <i>58</i>	840 <i>58</i>	840 <i>58</i>	840 <i>58</i>	840 <i>58</i>	840 <i>58</i>	840 <i>58</i>	840 <i>58</i>	840 <i>58</i>	840 <i>58</i>	840 <i>58</i>	840 <i>58</i>	\$10,080
TOTAL FEE PER MONTH:	\$6,836	\$7,284	\$8,779	\$8,375	\$9,346	\$8,375	\$8,779	\$8,779	\$8,375	\$8,824	\$7,240	\$6,836	\$97,828
Flat Fee Schedule	\$8,152	\$8,152	\$8,152	\$8,152	\$8,152	\$8,152	\$8,152	\$8,152	\$8,152	\$8,152	\$8,152	\$8,152	\$97,828
Bahia Delete Rangeland Blvd	\$288	\$288	\$288	\$288	\$288	\$288	\$288	\$288	\$288	\$288	\$288	\$288	\$3,456
Parcel F ph2 Tract B1 Add.	\$1,257	\$1,257	\$1,257	\$1,257	\$1,257	\$1,257	\$1,257	\$1,257	\$1,257	\$1,257	\$1,257	\$1,257	\$15,084
Parcel F ph2 Tract B2 Add.	\$1,640	\$1,640	\$1,640	\$1,640	\$1,640	\$1,640	\$1,640	\$1,640	\$1,640	\$1,640	\$1,640	\$1,640	\$19,680
Rangeland Blvd Bed Area Add.	\$1,555	\$1,555	\$1,555	\$1,555	\$1,555	\$1,555	\$1,555	\$1,555	\$1,555	\$1,555	\$1,555	\$1,555	\$18,660
Revised Flat Fee Schedule	\$12,316	\$12,316	\$12,316	\$12,316	\$12,316	\$12,316	\$12,316	\$12,316	\$12,316	\$12,316	\$12,316	\$12,316	\$147,796

Initials _____

EXHIBIT 2 - FEE SUMMARY

Contractor: DOWN TO EARTH

Address: 2700 Maitland Center Blvd, Suite 200
Maitland, FL 32751
Phone: 321-263-2700
Fax: n/a

Contact: Sean Cusack, CEO
Email: sean.cusack@down2earthinc.com

Property: **Starkey Ranch**
Village 2 Down Town
9220 Bonita Beach Road
Address: Suite #214
Bonita Springs, FL 34135
Phone: (239) 989-2939

Chuck Adams & Cleo Adams,
Contact: Wrathell, Hunt & Associates, LLC
Email: n/a
Dates: 10/1/2019 through 9/30/2022

	2020 JAN	2020 FEB	2020 MAR	2020 APRIL	2020 MAY	2020 JUN	2020 JUL	2020 AUG	2020 SEP	2019 OCT	2019 NOV	2019 DEC	TOTAL
GENERAL SERVICES (Schedule A)	2,347	2,347	3,018	3,018	3,018	3,018	3,018	3,018	3,018	3,018	2,347	2,347	\$33,532
GENERAL SERVICES (Schedule A) (Retention Pond Mowing)	422	422	542	542	542	542	542	542	542	542	422	422	\$6,026
TURF CARE (Schedule B)	335	335	754	335	1,341	335	754	754	335	335	754	335	\$6,706
TREE/SHRUB CARE (Schedule C)	295	760	295	295	295	295	295	295	295	760	295	295	\$4,471
BED DRESSING (Schedule D) <i>3,500 Bales Pine Straw</i>			0 <i>3,500</i>										\$0
PALM TRIMMING (Schedule D)													\$0
IRRIGATION MAINT. (Schedule E) <i>54 Number of Zones</i>	810 <i>54</i>	810 <i>54</i>	810 <i>54</i>	810 <i>54</i>	810 <i>54</i>	810 <i>54</i>	810 <i>54</i>	810 <i>54</i>	810 <i>54</i>	810 <i>54</i>	810 <i>54</i>	810 <i>54</i>	\$9,720
TOTAL FEE PER MONTH:	\$4,209	\$4,674	\$5,420	\$5,001	\$6,007	\$5,001	\$5,420	\$5,420	\$5,001	\$5,466	\$4,629	\$4,209	\$60,455
Flat Fee Schedule	\$5,038	\$5,038	\$5,038	\$5,038	\$5,038	\$5,038	\$5,038	\$5,038	\$5,038	\$5,038	\$5,038	\$5,038	\$60,455

EXHIBIT 2 - FEE SUMMARY

Contractor: DOWN TO EARTH

Address: 2700 Maitland Center Blvd, Suite 200
Maitland, FL 32751
Phone: 321-263-2700
Fax: n/a

Contact: Sean Cusack, CEO
Email: sean.cusack@down2earthinc.com

Property: **Starkey Ranch**
Rangeland Blvd. West
9220 Bonita Beach Road
Address: Suite #214
Bonita Springs, FL 34135
Phone: (239) 989-2939

Chuck Adams & Cleo Adams,
Contact: Wrathell, Hunt & Associates, LLC
Email: n/a
Dates: 10/1/2019 through 9/30/2022

	2020 JAN	2020 FEB	2020 MAR	2020 APRIL	2020 MAY	2020 JUN	2020 JUL	2020 AUG	2020 SEP	2019 OCT	2019 NOV	2019 DEC	TOTAL
GENERAL SERVICES (Schedule A)	2,486	2,486	3,196	3,196	3,196	3,196	3,196	3,196	3,196	3,196	2,486	2,486	\$35,514
GENERAL SERVICES (Schedule A) (Retention Pond Mowing)	536	536	689	689	689	689	689	689	689	689	536	536	\$7,650
TURF CARE (Schedule B)	355	355	799	355	1,421	355	799	799	355	355	799	355	\$7,103
TREE/SHRUB CARE (Schedule C)	313	805	313	313	313	313	313	313	313	805	313	313	\$4,735
BED DRESSING (Schedule D) <i>836 Bales Pine Straw</i>			0 <i>836</i>										\$0
PALM TRIMMING (Schedule D) <i>Sabal</i>													\$0
IRRIGATION MAINT. (Schedule E) <i>45 Number of Zones</i>	675 <i>45</i>	675 <i>45</i>	675 <i>45</i>	675 <i>45</i>	675 <i>45</i>	675 <i>45</i>	675 <i>45</i>	675 <i>45</i>	675 <i>45</i>	675 <i>45</i>	675 <i>45</i>	675 <i>45</i>	\$8,100
TOTAL FEE PER MONTH:	\$4,364	\$4,857	\$5,671	\$5,227	\$6,293	\$5,227	\$5,671	\$5,671	\$5,227	\$5,720	\$4,808	\$4,364	\$63,102
Flat Fee Schedule	\$5,258	\$5,258	\$5,258	\$5,258	\$5,258	\$5,258	\$5,258	\$5,258	\$5,258	\$5,258	\$5,258	\$5,258	\$63,102

TSR

COMMUNITY DEVELOPMENT DISTRICT

8B

EXHIBIT 2 - FEE SUMMARY

Contractor: DOWN TO EARTH

Address: 2700 Maitland Center Blvd, Suite 200
Maitland, FL 32751
Phone: 321-263-2700
Fax: n/a

Contact: Sean Cusack, CEO
Email: sean.cusack@down2earthinc.com

Property: **Starkey Ranch**
TSR CDD Village 3
9220 Bonita Beach Road
Address: Suite #214
Bonita Springs, FL 34135
Phone: (239) 989-2939

Chuck Adams & Cleo Adams,
Contact: Wrathell, Hunt & Associates, LLC
Email: n/a
Dates: 10/1/2019 through 9/30/2022

	2020 JAN	2020 FEB	2020 MAR	2020 APRIL	2020 MAY	2020 JUN	2020 JUL	2020 AUG	2020 SEP	2019 OCT	2019 NOV	2019 DEC	TOTAL
GENERAL SERVICES (Schedule A)	2,265	2,265	2,913	2,913	2,913	2,913	2,913	2,913	2,913	2,913	2,265	2,265	\$32,364
GENERAL SERVICES (Schedule A) (Retention Pond Mowing)	3,122	3,122	4,014	4,014	4,014	4,014	4,014	4,014	4,014	4,014	3,122	3,122	\$44,596
TURF CARE (Schedule B)	324	324	728	324	1,295	324	728	728	324	324	728	324	\$6,473
TREE/SHRUB CARE (Schedule C)	285	734	285	285	285	285	285	285	285	734	285	285	\$4,315
BED DRESSING (Schedule D) <i>3833 Bales Pine Straw</i>			0 <i>3,833</i>										\$0
PALM TRIMMING (Schedule D)													\$0
IRRIGATION MAINT. (Schedule E) <i>58 Number of Zones</i>	840 <i>58</i>	840 <i>58</i>	840 <i>58</i>	840 <i>58</i>	840 <i>58</i>	840 <i>58</i>	840 <i>58</i>	840 <i>58</i>	840 <i>58</i>	840 <i>58</i>	840 <i>58</i>	840 <i>58</i>	\$10,080
TOTAL FEE PER MONTH:	\$6,836	\$7,284	\$8,779	\$8,375	\$9,346	\$8,375	\$8,779	\$8,779	\$8,375	\$8,824	\$7,240	\$6,836	\$97,828
Flat Fee Schedule	\$8,152	\$8,152	\$8,152	\$8,152	\$8,152	\$8,152	\$8,152	\$8,152	\$8,152	\$8,152	\$8,152	\$8,152	\$97,828
Bahia Delete Rangeland Blvd	\$288	\$288	\$288	\$288	\$288	\$288	\$288	\$288	\$288	\$288	\$288	\$288	\$3,456
Parcel F ph2 Tract B1 Add.	\$1,257	\$1,257	\$1,257	\$1,257	\$1,257	\$1,257	\$1,257	\$1,257	\$1,257	\$1,257	\$1,257	\$1,257	\$15,084
Parcel F ph2 Tract B2 Add.	\$1,640	\$1,640	\$1,640	\$1,640	\$1,640	\$1,640	\$1,640	\$1,640	\$1,640	\$1,640	\$1,640	\$1,640	\$19,680
Rangeland Blvd Bed Area Add.	\$1,555	\$1,555	\$1,555	\$1,555	\$1,555	\$1,555	\$1,555	\$1,555	\$1,555	\$1,555	\$1,555	\$1,555	\$18,660
Revised Flat Fee Schedule	\$12,316	\$12,316	\$12,316	\$12,316	\$12,316	\$12,316	\$12,316	\$12,316	\$12,316	\$12,316	\$12,316	\$12,316	\$147,796

Initials _____



Landscape Maintenance Proposal

Attn: **TSR Community Development District**
 c/o Wrathell, Hunt & Associates, LLC
 9220 Bonita Beach Road
 Suite #214
 Bonita Springs, FL 34135

Submitted By: **Down To Earth**

Starkey Ranch Village 3 - Rangeland Blvd. West

Landscape Maintenance Addendum

NEW BED AREAS - Rangeland Blvd and Starkey Blvd

Basic Maintenance	\$ 18,656.56	Annually
Irrigation Inspection	Included	Annually
Fertilization/Pest Control	Included	Annually

Grand Total Annually \$ 18,656.56
Grand Total Monthly \$ 1,554.71

Grounds maintenance **Addendum** start date: **May 1 , 2020**

TSR Community Development District

Down To Earth

Name _____

Name _____

Title _____

Title _____

Signature **Date**

Signature **Date**



Landscape Maintenance Proposal

Attn: **TSR Community Development District**
 c/o Wrathell, Hunt & Associates, LLC
 9220 Bonita Beach Road
 Suite #214
 Bonita Springs, FL 34135

Submitted By: **Down To Earth**

Starkey Ranch Village 3 - CREDIT

Landscape Maintenance Addendum

Deleted Bahia Area - Rangeland Blvd and Starkey Blvd

Bahia Area Credit	- \$ 3,457.83	Annually
(From Original Contract Oct. 1, 2019 – Sept. 30, 2022)		
Total Annually	- \$ 3,457.83	
Total Monthly	- \$ 288.15	

Grounds maintenance **Addendum** start date: May 1 , 2020

TSR Community Development District

Down To Earth

Name _____

Name _____

Title _____

Title _____

Signature Date

Signature Date



DOWN TO EARTH

LANDSCAPE & IRRIGATION

Rangeland Blvd. West ADDENDUM - Rangeland and Starkey Blvd 2.14.2020				
BASIC MAINTENANCE	SQ FT (+10%)	SQ YD	RATE	TOTAL
BEDSPACE	41,494.00	4,610.44	\$ 3.50	\$ 16,136.56
IRRIGATION ZONES	14	12	\$ 15.00	\$ 2,520.00
TOTAL ANNUALLY				\$ 18,656.56
TOTAL MONTHLY				\$ 1,554.71



IRR ZONES
0.00
0.00
14.00

BASIC MAINTENANCE	SQ FT (+10%)	SQ YD	RATE	TOTAL
Bahia Delete	41,494.00	4,610.44	\$ (0.75)	\$ (3,457.83)
TOTAL ANNUALLY				\$ (3,457.83)
TOTAL MONTHLY				\$ (288.15)

Starkey Ranch CDD

Village 3
New Sections & Bahia Credit
Rangeland Blvd & Starkey Blvd
Down to Earth 2.14.2020

Legend

-  Untitled Path
-  Untitled Polygon



Google Earth

© 2019 Google



200 ft

TSR

COMMUNITY DEVELOPMENT DISTRICT

8C

EXHIBIT 2 - FEE SUMMARY

Contractor: DOWN TO EARTH

Address: 2700 Maitland Center Blvd, Suite 200
Maitland, FL 32751
Phone: 321-263-2700
Fax: n/a

Contact: Sean Cusack, CEO
Email: sean.cusack@down2earthinc.com

Property: Starkey Ranch
TSR CDD Village 1
9220 Bonita Beach Road
Address: Suite #214
Bonita Springs, FL 34135
Phone: (239) 989-2939

Chuck Adams & Cleo Adams,
Contact: Wrathell, Hunt & Associates, LLC
Email: n/a
Dates: 10/1/2019 through 9/30/2022

	2020 JAN	2020 FEB	2020 MAR	2020 APRIL	2020 MAY	2020 JUN	2020 JUL	2020 AUG	2020 SEP	2019 OCT	2019 NOV	2019 DEC	TOTAL
GENERAL SERVICES (Schedule A)	20,626	20,626	26,519	26,519	26,519	26,519	26,519	26,519	26,519	26,519	20,626	20,626	\$294,658
GENERAL SERVICES (Schedule A) (Retention Pond Mowing)	9,293	9,293	11,948	11,948	11,948	11,948	11,948	11,948	11,948	11,948	9,293	9,293	\$132,750
TURF CARE (Schedule B)	2,947	2,947	6,630	2,947	11,786	2,947	6,630	6,630	2,947	2,947	6,630	2,947	\$58,932
TREE/SHRUB CARE (Schedule C)	2,593	6,679	2,593	2,593	2,593	2,593	2,593	2,593	2,593	6,679	2,593	2,593	\$39,288
BED DRESSING (Schedule D) <i>15,041 Bales Pine Straw</i>			0 <i>15,041</i>										\$0
PALM TRIMMING (Schedule D) <i>23 Sabal</i>								230					\$230
IRRIGATION MAINT. (Schedule E) <i>291 Number of Zones</i>	4,365 <i>291</i>	4,365 <i>291</i>	4,365 <i>291</i>	4,365 <i>291</i>	4,365 <i>291</i>	4,365 <i>291</i>	4,365 <i>291</i>	4,365 <i>291</i>	4,365 <i>291</i>	4,365 <i>291</i>	4,365 <i>291</i>	4,365 <i>291</i>	\$52,380
TOTAL FEE PER MONTH:	\$39,823	\$43,909	\$52,055	\$48,371	\$57,211	\$48,371	\$52,055	\$52,285	\$48,371	\$52,457	\$43,506	\$39,823	\$578,238
Flat Fee Schedule	\$48,186	\$48,186	\$48,186	\$48,186	\$48,186	\$48,186	\$48,186	\$48,186	\$48,186	\$48,186	\$48,186	\$48,186	\$578,238



Attn: **TSR Community Development District**
 c/o Wrathell, Hunt & Associates, LLC
 9220 Bonita Beach Road
 Suite #214
 Bonita Springs, FL 34135

Submitted By: Down To Earth

TSR COMMUNITY DEVELOPMENT DISTRICT – VILLAGE 1

Landscape Maintenance Addendum

Village 1 - Lake Blanche Rd and Forsythia Dr

Basic Maintenance	\$ 19,208.00	Annually
Irrigation Inspection	Included	Annually
Fertilization/Pest Control	Included	Annually
	Total Annually	\$ 19,208.00
	Total Monthly	\$ 1,600.67

Grounds maintenance **Addendum** start date: _____, **2020**

TSR Community Development District

Down To Earth

Name _____

Name _____

Title _____

Title _____

Signature **Date**

Signature **Date**



LANDSCAPE & IRRIGATION

STARKEY RANCH ADDENDUM NEW AREAS - LAKE BLANCHE RD. 8.10.2020				
BASIC MAINTENANCE	SQ FT (+10%)	SQ YD	RATE	TOTAL
IRRIGATED TURF	61,574.00	6,841.56	\$ 1.50	\$ 10,262.33
BERMUDA	0.00	0.00	\$ 5.00	\$ -
NON-IRRIGATED TURF	83,588.00	9,287.56	\$ 0.75	\$ 6,965.67
BEDSPACE	0.00	0.00	\$ 3.50	\$ -
IRRIGATION ZONES	11	12	\$ 15.00	\$ 1,980.00
TOTAL ANNUALLY				\$ 19,208.00
TOTAL MONTHLY				\$ 1,600.67

42 cuts
84 cuts

IRR ZONES
11.00
0.00
0.00

This area was turned over to DTE maintenance 5/1/2020

Starkey Ranch CDD

Village 1 - Addendum
Lake Blanche Drive
Down To Earth 8.10.2020

Legend

- Untitled Polygon
- Untitled Polygon



Google Earth

© 2020 Google

500 ft



TSR

COMMUNITY DEVELOPMENT DISTRICT

8D

EXHIBIT 2 - FEE SUMMARY

Contractor: DOWN TO EARTH

Address: 2700 Maitland Center Blvd, Suite 200
Maitland, FL 32751
Phone: 321-263-2700
Fax: n/a

Contact: Sean Cusack, CEO
Email: sean.cusack@down2earthinc.com

Property: **Starkey Ranch**
TSR CDD Village 3
9220 Bonita Beach Road
Address: Suite #214
Bonita Springs, FL 34135
Phone: (239) 989-2939

Chuck Adams & Cleo Adams,
Contact: Wrathell, Hunt & Associates, LLC
Email: n/a
Dates: 10/1/2019 through 9/30/2022

	2020 JAN	2020 FEB	2020 MAR	2020 APRIL	2020 MAY	2020 JUN	2020 JUL	2020 AUG	2020 SEP	2019 OCT	2019 NOV	2019 DEC	TOTAL
GENERAL SERVICES (Schedule A)	2,265	2,265	2,913	2,913	2,913	2,913	2,913	2,913	2,913	2,913	2,265	2,265	\$32,364
GENERAL SERVICES (Schedule A) (Retention Pond Mowing)	3,122	3,122	4,014	4,014	4,014	4,014	4,014	4,014	4,014	4,014	3,122	3,122	\$44,596
TURF CARE (Schedule B)	324	324	728	324	1,295	324	728	728	324	324	728	324	\$6,473
TREE/SHRUB CARE (Schedule C)	285	734	285	285	285	285	285	285	285	734	285	285	\$4,315
BED DRESSING (Schedule D) <i>3833 Bales Pine Straw</i>			0 <i>3,833</i>										\$0
PALM TRIMMING (Schedule D)													\$0
IRRIGATION MAINT. (Schedule E) <i>58 Number of Zones</i>	840 <i>58</i>	840 <i>58</i>	840 <i>58</i>	840 <i>58</i>	840 <i>58</i>	840 <i>58</i>	840 <i>58</i>	840 <i>58</i>	840 <i>58</i>	840 <i>58</i>	840 <i>58</i>	840 <i>58</i>	\$10,080
TOTAL FEE PER MONTH:	\$6,836	\$7,284	\$8,779	\$8,375	\$9,346	\$8,375	\$8,779	\$8,779	\$8,375	\$8,824	\$7,240	\$6,836	\$97,828
Flat Fee Schedule	\$8,152	\$8,152	\$8,152	\$8,152	\$8,152	\$8,152	\$8,152	\$8,152	\$8,152	\$8,152	\$8,152	\$8,152	\$97,828
Bahia Delete Rangeland Blvd	\$288	\$288	\$288	\$288	\$288	\$288	\$288	\$288	\$288	\$288	\$288	\$288	\$3,456
Parcel F ph2 Tract B1 Add.	\$1,257	\$1,257	\$1,257	\$1,257	\$1,257	\$1,257	\$1,257	\$1,257	\$1,257	\$1,257	\$1,257	\$1,257	\$15,084
Parcel F ph2 Tract B2 Add.	\$1,640	\$1,640	\$1,640	\$1,640	\$1,640	\$1,640	\$1,640	\$1,640	\$1,640	\$1,640	\$1,640	\$1,640	\$19,680
Rangeland Blvd Bed Area Add.	\$1,555	\$1,555	\$1,555	\$1,555	\$1,555	\$1,555	\$1,555	\$1,555	\$1,555	\$1,555	\$1,555	\$1,555	\$18,660
Revised Flat Fee Schedule	\$12,316	\$12,316	\$12,316	\$12,316	\$12,316	\$12,316	\$12,316	\$12,316	\$12,316	\$12,316	\$12,316	\$12,316	\$147,796

Initials _____



Attn: **TSR Community Development District**
 c/o George Flint
 135 W. Central Boulevard – Suite 320
 Orlando, Florida 32801

Submitted By: **SSS Down To Earth Opco LLC**
 President: **Michael Mosler II**

Starkey Ranch Parcel F Phase 2 - (Anclote Areas)

Landscape Maintenance Addendum

Tract B1 Pond Banks

Basic Maintenance	\$ 13,574.55	Annually
Fertilization/Pest Control	\$ 1,508.28	Annually
Total Annually	\$ 15,082.83	
Total Monthly	\$ 1,256.90	

Please specify the Grounds Maintenance **Addendum** start date: _____, **2020**

**TSR Community
 Development District**

Down To Earth

Name _____

Name _____

Title _____

Title _____

Signature **Date**

Signature **Date**



DOWN TO EARTH

LANDSCAPE & IRRIGATION

08/24/20

Starkey Ranch Parcel F Phase 2 - B1 Pond Banks

BASIC MAINTENANCE	SQ FT (+10%)	SQ YD	RATE	TOTAL
IRRIGATED TURF	0.00	0.00	\$ 1.50	\$ -
BERMUDA	0.00	0.00	\$ 3.50	\$ -
NON-IRRIGATED TURF	180,994.00	20,110.44	\$ 0.75	\$ 15,082.83
BEDSPACE	0.00	0.00	\$ 3.50	\$ -
IRRIGATION ZONES	0	12	\$ 15.00	\$ -
TOTAL ANNUALLY				\$ 15,082.83
TOTAL MONTHLY				\$ 1,256.90

42 cuts



84 cuts

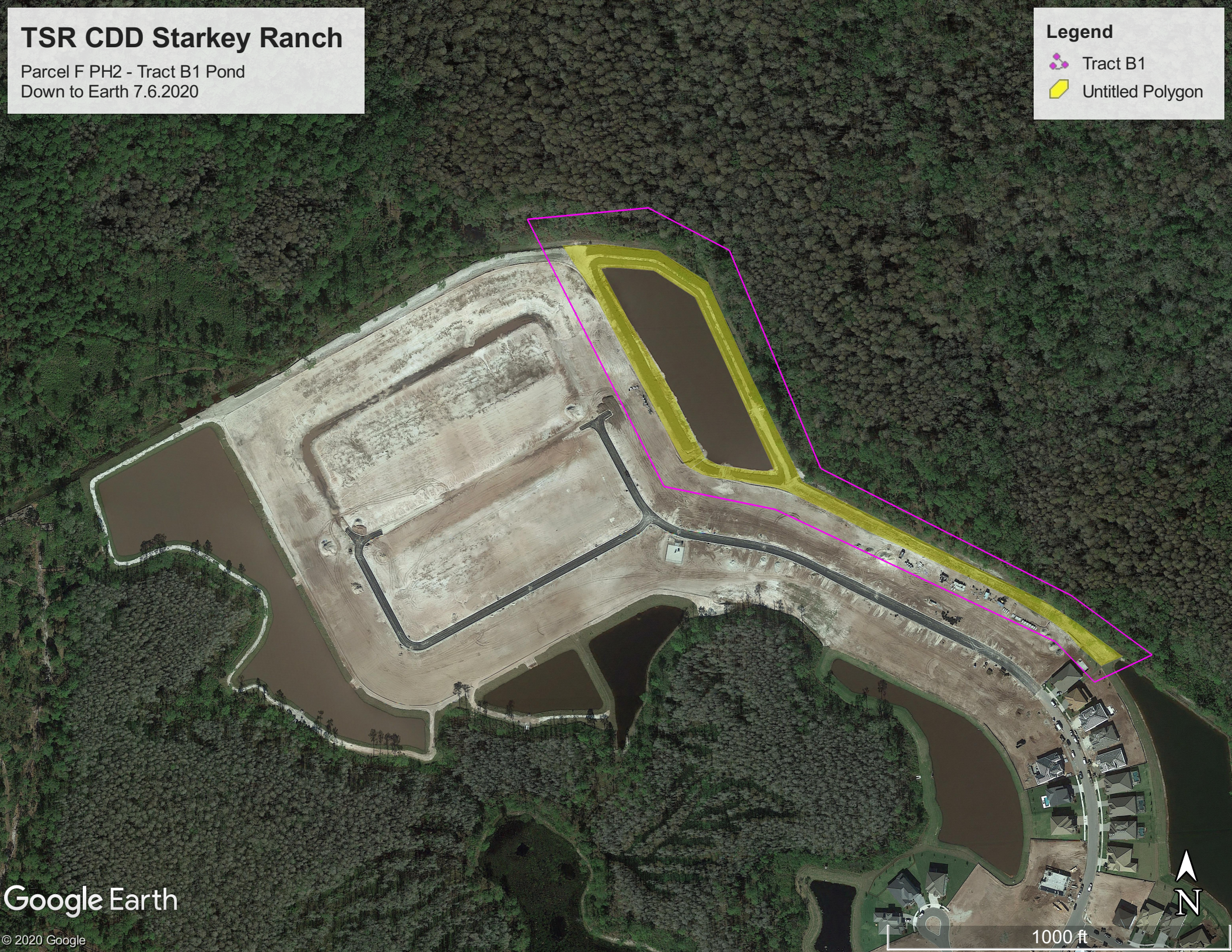
IRR ZONES
0.00
0.00
0.00

TSR CDD Starkey Ranch

Parcel F PH2 - Tract B1 Pond
Down to Earth 7.6.2020

Legend

-  Tract B1
-  Untitled Polygon



TSR

COMMUNITY DEVELOPMENT DISTRICT

8E

EXHIBIT 2 - FEE SUMMARY

Contractor: DOWN TO EARTH

Address: 2700 Maitland Center Blvd, Suite 200
Maitland, FL 32751
Phone: 321-263-2700
Fax: n/a

Contact: Sean Cusack, CEO
Email: sean.cusack@down2earthinc.com

Property: **Starkey Ranch**
TSR CDD Village 3
9220 Bonita Beach Road
Address: Suite #214
Bonita Springs, FL 34135
Phone: (239) 989-2939

Chuck Adams & Cleo Adams,
Contact: Wrathell, Hunt & Associates, LLC
Email: n/a
Dates: 10/1/2019 through 9/30/2022

	2020 JAN	2020 FEB	2020 MAR	2020 APRIL	2020 MAY	2020 JUN	2020 JUL	2020 AUG	2020 SEP	2019 OCT	2019 NOV	2019 DEC	TOTAL
GENERAL SERVICES (Schedule A)	2,265	2,265	2,913	2,913	2,913	2,913	2,913	2,913	2,913	2,913	2,265	2,265	\$32,364
GENERAL SERVICES (Schedule A) (Retention Pond Mowing)	3,122	3,122	4,014	4,014	4,014	4,014	4,014	4,014	4,014	4,014	3,122	3,122	\$44,596
TURF CARE (Schedule B)	324	324	728	324	1,295	324	728	728	324	324	728	324	\$6,473
TREE/SHRUB CARE (Schedule C)	285	734	285	285	285	285	285	285	285	734	285	285	\$4,315
BED DRESSING (Schedule D) <i>3833 Bales Pine Straw</i>			0 <i>3,833</i>										\$0
PALM TRIMMING (Schedule D)													\$0
IRRIGATION MAINT. (Schedule E) <i>58 Number of Zones</i>	840 <i>58</i>	840 <i>58</i>	840 <i>58</i>	840 <i>58</i>	840 <i>58</i>	840 <i>58</i>	840 <i>58</i>	840 <i>58</i>	840 <i>58</i>	840 <i>58</i>	840 <i>58</i>	840 <i>58</i>	\$10,080
TOTAL FEE PER MONTH:	\$6,836	\$7,284	\$8,779	\$8,375	\$9,346	\$8,375	\$8,779	\$8,779	\$8,375	\$8,824	\$7,240	\$6,836	\$97,828
Flat Fee Schedule	\$8,152	\$8,152	\$8,152	\$8,152	\$8,152	\$8,152	\$8,152	\$8,152	\$8,152	\$8,152	\$8,152	\$8,152	\$97,828
Bahia Delete Rangeland Blvd	\$288	\$288	\$288	\$288	\$288	\$288	\$288	\$288	\$288	\$288	\$288	\$288	\$3,456
Parcel F ph2 Tract B1 Add.	\$1,257	\$1,257	\$1,257	\$1,257	\$1,257	\$1,257	\$1,257	\$1,257	\$1,257	\$1,257	\$1,257	\$1,257	\$15,084
Parcel F ph2 Tract B2 Add.	\$1,640	\$1,640	\$1,640	\$1,640	\$1,640	\$1,640	\$1,640	\$1,640	\$1,640	\$1,640	\$1,640	\$1,640	\$19,680
Rangeland Blvd Bed Area Add.	\$1,555	\$1,555	\$1,555	\$1,555	\$1,555	\$1,555	\$1,555	\$1,555	\$1,555	\$1,555	\$1,555	\$1,555	\$18,660
Revised Flat Fee Schedule	\$12,316	\$12,316	\$12,316	\$12,316	\$12,316	\$12,316	\$12,316	\$12,316	\$12,316	\$12,316	\$12,316	\$12,316	\$147,796

Initials _____



Attn: **TSR Community Development District**
 c/o George Flint
 135 W. Central Boulevard – Suite 320
 Orlando, Florida 32801

Submitted By: **SSS Down To Earth Opco LLC**
 President: **Michael Mosler II**

Starkey Ranch Parcel F Phase 2 - (Anclote Areas)

Landscape Maintenance Addendum

Tract B2 Pond Banks

Basic Maintenance	\$ 17,718.75	Annually
Fertilization/Pest Control	\$ 1,968.75	Annually
Total Annually	\$ 19,687.50	
Total Monthly	\$ 1,640.63	

Please specify the Grounds Maintenance **Addendum** start date: _____, **2020**

**TSR Community
 Development District**

Down To Earth

Name _____

Name _____

Title _____

Title _____

Signature **Date**

Signature **Date**



DOWN TO EARTH

LANDSCAPE & IRRIGATION

08/24/20

Starkey Ranch Parcel F Phase 2 - B2 Pond Banks

BASIC MAINTENANCE	SQ FT (+10%)	SQ YD	RATE	TOTAL
IRRIGATED TURF	0.00	0.00	\$ 1.50	\$ -
BERMUDA	0.00	0.00	\$ 5.00	\$ -
NON-IRRIGATED TURF	236,250.00	26,250.00	\$ 0.75	\$ 19,687.50
BEDSPACE	0.00	0.00	\$ 3.50	\$ -
IRRIGATION ZONES	0	12	\$ 15.00	\$ -
TOTAL ANNUALLY				\$ 19,687.50
TOTAL MONTHLY				\$ 1,640.63

42 cuts



84 cuts

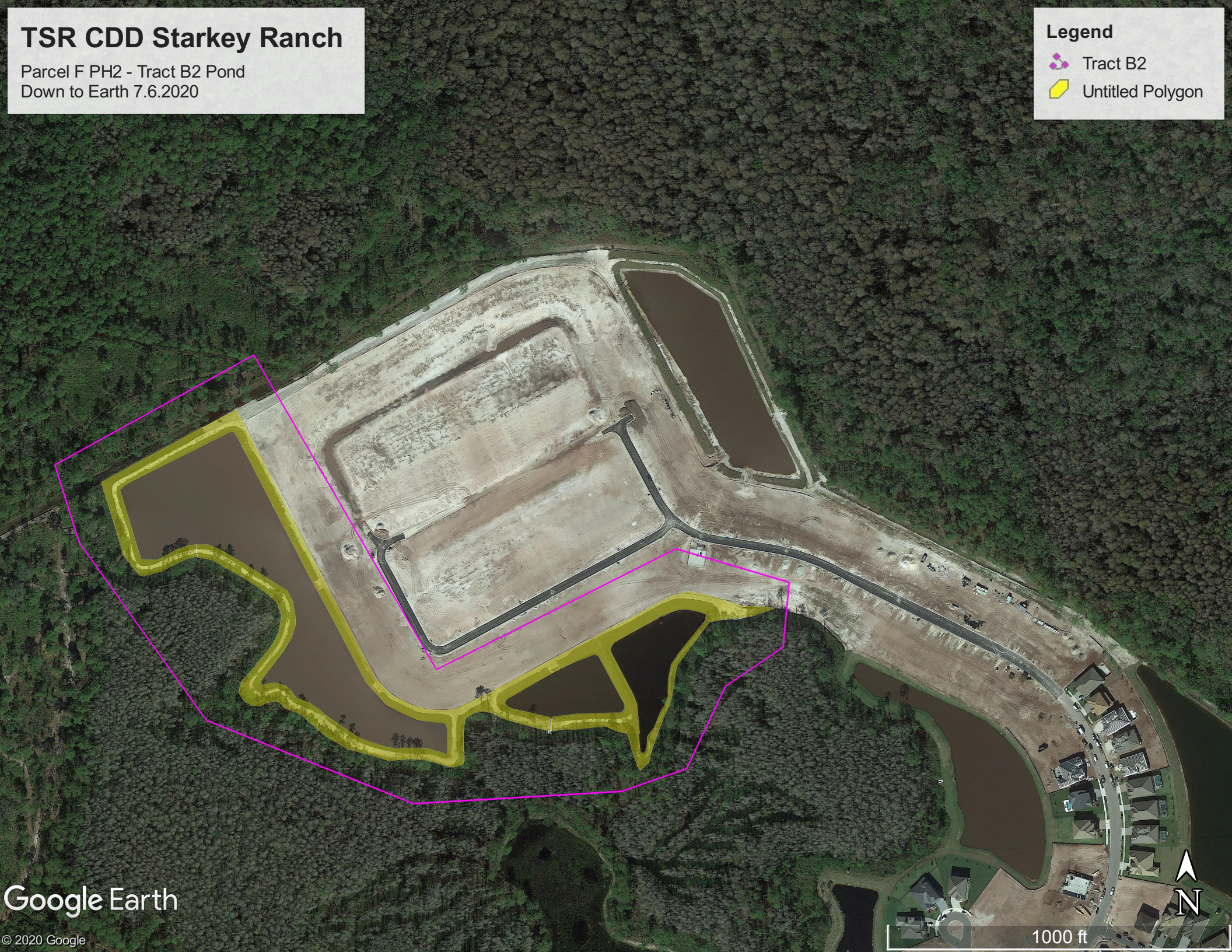
IRR ZONES
0.00
0.00
0.00

TSR CDD Starkey Ranch

Parcel F PH2 - Tract B2 Pond
Down to Earth 7.6.2020

Legend

-  Tract B2
-  Untitled Polygon



1000 ft



TSR

COMMUNITY DEVELOPMENT DISTRICT

9A



Landscape Maintenance Proposal

Attn: **TSR Community Development District**
 c/o Wrathell, Hunt & Associates, LLC
 9220 Bonita Beach Road
 Suite #214
 Bonita Springs, FL 34135

Submitted By: **Down To Earth**

Starkey Ranch – Albritton Park

Landscape Maintenance Addendum

Albritton Park

Basic Maintenance	\$ 11,400.80	Annually
Irrigation Inspection	Included	Annually
Fertilization/Pest Control	Included	Annually
Palm Trimming (3 Sabals)	\$ 30.00	Annually

Total Annually	\$ 11,430.80
Total Monthly	\$ 952.67

Please specify the Grounds Maintenance **Addendum** start date: _____, **2020**

TSR Community Development District

Down To Earth

Name _____

Name _____

Title _____

Title _____

Signature Date

Signature Date



DOWN TO EARTH

LANDSCAPE & IRRIGATION

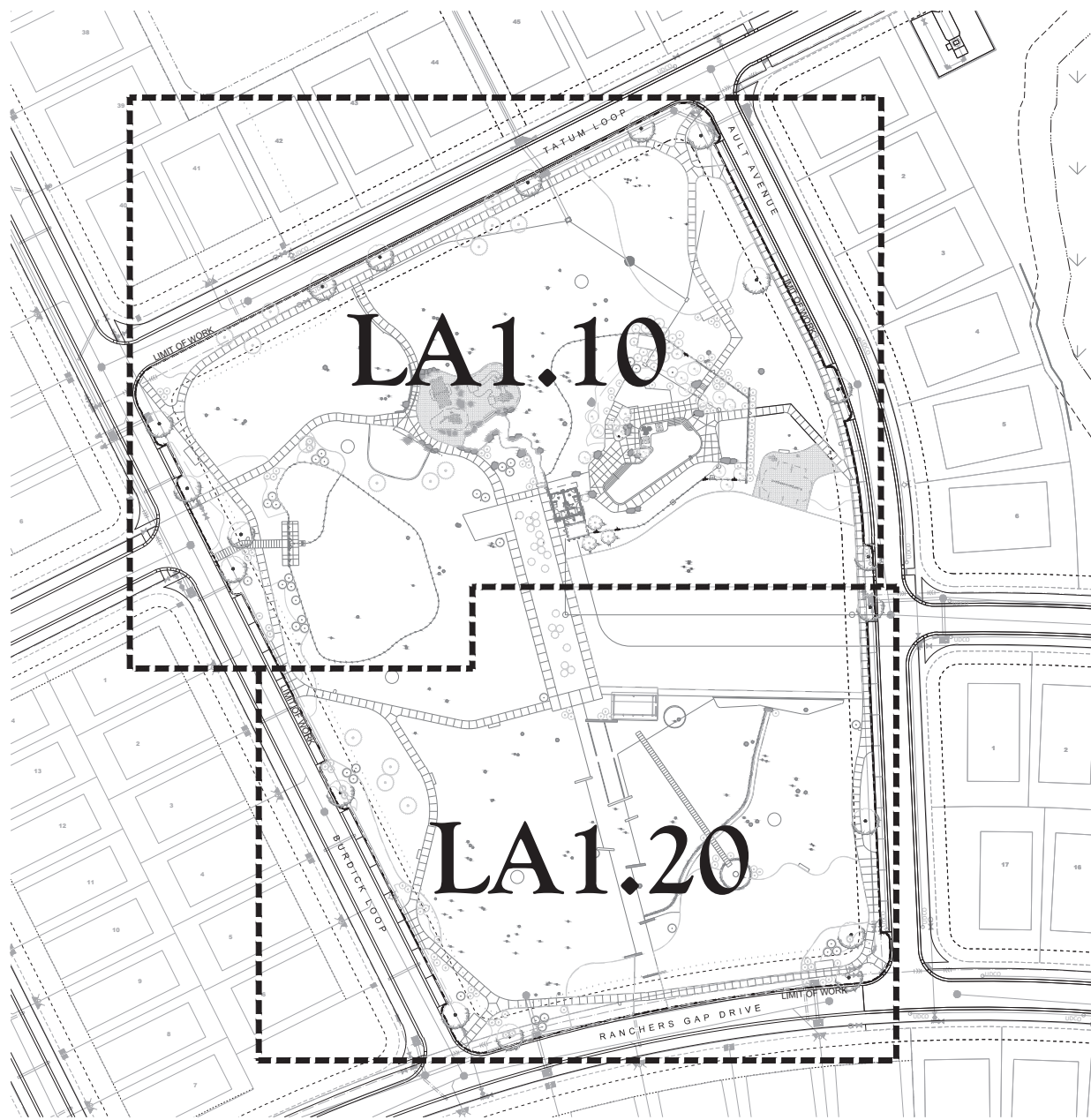
08/25/20

Future Areas - Albritton Park				
BASIC MAINTENANCE	SQ FT (+10%)	SQ YD	RATE	TOTAL
IRRIGATED TURF	0.00	0.00	\$ 1.50	\$ -
BERMUDA	1,565.00	173.89	\$ 5.00	\$ 869.45
NON-IRRIGATED TURF	61,578.00	6,842.00	\$ 0.75	\$ 5,131.50
BEDSPACE	11,571.00	1,285.67	\$ 3.50	\$ 4,499.85
IRRIGATION ZONES	5	12	\$ 15.00	\$ 900.00
SUBTOTAL ANNUALLY				\$ 11,400.80
SUBTOTAL MONTHLY				\$ 950.07

	QTY	TRIM	RATE	TOTAL
PALMS (over 15' in height)	3	1	\$ 10.00	\$ 30.00

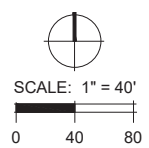
TOTAL ANNUALLY	\$ 11,430.80
TOTAL MONTHLY	\$ 952.57

QUANTITIES BASED OFF OF PLANS PROVIDED - STARKEY RANCH ALBRITTON PARK 90% LANDSCAPE PLANS 6/20/2019



LA1.10

LA1.20



Date:	06/20/19
Drawn by:	R/BA/MS
Reviewed by:	KS
Job Number:	190410
Revisions:	Date:

STARKEY RANCH ALBRITTON PARK
Pasco County, FL
Gentry Land Company
521 13th Street, Saint Cloud, FL 34709



DIX HITE
PARTNERS
100 W. GESSUP AVENUE
SUITE 200
TALLAHASSEE, FL 32301-3377

90% LANDSCAPE PLANS
KEY SHEET

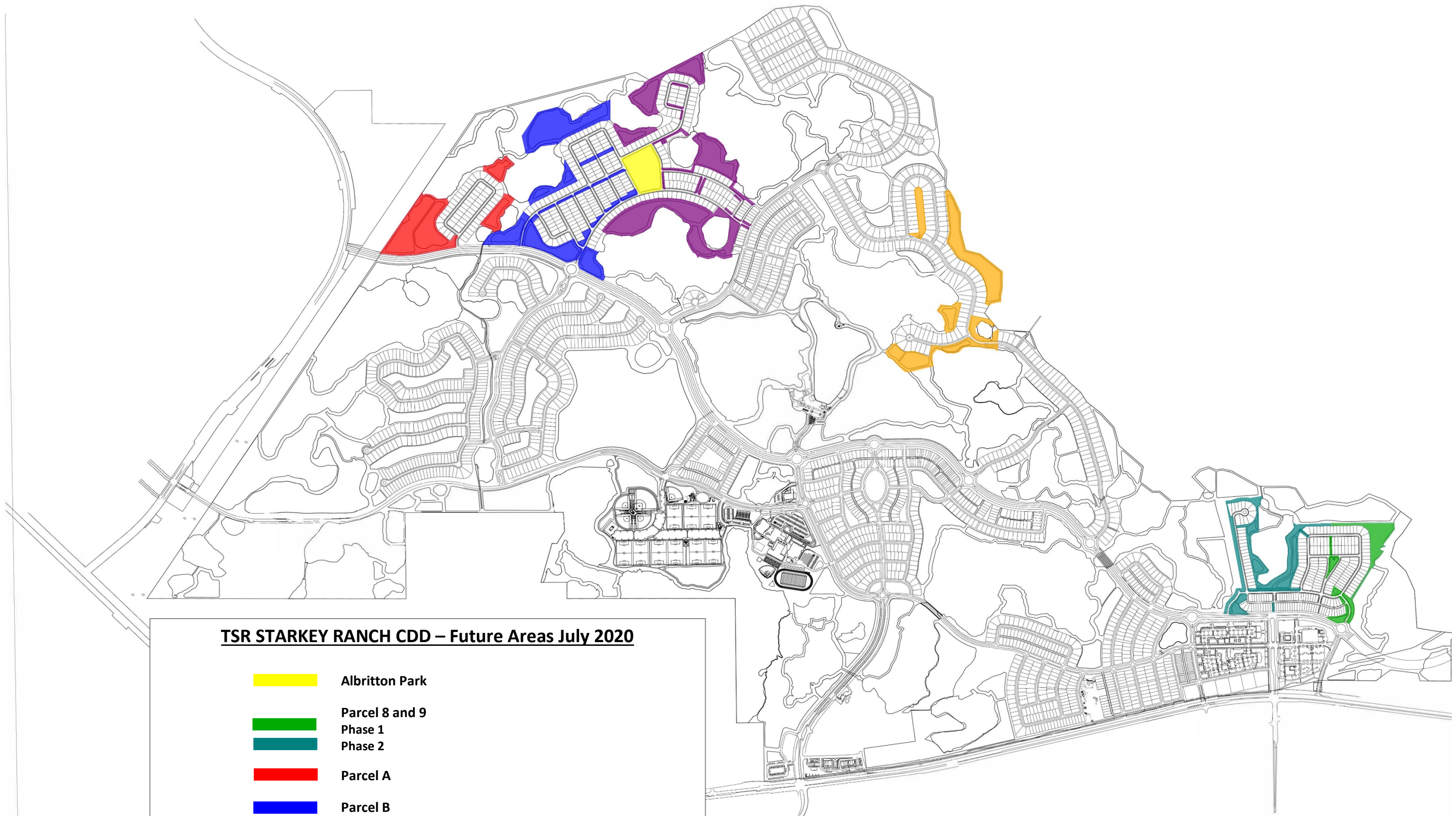
Sheet Number:
LA5.01

NOT FOR CONSTRUCTION








TSR

COMMUNITY DEVELOPMENT DISTRICT

9B



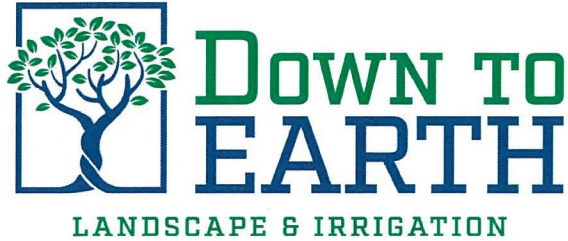
TSR STARKEY RANCH CDD – Future Areas July 2020

-  Albritton Park
-  Parcel 8 and 9
-  Phase 2
-  Parcel A
-  Parcel B
-  Parcel C
-  Parcel E

TSR

COMMUNITY DEVELOPMENT DISTRICT

9C



Landscape Maintenance Proposal

Attn: **TSR Community Development District**
 c/o Wrathell, Hunt & Associates, LLC
 9220 Bonita Beach Road
 Suite #214
 Bonita Springs, FL 34135

Submitted By: **Down To Earth**

Starkey Ranch – Parcel A

Landscape Maintenance Addendum

Parcel A

Basic Maintenance	\$ 30,855.20	Annually
Irrigation Inspection	Included	Annually
Fertilization/Pest Control	Included	Annually
Total Annually	\$ 30,855.20	
Total Monthly	\$ 2,571.27	

Please specify the Grounds Maintenance **Addendum** start date: _____, **2020**

TSR Community Development District

Down To Earth

Name _____

Name _____

Title _____

Title _____

Signature **Date**

Signature **Date**



DOWN TO EARTH

LANDSCAPE & IRRIGATION

08/25/20

Future Areas - Parcel A				
BASIC MAINTENANCE	SQ FT (+10%)	SQ YD	RATE	TOTAL
IRRIGATED TURF	40,413.00	4,490.33	\$ 1.50	\$ 6,735.50
BERMUDA	0.00	0.00	\$ 5.00	\$ -
NON-IRRIGATED TURF	245,935.00	27,326.11	\$ 0.75	\$ 20,494.58
BEDSPACE	5,156.00	572.89	\$ 3.50	\$ 2,005.12
IRRIGATION ZONES	9	12	\$ 15.00	\$ 1,620.00
TOTAL ANNUALLY				\$ 30,855.20
TOTAL MONTHLY				\$ 2,571.27

TSR

COMMUNITY DEVELOPMENT DISTRICT

9D



Landscape Maintenance Proposal

Attn: **TSR Community Development District**
 c/o Wrathell, Hunt & Associates, LLC
 9220 Bonita Beach Road
 Suite #214
 Bonita Springs, FL 34135

Submitted By: **Down To Earth**

Starkey Ranch – Parcel B

Landscape Maintenance Addendum

Parcel B

Basic Maintenance	\$ 105,910.77	Annually
Irrigation Inspection	Included	Annually
Fertilization/Pest Control	Included	Annually
Total Annually	\$ 105,910.77	
Total Monthly	\$ 8,825.90	

Please specify the Grounds Maintenance **Addendum** start date: _____, **2020**

TSR Community Development District

Down To Earth

Name _____

Name _____

Title _____

Title _____

Signature **Date**

Signature **Date**



DOWN TO EARTH

LANDSCAPE & IRRIGATION

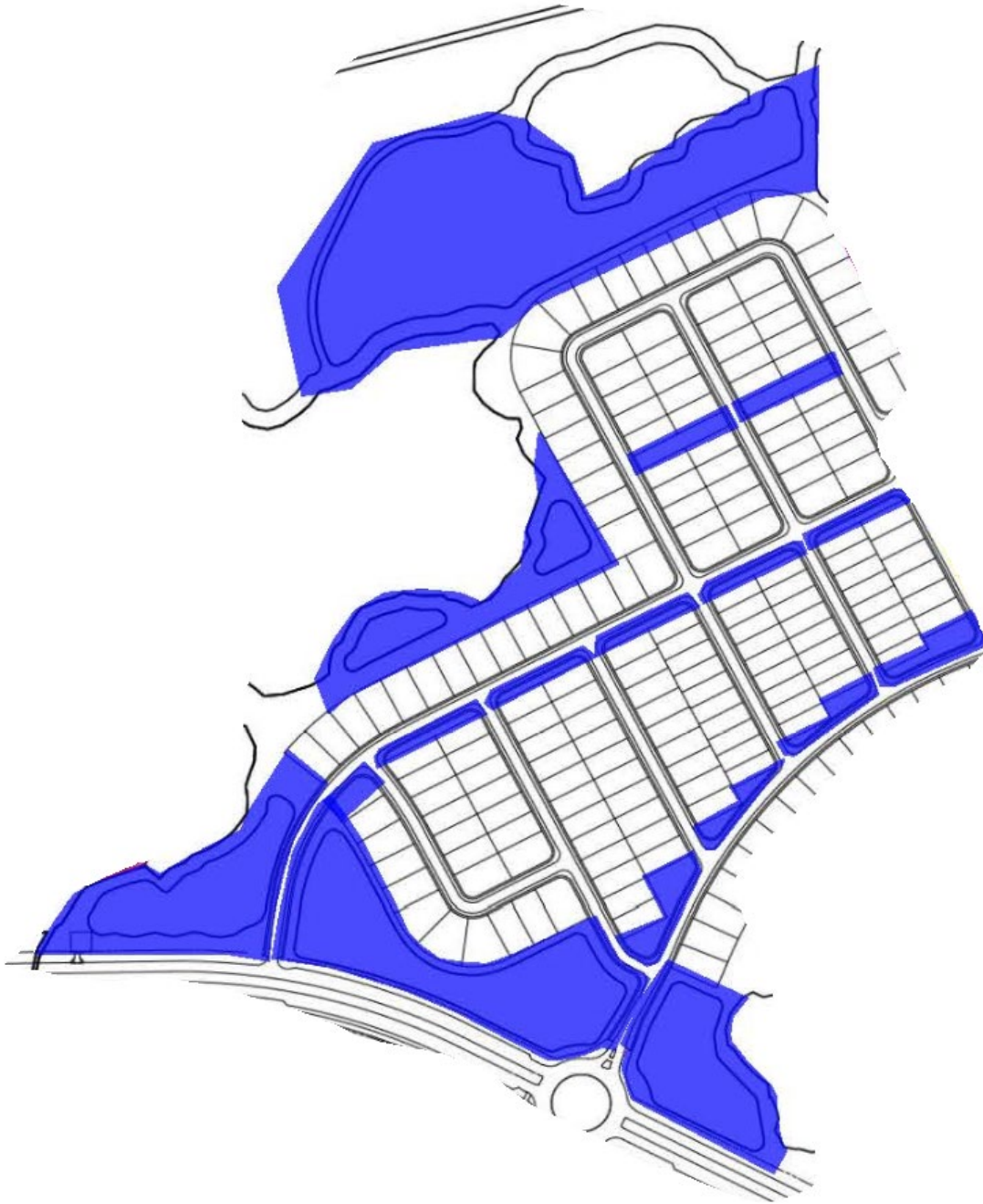
08/25/20

Future Areas - Parcel B				
BASIC MAINTENANCE	SQ FT (+10%)	SQ YD	RATE	TOTAL
IRRIGATED TURF	284,594.00	31,621.56	\$ 1.50	\$ 47,432.34
BERMUDA	0.00	0.00	\$ 5.00	\$ -
NON-IRRIGATED TURF	309,001.00	34,333.44	\$ 0.75	\$ 25,750.08
BEDSPACE	53,610.00	5,956.67	\$ 3.50	\$ 20,848.35
IRRIGATION ZONES	66	12	\$ 15.00	\$ 11,880.00
TOTAL ANNUALLY				\$ 105,910.77
TOTAL MONTHLY				\$ 8,825.90

NO LANDSCAPE PLANS PROVIDED.

BASED OFF OF ESTIMATED AREAS FROM CODE COMPLIANCE PLANS (REV. 1) 07/06/18

PARCEL B



TSR

COMMUNITY DEVELOPMENT DISTRICT

9E



Landscape Maintenance Proposal

Attn: **TSR Community Development District**
 c/o Wrathell, Hunt & Associates, LLC
 9220 Bonita Beach Road
 Suite #214
 Bonita Springs, FL 34135

Submitted By: **Down To Earth**

Starkey Ranch – Parcel C

Landscape Maintenance Addendum

Parcel C

Basic Maintenance	\$ 90,156.17	Annually
Irrigation Inspection	Included	Annually
Fertilization/Pest Control	Included	Annually
Total Annually	\$ 90,156.17	
Total Monthly	\$ 7,513.01	

Please specify the Grounds Maintenance **Addendum** start date: _____, **2020**

TSR Community Development District

Down To Earth

Name _____

Name _____

Title _____

Title _____

Signature **Date**

Signature **Date**



DOWN TO EARTH

LANDSCAPE & IRRIGATION

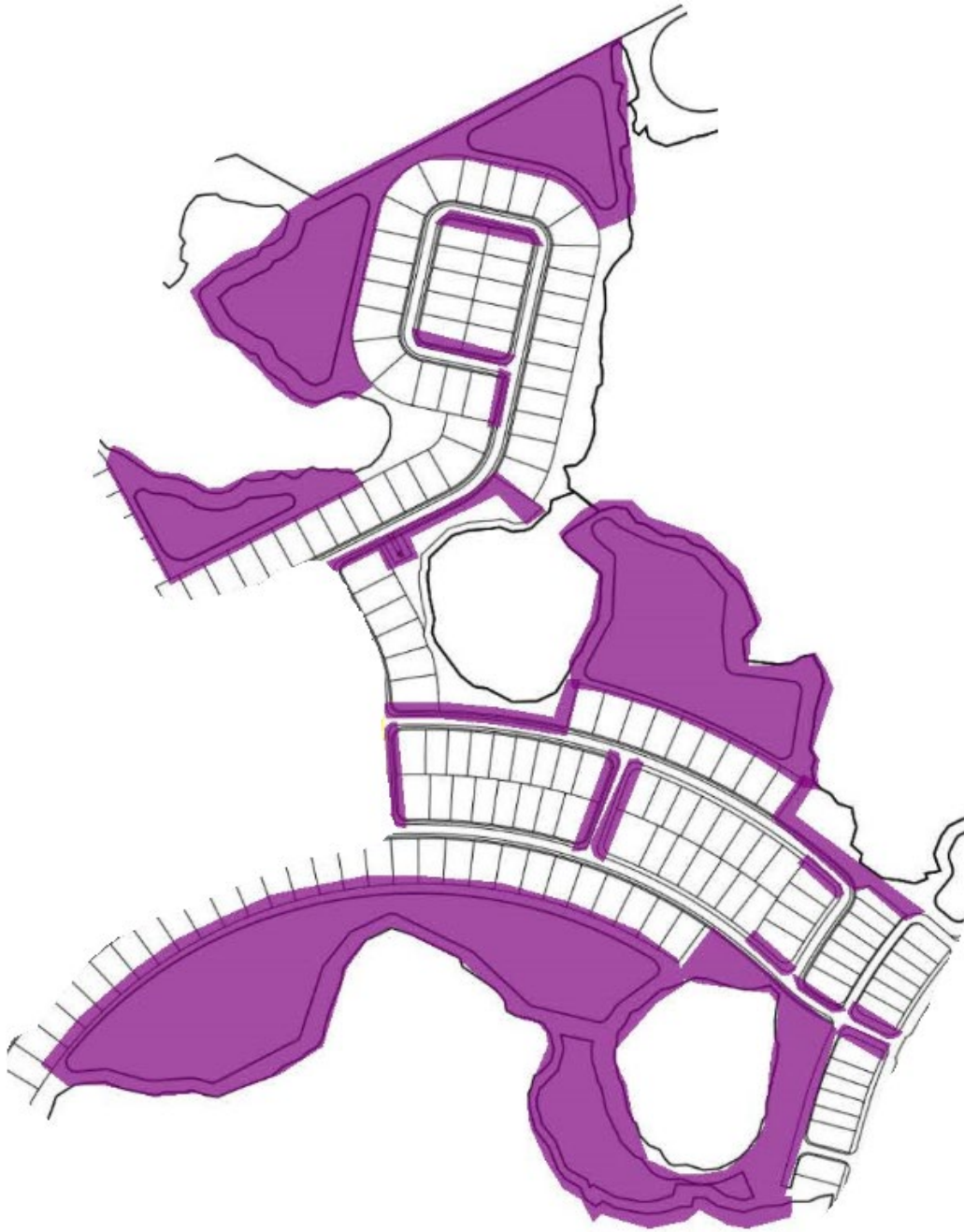
08/25/20

Future Areas - Parcel C				
BASIC MAINTENANCE	SQ FT (+10%)	SQ YD	RATE	TOTAL
IRRIGATED TURF	108,797.00	12,088.56	\$ 1.50	\$ 18,132.84
BERMUDA	0.00	0.00	\$ 5.00	\$ -
NON-IRRIGATED TURF	725,960.00	80,662.22	\$ 0.75	\$ 60,496.67
BEDSPACE	20,540.00	2,282.22	\$ 3.00	\$ 6,846.66
IRRIGATION ZONES	26	12	\$ 15.00	\$ 4,680.00
TOTAL ANNUALLY				\$ 90,156.17
TOTAL MONTHLY				\$ 7,513.01

NO LANDSCAPE PLANS PROVIDED.

BASED OFF OF ESTIMATED AREAS FROM CODE COMPLIANCE PLANS 01/30/18

PARCEL C



TSR

COMMUNITY DEVELOPMENT DISTRICT

9F



Landscape Maintenance Proposal

Attn: **TSR Community Development District**
 c/o Chuck Adams & Cleo Adams
 Wrathell, Hunt & Associates, LLC
 9220 Bonita Beach Road
 Suite #214
 Bonita Springs, FL 34135

Submitted By: **Down To Earth**

Starkey Ranch – Parcel E -Whitfield Preserve

Landscape Maintenance Addendum

Parcel E - Whitfield Preserve

Basic Maintenance	\$ 59,390.66	Annually						
Irrigation Inspection	Included	Annually						
Fertilization/Pest Control	Included	Annually						
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%; text-align: right;">Total Annually</td> <td style="width: 20%; text-align: right;">\$ 59,390.66</td> <td></td> </tr> <tr> <td style="text-align: right;">Total Monthly</td> <td style="text-align: right;">\$ 4,949.22</td> <td></td> </tr> </table>			Total Annually	\$ 59,390.66		Total Monthly	\$ 4,949.22	
Total Annually	\$ 59,390.66							
Total Monthly	\$ 4,949.22							

****ESTIMATED BUDGET BASED ON PLANS PROVIDED +/- 10%****

Please specify the Grounds Maintenance **Addendum** start date: _____, **2020**

TSR Community Development District

Down To Earth

Name _____

Name _____

Title _____

Title _____

Signature **Date**

Signature **Date**



DOWN TO EARTH

LANDSCAPE & IRRIGATION

08/25/20

Whitfield Preserve					
BASIC MAINTENANCE	SQ FT (+10%)	SQ YD	RATE		TOTAL
IRRIGATED TURF	17,566.00	1,951.78	\$ 1.50	\$	2,927.67
BERMUDA	0.00	0.00	\$ 5.00	\$	-
NON-IRRIGATED TURF	650,036.00	72,226.22	\$ 0.75	\$	54,169.67
BEDSPACE	4,180.00	464.44	\$ 3.00	\$	1,393.32
IRRIGATION ZONES	34	12	\$ 15.00	\$	6,120.00
TOTAL ANNUALLY				\$	64,610.66
TOTAL MONTHLY				\$	5,384.22


NO LANDSCAPE PLANS PROVIDED.

BASED OFF OF ESTIMATED AREAS FROM CODE COMPLIANCE PLANS 11/25/19

Starkey Ranch CDD

Parcel E Whitfield Preserve - Areas for Future Development
Down To Earth revised 8/6/2020

Legend

 Untitled Polygon

Area For Future Development

For Future Development
FPM Pond M10C

Reference:
STARKEY RANCH-WHITFIELD PRESERVE
REV00 <<BID SET>> 11/25/19

For Future Development
Pond 10-2

For Future Development
Bahia Park

For Future Development
Pond 10-1

For Future Development
FPM Pond M10B

Google Earth

© 2020 Google

1000 ft



PARCELE



TSR

COMMUNITY DEVELOPMENT DISTRICT

9G



Landscape Maintenance Proposal

Attn: **TSR Community Development District**
 c/o Wrathell, Hunt & Associates, LLC
 9220 Bonita Beach Road
 Suite #214
 Bonita Springs, FL 34135

Submitted By: **Down To Earth**

Starkey Ranch – Parcels 8 & 9 PHASE 1

Landscape Maintenance Addendum

Phase 1

Basic Maintenance	\$ 34,564.77	Annually						
Irrigation Inspection	Included	Annually						
Fertilization/Pest Control	Included	Annually						
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;"></td> <td style="width: 20%; text-align: right;">Total Annually</td> <td style="width: 20%; text-align: right;">\$ 34,564.77</td> </tr> <tr> <td></td> <td style="text-align: right;">Total Monthly</td> <td style="text-align: right;">\$ 2,880.40</td> </tr> </table>				Total Annually	\$ 34,564.77		Total Monthly	\$ 2,880.40
	Total Annually	\$ 34,564.77						
	Total Monthly	\$ 2,880.40						

****ESTIMATED BUDGET BASED ON PLANS PROVIDED + / - 10%****

Please specify the Grounds Maintenance **Addendum** start date: _____, **2020**

TSR Community Development District

Down To Earth

Name _____

Name _____

Title _____

Title _____

Signature **Date**

Signature **Date**



DOWN TO EARTH

LANDSCAPE & IRRIGATION

08/25/20

Future Areas - Parcels 8 & 9 PHASE 1					
BASIC MAINTENANCE	SQ FT (+10%)	SQ YD		RATE	TOTAL
IRRIGATED TURF	53,712.00	5,968.00	\$	1.50	\$ 8,952.00
BERMUDA	0.00	0.00	\$	5.00	\$ -
NON-IRRIGATED TURF	70,932.00	7,881.33	\$	0.75	\$ 5,911.00
BEDSPACE	40,016.00	4,446.22	\$	3.50	\$ 15,561.77
IRRIGATION ZONES	23	12	\$	15.00	\$ 4,140.00
TOTAL ANNUALLY					\$ 34,564.77
TOTAL MONTHLY					\$ 2,880.40

BASED OFF OF PROVIDED - ENHANCEMENT PLANS STARKEY RANCH - PARCELS 8&9 09/27/19

BASED OFF OF PROVIDED - PIC PLANS STARKEY RANCH - PARCELS 8&9 xx/xx/xx

PARCELS 8 & 9

Phase 1, Phase 2 and West Entryway



TSR

COMMUNITY DEVELOPMENT DISTRICT

9H



Landscape Maintenance Proposal

Attn: **TSR Community Development District**
 c/o Wrathell, Hunt & Associates, LLC
 9220 Bonita Beach Road
 Suite #214
 Bonita Springs, FL 34135

Submitted By: **Down To Earth**

Starkey Ranch – Parcels 8 & 9 PHASE 2

Landscape Maintenance Addendum

Phase 2

Basic Maintenance	\$ 16,458.23	Annually						
Irrigation Inspection	Included	Annually						
Fertilization/Pest Control	Included	Annually						
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%; text-align: right;">Total Annually</td> <td style="width: 20%; text-align: right;">\$ 16,458.23</td> <td></td> </tr> <tr> <td style="text-align: right;">Total Monthly</td> <td style="text-align: right;">\$ 1,371.52</td> <td></td> </tr> </table>			Total Annually	\$ 16,458.23		Total Monthly	\$ 1,371.52	
Total Annually	\$ 16,458.23							
Total Monthly	\$ 1,371.52							

****ESTIMATED BUDGET BASED ON PLANS PROVIDED + / - 10%****

Please specify the Grounds Maintenance **Addendum** start date: _____, **2020**

TSR Community Development District

Down To Earth

Name _____

Name _____

Title _____

Title _____

Signature **Date**

Signature **Date**



DOWN TO EARTH

LANDSCAPE & IRRIGATION

08/25/20

Future Areas - Parcels 8 & 9 PHASE 2				
BASIC MAINTENANCE	SQ FT (+10%)	SQ YD	RATE	TOTAL
IRRIGATED TURF	0.00	0.00	\$ 1.50	\$ -
BERMUDA	0.00	0.00	\$ 5.00	\$ -
NON-IRRIGATED TURF	0.00	0.00	\$ 0.75	\$ -
BEDSPACE	36,304.00	4,033.78	\$ 3.50	\$ 14,118.23
IRRIGATION ZONES	13	12	\$ 15.00	\$ 2,340.00
TOTAL ANNUALLY				\$ 16,458.23
TOTAL MONTHLY				\$ 1,371.52

BASED OFF OF PROVIDED - ENHANCEMENT PLANS STARKEY RANCH - PARCELS 8&9 09/27/19

BASED OFF OF PROVIDED - PIC PLANS STARKEY RANCH - PARCELS 8&9 xx/xx/xx

PARCELS 8 & 9

Phase 1, Phase 2 and West Entryway



TSR

COMMUNITY DEVELOPMENT DISTRICT

91



Landscape Maintenance Proposal

Attn: **TSR Community Development District**
 c/o Wrathell, Hunt & Associates, LLC
 9220 Bonita Beach Road
 Suite #214
 Bonita Springs, FL 34135

Submitted By: **Down To Earth**

Starkey Ranch – Parcels 8 & 9 PHASE 2 (West Entryway)

Landscape Maintenance Addendum

West Entryway

Basic Maintenance	\$ 12,862.90	Annually						
Irrigation Inspection	Included	Annually						
Fertilization/Pest Control	Included	Annually						
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Total Annually</td> <td style="width: 20%; text-align: right;">\$ 12,862.90</td> <td></td> </tr> <tr> <td>Total Monthly</td> <td style="text-align: right;">\$ 1,071.91</td> <td></td> </tr> </table>			Total Annually	\$ 12,862.90		Total Monthly	\$ 1,071.91	
Total Annually	\$ 12,862.90							
Total Monthly	\$ 1,071.91							

****ESTIMATED BUDGET BASED ON PLANS PROVIDED + / - 10%****

Please specify the Grounds Maintenance **Addendum** start date: _____, **2020**

TSR Community Development District

Down To Earth

Name _____

Name _____

Title _____

Title _____

Signature **Date**

Signature **Date**



DOWN TO EARTH

LANDSCAPE & IRRIGATION

08/25/20

Future Areas - Parcels 8 & 9 PHASE 2 (West Entryway)				
BASIC MAINTENANCE	SQ FT (+10%)	SQ YD	RATE	TOTAL
IRRIGATED TURF	48,997.00	5,444.11	\$ 1.50	\$ 8,166.17
BERMUDA	0.00	0.00	\$ 5.00	\$ -
NON-IRRIGATED TURF	0.00	0.00	\$ 0.75	\$ -
BEDSPACE	6,523.00	724.78	\$ 3.50	\$ 2,536.73
IRRIGATION ZONES	12	12	\$ 15.00	\$ 2,160.00
TOTAL ANNUALLY				\$ 12,862.90
TOTAL MONTHLY				\$ 1,071.91

BASED OFF OF PROVIDED - ENHANCEMENT PLANS STARKEY RANCH - PARCELS 8&9 09/27/19

BASED OFF OF PROVIDED - PIC PLANS STARKEY RANCH - PARCELS 8&9 xx/xx/xx

PARCELS 8 & 9

Phase 1, Phase 2 and West Entryway



TSR

COMMUNITY DEVELOPMENT DISTRICT

10



DE Contact: Tim Gayson

Address: 4121 St. Lawrence Dr. New Port Richey, FL 34653

Phone: 727-372-5109

Lighting Proposal

WO 37278333

September 30, 2020

Project Details
Customer: TSR-CDD
Account: 2079886081
Site: 0000 NIGHT STAR TRL "LITE. STRKEY RCH PAR C1 SL ODESSA FL 33556
Contact: Matt Call
Phone: 813-785-7959

Scope of Request
INSTALLING (25) 50W LED MINI BELLS ON (25) 16' BLACK COLONIAL POLES IN NEW PHASE OF STARKEY RANCH PARCEL C PHASE 2.
APPROVED SIGNER IS MIKE LIQUORI

Quantity Required	Product Description Fixtures and Poles	Per Unit				Sub-Total	
		Rental	Maint.	Fuel & Energy	Unit Total		
25	16' COLONIAL SINGLE PLBC16BS	\$8.99	\$0.00	\$0.00	\$8.99	\$224.75	
25	50W LED Mini Bell Post Top Q169	\$17.88	\$1.39	\$0.73	\$20.00	\$500.00	
					\$0.00	\$0.00	
					\$0.00	\$0.00	
					\$0.00	\$0.00	
					\$0.00	\$0.00	
					\$0.00	\$0.00	
					\$0.00	\$0.00	
Rental, Maintenance, F&E Totals:		\$671.75	\$34.75	\$18.25			
Monthly rates are subject to tariff rate changes						Estimated Monthly Rental	\$724.75
						† Deposit	\$1,450.00
Choose		<input checked="" type="checkbox"/> CIAC ONE TIME PAYMENT				\$12,610.95	
One		<input type="checkbox"/> * MLDF MONTHLY PAYMENT				\$200.51	

Estimates valid for 30 days and subject to change.

Estimated Monthly Rental excludes any applicable taxes, franchise fees or customer charge.

† Deposit - The required deposit (applied separately to your lighting bill) will equal approximately two months of the monthly rental bill, but no less than \$25.00 and subject to change upon review of the account's existing deposit.

◇ CIAC - The one time invoice for the Contribution in Aid of Construction will be mailed to you separately upon approval of this proposal and payment is due before the work can be released to scheduling of construction.

OR

* MLDF - This Monthly Lighting Distribution Fee will be billed to you separately each month is 1.59% of the Underground or Overhead Service feed and pole installation.

Choose ONE Option by Checking a Box Above

In order for us to proceed with the above proposed lighting design we will need an authorized signature on this proposal and any other required documents enclosed. Do not remit any payment with this form and do not fax. Return these signed documents to the mailing address above or email the color scanned PDF if instructed.

The CIAC charge is subject to change after 30 days or in the event you request or cause any changes to this proposal.
 Duke Energy will call for locate of all public facilities. Any customer owned utilities would need to be located and marked at your expense
 If any or all of these lighting facilities will eventually be submitted to a governmental agency for inclusion into a taxing district, MSTU or MSBU special assessment program, please verify that these facilities & charges meet the requirements within that jurisdiction. Should the agency not accept these facilities & charges into their program, the entity who signs the Lighting Service Contract will remain responsible for payment.

Work forward to working with you on this project.

Authorized Signature Date 10/1/20
 (Please sign and date to approve this proposal and return via email or the mailing address above)



SECTION NO. VII
 SEVENTH REVISED SHEET NO. 7.110
 CANCELS SIXTH REVISED SHEET NO. 7.110

LIGHTING SERVICE CONTRACT

ACCOUNT NUMBER
2079886081
WORK ORDER NUMBER
37278333
DEF CONTACT
Tim Gayson

CUSTOMER NAME: TSR-CDD

SERVICE LOCATION(S): 0000 NIGHT STAR TRL *LITE, STRKEY RCH PAR C1 SL ODESSA FL 33556
(Street address, city/county, Company account number if established)

This Lighting Service Contract ("Contract") is hereby entered into September 30, 2020 between Duke Energy Florida, LLC (hereinafter called the Company) and TSR-CDD (hereinafter referred to as the "Customer") for lighting service at the above location(s). The Customer agrees to receive and pay for lighting service from the Company in accordance with the rates, terms and provisions of the Company's Rate Schedule LS-1, or its successor, as the same is on file with the Florida Public Service Commission (FPSC) and as may be amended and subsequently filed with the FPSC. To the extent there is any conflict between this Contract and the Lighting Service Rate Schedule, the Lighting Rate Schedule shall control.

The Customer further understands that service under this rate shall be for an initial term of **ten (10) years** and shall continue hereafter until terminated by either party upon written notice sixty (60) days prior to termination.

The Company shall install the following facilities (hereinafter called the Facilities):

Fixture / Pole Types and Number Installed:

16' COLONIAL SINGLE PLBC16BS	QTY	25
50W LED Mini Bell Post Top Q169	QTY	25
	QTY	
	QTY	
	QTY	
	QTY	
	QTY	

Additional facilities:

(Continued in Next Page)



Rate per Month:

The monthly charges consist of the items below. These charges may be adjusted subject to review and approval by the Florida Public Service Commission.

Customer Charge	
Pole Charge	
Light Fixture Charge	
Light Fixture Maintenance Charge	
Energy and Demand Charge:	
Non-fuel Energy Charge	
Plus the Cost Recovery Factors listed in	
Rate Schedule BA-1, <i>Billing Adjustments</i> **,	
except the Fuel Cost Recovery Factor and	
Asset Securitization Charge Factor:	See Sheet No. 6.105 and 6.106
Fuel Cost Recovery Factor**:	See Sheet No. 6.105
Asset Securitization Charge Factor:	See Sheet No. 6.105

**Charges are normally revised on an annual basis.

Additional Charges:

Certain additional charges may also apply to the installation.

Gross Receipts Tax Factor:	See Sheet No. 6.106
Right-of-Way Utilization Fees:	See Sheet No. 6.106
Municipal Tax:	See Sheet No. 6.106
Sales Tax:	See Sheet No. 6.106

THE CUSTOMER AGREES:

1. To purchase from the Company all of the electric energy used for the operation of the Lighting System.
2. To be responsible for paying, when due, all bills rendered by the Company pursuant to the Company's currently effective Lighting Rate Schedule LS-1, or its successor, for facilities and service provided in accordance with this Contract.
3. To be responsible for trimming trees that may either obstruct the light output from fixture(s) or that obstruct maintenance access to the facilities.

IT IS MUTUALLY AGREED THAT:

4. Requests for exchanging facilities, upgrades, relocations, etc. are subject to Section III, paragraph 3.05, of the Company's General Rules and Regulations Governing Electric Service.
5. The Company does not guarantee continuous lighting service and will not be liable for damages for any interruption, deficiency or failure of service, and reserves the right to interrupt service at any time for necessary repairs to lines or equipment. Nothing in this Contract is intended to benefit any third party or to impose any obligation on the Company to any such third party.
6. Installation shall be made only when, in the judgment of the Company, the location and the type of the facilities are, and will continue to be, easily and economically accessible to the Company's equipment and personnel for both construction and maintenance. In the event the Customer or its contractor, subcontractor or other agent changes the grading, which requires the Company to move its facilities or otherwise incur costs to ensure compliance with applicable code requirements, Customer shall compensate the Company for all such costs incurred by the Company to comply with any applicable code requirements. In the event Customer fails to pay the Company within 30 days of the completion of such work, Customer shall pay the Company any amounts owing the Company, including interest and any attorneys and other fees and costs the Company incurs to collect any amounts owed to the Company.
7. Modification of the facilities provided by the Company under this Contract may only be made through the execution of a written amendment to this Contract.

(Continued in Next Page)



8. The Company will, at the request of the Customer, relocate the lighting facilities covered by this Agreement, if provided sufficient rights-of-way or easements to do so. The Customer shall be responsible for the payment of all costs associated with any such Customer-requested relocation of the Company's lighting facilities

9. The Company may, at any time, substitute for any luminaire/lamp installed hereunder another luminaire/lamp which shall be of at least equal illuminating capacity and efficiency

10. The Customer agrees to take responsibility for the cost incurred to repair or replace any fixture or pole which has been willfully damaged. The Company shall not be required to make such repair or replacement prior to payment by the Customer for damage.

11. The Company will repair or replace malfunctioning lighting fixtures maintained by the Company in accordance with Section 768.1382, Florida Statutes (2005).

12. This Contract shall be for a term of ten (10) years from the date of initiation of service. The date of initiation of service shall be defined as the date the first lights are energized.

13. Should the Customer fail to pay any bills due and rendered pursuant to this Contract or otherwise fail to perform the obligations contained in this Contract, said obligations being material and going to the essence of this Contract, the Company may cease to supply electric energy or service until the Customer has paid the bills due and rendered or has fully cured such other breach of this Contract. Service charges associated with the reconnection of service after disconnection for nonpayment or violation of Company or Commission Rules may be assessed for each lighting installation on an account. Any failure of the Company to exercise its rights hereunder shall not be a waiver of its rights. It is understood, however, that such discontinuance of the supplying of electric energy or service shall not constitute a breach of this Contract by the Company, nor shall it relieve the Customer of the obligation to perform any of the terms and conditions of this Contract.

14. If the Customer no longer wishes to receive service under this schedule, the Customer may terminate the Contract by giving the Company at least sixty (60) days advance written notice to the Company. Upon early termination of service, the Customer shall pay an amount equal to the remaining monthly customer charges, remaining Contribution In Aid of Construction ("CIAC"), if applicable, and remaining pole and fixture lease amounts for the term of the contract. The Customer will be responsible for the cost of removing the facilities.

15. In the event of the sale of the real property upon which the facilities are installed, or if the Customer's obligations under this Contract are to be assigned to a third party, upon the written consent of the Company, this Contract may be assigned by the Customer to the Purchaser or to the third party. No assignment shall relieve the Customer from its obligations hereunder until such obligations have been assumed by the Purchaser or third party and agreed to by the Company.

16. This Contract supersedes all previous contracts or representations, either written, oral or otherwise between the Customer and the Company with respect to the facilities referenced herein and constitutes the entire Contract between the parties. This Contract does not create any rights or provide any remedies to third parties or create any additional duty, obligation or undertakings by the Company to third parties.

17. This Contract shall inure to the benefit of, and be binding upon the successors and assigns of the Customer and the Company.

18. This Contract is subject to the Company's Tariff for Retail Service, or as they may be hereafter revised, amended or supplemented. In the event of any conflict between the terms of this Contract and the provisions of the Company's Tariff for Retail Services, the provisions of the Company's Tariff for Retail Service and FPSC Rules shall control, or as they may be hereafter revised, amended or supplemented.

(Continued in Next Page)



19. The obligation to furnish or purchase service shall be excused at any time that either party is prevented from complying with this Contract by strikes, lockouts, fires, riots, acts of God, the public enemy, governmental or court actions, lightning, hurricanes, storms, floods, inclement weather that necessitates extraordinary measures and expense to construct facilities and/or maintain operations, or by any other cause or causes not under the control of the party thus prevented from compliance, and the Company shall not have the obligation to furnish service if it is prevented from complying with this Contract by reason of any partial, temporary or entire shut-down of service which, in the sole opinion of the Company, is reasonably necessary for the purpose of repairing or making more efficient all or any part of its generating, transmission, distribution or other electrical equipment.


20. In no event shall the Company, its parent corporation, affiliate corporations, officers, directors, employees, agents, and contractors or subcontractors be liable to the Customer, its employees, agents or representatives, for any incidental, indirect, special, consequential, exemplary, punitive or multiple damages resulting from any claim or cause of action, whether brought in contract, tort (including, but not limited to, negligence or strict liability), or any other legal theory.

IN WITNESS WHEREOF, the parties hereby caused this Contract to be executed in triplicate by their duly authorized representatives to be effective as of the day and year first written above.

Charges and Terms Accepted:

TSR-CDD
Customer (Print or type name of Organization)

DUKE ENERGY FLORIDA, LLC

By: 
(Signature)

By: 
(Signature)

MICHAEL LIQUORI
(Print or Type Name)

Tim Gayson
(Print or Type Name)

Title: CHAIRMAN

Title: Duke Energy Representative

TSR

COMMUNITY DEVELOPMENT DISTRICT

11

STARKEY RANCH PARCELS 8 & 9, PHASE 2

BEING A REPLAT OF A PORTION OF THE LYON COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 39, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; TOGETHER WITH A PORTION OF THE SOUTHWEST 1/4 OF SECTION 22, ALL LYING IN SECTIONS 22 AND 27, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA.

LEGAL DESCRIPTION:

A portion of THE LYON COMPANY'S SUBDIVISION, according to the plat thereof, as recorded in Plat Book 2, Page 39, of the Public Records of Pasco County, Florida; Together with a portion of the Southwest 1/4 of Section 22, all lying in Sections 22 and 27, Township 26 South, Range 17 East, Pasco County, Florida, and all being more particularly described as follows:

BEGIN at the Southwest corner of STARKEY RANCH PARCELS 8 & 9, PHASE 1, according to the plat thereof, as recorded in Plat Book 81, Pages 111 through 115, inclusive, of the Public Records of Pasco County, Florida, said point also being on the Northern boundary of STARKEY RANCH DOWNTOWN INFRASTRUCTURE, according to the plat thereof, as recorded in Plat Book 76, Pages 21 through 26, inclusive, of the Public Records of Pasco County, Florida, run thence along said Northern boundary the following two (2) courses: 1) Westerly, 241.58 feet along the arc of a curve to the left having a radius of 1226.00 feet and a central angle of 11°17'24" [chord bearing N84°54'58"W, 241.19 feet]; 2) S.89°29'20"W, a distance of 897.05 feet to a point on the Western boundary of the lands described in that certain Special Warranty Deed, as recorded in Official Record Instrument number 2019167994, of the Public Records of Pasco County, Florida, thence along said Western boundary and the Northern boundary thereof the following twenty-one (21) courses: 1) Northwesterly, 39.27 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" [chord bearing N45°30'40"W, 35.36 feet], 2) N.00°30'40"W, a distance of 2.54 feet, 3) Northeastly, 125.18 feet along the arc of a tangent curve to the right having a radius of 143.00 feet and a central angle of 50°00'00" [chord bearing N24°33'57"E, 121.22 feet], 4) Northerly, 286.81 feet along the arc of a reverse curve to the left having a radius of 282.00 feet and a central angle of 69°18'17" [chord bearing N19°29'26"E, 283.30 feet], 5) N.10°35'26"W, a distance of 597.06 feet, 6) Northerly, 142.46 feet along the arc of a tangent curve to the right having a radius of 1240.00 feet and a central angle of 65°34'57" [chord bearing N07°17'59"W, 142.36 feet], 7) Northerly, 18.62 feet along the arc of a reverse curve to the left having a radius of 125.00 feet and a central angle of 08°32'03" [chord bearing N08°16'32"W, 18.60 feet], 8) N.12°32'33"W, a distance of 582.71 feet; 9) N.86°41'25"E, a distance of 528.76 feet; 10) S.07°01'02"W, a distance of 122.02 feet; 11) Southwesterly, 52.24 feet along the arc of a non-tangent curve to the left having a radius of 40.00 feet and a central angle of 81°59'48" [chord bearing S.39°42'10"W, 52.48 feet]; 12) S.02°04'28"E, a distance of 141.85 feet; 13) S.00°00'00"E, a distance of 97.63 feet; 14) S.03°35'22"W, a distance of 72.19 feet; 15) Southeastly, 60.26 feet along the arc of a non-tangent curve to the left having a radius of 45.00 feet and a central angle of 76°43'20" [chord bearing S.30°58'21"E, 55.86 feet]; 16) S.00°00'55"W, a distance of 17.10 feet; 17) S.84°24'34"E, a distance of 312.34 feet; 18) N.52°17'27"E, a distance of 262.88 feet; 19) N.00°00'00"E, a distance of 29.81 feet; 20) Southwesterly, 59.01 feet along the arc of a non-tangent curve to the left having a radius of 65.00 feet and a central angle of 52°01'12" [chord bearing S.63°59'24"E, 59.01 feet]; 21) N.90°00'00"E, a distance of 460.72 feet to a point on the Western boundary of aforesaid STARKEY RANCH PARCELS 8 & 9, PHASE 1, thence along said Western boundary the following thirteen (13) courses: 1) S.00°03'07"W, a distance of 425.00 feet, 2) N.90°00'00"W, a distance of 58.31 feet, 3) S.00°00'00"E, a distance of 124.39 feet, 4) Southerly, 215.63 feet along the arc of a tangent curve to the right having a radius of 593.00 feet and a central angle of 20°45'50" [chord bearing S.10°22'35"W, 214.45 feet], 5) Southerly, 53.34 feet along the arc of a reverse curve to the left having a radius of 52.00 feet and a central angle of 05°49'18" [chord bearing S.17°51'11"W, 53.32 feet], 6) S.14°56'31"W, a distance of 179.12 feet; 7) Southwesterly, 38.48 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 88°10'00" [chord bearing S.00°00'00"E, 38.48 feet]; 8) Westerly, 105.59 feet along the arc of a reverse curve to the left having a radius of 1551.00 feet and a central angle of 03°54'02" [chord bearing N.78°49'35"W, 105.57 feet], 9) S.09°13'24"W, a distance of 55.00 feet, 10) Easterly, 37.05 feet along the arc of a non-tangent curve to the right having a radius of 1498.00 feet and a central angle of 03°25'08" [chord bearing S.80°04'00"E, 37.05 feet], 11) S.18°32'32"W, a distance of 115.00 feet, 12) S.08°31'01"W, a distance of 30.18 feet; 13) S.10°46'44"W, a distance of 125.00 feet to the POINT OF BEGINNING.

Containing 42.722 acres, more or less.
LESS & EXCEPT

The lands described in that certain WARRANTY DEED, as recorded in Official Record Instrument number 2020 _____ of the Public Records of Pasco County, Florida, lying in Section 27, Township 26 South, Range 17 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of said Northwest 1/4 of Section 27, run thence along the East boundary of said Northwest 1/4, S.00°17'12"W, a distance of 1238.54 feet to a point on the Proposed Right-of-Way of STEVENSON LANE, thence along said Proposed Northern right-of-way the following two (2) courses: 1) S.89°29'20"W, a distance of 189.36 feet to the POINT OF BEGINNING; continue, S.89°29'20"W, a distance of 50.00 feet; thence departing said Proposed Northern right-of-way, N.00°30'40"W, a distance of 60.00 feet; thence N.89°29'20"E, a distance of 50.00 feet; thence S.00°30'40"E, a distance of 60.00 feet to the POINT OF BEGINNING.

Containing 0.069 acres, more or less.
Containing a net acreage of 42.653 acres, more or less.

CURRICULUM OF OWNERSHIP AND DEDICATION

Taylor Morrison of Florida, Inc. a Florida Corporation (referred to as the "Owner"), hereby states and declares that it is the sole proprietor and owner of all lands referred to as STARKEY RANCH PARCELS 8 & 9, PHASE 2, as described in the legal description, which is part of this Plat, and make the following dedications:

Owner hereby grants, conveys and dedicates TRACT "R-03" (ACCESS, DRAINAGE & UTILITY EASEMENT), STANGL AVENUE, CANNON DRIVE, STEVENSON LANE, SERVICE ROAD, and LULLA TRAIL, as shown and depicted herein to the perpetual use of the public and PASCO COUNTY, Florida (the "County") as rights-of-way and for any and all purposes incidental thereto.

Owner does further grant, convey and dedicates all SANITARY SEWER EASEMENTS, as shown and depicted herein to the County, for the purposes of installation, repair, and maintenance of the sanitary sewer maintenance systems. The County shall be responsible for the maintenance of such facilities and areas.

Owner does further grant, convey and dedicate to the County, statutorily authorized public utility entities and all licensed private utility entities a non-exclusive Utility Easement for telephone, electric, cable television, water, sewer, street lights, and fire protection over and across those portions of the Plat shown as "Utility Easement" and identified herein for such purposes, the use and benefit of which shall extend and inure to the benefit of the County, statutorily authorized public utility entities and all duly licensed private utility companies. In the event utility improvements are constructed within such Utility Easement areas, it shall be the responsibility of the utility entities to repair or replace said utility improvements as necessary for maintenance of said utilities.

Owner does further grant, convey and dedicate to the County a Non-Exclusive Flow-Through Easement and reasonable right of access to ensure the free flow of water for general public drainage purposes over, through and under all drainage easements, drainage areas or commonly owned property owned by the District to the extent the District fails to properly maintain any drainage easements/facilities, drainage areas or commonly owned property preventing the free flow of water, the County shall have the reasonable right, but not the obligation, to access and enter upon any drainage easements, drainage areas or commonly owned property, for the purpose of performing maintenance to ensure the free flow of water.

Owner hereby grants, conveys and dedicates TRACT "R-04" (ACCESS, DRAINAGE, AND UTILITY EASEMENT (DISTRICT RIGHT OF WAY), as shown and depicted herein, to the TSR COMMUNITY DEVELOPMENT DISTRICT, a unit of special purpose government, organized and existing pursuant to Chapter 190 of the Florida Statutes (the "District"). The District shall be responsible for the maintenance of this tract.

Owner does further grant, convey and dedicate TRACT "D-02" and "D-03" (DRAINAGE AREA, WALL, LANDSCAPE & ACCESS EASEMENT), TRACT "D-04" (WETLAND CONSERVATION AREA), TRACT "L-1" (LANDSCAPE AREA), TRACT "P-04" (PARK AREA) and TRACT "T-01" (WALL, LANDSCAPE, ACCESS, & TRAIL EASEMENT), as shown and depicted thereon to the District. The District shall be responsible for the maintenance of these Tracts.

Owner does further grant, convey and dedicate TRACT "D-04", "D-05", "D-06", "D-07", "D-08", "D-10" and "D-11" (OPEN SPACE), as shown and depicted herein to the District. The District shall be responsible for maintenance of this Tract. Said Tract shall be for the benefit of the public as well as the individual lot owners, tenants, and their assigns.

Owner does further grant, convey and dedicate TRACT "D-09" (OPEN SPACE & DRAINAGE AREA), as shown and depicted herein to the District. The District shall be responsible for maintenance of this Tract. Said Tract shall be for the benefit of the public as well as the individual lot owners, tenants, and their assigns.

Owner does further grant, convey, and dedicate all DRAINAGE & ACCESS EASEMENTS, as shown and depicted herein to the District, for the purposes of installation, repair, and maintenance of the storm water maintenance systems. The District shall be responsible for the maintenance of such facilities and areas.

Owner does further grant and reserve to the District, its successors and assigns, the title to any lands and/or improvements dedicated to the public or the County, if for any reason such dedications shall either be voluntarily vacated, voided, or invalidated to the extent consistent with Florida Statutes, Section 177.085(1).

Owner reserves unto themselves, their respective heirs, successors, assigns or legal representatives a non-exclusive easement in common with others located in the Utility Easement areas over and across the front of all lots on the Plat for the installation, operation and maintenance and/or replacement of communication lines including, but not limited to cable television, internet access, telecommunications and bulk telecommunication services to the extent consistent with Florida Statutes, Section 177.081(28) and provided that no such service interferes with the facilities of electric, telephone, gas or other public utility.

PROPERTY INFORMATION

STATE OF FLORIDA }
COUNTY OF PASCO } 55

We, First American Title Insurance Company, a Title Company duly licensed in the State of Florida, have completed a property information report (Property Information Report for the Filing of a Subdivision Plat, FATIC File No. 2140-2643917) and, based on said report find that the title to the property is vested in Taylor Morrison of Florida, Inc., a Florida Corporation, that the current taxes have been paid, and that the property is not encumbered by any mortgages, other encumbrances or easements other than shown in the Property Information Report for the Filing of a Subdivision Plat, FATIC File No. _____

This the _____ day of _____, 20____.

First American Title Insurance Company
By: David H. Roberts, Authorized Signatory

OWNER: TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION

By: _____
Name: ANDREW "DREW" MILLER
Title: VICE PRESIDENT
WITNESS _____
Printed Name _____
WITNESS _____
Printed Name _____

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PASCO } 55

I hereby certify on this _____ day of _____, 20____ before me personally appeared by means of physical presence, ANDREW "DREW" MILLER, as VICE PRESIDENT of Taylor Morrison of Florida, Inc., known to me and who produced _____ as identification, who has identified himself as the person described in and who executed the foregoing certificate of ownership and dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

Witness my hand and seal at _____ County, Florida, the day and year aforesaid.
My commission expires: _____

Notary Public, State of Florida at Large

REVIEW OF PLAT BY REGISTERED SURVEYOR

Pursuant to Section 177.081 (1), Florida Statutes, I hereby certify that I, or a Florida Professionally Licensed Surveyor and Mapper designee under my direction and supervision, have performed a limited review of this plat for conformity to Chapter 177 Part 1, Florida Statutes, and that this plat complies with the technical requirements of said chapter, however my review and certification does not include computations or field verification of any points or measurements.

Signed and Sealed this _____ day of _____, 20____.

ALEX W. PARNES, PASCO COUNTY SURVEYOR
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5131

CERTIFICATE OF ACCEPTANCE

TSR Community Development District
The dedication to the TSR Community Development District, a unit of special purpose local government organized and existing pursuant to Chapter 190, Florida Statutes, was accepted by the Board of Supervisors and approved by way of authority granted by resolution adopted at an open meeting, this _____ day of _____, 20____ and hereby consents to and joins in the recording of this instrument and the dedications shown hereon.

By: _____
Name: MICHAEL LIQUORI
Title: CHAIRMAN, BOARD OF SUPERVISORS
WITNESS _____
Printed Name _____
WITNESS _____
Printed Name _____

BOARD OF COUNTY COMMISSIONERS

This is to certify, that on this _____ day of _____, 20____, the foregoing plat was approved to be recorded by the Board of County Commissioners of Pasco County, Florida.

Chairman of the Board of County Commissioners

CLERK OF THE CIRCUIT COURT

I hereby certify that the foregoing plat has been filed in the Public Records of Pasco County, Florida this _____ day of _____, 20____ in Plat Book _____, Page _____.

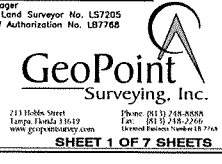
NIKKI ALVAREZ-SOWLES, ESQ.
PASCO COUNTY CLERK & COMPTROLLER

CERTIFICATE OF SURVEYOR

The undersigned, being currently licensed by the State of Florida as a Professional Surveyor and Mapper, does hereby certify that this plat was prepared under my direction and supervision, and said plat complies with all survey requirements of Florida Statutes, Chapter 177, Part 1.

Signed and Sealed this _____ day of _____, 20____.

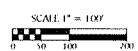
DEAL! LOW INTERNAL REVIEW, NOT SUBMITTABLE!
Joseph G. Rogier
Professional Land Surveyor No. LS7205
Certificate of Authorization No. LB7768



STARKEY RANCH PARCELS 8 & 9, PHASE 2

BEING A REPLAT OF A PORTION OF THE LYON COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 39, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE SOUTHWEST 1/4 OF SECTION 22, ALL LYING IN SECTIONS 22 AND 27, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK PAGE NO.



BASIS OF BEARINGS

THE NORTHERLY BOUNDARY OF STARKEY RANCH DOWNTOWN INFRASTRUCTURE HAS A GRID BEARING OF S 89° 22' 00" W. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83 1990 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA.

NOTE:
A 1/2 INCH DIAMETER IRON PIPE WITH CAP NO. LB7768 WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN 177.091 (b), UNLESS PRIOR MONUMENTATION OF THE LOT CORNER IS FOUND IN PLACE.

NOTE:
ALL LINES INTERSECTING A CURVE ALONG THE ARE RADIAL (R) UNLESS OTHERWISE NOTED AS NON-RADIAL (NR).

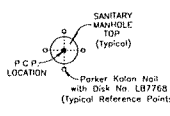
NOTE:
CURVE DATA AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (FEET) (UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDRETH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE 5' + 0.00) (IE 2.5' + 0.00)

NOTE:
ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE FOR CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED NO SUCH SERVICE INTERFERES WITH THE FACILITIES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.

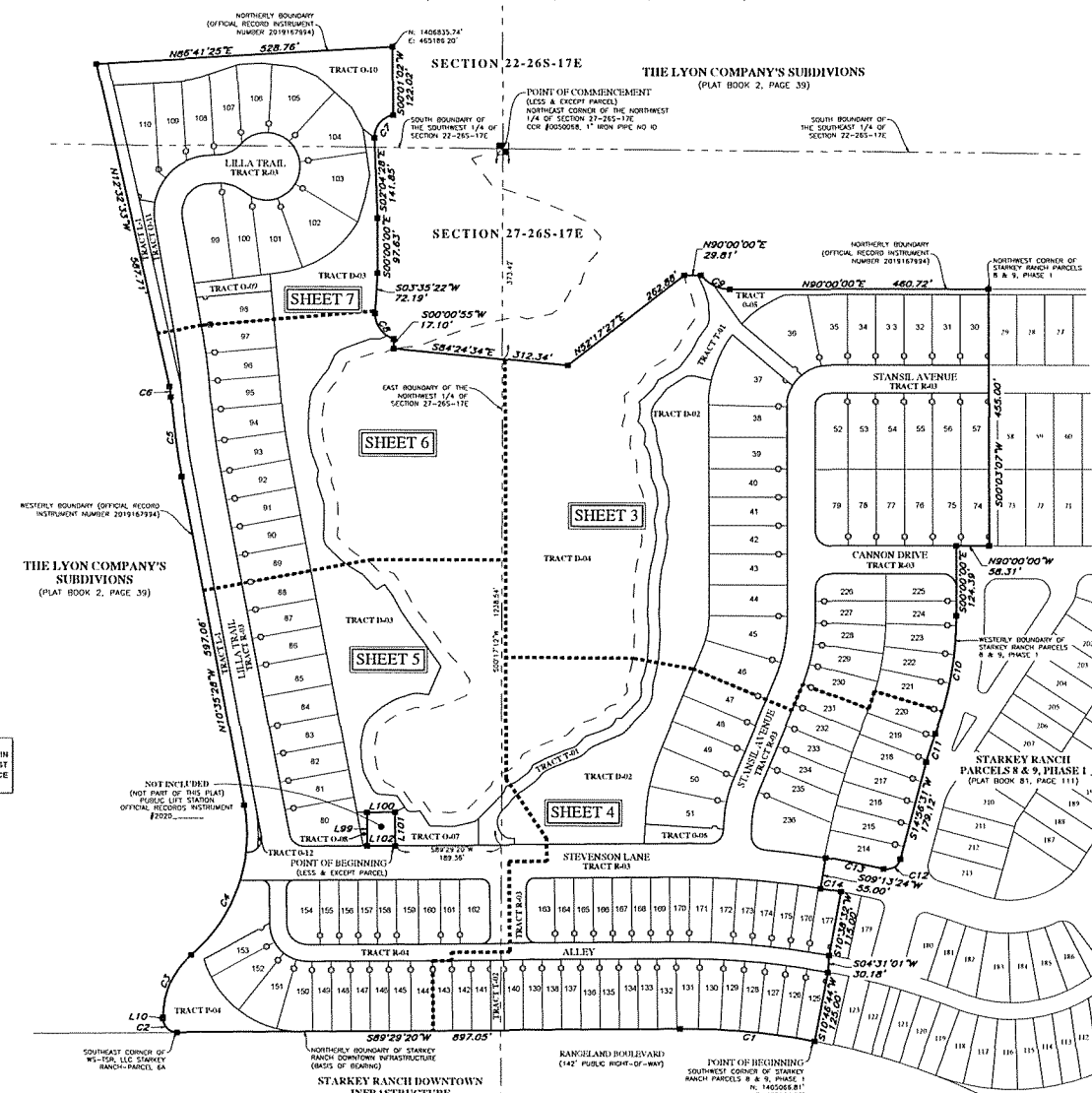
NOTE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

WETLAND CONSERVATION AREA NOTE:
WETLAND CONSERVATION AREAS AS SHOWN HEREON MAY BE SUBJECT TO CERTAIN RESTRICTIONS FOUND IN PASCO COUNTY LAND DEVELOPMENT CODE, SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) ENVIRONMENTAL RESOURCE PERMIT, AND/OR THE UNITED STATES ARMY CORPS OF ENGINEERS (C.O.E.) PERMIT.

Note: In the case where the location of a P.C.P. falls in the top of a Sanitary Manhole or other Utility Structure and it cannot be set, four (4) reference points are set establishing two lines that intersect at the P.C.P. location.



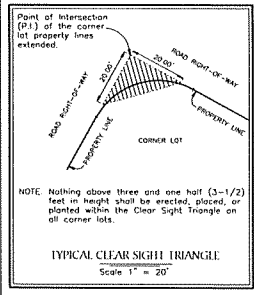
- LEGEND:**
- indicates (P.R.M.) Permanent Reference Monument - 4" x 4" Concrete Monument LB7768, unless otherwise noted.
 - indicates (P.R.M.) Offset Permanent Reference Monument - 4" x 4" Concrete Monument LB7768, unless otherwise noted.
 - indicates set from rod LB7768 P.R.M. unless otherwise noted.
 - indicates (P.C.P.) Permanent Control Point LB7768 (NR)
 - indicates non-radial line
 - O.R. Official Records Book
 - (TP) Typical
 - S.W.F.W.M.D. Southwest Florida Water Management District
 - CS1 Clear Sight Triangle
 - O/A Overall



STARKEY RANCH PARCELS 8 & 9, PHASE 2

BEING A REPLAT OF A PORTION OF THE LYON COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 39, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; TOGETHER WITH A PORTION OF THE SOUTHWEST 1/4 OF SECTION 22, ALL LYING IN SECTIONS 22 AND 27, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

THE LYON COMPANY'S SUBDIVISION
(PLAT BOOK 2, PAGE 39)

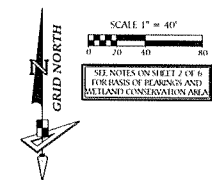


TYPICAL CLEAR SIGHT TRIANGLE
Scale 1" = 20'

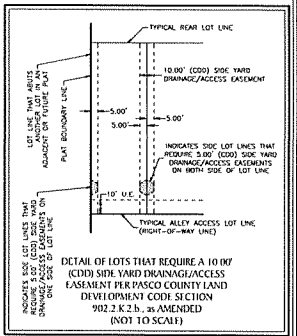
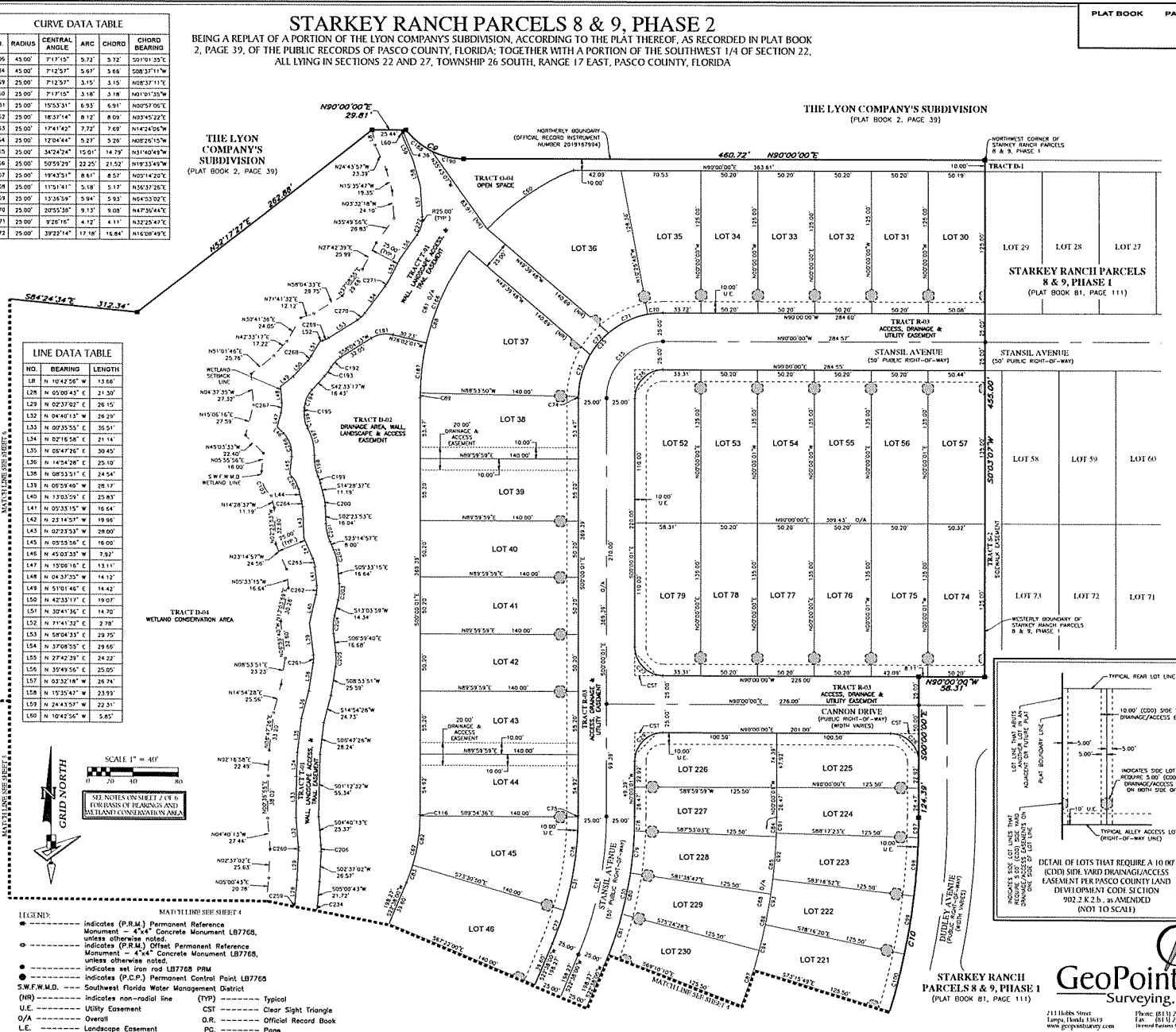
CURVE DATA TABLE				
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD
C206	45.00'	71°17'15"	5.72'	5.72'
C234	45.00'	71°23'57"	5.67'	5.68'
C259	25.00'	71°25'57"	3.15'	3.15'
C260	25.00'	71°17'15"	3.18'	3.18'
C261	25.00'	105°53'11"	6.93'	6.91'
C262	25.00'	183°14'17"	8.12'	8.09'
C263	25.00'	174°14'27"	7.27'	7.69'
C264	25.00'	120°44'47"	5.27'	5.29'
C265	25.00'	34°24'24"	25.00'	14.79'
C266	25.00'	50°52'29"	22.25'	21.52'
C267	25.00'	18°42'51"	8.81'	8.57'
C268	25.00'	11°51'41"	5.18'	5.17'
C269	25.00'	13°38'59"	5.94'	5.93'
C270	25.00'	20°55'38"	9.13'	9.08'
C271	25.00'	8°26'16"	4.12'	4.11'
C272	25.00'	39°22'14"	11.18'	16.84'

CURVE DATA TABLE				
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD
C3	63.00'	52°01'12"	59.01'	57.01'
C4	595.00'	29°42'50"	213.63'	214.45'
C5	90.00'	90°00'01"	78.54'	70.71'
C6	318.00'	22°38'01"	126.01'	125.20'
C7	75.00'	90°00'01"	117.81'	106.67'
C8	25.00'	90°00'01"	39.27'	35.36'
C9	25.00'	90°00'00"	39.27'	35.36'
C10	25.00'	90°00'01"	39.27'	35.36'
C11	294.00'	22°38'01"	116.41'	115.37'
C12	215.00'	29°42'50"	93.87'	92.34'
C13	215.00'	37°00'14"	138.80'	136.45'
C14	154.00'	22°38'01"	60.83'	60.44'
C15	489.50'	22°48'54"	186.92'	185.72'
C16	75.00'	10°25'46"	13.65'	13.65'
C17	75.00'	29°38'24"	38.90'	38.37'
C18	75.00'	19°11'17"	25.12'	25.00'
C19	75.00'	29°38'24"	38.90'	38.37'
C20	75.00'	108°10'11"	1.44'	1.44'
C21	294.00'	22°38'01"	116.41'	115.37'
C22	294.00'	18°23'46"	86.15'	83.87'
C23	294.00'	6°08'50"	31.54'	31.52'
C24	244.00'	29°57'12"	127.30'	127.30'
C25	344.00'	6°14'18"	37.46'	37.44'
C26	344.00'	6°14'18"	37.46'	37.44'
C27	344.00'	6°14'18"	37.46'	37.44'
C28	344.00'	6°14'18"	37.46'	37.44'
C29	344.00'	6°14'18"	37.46'	37.44'
C30	344.00'	6°14'18"	37.46'	37.44'
C31	344.00'	6°14'18"	37.46'	37.44'
C32	344.00'	6°14'18"	37.46'	37.44'
C33	344.00'	6°14'18"	37.46'	37.44'
C34	344.00'	6°14'18"	37.46'	37.44'
C35	344.00'	6°14'18"	37.46'	37.44'
C36	344.00'	6°14'18"	37.46'	37.44'
C37	344.00'	6°14'18"	37.46'	37.44'
C38	344.00'	6°14'18"	37.46'	37.44'
C39	344.00'	6°14'18"	37.46'	37.44'
C40	344.00'	6°14'18"	37.46'	37.44'
C41	344.00'	6°14'18"	37.46'	37.44'
C42	344.00'	6°14'18"	37.46'	37.44'
C43	344.00'	6°14'18"	37.46'	37.44'
C44	344.00'	6°14'18"	37.46'	37.44'
C45	344.00'	6°14'18"	37.46'	37.44'
C46	344.00'	6°14'18"	37.46'	37.44'
C47	344.00'	6°14'18"	37.46'	37.44'
C48	344.00'	6°14'18"	37.46'	37.44'
C49	344.00'	6°14'18"	37.46'	37.44'
C50	344.00'	6°14'18"	37.46'	37.44'
C51	344.00'	6°14'18"	37.46'	37.44'
C52	344.00'	6°14'18"	37.46'	37.44'
C53	344.00'	6°14'18"	37.46'	37.44'
C54	344.00'	6°14'18"	37.46'	37.44'
C55	344.00'	6°14'18"	37.46'	37.44'
C56	344.00'	6°14'18"	37.46'	37.44'
C57	344.00'	6°14'18"	37.46'	37.44'
C58	344.00'	6°14'18"	37.46'	37.44'
C59	344.00'	6°14'18"	37.46'	37.44'
C60	344.00'	6°14'18"	37.46'	37.44'
C61	344.00'	6°14'18"	37.46'	37.44'
C62	344.00'	6°14'18"	37.46'	37.44'
C63	344.00'	6°14'18"	37.46'	37.44'
C64	344.00'	6°14'18"	37.46'	37.44'
C65	344.00'	6°14'18"	37.46'	37.44'
C66	344.00'	6°14'18"	37.46'	37.44'
C67	344.00'	6°14'18"	37.46'	37.44'
C68	344.00'	6°14'18"	37.46'	37.44'
C69	344.00'	6°14'18"	37.46'	37.44'
C70	344.00'	6°14'18"	37.46'	37.44'
C71	344.00'	6°14'18"	37.46'	37.44'
C72	344.00'	6°14'18"	37.46'	37.44'
C73	344.00'	6°14'18"	37.46'	37.44'
C74	344.00'	6°14'18"	37.46'	37.44'
C75	344.00'	6°14'18"	37.46'	37.44'
C76	344.00'	6°14'18"	37.46'	37.44'
C77	344.00'	6°14'18"	37.46'	37.44'
C78	344.00'	6°14'18"	37.46'	37.44'
C79	344.00'	6°14'18"	37.46'	37.44'
C80	344.00'	6°14'18"	37.46'	37.44'
C81	344.00'	6°14'18"	37.46'	37.44'
C82	344.00'	6°14'18"	37.46'	37.44'
C83	344.00'	6°14'18"	37.46'	37.44'
C84	344.00'	6°14'18"	37.46'	37.44'
C85	344.00'	6°14'18"	37.46'	37.44'
C86	344.00'	6°14'18"	37.46'	37.44'
C87	344.00'	6°14'18"	37.46'	37.44'
C88	344.00'	6°14'18"	37.46'	37.44'
C89	344.00'	6°14'18"	37.46'	37.44'
C90	344.00'	6°14'18"	37.46'	37.44'
C91	344.00'	6°14'18"	37.46'	37.44'
C92	344.00'	6°14'18"	37.46'	37.44'
C93	344.00'	6°14'18"	37.46'	37.44'
C94	344.00'	6°14'18"	37.46'	37.44'
C95	344.00'	6°14'18"	37.46'	37.44'
C96	344.00'	6°14'18"	37.46'	37.44'
C97	344.00'	6°14'18"	37.46'	37.44'
C98	344.00'	6°14'18"	37.46'	37.44'
C99	344.00'	6°14'18"	37.46'	37.44'
C100	344.00'	6°14'18"	37.46'	37.44'
C101	344.00'	6°14'18"	37.46'	37.44'
C102	344.00'	6°14'18"	37.46'	37.44'
C103	344.00'	6°14'18"	37.46'	37.44'
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C110	344.00'	6°14'18"	37.46'	37.44'
C111	344.00'	6°14'18"	37.46'	37.44'
C112	344.00'	6°14'18"	37.46'	37.44'
C113	344.00'	6°14'18"	37.46'	37.44'
C114	344.00'	6°14'18"	37.46'	37.44'
C115	344.00'	6°14'18"	37.46'	37.44'
C116	344.00'	6°14'18"	37.46'	37.44'
C117	344.00'	6°14'18"	37.46'	37.44'
C118	344.00'	6°14'18"	37.46'	37.44'
C119	344.00'	6°14'18"	37.46'	37.44'
C120	344.00'	6°14'18"	37.46'	37.44'
C121	344.00'	6°14'18"	37.46'	37.44'
C122	344.00'	6°14'18"	37.46'	37.44'
C123	344.00'	6°14'18"	37.46'	37.44'
C124	344.00'	6°14'18"	37.46'	37.44'
C125	344.00'	6°14'18"	37.46'	37.44'
C126	344.00'	6°14'18"	37.46'	37.44'
C127	344.00'	6°14'18"	37.46'	37.44'
C128	344.00'	6°14'18"	37.46'	37.44'
C129	344.00'	6°14'18"	37.46'	37.44'
C130	344.00'	6°14'18"	37.46'	37.44'
C131	344.00'	6°14'18"	37.46'	37.44'
C132	344.00'	6°14'18"	37.46'	37.44'
C133	344.00'	6°14'18"	37.46'	37.44'
C134	344.00'	6°14'18"	37.46'	37.44'
C135	344.00'	6°14'18"	37.46'	37.44'
C136	344.00'	6°14'18"	37.46'	37.44'
C137	344.00'	6°14'18"	37.46'	37.44'
C138	344.00'	6°14'18"	37.46'	37.44'
C139	344.00'	6°14'18"	37.46'	37.44'
C140	344.00'	6°14'18"	37.46'	37.44'
C141	344.00'	6°14'18"	37.46'	37.44'
C142	344.00'	6°14'18"	37.46'	37.44'
C143	344.00'	6°14'18"	37.46'	37.44'
C144	344.00'	6°14'18"	37.46'	37.44'
C145	344.00'	6°14'18"	37.46'	37.44'
C146	344.00'	6°14'18"	37.46'	37.44'
C147	344.00'	6°14'18"	37.46'	37.44'
C148	344.00'	6°14'18"	37.46'	37.44'
C149	344.00'	6°14'18"	37.46'	37.44'
C150	344.00'	6°14'18"	37.46'	37.44'
C151	344.00'	6°14'18"	37.46'	37.44'
C152	344.00'	6°14'18"	37.46'	37.44'
C153	344.00'	6°14'18"	37.46'	37.44'
C154	344.00'	6°14'18"	37.46'	37.44'
C155	344.00'	6°14'18"	37.46'	37.44'
C156	344.00'	6°14'18"	37.46'	37.44'
C157	344.00'	6°14'18"	37.46'	37.44'
C158	344.00'	6°14'18"	37.46'	37.44'
C159	344.00'	6°14'18"	37.46'	37.44'
C160	344.00'	6°14'18"	37.46'	37.44'

LINE DATA TABLE	
NO.	BEARING LENGTH
L1	N 70°42'56" E 13.66'
L2	N 01°00'42" E 21.38'
L3	N 02°37'02" E 26.15'
L4	N 04°40'13" E 26.23'
L5	N 07°35'55" E 35.51'
L6	N 02°16'58" E 21.14'
L7	N 06°47'26" E 30.45'
L8	N 14°54'28" E 25.10'
L9	N 08°53'51" E 24.54'
L10	N 08°59'40" E 28.17'
L11	N 13°03'59" E 25.83'
L12	N 05°35'15" E 16.64'
L13	N 23°14'57" E 19.96'
L14	N 02°33'53" E 28.00'
L15	N 03°52'56" E 16.90'
L16	N 03°14'59" E 16.90'
L17	N 45°03'33" E 7.97'
L18	N 15°06'16" E 13.11'
L19	N 04°37'33" E 14.12'
L20	N 51°01'46" E 14.42'
L21	N 42°33'17" E 19.07'
L22	N 32°44'36" E 14.70'
L23	N 71°41'32" E 2.78'
L24	N 80°48'51" E 28.35'
L25	N 37°08'52" E 29.65'
L26	N 27°42'39" E 24.22'
L27	N 59°45'56" E 25.05'
L28	N 02°32'18" E 26.74'
L29	N 19°35'47" E 23.99'
L30	N 24°43'59" E 22.31'
L31	N 10°42'56" E 5.85'



- LEGEND:
- Indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
 - - - - - Indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
 - --- Indicates set iron rod LB7768 PRM
 - --- Indicates (P.O.P.) Permanent Control Point LB7768
 - S.W.F.W.M.D. --- Southwest Florida Water Management District
 - (NR) --- indicates non-radial line (TYP) --- Typical
 - U.E. --- Utility Easement CST --- Clear Sight Triangle
 - O/A --- Overall O.R. --- Official Record Book
 - L.E. --- Landscape Easement P.C. --- Page



STARKEY RANCH PARCELS 8 & 9, PHASE 1
(PLAT BOOK 81, PAGE 111)

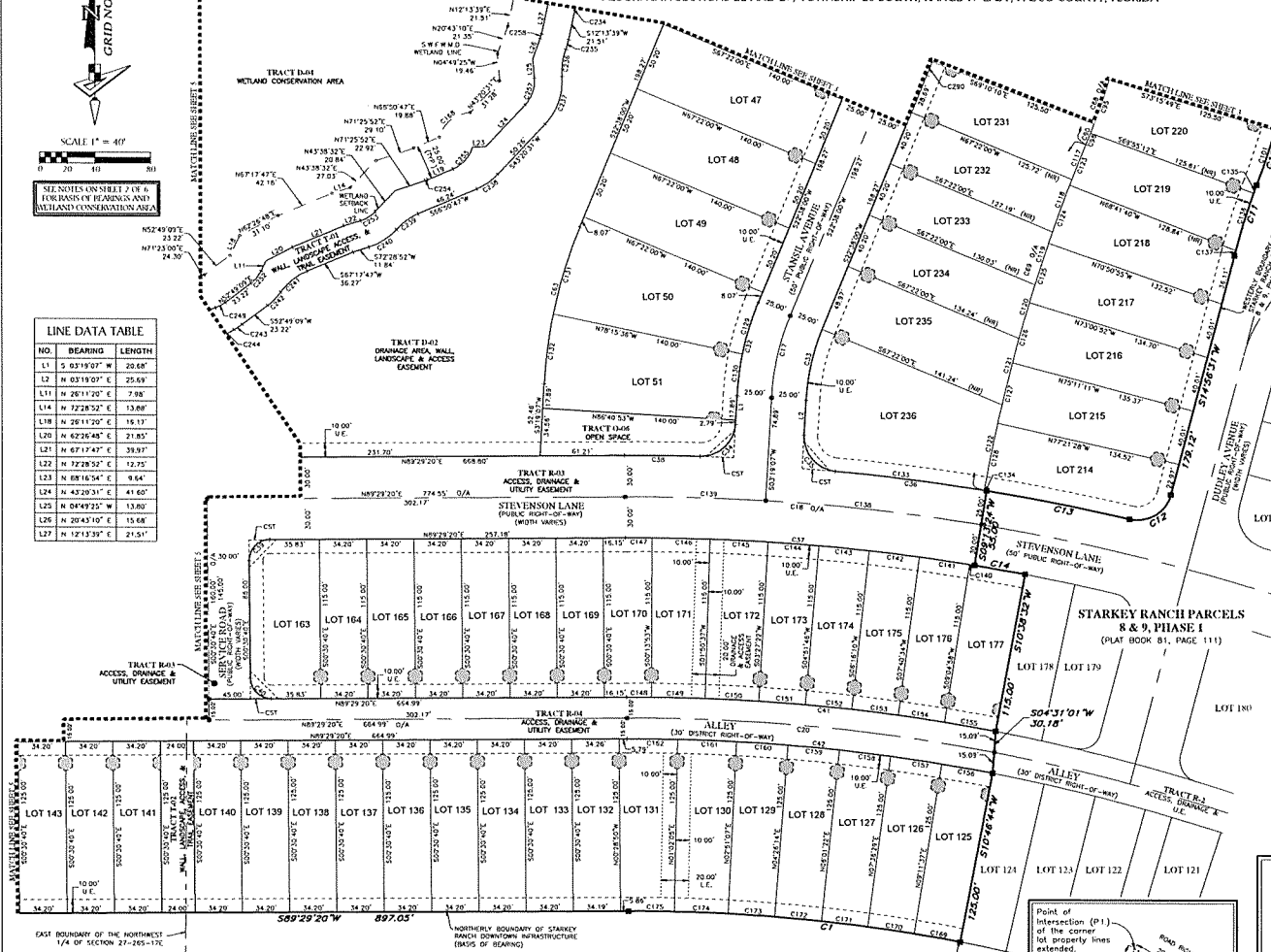
GeoPoint Surveying, Inc.
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Tampa, Florida 33619
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STARKEY RANCH PARCELS 8 & 9, PHASE 2

BEING A REPLAT OF A PORTION OF THE LYON COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 39, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; TOGETHER WITH A PORTION OF THE SOUTHWEST 1/4 OF SECTION 22, ALL LYING IN SECTIONS 22 AND 27, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA



NO.	BEARING	LENGTH
L1	S 03°19'07" W	29.68'
L2	N 03°19'07" E	29.68'
L3	N 20°11'20" E	7.98'
L4	N 72°28'52" E	13.88'
L5	N 20°11'20" E	15.17'
L6	N 62°26'48" E	21.85'
L7	N 67°17'47" E	39.97'
L8	N 72°28'52" E	12.75'
L9	N 08°18'54" E	8.84'
L10	N 43°29'31" E	43.60'
L11	N 04°42'22" W	13.80'
L12	N 20°43'10" E	15.68'
L13	N 12°13'33" E	21.51'



CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C1	1226.00'	11°17'24"	241.58'	241.19'	N84°51'58"W
C10	585.00'	20°45'50"	215.63'	214.45'	S10°22'55"W
C11	525.00'	9°48'18"	53.34'	53.32'	S17°51'11"W
C12	25.00'	88°10'30"	38.48'	34.79'	S59°01'59"W
C13	151.00'	35°42'02"	105.93'	105.57'	N78°49'35"W
C14	1496.00'	1°25'08"	37.05'	37.05'	S80°04'02"E
C17	181.00'	19°18'53"	61.02'	60.73'	S12°28'34"W
C18	1550.00'	9°44'01"	259.27'	258.99'	N83°38'58"W
C20	1366.00'	11°15'18"	287.52'	287.09'	N84°54'02"W
C22	206.00'	19°18'53"	69.44'	69.12'	S12°28'34"W
C23	156.00'	19°18'53"	52.59'	52.34'	S12°28'34"W
C24	25.00'	88°11'16"	38.48'	34.79'	N47°34'45"E
C25	25.00'	88°10'53"	38.48'	34.79'	S40°46'20"E
C26	1551.00'	4°05'12"	110.63'	110.60'	N82°41'23"W
C27	1496.00'	9°44'04"	254.17'	253.86'	N83°38'58"W
C28	1556.00'	9°01'30"	54.79'	54.79'	N83°30'09"W
C29	15.00'	90°00'00"	23.56'	21.21'	S44°29'20"W
C30	15.00'	90°00'00"	23.56'	21.21'	S45°02'40"E
C31	1581.00'	11°01'12"	248.83'	248.44'	N84°54'02"W
C32	1251.00'	11°17'24"	268.21'	265.38'	S84°51'58"W
C33	346.00'	19°18'53"	116.64'	116.62'	S12°28'34"W
C34	469.50'	22°48'54"	185.93'	185.72'	N11°24'27"E
C35	1190.50'	12°34'06"	281.15'	280.62'	S16°31'56"W
C36	469.50'	15°02'30"	162.26'	162.26'	N21°49'23"E
C37	469.50'	4°28'30"	40.77'	40.75'	N19°13'26"E
C38	469.50'	1°05'12"	9.04'	9.04'	N22°15'47"E
C40	595.00'	4°01'39"	41.82'	41.81'	N18°45'00"E
C41	1190.50'	11°01'12"	248.83'	248.44'	N84°54'02"W
C42	1190.50'	15°56'10"	40.39'	40.39'	S18°59'59"W
C43	1190.50'	12°34'06"	281.15'	280.62'	S16°31'56"W
C44	1190.50'	22°25'42"	49.48'	49.47'	S14°29'26"W
C45	1190.50'	3°03'24"	63.51'	63.51'	S11°46'30"W
C46	1190.50'	13°04'31"	31.35'	31.36'	S20°33'19"W
C47	1190.50'	2°09'15"	44.76'	44.75'	S20°13'42"W
C48	1190.50'	2°09'15"	44.76'	44.75'	S20°13'42"W
C49	1190.50'	2°09'15"	44.76'	44.75'	S20°13'42"W
C50	1190.50'	2°10'17"	45.12'	45.12'	S14°43'41"W
C51	1190.50'	2°23'45"	49.78'	49.78'	S11°26'40"W
C52	206.00'	19°18'53"	69.44'	69.12'	S12°28'34"W
C53	206.00'	19°18'53"	69.44'	69.12'	S12°28'34"W
C54	206.00'	19°18'53"	69.44'	69.12'	S12°28'34"W
C55	206.00'	19°18'53"	69.44'	69.12'	S12°28'34"W
C56	206.00'	19°18'53"	69.44'	69.12'	S12°28'34"W
C57	206.00'	19°18'53"	69.44'	69.12'	S12°28'34"W
C58	206.00'	19°18'53"	69.44'	69.12'	S12°28'34"W
C59	206.00'	19°18'53"	69.44'	69.12'	S12°28'34"W
C60	206.00'	19°18'53"	69.44'	69.12'	S12°28'34"W
C61	206.00'	19°18'53"	69.44'	69.12'	S12°28'34"W
C62	206.00'	19°18'53"	69.44'	69.12'	S12°28'34"W
C63	206.00'	19°18'53"	69.44'	69.12'	S12°28'34"W
C64	206.00'	19°18'53"	69.44'	69.12'	S12°28'34"W
C65	206.00'	19°18'53"	69.44'	69.12'	S12°28'34"W
C66	206.00'	19°18'53"	69.44'	69.12'	S12°28'34"W
C67	206.00'	19°18'53"	69.44'	69.12'	S12°28'34"W
C68	206.00'	19°18'53"	69.44'	69.12'	S12°28'34"W
C69	206.00'	19°18'53"	69.44'	69.12'	S12°28'34"W
C70	206.00'	19°18'53"	69.44'	69.12'	S12°28'34"W
C71	206.00'	19°18'53"	69.44'	69.12'	S12°28'34"W
C72	206.00'	19°18'53"	69.44'	69.12'	S12°28'34"W
C73	206.00'	19°18'53"	69.44'	69.12'	S12°28'34"W
C74	206.00'	19°18'53"	69.44'	69.12'	S12°28'34"W
C75	206.00'	19°18'53"	69.44'	69.12'	S12°28'34"W
C76	206.00'	19°18'53"	69.44'	69.12'	S12°28'34"W
C77	206.00'	19°18'53"	69.44'	69.12'	S12°28'34"W
C78	206.00'	19°18'53"	69.44'	69.12'	S12°28'34"W
C79	206.00'	19°18'53"	69.44'	69.12'	S12°28'34"W
C80	206.00'	19°18'53"	69.44'	69.12'	S12°28'34"W
C81	206.00'	19°18'53"	69.44'	69.12'	S12°28'34"W
C82	206.00'	19°18'53"	69.44'	69.12'	S12°28'34"W
C83	206.00'	19°18'53"	69.44'	69.12'	S12°28'34"W
C84	206.00'	19°18'53"	69.44'	69.12'	S12°28'34"W
C85	206.00'	19°18'53"	69.44'	69.12'	S12°28'34"W
C86	206.00'	19°18'53"	69.44'	69.12'	S12°28'34"W
C87	206.00'	19°18'53"	69.44'	69.12'	S12°28'34"W
C88	206.00'	19°18'53"	69.44'	69.12'	S12°28'34"W
C89	206.00'	19°18'53"	69.44'	69.12'	S12°28'34"W
C90	206.00'	19°18'53"	69.44'	69.12'	S12°28'34"W
C91	206.00'	19°18'53"	69.44'	69.12'	S12°28'34"W
C92	206.00'	19°18'53"	69.44'	69.12'	S12°28'34"W
C93	206.00'	19°18'53"	69.44'	69.12'	S12°28'34"W
C94	206.00'	19°18'53"	69.44'	69.12'	S12°28'34"W
C95	206.00'	19°18'53"	69.44'	69.12'	S12°28'34"W
C96	206.00'	19°18'53"	69.44'	69.12'	S12°28'34"W
C97	206.00'	19°18'53"	69.44'	69.12'	S12°28'34"W
C98	206.00'	19°18'53"	69.44'	69.12'	S12°28'34"W
C99	206.00'	19°18'53"	69.44'	69.12'	S12°28'34"W
C100	206.00'	19°18'53"	69.44'	69.12'	S12°28'34"W

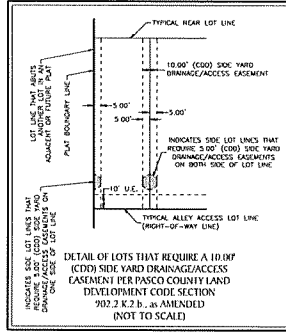
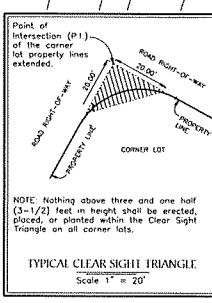
CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C140	1496.00'	0°08'21"	3.67'	3.67'	S02°50'49"W
C141	1496.00'	1°24'24"	36.73'	36.73'	N81°37'14"W
C142	1496.00'	1°24'24"	36.73'	36.73'	N81°37'14"W
C143	1496.00'	1°24'24"	36.73'	36.73'	N81°37'14"W
C144	1496.00'	1°24'24"	36.73'	36.73'	N81°37'14"W
C145	1496.00'	1°24'24"	36.73'	36.73'	N81°37'14"W
C146	1496.00'	1°24'24"	36.73'	36.73'	N81°37'14"W
C147	1496.00'	1°24'24"	36.73'	36.73'	N81°37'14"W
C148	1496.00'	1°24'24"	36.73'	36.73'	N81°37'14"W
C149	1496.00'	1°24'24"	36.73'	36.73'	N81°37'14"W
C150	1496.00'	1°24'24"	36.73'	36.73'	N81°37'14"W
C151	1496.00'	1°24'24"	36.73'	36.73'	N81°37'14"W
C152	1496.00'	1°24'24"	36.73'	36.73'	N81°37'14"W
C153	1496.00'	1°24'24"	36.73'	36.73'	N81°37'14"W
C154	1496.00'	1°24'24"	36.73'	36.73'	N81°37'14"W
C155	1496.00'	1°24'24"	36.73'	36.73'	N81°37'14"W
C156	1496.00'	1°24'24"	36.73'	36.73'	N81°37'14"W
C157	1496.00'	1°24'24"	36.73'	36.73'	N81°37'14"W
C158	1496.00'	1°24'24"	36.73'	36.73'	N81°37'14"W
C159	1496.00'	1°24'24"	36.73'	36.73'	N81°37'14"W
C160	1496.00'	1°24'24"	36.73'	36.73'	N81°37'14"W
C161	1496.00'	1°24'24"	36.73'	36.73'	N81°37'14"W
C162	1496.00'	1°24'24"	36.73'	36.73'	N81°37'14"W
C163	1496.00'	1°24'24"	36.73'	36.73'	N81°37'14"W
C164	1496.00'	1°24'24"	36.73'	36.73'	N81°37'14"W
C165	1496.00'	1°24'24"	36.73'	36.73'	N81°37'14"W
C166	1496.00'	1°24'24"	36.73'	36.73'	N81°37'14"W
C167	1496.00'	1°24'24"	36.73'	36.73'	N81°37'14"W
C168	1496.00'	1°24'24"	36.73'	36.73'	N81°37'14"W
C169	1496.00'	1°24'24"	36.73'	36.73'	N81°37'14"W
C170	1496.00'	1°24'24"	36.73'	36.73'	N81°37'14"W
C171	1496.00'	1°24'24"	36.73'	36.73'	N81°37'14"W
C172	1496.00'	1°24'24"	36.73'	36.73'	N81°37'14"W
C173	1496.00'	1°24'24"	36.73'	36.73'	N81°37'14"W
C174	1496.00'	1°24'24"	36.73'	36.73'	N81°37'14"W
C175	1496.00'	1°24'24"	36.73'	36.73'	N81°37'14"W
C176	1496.00'	1°24'24"	36.73'	36.73'	N81°37'14"W
C177	1496.00'	1°24'24"	36.73'	36.73'	N81°37'14"W
C178	1496.00'	1°24'24"	36.73'	36.73'	N81°37'14"W
C179	1496.00'	1°24'24"	36.73'	36.73'	N81°37'14"W
C180	1496.00'	1°24'24"	36.73'	36.73'	N81°37'14"W
C181	1496.00'	1°24'24"	36.73'	36.73'	N81°37'14"W
C182	1496.00'	1°24'24"	36.73'	36.73'	N81°37'14"W
C183	1496.00'	1°24'24"	36.73'	36.73'	N81°37'14"W
C184	1496.00'	1°24'24"	36.73'	36.73'	N81°37'14"W
C185	1496.00'	1°24'24"	36.73'	36.73'	N81°37'14"W
C186	1496.00'	1°24'24"	36.73'	36.73'	N81°37'14"W
C187	1496.00'	1°24'24"	36.73'	36.73'	N81°37'14"W
C188	1496.00'	1°24'24"	36.73'	36.73'	N81°37'14"W
C189	1496.00'	1°24'24"	36.73'	36.73'	N81°37'14"W
C190	1496.00'	1°24'24"	36.73'	36.73'	N81°37'14"W
C191	1496.00'	1°24'24"	36.73'	36.73'	N81°37'14"W
C192	1496.00'	1°24'24"	36.73'	36.73'	N81°37'14"W
C193	1496.00'	1°24'24"	36.73'	36.73'	N81°37'14"W
C194	1496.00'	1°24'24"	36.73'	36.73'	N81°37'14"W
C195	1496.00'	1°24'24"	36.73'	36.73'	N81°37'14"W
C196	1496.00'	1°24'24"	36.73'	36.73'	N81°37'14"W
C197	1496.00'	1°24'24"	36.73'	36.73'	N81°37'14"W
C198	1496.00'	1°24'24"	36.73'	36.73'	N81°37'14"W
C199	1496.00'	1°24'24"	36.73'	36.73'	N81°37'14"W

STARKEY RANCH DOWNTOWN INFRASTRUCTURE
(PLAT BOOK 76, PAGE 21)

RANGELAND BOULEVARD
(PUBLIC RIGHT-OF-WAY)
(147' RIGHT-OF-WAY WIDTH)

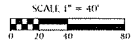
LEGEND:

- indicates (P.R.M.) Permanent Reference Monument - "4"x4" Concrete Monument LB7768, unless otherwise noted.
- indicates (P.R.M.) Offset Permanent Reference Monument - "4"x4" Concrete Monument LB7768, unless otherwise noted.
- o- indicates set iron rod LB7768 PRM
- indicates (P.C.P.) Permanent Control Point LB7768
- - - - - indicates non-radial line
- U.E. Utility Easement
- (TYP) Typical
- S.W.F.W.M.D. Southwest Florida Water Management District
- CS.T Clear Sight Triangle
- O/A Overall
- L.E. Landscape Easement
- O.R. Official Record Book
- PG. Page

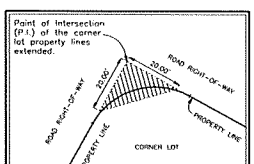


STARKEY RANCH PARCELS 8 & 9, PHASE 2

BEING A REPLAT OF A PORTION OF THE LYON COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 39, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; TOGETHER WITH A PORTION OF THE SOUTHWEST 1/4 OF SECTION 22, ALL LYING IN SECTIONS 22 AND 27, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

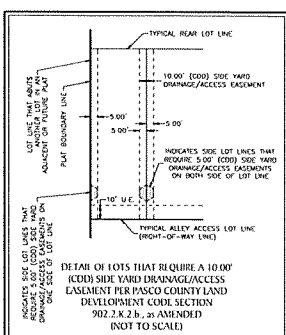


SEE SURVEY SHEET 7 OF 8 FOR BOUNDS OF WETLANDS AND WETLAND CONSERVATION AREA



NOTE: Nothing above three and one half (3-1/2) feet in height shall be erected, placed, or placed within the Clear Sight Triangle on all corner lots.

TYPICAL CLEAR SIGHT TRIANGLE
Scale 1" = 20'

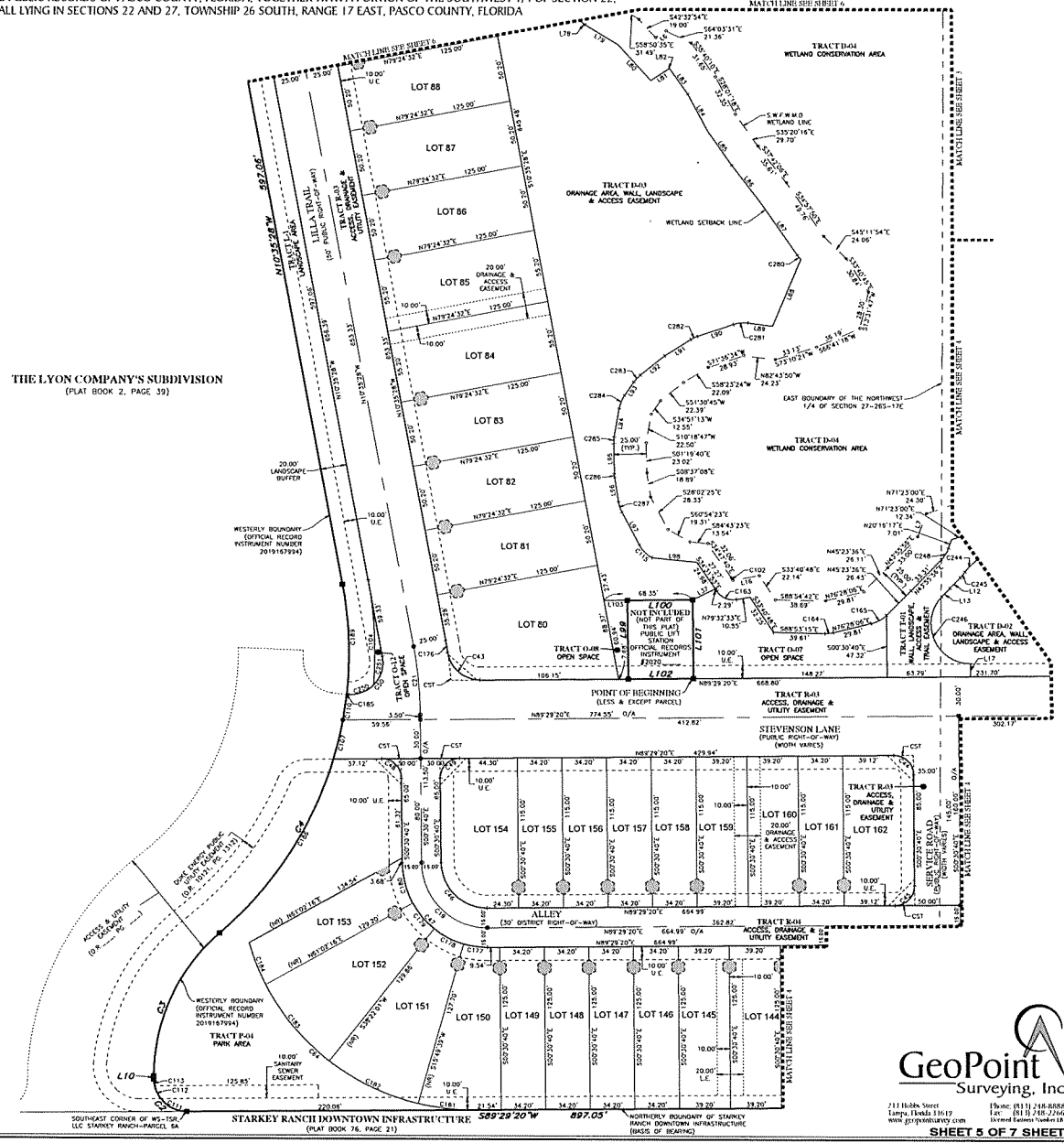


DETAIL OF LOTS THAT REQUIRE A 10'00' (10'00) SIDE YARD DRAINAGE/ACCESS EASEMENT PER PASCO COUNTY LAND DEVELOPMENT CODE SECTION 902.2.K.2.b, AS AMENDED (NOT TO SCALE)

LINE DATA TABLE		
NO.	BEARING	LENGTH
L5	N 56°21'40" E	9.61'
L7	N 20°16'17" E	18.97'
L18	N 00°50'40" W	7.54'
L13	S 43°55'54" W	11.18'
L15	S 43°55'54" W	4.10'
L16	N 7°23'33" E	20.44'
L17	S 00°50'52" E	10.00'
L37	N 64°08'37" E	19.03'
L78	S 52°03'57" E	16.46'
L79	S 58°50'35" E	29.39'
L80	S 42°22'54" E	30.81'
L81	N 56°21'40" E	16.69'
L82	S 64°03'31" E	0.73'
L83	S 39°40'10" E	23.65'
L84	S 28°11'01" E	32.29'
L85	S 35°20'16" E	21.87'
L86	S 37°42'06" E	35.25'
L87	S 24°57'50" E	49.16'
L88	S 23°19'05" W	55.35'
L89	N 82°43'50" W	18.89'
L90	S 71°36'34" W	28.32'
L91	S 58°23'24" W	23.59'
L92	S 51°50'45" W	23.87'
L93	S 34°51'13" W	12.55'
L94	S 10°18'47" W	22.50'
L95	S 01°19'40" E	23.02'
L96	S 10°37'04" E	18.89'
L97	S 28°02'23" E	26.33'
L98	S 84°43'23" E	34.51'
L99	N 00°50'40" E	60.00'
L100	N 89°29'20" E	50.00'
L101	S 00°50'40" E	60.00'
L102	S 89°29'20" W	50.00'
L103	S 89°29'20" W	18.35'

CURVE DATA TABLE			
NO.	RADIUS	CENTRAL ANGLE	CHORD BEARING
C2	23.00'	90°00'00"	33.37' 35.36'
C3	143.00'	50°09'14"	125.18' 121.22'
C4	282.00'	60°18'17"	238.81' 119.29'26"
C19	50.00'	90°00'00"	78.54' 70.71'
C21	500.00'	10°04'48"	52.78' 407.33'04"
C43	25.00'	81°32'22"	32.55' 549.44'29"
C44	15.00'	90°00'00"	23.56' 21.21'
C45	15.00'	90°00'00"	23.56' 21.21'
C46	35.00'	90°00'00"	54.38' 49.50'
C47	65.00'	90°00'00"	102.10' 81.92'
C48	15.00'	90°00'00"	23.56' 21.21'
C49	15.00'	90°00'00"	23.56' 21.21'
C50	25.00'	106°07'39"	46.31' 39.97'
C54	178.00'	74°12'58"	230.57' 214.78'
C102	25.00'	5°13'39"	2.28' 2.08'
C104	304.33'	15°12'03"	80.74' 80.50'
C107	282.16'	6°17'08"	30.95' 30.94'
C110	283.55'	5°58'45"	19.70' 19.69'
C111	24.97'	53°13'26"	23.19' 22.37'
C112	25.17'	25°09'18"	11.05' 10.96'
C113	25.28'	17°02'50"	5.03' 5.03'
C115	25.00'	32°16'34"	14.14' 13.97'
C163	116.00'	65°55'34"	117.26' 16.32'
C164	23.00'	14°37'12"	8.58' 8.30'
C165	25.00'	31°04'29"	13.56' 13.38'
C176	325.00'	1°37'10"	9.19' 9.19'
C177	65.00'	16°20'19"	18.54' 18.47'
C178	65.00'	2°32'22"	25.37' 25.41'
C179	65.00'	2°40'15"	25.72' 25.55'
C180	65.00'	28°29'04"	32.28' 31.95'
C181	178.00'	13°43'04"	42.62' 42.51'
C182	178.00'	24°34'40"	76.36' 75.77'
C183	178.00'	24°48'34"	77.08' 76.47'
C184	178.00'	13°06'41"	34.57' 34.47'
C185	200.00'	0°08'43"	0.52' 0.52'
C186	282.00'	32°51'31"	161.72' 159.51'
C187	282.15'	17°08'53"	84.44' 84.12'
C244	45.00'	35°05'26"	19.71' 19.55'
C245	45.00'	7°16'43"	5.72' 5.71'
C246	38.00'	154°28'52"	70.29' 55.32'
C250	25.00'	51°09'48"	22.32' 21.59'
C251	25.00'	54°57'51"	23.98' 23.07'

THE LYON COMPANY'S SUBDIVISION
(PLAT BOOK 2, PAGE 39)



LEGEND:

- indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
- indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
- indicates set from rod LB7768 PRM
- indicates (P.C.P.) Permanent Control Point LB7768
- (NR) indicates non-radial line
- U.E. Utility Easement
- (TYP) Typical
- S.W.F.W.M.D. Southwest Florida Water Management District
- CS1 Clear Sight Triangle
- O/A Overall
- L.E. Landscape Easement
- O.R. Official Record Book
- PO. Page

GeoPoint Surveying, Inc.

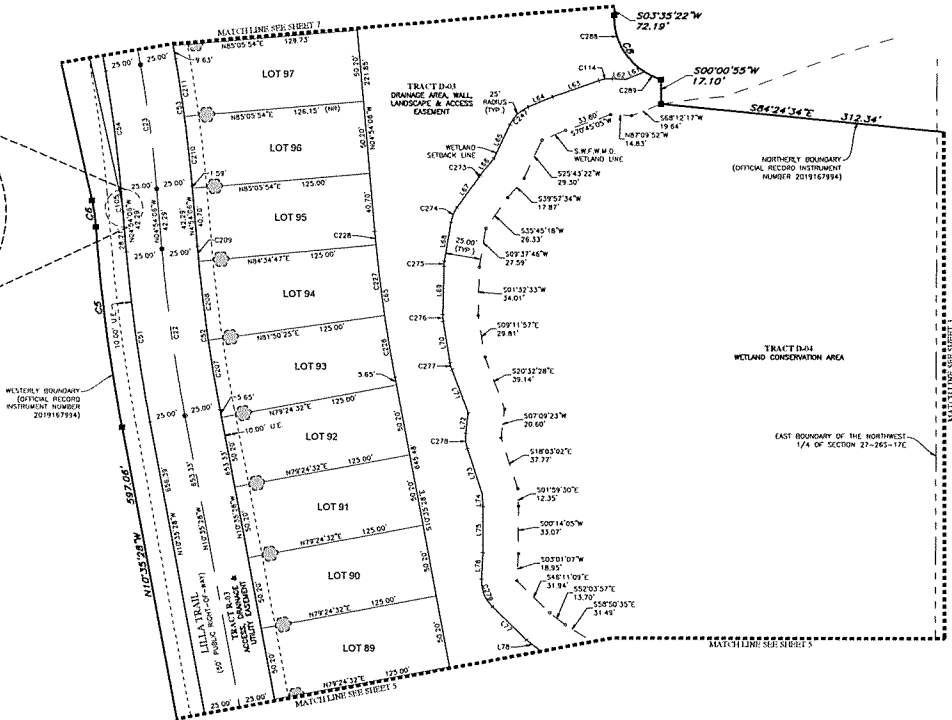
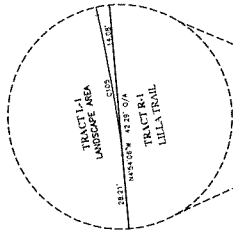
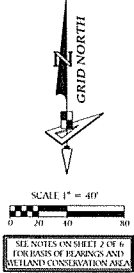
213 18-884 Street
Largo, Florida 33017
www.geopointsurveying.com

Phone: (813) 248-8884
Fax: (813) 248-2266
Survey License Number 18-7748

SHEET 5 OF 7 SHEETS

STARKEY RANCH PARCELS 8 & 9, PHASE 2

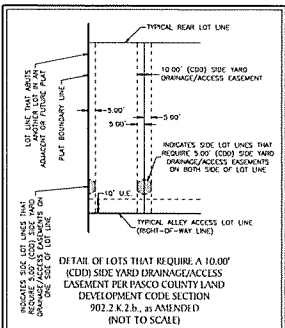
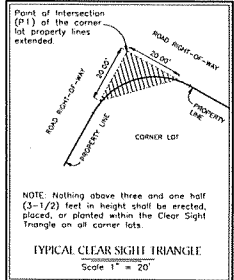
BEING A REPLAT OF A PORTION OF THE LYON COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 39, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; TOGETHER WITH A PORTION OF THE SOUTHWEST 1/4 OF SECTION 22, ALL LYING IN SECTIONS 22 AND 27, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA



LINE DATA TABLE		
NO.	BEARING	LENGTH
L61	S 09°12'17" W	14.16'
L62	N 87°09'52" W	9.37'
L63	S 70°45'00" W	34.50'
L64	S 67°30'34" W	18.56'
L65	S 25°43'22" W	26.17'
L66	S 39°57'34" W	14.70'
L67	S 20°45'18" W	29.35'
L68	S 09°37'48" W	27.90'
L69	S 01°32'25" W	34.01'
L70	S 09°11'57" E	29.81'
L71	S 20°32'28" E	32.97'
L72	S 07°09'23" W	14.44'
L73	S 18°03'02" E	34.24'
L74	S 01°59'20" E	8.34'
L75	S 00°14'05" W	31.97'
L76	S 03°01'07" W	18.30'
L77	S 48°11'09" E	33.22'
L78	S 52°03'57" E	16.46'

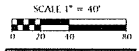
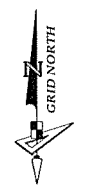
CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C3	1240.00'	0°34'53"	142.46'	142.38'	N07°17'59" W
C6	125.00'	8°32'03"	18.62'	18.60'	N08°10'52" W
C8	40.00'	76°42'20"	68.26'	55.86'	S55°58'21" E
C22	1190.00'	2°41'22"	118.60'	118.61'	S07°44'47" E
C23	1000.00'	4°59'35"	87.15'	87.12'	N07°23'57" W
C51	1220.00'	5°41'22"	121.15'	121.10'	S07°44'47" E
C52	1170.00'	5°41'22"	116.18'	116.13'	S07°44'47" E
C53	1020.00'	4°59'35"	83.32'	83.30'	N07°25'53" W
C54	975.00'	4°59'35"	84.97'	84.94'	N07°25'53" W
C65	1045.00'	5°41'22"	103.71'	103.73'	S07°44'47" E
C105	145.00'	4°54'02"	12.40'	12.40'	N10°00'32" W
C114	25.00'	22°09'04"	9.64'	9.58'	S81°47'37" W
C207	1170.00'	2°25'35"	49.65'	49.64'	S09°22'31" E
C209	1170.00'	2°44'22"	55.94'	55.94'	S08°47'24" E
C208	1170.00'	0°31'07"	10.59'	10.59'	S05°09'39" E
C210	1025.00'	2°43'05"	48.62'	48.62'	N09°15'28" W
C211	1025.00'	2°16'31"	48.70'	48.70'	N09°45'32" W
C216	1045.00'	2°25'35"	44.34'	44.34'	S09°22'31" E
C227	1045.00'	2°44'22"	49.97'	49.94'	S08°47'24" E
C228	1045.00'	0°31'07"	9.46'	9.46'	S05°09'39" E
C247	25.00'	41°47'12"	18.23'	17.83'	S46°36'58" W
C273	25.00'	4°12'16"	1.83'	1.83'	S37°51'26" W
C274	25.00'	28°07'33"	11.40'	11.30'	S22°41'52" W
C275	25.00'	8°05'12"	3.53'	3.53'	S65°35'10" W
C276	25.00'	10°44'31"	4.69'	4.68'	S63°49'42" E
C277	25.00'	11°20'31"	4.95'	4.94'	S14°52'13" E
C278	25.00'	25°12'22"	11.00'	10.91'	S05°26'46" E
C279	25.00'	49°10'16"	20.47'	20.82'	S21°33'07" E
C288	45.00'	60°24'20"	43.44'	45.38'	S27°48'51" E
C289	45.00'	16°18'00"	12.81'	12.77'	S66°10'31" E

- LEGEND:
- - - - - - indicates (P.R.M.) Permanent Reference Monument = 4"x4" Concrete Monument LB7765, unless otherwise noted.
 - - - - - - indicates (P.R.M.) Offset Permanent Reference Monument = 4"x4" Concrete Monument LB7766, unless otherwise noted.
 - - - - - - indicates set iron rod LB7765 PRM
 - - - - - - indicates (P.C.P.) Permanent Control Point LB7768
 - (NR) - - - - - indicates non-radial line
 - U.E. - - - - - indicates non-radial line
 - U.E. - - - - - Utility Easement
 - (TYP) - - - - - Typical
 - S.W.F.W.M.D. - - - - - Southwest Florida Water Management District
 - CST - - - - - Clear Sight Triangle
 - OJA - - - - - Overlot
 - L.E. - - - - - Landscape Easement
 - O.R. - - - - - Official Record Book
 - P.D. - - - - - Page



STARKEY RANCH PARCELS 8 & 9, PHASE 2

BEING A REPLAT OF A PORTION OF THE LYON COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 39, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; TOGETHER WITH A PORTION OF THE SOUTHWEST 1/4 OF SECTION 22, ALL LYING IN SECTIONS 22 AND 27, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

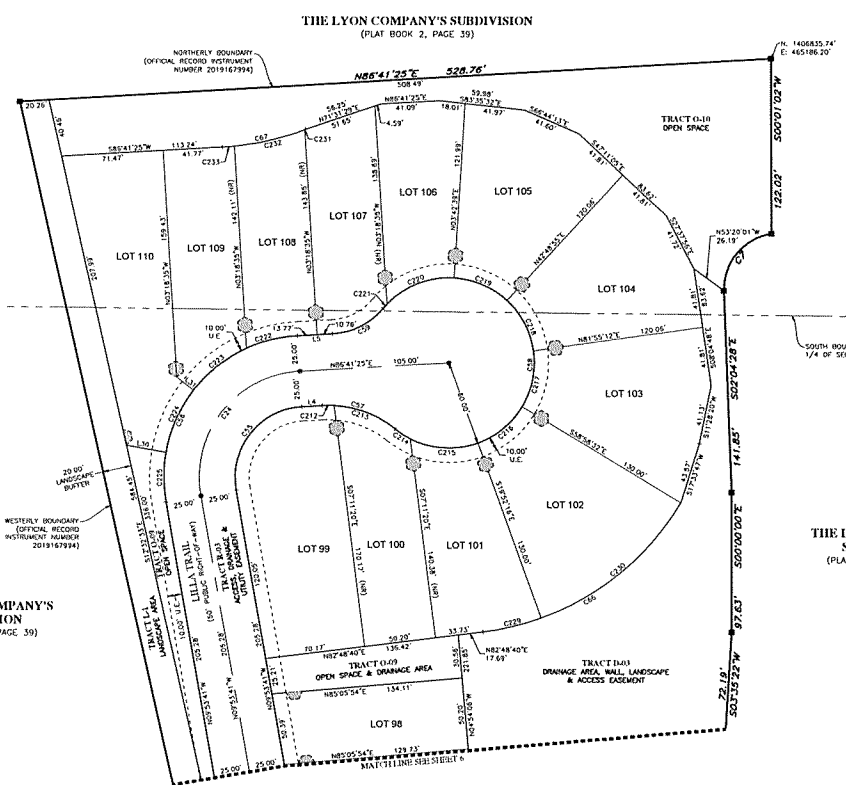


SEE NOTES ON SHEET 7 OF 6 FOR BOUNDARY BEARINGS AND WILLIAMS CONSERVATION AREA

LINE DATA TABLE		
NO.	BEARING	LENGTH
L4	N 86°47'25" E	14.30'
L5	S 86°47'25" W	24.55'
L30	S 29°53'17" E	28.23'
L31	S 52°11'24" E	15.00'

CURVE DATA TABLE				
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C2	40.00'	81°58'48"	57.24'	52.48' S33°42'10"W
C3	75.00'	98°35'06"	126.43'	111.98' S38°23'52"W
C4	75.00'	98°35'06"	126.43'	111.98' S38°23'52"W
C5	50.00'	98°35'06"	84.29'	74.66' S38°23'52"W
C6	100.00'	98°35'06"	168.57'	149.31' S38°23'52"W
C7	75.00'	42°12'20"	55.25'	54.01' N72°12'25"W
C8	60.00'	269°13'10"	281.83'	85.43' N05°42'51"W
C9	50.00'	47°00'51"	41.03'	39.89' N65°10'59"E
C65	180.00'	5°14'12"	171.73'	165.94' N59°52'04"E
C67	200.00'	17°08'59"	59.86'	59.64' N78°05'55"E
C212	75.00'	6°20'47"	8.31'	8.30' S89°21'49"W
C213	75.00'	39°51'13"	46.94'	46.18' N09°02'01"W
C214	50.00'	11°52'23"	12.43'	12.41' S57°02'28"E
C215	60.00'	48°53'31"	49.11'	47.72' S82°52'28"E
C216	60.00'	39°06'16"	40.95'	40.16' N07°34'56"W
C217	60.00'	39°06'16"	40.95'	40.16' N11°28'20"E
C218	60.00'	39°06'16"	40.95'	40.16' N27°37'56"W
C219	60.00'	39°06'16"	40.95'	40.16' N66°44'13"W
C220	60.00'	50°09'52"	52.53'	50.87' S68°37'43"W
C221	60.00'	372°13'	4.05'	4.05' S41°35'41"W
C222	100.00'	21°22'00"	37.29'	37.08' S76°02'25"W
C223	100.00'	77°30'48"	48.02'	47.58' S31°34'00"W
C224	100.00'	27°41'43"	48.34'	47.87' S27°17'42"W
C225	100.00'	20°00'30"	34.92'	34.74' S07°05'54"W
C226	190.00'	12°40'56"	42.06'	41.97' N76°28'12"E
C230	180.00'	39°05'16"	129.68'	127.17' N69°34'36"E
C231	200.00'	0°06'16"	0.36'	0.36' N69°55'34"E
C232	200.00'	14°37'51"	51.07'	50.93' N76°57'37"E
C233	200.00'	224°52'	8.43'	8.43' N85°28'59"E

THE LYON COMPANY'S SUBDIVISION (PLAT BOOK 2, PAGE 39)

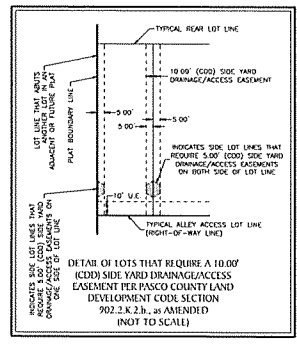
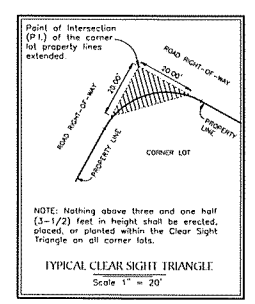


SECTION 22-26S-17E

SECTION 27-26S-17E

THE LYON COMPANY'S SUBDIVISION (PLAT BOOK 2, PAGE 39)

- LEGEND:
- - - - - - indicates (P.R.M.) Permanent Reference Monument = 4"x4" Concrete Monument LB7768, unless otherwise noted.
 - - - - - - indicates (P.R.M.) Offset Permanent Reference Monument = 4"x4" Concrete Monument LB7768, unless otherwise noted.
 - - - - - - indicates set iron rod LB7768 PRM
 - - - - - - indicates (P.C.P.) Permanent Control Point LB7768
 - (NR) - - - - - indicates non-radial line
 - U.E. - - - - - Utility Easement
 - (TYP) - - - - - Typical
 - S.W.F.W.M.D. - - - - - Southwest Florida Water Management District
 - CST - - - - - Clear Sight Triangle
 - O/A - - - - - Overall
 - L.E. - - - - - Landscape Easement
 - O.R. - - - - - Official Record Book
 - P.C. - - - - - Page



TSR

COMMUNITY DEVELOPMENT DISTRICT

12A

Phoenix Pools, Inc.
813-774-2304
CPC1458071
www.phoenixpoolsinc.com

Agreement

This agreement is made between Starkey Ranch, (**Owner**) for work to be conducted to the facility, located at 12401 Heart Pine Drive, Odessa, Florida, 33556 and Phoenix Pools Inc. (**Contractor**) 8101 N. Fremont Avenue, Tampa Florida, 33604.

Scope of Work: Phoenix Pools Inc. will renovate the Swimming Pool at the above stated address to meet and/or exceed all current County, State and Federal codes governing the pool surfaces, suction fittings, tile, ladders and depth marker tiles.

Description of Work to be performed: “Marquis Freestone Series” (10 Year Factory Warranty) Pool products and manufacturer recommended procedures will be followed in the execution of the work. The timeline and starting date will be _____ and require _____ days to complete, weather permitting.

- Schedule Pasco County Health Department Survey and inspection.
- Drain pool and acid wash existing finish.
- Apply “Surebond-80” bond coat agent.
- Saw cut around all fixtures and seal with hydraulic cement.
- Install approximately 230 linear feet of Pool Tile to the waterline.
- Install approximately 230 linear feet of 2” x 6” non-skid Skim Gutter Line Pool Tile.
- Install all new depth tile markers to the water line tile areas.
- Install all new pool fittings, gutter grates and floor returns to include the VGB 2008 certified main drain covers in the pool.
- Install approximately 223 linear feet of 2” x 6” Skid-Resistant cap tiles to the existing steps and sun benches.
- Acid wash Light Ring and rebuild (2) Pool Lights.
- The first 300 square feet of existing plaster delaminations are included. All delaminations over 300 square feet will be billed separately at \$1.00 per square foot.
- Re-Plaster the pool with “Marquis Freestone Series” Pool Plaster.
- Fill Pool with area water, adjust water chemistry and interface with Your Commercial Service Contractor.

Total cost of Contract.....\$53,308.00

Payment Terms: 20% to initiate permitting. 20% upon starting the project; 40% due upon completion of the tile 20% due upon completion of the plastering of the pool.

ALL COPIES TO BE SIGNED AS ORIGINALS:

Sydney Manas

Date

Chris Zowarka

Date

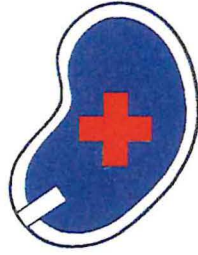
TSR

COMMUNITY DEVELOPMENT DISTRICT

12B

THE POOL DOCTOR

6995 90th Ave. North, Unit B
Pinellas Park, FL 33782
(727) 546-2400
Lic. # CPC1458389
WWW.POOLDOCTORFLA.COM



PROPOSAL

STARKEY RANCH
2500 HEART PINE AVE
ODESSA, FL 33556.
(813) 925-9777

INSTALL NEW 6"X 6" SINGLE BULLNOSE WATER LINE TILE (LOWER LEVEL OF TILE) (CODE)

REASON: WHEN YOU REMARCITE THE GUTTERS YOU ELIMINATE THE SLOPE THAT THE GUTTERS HAVE. BY REPLACING THE TILE, YOU ARE ABLE TO LIFT THE TILE AND KEEP THE SLOPE OF THE GUTTERS, SO YOU HAVE BETTER SKIMMING ACTION. CODE REQUIRES A 2" SLOPE FROM FRONT TO BACK OF GUTTER.

- A. WATER LEVEL POOL
- B. THOROUGHLY CLEAN TILE
- C. SET HOMESOTE BOARDS
- D. APPLY THINSET AND SET TILE
- E. GROUT TILE
- D. MARCITE TOP AND BOTTOM OF THE TILE

TOTAL RUNNING FEET 227

TOTAL \$ 4,086.00(CODE)

INSTALL NEW ESCUTCHEONS ON HANDRAIL (CODE

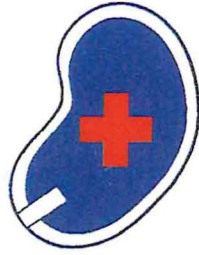
TOTAL \$ INCLUDED

INSTALL NEW FLORIDA STATE POOL RULES SIGN (CODE)

TOTAL \$ 100.00 (CODE)

THE POOL DOCTOR

6995 90th Ave. North, Unit B
Pinellas Park, FL 33782
(727) 546-2400
Lic. # CPC1458389
WWW.POOLDOCTORFLA.COM



POOL SURFACE OPTION # 2

MARQUIS, KRYSTAL KRETE OR DIAMOND BRITE POOL AND GUTTER

- A. PULL HYDROSTATIC PLUG IN MAIN DRAIN
 - B. DRAIN POOL
 - C. SAW CUT LINE UNDER EXISTING TILE LINE
 - D. CHISEL AROUND RETURNS
 - E. KNOCK OUT ALL HOLLOW SPOTS IN OLD MARCITE (UP TO 5% OF POOL SURFACE AREA)
 - F. CHLORINE WASH POOL
 - G. ACID WASH POOL
 - H. APPLY BONDING AGENT TO ENTIRE POOL SURFACE (TO INSURE ADHESION)**
 - I. INSTALL NEW VGBA MAIN DRAIN FRAME AND GRATE, INSTALL NEW GUTTER GRATES
 - J. APPLY NEW SURFACE 3/8" MINIMUM THICKNESS TO ENTIRE POOL AND GUTTER AREA
 - K. HAND TROWEL TO A SMOOTH FINISH
 - L. RINSE OFF EXCESS CEMENT AND EXPOSE AGGREGATE
 - M. REFILL AND ADJUST CHEMICALS IN POOL **(14 DAY FREE POOL SERVICE)**
 - N. GO OVER PROPER CHEMICAL LEVELS WITH OWNER
 - O. GIVE OWNER A SWIMMING POOL MANUAL
 - P. GIVE OWNER FREE LIFETIME CONSULTATION
- TOTAL SQUARE FEET 3549 PLUS 227 OF GUTTER

INSTALL 2"X 6" SINGLE BULL-NOSE NON-SLIP TILE ON STEP EDGES (CODE)

INSTALL NEW PLASTICS IN POOL

TOTAL \$ 24,841.20

TSR

COMMUNITY DEVELOPMENT DISTRICT

14

TSR
FY 2021 Landscape Work Orders

Davey Tree W/O

	<u>Costs</u>	<u>Budget</u>	<u>Variance</u>
Tree fert	17,800	15,000	-2,800
Tree Prune (Arbor Care)	\$5,500	20,000	14,500
Tree Aeration	<u>\$9,000</u>	<u>0</u>	<u>-9,000</u>
	32,300	35,000	2,700

DTE (W/O)

#24683

Chase Bank LS/IRR **\$4,836**

#25809

LK Blanche #1 \$2,818

LK Blanche #2 \$1,995

Monroe Commons #3 \$8,395

LK Blanche Median #4 \$1,699

LG Spur W Med #5 \$3,098

Welcome Center #6 \$3,972

R&R Damaged Peanut #7 \$3,235

Cunningham Pk #8 \$1,705

Cunningham Park Mulch #9 \$1,170

Cunningham Park Coquina Shell #10 \$3,223

Long Spur W LS/IRR #11 \$2,112

Whitfield Park LS/IRR #12 \$1,333

\$34,753

#25810

Gunn Entry LS/IRR #13 \$14,955

Homestead Dog PK LS/IRR #14 \$1,795

Homestead Pool Area #15 \$865

LK Blanche Circle LS/IRR #16 \$535

\$18,150

#25831

Village 3 tree replace #17 \$10,307

Nightstar Turf and Irr #18 \$565

Starkey Blvd Entry Peanut/IRR #19 \$5,785

\$16,657

#27854

Heart Pine 54 to Welcome Turf **\$2,300**

#28147

Pine Trees Heart Pine S Park **\$600**

Already Encumbered

DTE W/O

#27516

Restake trees Villages 2 and 3 with **\$6,555**

RBK ground kits

#27517

Lyon & Chapin replant storm drain rpr **\$4,469**

#27052

Jet in and restake a tree **\$95**

#27046

Wild Grass/Long Spur replant sinkhole **\$1,383**

Total \$89,798 \$77,200 -\$12,598 (includes 70k plant replace and 7200 playground mulch)

TSR

COMMUNITY DEVELOPMENT DISTRICT

15

Landscape Maintenance

Addendum Analysis

10/13/2020

DTE

<u>Location</u>	<u>2020 \$</u>	<u>2021 \$</u>	<u>Variance</u>
Village 1	\$668,484		
Mulch deduct		<u>-\$90,248</u>	
sub ttl		\$578,236	
addendum		<u>\$19,208</u>	
Revised Contract		\$597,444	-\$71,040
Village 2	\$299,757		
Mulch deduct		<u>-\$57,840</u>	
sub ttl		\$241,917	
addendum		<u>\$0</u>	
Revised Contract		\$241,917	-\$57,840
Village 3	\$120,826		
Mulch deduct		<u>-\$22,988</u>	
sub ttl		\$97,838	
addendum		<u>\$49,968</u>	
Revised Contract		\$147,806	\$26,980
Village 2 downtown	\$81,455		
Mulch deduct		<u>-\$21,000</u>	
sub ttl		\$60,455	
addendum		<u>\$0</u>	
Revised Contract		\$60,455	-\$21,000
Rangeland West	\$68,118		
Mulch deduct		<u>-\$5,016</u>	
sub ttl		\$63,102	
addendum		<u>\$0</u>	
Revised Contract		\$63,102	-\$5,016
	\$1,238,640	\$1,110,724	-\$127,916

FUTURE AREAS	
Albritton Park	\$11,480
Parcel A	\$30,855
Parcel B	\$105,911
Parcel C	\$90,156
Parcel E Whitfield	\$59,391
Parcel G	\$34,565
Parcels 8 & 9 PH1	\$16,458
Parcels 8 & 9 PH 2	<u>\$12,863</u>
	\$361,679
Total wAddendums/Future	\$1,483,883

MULCH	<u>total bales</u>	<u>Supply \$</u>	<u>Install \$</u>	<u>Total</u>
Village 1	15,041	39,107	25,118	64,225
Village 2	9,640	25,064	16,099	41,163
Village 3	3,833	9,966	6,401	16,367
Village 2 downtown	3,500	9,100	5,845	14,945
Rangeland West	<u>836</u>	<u>2,174</u>	<u>1,396</u>	<u>3,570</u>
	32,850	85,410	54,860	140,270

Notes:

Price per bale of pine straw mulch supply only	2.60
Price per bale of pine straw mulch install only	<u>1.67</u>
	4.27
DTE Supply and install per 2019/2020 contract	<u>6.00</u>
Savings per bale	-1.73

Total Maintenance (addendums only)	1,110,724
Total Mulch	<u>140,270</u>
Total	1,250,994
2021 Budget	<u>1,521,000</u>
Variance after addendums	270,007

TSR

COMMUNITY DEVELOPMENT DISTRICT

16

**TSR
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
AUGUST 31, 2020**

**TSR
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
AUGUST 31, 2020**

	General Fund	Debt Service Fund Series 2015	Debt Service Fund Series 2015A	Debt Service Fund Series 2016	Debt Service Fund Series 2017	Debt Service Fund Series 2018	Debt Service Fund Series 2019	Capital Projects Fund Series 2015	Capital Projects Fund Series 2015A	Capital Projects Fund Series 2016	Capital Projects Fund Series 2017	Capital Projects Fund Series 2018	Capital Projects Fund Series 2019	Total Governmental Funds
ASSETS														
Cash	\$ 754,033	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 754,033
Investments														
Revenue	-	457,419	342,673	435,977	360,202	16,713	133	-	-	-	-	-	-	1,613,117
Reserve	-	648,206	652,500	481,322	403,162	320,366	165,100	-	-	-	-	-	-	2,670,656
Prepayment	-	24,756	170	-	2,879	-	-	-	-	-	-	-	-	27,805
Construction	-	-	-	-	-	-	-	292,077	441	86	2	38,803	3,342,850	3,674,259
Interest	-	-	-	-	-	-	109,425	-	-	-	-	-	-	109,425
Undeposited funds	31,176	-	-	-	-	-	-	-	-	-	-	-	-	31,176
Due from Developer: MI Homes	53,909	-	-	-	-	-	-	-	-	-	-	-	-	53,909
Due from other	723	-	-	-	-	-	-	-	-	-	-	-	-	723
Total assets	<u>\$ 839,841</u>	<u>\$ 1,130,381</u>	<u>\$ 995,343</u>	<u>\$ 917,299</u>	<u>\$ 766,243</u>	<u>\$ 337,079</u>	<u>\$ 274,658</u>	<u>\$ 292,077</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ 2</u>	<u>\$ 38,803</u>	<u>\$ 3,342,850</u>	<u>\$ 8,935,103</u>
LIABILITIES														
Liabilities:														
Accounts payable	\$ 105,376	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 105,376
Credit card payable	893	-	-	-	-	-	-	-	-	-	-	-	-	893
Due to Developer	131,305	-	-	-	-	-	-	-	-	-	-	-	-	131,305
Total liabilities	<u>237,574</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>237,574</u>
DEFERRED INFLOWS OF RESOURCES														
Deferred receipts	53,909	-	-	-	-	-	-	-	-	-	-	-	-	53,909
Total deferred inflows of resources	<u>53,909</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>53,909</u>
FUND BALANCES														
Assigned:														
Restricted for														
Debt service	-	1,130,381	995,343	917,299	766,243	337,079	274,658	-	-	-	-	-	-	4,421,003
Capital projects	-	-	-	-	-	-	-	292,077	441	86	2	38,803	3,342,850	3,674,259
Unassigned	548,358	-	-	-	-	-	-	-	-	-	-	-	-	548,358
Total fund balances	<u>548,358</u>	<u>1,130,381</u>	<u>995,343</u>	<u>917,299</u>	<u>766,243</u>	<u>337,079</u>	<u>274,658</u>	<u>292,077</u>	<u>441</u>	<u>86</u>	<u>2</u>	<u>38,803</u>	<u>3,342,850</u>	<u>8,643,620</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 785,932</u>	<u>\$ 1,130,381</u>	<u>\$ 995,343</u>	<u>\$ 917,299</u>	<u>\$ 766,243</u>	<u>\$ 337,079</u>	<u>\$ 274,658</u>	<u>\$ 292,077</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ 2</u>	<u>\$ 38,803</u>	<u>\$ 3,342,850</u>	<u>\$ 8,881,194</u>

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING AUGUST 31, 2020**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessments	\$ -	\$ 2,575,958	\$ 2,319,099	111%
Developer contribution	-	239,462	246,147	97%
Trash collection assessments	1,010	141,595	154,670	92%
Commercial shared costs	-	75,131	81,785	92%
Program revenue	1,392	28,790	15,000	192%
Interest	-	-	2,500	0%
Miscellaneous	-	2,295	9,600	24%
Total revenues	<u>2,402</u>	<u>3,063,231</u>	<u>2,828,801</u>	108%
EXPENDITURES				
Professional & administrative				
Management	-	24,541	42,070	58%
Legal	8,059	50,677	20,000	253%
Engineering	297	14,838	5,000	297%
Assessment administration	-	10,000	10,000	100%
Audit	-	4,570	4,570	100%
Arbitrage rebate calculation	-	1,200	3,000	40%
Dissemination agent	-	9,333	13,000	72%
Trustee	-	27,835	26,937	103%
Telephone	-	22	250	9%
Postage	-	786	1,500	52%
Printing & binding	-	1,199	2,000	60%
Legal advertising	-	2,318	3,500	66%
Annual special district fee	-	175	175	100%
Insurance	-	5,533	5,668	98%
Other current charges	2,644	5,890	3,500	168%
Office supplies	-	348	500	70%
Website	-			N/A
Hosting & maintenance	-	1,680	-	N/A
Information technology	-	583	3,400	17%
Property appraiser	-	150	150	100%
Property taxes	-	578	687	84%
Tax collector	-	244	-	N/A
Total professional & administrative	<u>11,000</u>	<u>162,500</u>	<u>145,907</u>	111%
Field operations				
Contract services				
Field services	-	16,523	28,325	58%
Landscape maintenance	283,930	1,056,469	1,450,000	73%
Landscape consulting	2,083	22,917	25,000	92%
Wetland maintenance	-	18,676	24,168	77%
Wetland edge maintenance	-	-	8,248	0%
Wetland mitigation reporting	-	4,400	5,500	80%
Lake maintenance	-	54,810	82,908	66%
Community trash hauling	16,152	159,510	154,670	103%
Porter services	-	8,813	32,136	27%
Repairs & maintenance				
Repairs - general	-	2,959	15,000	20%
Operating supplies	452	6,594	6,000	110%
Plant replacement	-	25,741	30,000	86%

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING AUGUST 31, 2020**

	Current Month	Year to Date	Budget	% of Budget
Playground mulch	-	82,398	6,000	1373%
Fertilizer/chemicals	-	-	10,000	0%
Irrigation repairs	16,884	51,899	30,000	173%
Irrigation monitoring	-	-	2,280	0%
Security/alarms/repair	-	-	1,000	0%
Road & sidewalk	-	91,747	15,000	612%
Common area signage	-	2,196	3,000	73%
Bridge & deck maintenance	-	18,316	15,000	122%
Pressure washing	-	2,200	3,000	73%
Utilities - common area				
Electric	716	6,861	9,000	76%
Streetlights	29,825	250,414	275,000	91%
Irrigation - reclaimed water	7,134	64,064	68,000	94%
Gas	27	288	350	82%
Recreation facilities				
Amenity management staff/contract	13,659	153,515	164,568	93%
Office supplies	658	1,767	1,000	177%
Janitorial	1,403	11,170	14,040	80%
Pool cleaning	-	14,955	26,280	57%
Pool repairs & maintenance	-	2,489	2,500	100%
Pool fence & gate	-	667	2,000	33%
Pool - electric	1,732	19,051	22,000	87%
Pool - water	1,281	7,052	20,000	35%
Pool permits	-	705	705	100%
Pest services	125	500	300	167%
Insurance	-	39,832	38,915	102%
Cable/internet/telephone	269	5,982	6,500	92%
Access cards	966	6,068	4,500	135%
Activities	666	19,256	28,000	69%
Recreational repairs	1,331	5,259	5,000	105%
Pool signage	5,648	6,034	1,000	603%
Holiday decorations	-	2,424	6,000	40%
Other				
Contingency	58,004	74,388	40,000	186%
Total field operations	442,945	2,318,909	2,682,893	86%
Total expenditures	453,945	2,481,409	2,828,800	88%
Net increase/(decrease) of fund balance	(451,543)	581,822	1	
Fund balance - beginning (unaudited)	999,901	(33,464)	-	
Fund balance - ending (projected)	<u>\$ 548,358</u>	<u>\$ 548,358</u>	<u>\$ 1</u>	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2015 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING AUGUST 31, 2020**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Special assessments	\$ -	\$ 677,331	\$ 648,556	104%
Interest	5	810	50	1620%
Total revenues	<u>5</u>	<u>678,141</u>	<u>648,606</u>	105%
EXPENDITURES				
Debt service				
Principal - 11/1	-	180,000	180,000	100%
Interest - 11/1	-	232,406	232,409	100%
Interest - 5/1	-	229,144	229,147	100%
Tax collector	-	86	-	N/A
Total expenditures	<u>-</u>	<u>641,636</u>	<u>641,556</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	5	36,505	7,050	
Beginning fund balance (unaudited)	<u>1,130,376</u>	<u>1,093,876</u>	<u>444,401</u>	
Ending fund balance (projected)	<u><u>\$1,130,381</u></u>	<u><u>\$1,130,381</u></u>	<u><u>\$ 451,451</u></u>	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2015A BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING AUGUST 31, 2020

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Special assessments	\$ -	\$ 563,901	\$ 653,719	86%
Interest	5	712	50	1424%
Total revenues	<u>5</u>	<u>564,613</u>	<u>653,769</u>	86%
EXPENDITURES				
Debt service				
Principal - 11/1	-	160,000	160,000	100%
Interest - 11/1	-	245,150	245,150	100%
Interest - 5/1	-	241,750	241,750	100%
Tax collector	-	66	-	N/A
Total expenditures	<u>-</u>	<u>646,966</u>	<u>646,900</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	5	(82,353)	6,869	
Beginning fund balance (unaudited)	<u>995,338</u>	<u>1,077,696</u>	<u>423,082</u>	
Ending fund balance (projected)	<u>\$ 995,343</u>	<u>\$ 995,343</u>	<u>\$429,951</u>	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2016 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING AUGUST 31, 2020**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments	\$ -	\$ 645,706	\$ 641,763	101%
Interest	4	655	-	N/A
Total revenues	<u>4</u>	<u>646,361</u>	<u>641,763</u>	101%
EXPENDITURES				
Debt service				
Principal - 11/1	-	185,000	185,000	100%
Interest - 11/1	-	228,363	228,363	100%
Interest - 5/1	-	225,125	225,125	100%
Tax collector	-	85	-	N/A
Total expenditures	<u>-</u>	<u>638,573</u>	<u>638,488</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	4	7,788	3,275	
Beginning fund balance (unaudited)	<u>917,295</u>	<u>909,511</u>	<u>427,204</u>	
Ending fund balance (projected)	<u><u>\$ 917,299</u></u>	<u><u>\$ 917,299</u></u>	<u><u>\$ 430,479</u></u>	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2017 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING AUGUST 31, 2020**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessments	\$ -	\$ 640,616	\$ 806,344	79%
Interest	3	546	-	N/A
Total revenues	<u>3</u>	<u>641,162</u>	<u>806,344</u>	80%
EXPENDITURES				
Debt service				
Principal - 11/1	-	220,000	220,000	100%
Interest - 11/1	-	290,259	290,259	100%
Interest - 5/1	-	286,272	286,272	100%
Tax collector	-	70	-	N/A
Total expenditures	<u>-</u>	<u>796,601</u>	<u>796,531</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	3	(155,439)	9,813	
Fund balance:				
Net increase/(decrease) in fund balance	3	(155,439)	9,813	
Beginning fund balance (unaudited)	<u>766,240</u>	<u>921,682</u>	<u>520,544</u>	
Ending fund balance (projected)	<u><u>\$ 766,243</u></u>	<u><u>\$ 766,243</u></u>	<u><u>\$ 530,357</u></u>	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2018 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING AUGUST 31, 2020**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Special assessments ¹	\$ -	\$ 255,371	\$ 640,761	40%
Interest	1	335	-	N/A
Total revenues	<u>1</u>	<u>255,706</u>	<u>640,761</u>	40%
EXPENDITURES				
Debt service				
Interest - 11/1	-	240,822	240,822	100%
Interest - 5/1	-	240,822	240,822	100%
Total expenditures	<u>-</u>	<u>481,644</u>	<u>481,644</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	1	(225,938)	159,117	
Beginning fund balance (unaudited)	<u>337,078</u>	<u>563,017</u>	<u>242,797</u>	
Ending fund balance (projected)	<u>\$ 337,079</u>	<u>\$ 337,079</u>	<u>\$ 401,914</u>	

¹The budgeted amount shown here is reflected as the budgeted bond proceeds amount in the FY 2020 GMS budget, however, it is reflected as the budgeted special assessments amount in the FY 2020 GMS financial statements.

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2019 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING AUGUST 31, 2020**

	Current Month	Year To Date
REVENUES		
Interest	\$ 2	\$ 232
Total revenues	2	232
EXPENDITURES		
Debt service		
Interest	-	115,504
Total expenditures	-	115,504
Excess/(deficiency) of revenues over/(under) expenditures	2	(115,272)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	390,029
Transfers out	(1)	(99)
Total other financing sources/(uses)	(1)	389,930
Fund balance:		
Net increase/(decrease) in fund balance	1	274,658
Beginning fund balance (unaudited)	274,657	-
Ending fund balance (projected)	\$274,658	\$274,658

**TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2015 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING AUGUST 31, 2020**

	Current Month	Year To Date
REVENUES		
Interest	\$ 1	\$ 242
Total revenues	1	242
EXPENDITURES		
Debt service		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	1	242
Beginning fund balance (unaudited)	292,076	291,835
Ending fund balance (projected)	\$ 292,077	\$292,077

**TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2015A BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING AUGUST 31, 2020**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Beginning fund balance (unaudited)	441	441
Ending fund balance (projected)	<u><u>\$ 441</u></u>	<u><u>\$ 441</u></u>

**TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2016 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING AUGUST 31, 2020**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Beginning fund balance (unaudited)	86	86
Ending fund balance (projected)	<u><u>\$ 86</u></u>	<u><u>\$ 86</u></u>

**TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2017 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING AUGUST 31, 2020**

	Current Month	Year To Date
REVENUES		
Interest	\$ -	\$ 546
Total revenues	-	546
EXPENDITURES		
Capital outlay	-	675,823
Total expenditures	-	675,823
Excess/(deficiency) of revenues over/(under) expenditures	-	(675,277)
Beginning fund balance (unaudited)	2	675,279
Ending fund balance (projected)	\$ 2	\$ 2

**TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2018 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING AUGUST 31, 2020**

	Current Month	Year To Date
REVENUES		
Interest	\$ 6	\$ 1,016
Total revenues	6	1,016
EXPENDITURES		
Capital outlay	1,181,550	1,182,300
Total expenditures	1,181,550	1,182,300
Excess/(deficiency) of revenues over/(under) expenditures	(1,181,544)	(1,181,284)
Beginning fund balance (unaudited)	1,220,347	1,220,087
Ending fund balance (projected)	\$ 38,803	\$ 38,803

**TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2019 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING AUGUST 31, 2020**

	Current Month	Year To Date
REVENUES		
Interest	\$ 17	\$ 2,337
Total revenues	17	2,337
EXPENDITURES		
Capital outlay - construction	-	1,727,908
Capital outlay - cost of issuance	-	281,125
Total expenditures	-	2,009,033
Excess/(deficiency) of revenues over/(under) expenditures	17	(2,006,696)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	5,319,971
Bond premium	-	29,476
Transfers in	-	99
Total other financing sources/(uses)	-	5,349,546
Net change in fund balance	17	3,342,850
Beginning fund balance (unaudited)	3,242,833	-
Ending fund balance (projected)	\$3,242,850	\$3,342,850

TSR

COMMUNITY DEVELOPMENT DISTRICT

17

DRAFT
MINUTES OF MEETING
TSR
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the TSR Community Development District held Virtual Public Hearings and a Regular Meeting on September 9, 2020 at 9:00 a.m., via Zoom at <https://us02web.zoom.us/j/82087409014>, Meeting ID 820 8740 9014 and at 1-929-205-6099, Meeting ID 820 8740 9014.

Present were:

Mike Liquori	Chair
Matt Call	Assistant Secretary
Tim Green	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams	Assistant Regional Manager
Alyssa Willson	District Counsel
Brian Wilkes	District Engineer
Alex Murphy	Starkey Ranch Operations Director
Sidney Manas	Starkey Ranch Lifestyle Director

Residents present were:

Eric Cook	Craig Hodges	Bob Glenn	Mary Ellen Camilla
Jim Herring	Julianne Kearney	Kathleen Novak	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 9:04 a.m. In consideration of the COVID-19 pandemic, this meeting was being held virtually, via Zoom, and telephonically, as permitted under the Florida Governor’s Executive Orders, which allow local governmental public meetings to occur by means of communications media technology, including virtually and telephonically.

Supervisors Liquori, Call and Green were present. Supervisor Berlinsky was not present. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments [3 minutes per person]

There were no public comments.

42 **THIRD ORDER OF BUSINESS**Public Hearing on Adoption of the Fiscal
Year 2020/2021 Budget43
4445 **A. Proof/Affidavit of Publication**

46 The affidavit of publication was included for informational purposes.

47 **B. Consideration of Resolution 2020-19, Relating to the Annual Appropriations and**
48 **Adopting the Budgets for the Fiscal Year Beginning October 1, 2020, and Ending**
49 **September 30, 2021; Authorizing Budget Amendments; and Providing an Effective**
50 **Date**51 Mr. Adams reviewed the Fiscal Year 2021 budget line item increases, decreases and
52 adjustments over the Fiscal Year 2020 budget and the reasons for any changes. Mr. Liquori
53 noted that the overall number of lots in the community was off by five and should be changed
54 to 2,589. Mr. Adams ensured that the final lien roll would be adjusted.55 **Mr. Adams opened the public hearing.**56 Resident Eric Cook voiced his disagreement with the increases. In his opinion, residents
57 pay more in fees for homes in other neighborhoods that would soon pay fees as well and asked
58 why. He felt that the growth of the community was used to justify a fee increase to current
59 residents, which he thought was unjust. Mr. Adams stated it would be ideal if additional phases
60 of expenses, such as landscape expansion, lighting and stormwater, would match with the units
61 but it is not always the case because of the way the community is laid out. Residents had the
62 benefit of a lot more units paying into the last year than this year, in terms of the expense
63 increase, in comparison to the number of units. Mr. Cook asked if the landscaping increase
64 would be a one-time fee. Mr. Adams stated there would be ongoing fee increases, at a more
65 appropriate level, given the size and age of the community. Mr. Cook asked for detailed
66 accounting documents for him to audit. Mr. Adams would give the information to Mr. Cook.67 Discussion ensued regarding the impression that Board Members were “rubber-
68 stamping increases, transition from a Developer-controlled to resident-controlled Board and
69 the November 3rd. Mr. Adams indicated the Statutes state the District must be at least six years
70 in age and have 250 qualified electors living within the District boundaries in order to transition.71 **Mr. Adams closed the public hearing.**72 Mr. Liquori stated that the Board was committed to continuing to reviewing the budget
73 to find cost-savings. This was not a case of “rubber-stamping” contracts to pass increases on to
74 the homeowner. Also, \$200,000 of the increase was directly attributable to additional costs

75 incurred due to COVID-19 and to obtain additional funds, at year's end, to continue operating
76 the community. Discussion ensued regarding landscaping issues and the landscape contract.

77 Resident Bob Glenn stated that the TRIM notice on his tax bill went up every year and
78 this year it is \$2,619, which he believed is significantly over what the CDD proposed in the
79 distribution letter. Mr. Liquori explained that the amount billed is a combination of the debt
80 assessment and the operations and maintenance (O&M) assessment. The debt assessment is a
81 set amount that owners pay for 30 years to pay off the A bonds, which is not a part of the
82 budget, and the O&M portion is used to maintain the landscape and some of the infrastructure
83 that was funded by the CDD. Discussion ensued regarding the bonds, the sale of parcels to
84 different companies, commercial properties, shared costs, development costs and the Fiscal
85 Year 2021 budget. Ms. Willson stated that the bond proceeds only paid for a fraction of the
86 infrastructure for the specially-benefitted properties in the District and the Developer paid for
87 significant portions of that infrastructure through other private financing sources; those
88 commercial areas were not specially-benefited by the infrastructure provided by the bonds.

89 Mr. Adams presented Resolution 2020-19.

90

91 **On MOTION by Mr. Liquori and seconded by Mr. Green, with all in favor,**
92 **Resolution 2020-19, Relating to the Annual Appropriations and Adopting the**
93 **Budgets for the Fiscal Year Beginning October 1, 2020, and Ending September**
94 **30, 2021; Authorizing Budget Amendments; and Providing an Effective Date,**
95 **was adopted.**

96

97

98 **FOURTH ORDER OF BUSINESS**

**Public Hearing to Hear Comments and
Objections on the Imposition of
Maintenance and Operation Special
Assessments to Fund the Budget for Fiscal
Year 2020/2021, Pursuant to Florida Law**

99

100

101

102

103

104 **A. Proof/Affidavit of Publication**

105 The affidavit of publication was included for informational purposes.

106 **B. Mailed Notice(s) to Property Owners**

107 Copies of the mailed notices were included for informational purposes.

108 **• Responses from Property Owners**

109 Mr. Keith Salvione's email regarding the assessment increase was included.

110 C. **Consideration of Resolution 2020-20, Making a Determination of Benefit and Imposing**
111 **Special Assessments for Fiscal Year 2020/2021; Providing for the Collection and**
112 **Enforcement of Special Assessments, Including But Not Limited to Penalties and**
113 **Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the**
114 **Assessment Roll; Providing a Severability clause; and Providing an Effective Date**

115 Mr. Adams stated Resolution 2020-20.

116 **Mr. Adams opened the public hearing.**

117 Mr. Cook reiterated his objection to the increases and to the Developer-controlled
118 Board. He asked if he should hire a lawyer to file an injunction to halt or reverse the assessment
119 increase. Ms. Willson stated the Board followed all appropriate statutory procedures by
120 formally noticing owners and holding public hearings. It would be a conflict of interest for her
121 to inform owners on how to proceed legally against the District. Mr. Cook stated he would
122 retain an attorney and voiced his intention to run for a Board seat. He felt that a resident-
123 controlled Board would provide better governance since residents reside in and care about the
124 community. Ms. Willson stated the new fiscal runs from October 1, 2020 through September
125 30, 2021. She noted that the District provided notice of the two Qualified Elector seats up for
126 election. Two individuals ran for and would fill those seats in November. The next election cycle
127 would be in 2022, wherein two seats would be open.

128 Resident Mary Ellen Camilla stated she ran unopposed for Seat 5 and voiced her
129 confidence in the current CDD Board welcoming and valuing her input. She recommended that
130 Mr. Cook run for a seat on the Board. She looked forward to working with the current Board
131 and continuing to elevate the CDD's high standards.

132 **Mr. Adams closed the public hearing.**

133 Mr. Adams presented Resolution 2020-20.

134

135 **On MOTION by Mr. Call and seconded by Mr. Liquori, with all in favor,**
136 **Resolution 2020-20, Making a Determination of Benefit and Imposing Special**
137 **Assessments for Fiscal Year 2020/2021; Providing for the Collection and**
138 **Enforcement of Special Assessments, Including But Not Limited to Penalties**
139 **and Interest Thereon; Certifying an Assessment Roll; Providing for**
140 **Amendments to the Assessment Roll; Providing a Severability clause; and**
141 **Providing an Effective Date, was adopted.**

142

143

144

145 **FIFTH ORDER OF BUSINESS****Continued Discussion: Pool Reopenings**

146

147 This item was presented following the Sixth Order of Business.

148

149 **SIXTH ORDER OF BUSINESS****Continued Discussion: Insurance
Information Regarding Unsupervised Pool
Use in Relation to District Liability**

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151

152

153 Ms. Willson recalled discussion of whether the District could have volunteers supervise
154 the pool because, as the District does not have worker's compensation insurance coverage and
155 under Florida law, volunteers are viewed as employees for purposes of worker's compensation
156 claims. According to the District's insurance carrier, volunteers cannot be used because it would
157 be open the District to liability under the worker's compensation statute. The District's
158 insurance carrier stressed the importance of adhering to the Centers for Disease Control (CDC)
159 and other guidelines to protect the District in case of any COVID-related lawsuits.

160 **▪ Continued Discussion: Pool Reopenings**

161 This item, previously the Fifth Order of Business, was presented out of order.

162 Ms. Murphy stated the current weekday pool hours of 2:00 to 7:00 p.m., and weekend
163 hours of 11:00 a.m. to 7:00 p.m., at both pools, would be reduced by one hour. Starting in
164 November, the pools would close at 6:00 p.m. Discussion ensued regarding the decrease in pool
165 usage, schools re-opening and adjusting weekend pool hours.

166

167 **SEVENTH ORDER OF BUSINESS****Discussion/Consideration: Renewal Trash
Hauling Contract with County Sanitation
(Additional Backup Under Separate Cover)**

168

169

170

171 Mr. Adams presented the proposal from County Sanitation Service (CSS). The agreement
172 would run from September 30, 2020 to September 30, 2025. Attempts to find out how much
173 other communities pay for trash hauling were not successful. Residents currently pay \$11.06
174 per month. The contract proposes a price freeze for the first two years and a 6% escalator for
175 the remaining three years. There would be a 60-day termination provision. At the Board's
176 request, Mr. Adams would inquire about whether CSS would agree to the two-year freeze but
177 allow the District to negotiate the rate of increase over the following three years down from 6%
178 to 2% or 3%, based on the Consumer Price Index (CPI) If the offer is rejected, the CDD would
179 consider issuing a request for proposals (RFP).

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On MOTION by Mr. Call and seconded by Mr. Liquori, with all in favor, the County Sanitation Services proposal for trash hauling, with a two-year price freeze and a rate escalator of 2% to 3% or at the CPI rate, for the final three years, was approved.

184
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Mr. Glenn felt that CSS was very professional, did a great job and should be retained.

187

188 **EIGHTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
Statements as of July 31, 2020**

189
190

191 Mr. Adams presented the Unaudited Financial Statements as of July 31, 2020. The
192 financials were accepted.

193

194 **NINTH ORDER OF BUSINESS**

**Approval of August 12, 2020 Virtual Public
Meeting Minutes**

195
196

197 Mr. Adams presented the August 12, 2020 Virtual Public Meeting Minutes.

198

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On MOTION by Mr. Liquori and seconded by Mr. Call, with all in favor, the August 12, 2020 Virtual Public Meeting Minutes, as presented, were approved.

201
202

203 **TENTH ORDER OF BUSINESS**

Staff Reports

204

205 **A. District Counsel: *Hopping Green & Sams, P.A.***

206 Ms. Willson stated the Governor's current Executive Order waiving in-person quorum
207 requirements would expire October 1, 2020. If there are no extensions, the next Board Meeting
208 would be in-person.

209 **B. District Engineer: *Heidt Design, LLC***

210 Mr. Wilkes reported the following:

- 211 ➤ Staff was obtaining additional quotes for the Pond M-11A washout repair.
- 212 ➤ Staff was working with Pasco County on language for the Longspur dedication/
213 conveyance.
- 214 ➤ Staff was discussing a maintenance issue regarding the construction status in Phase 2
215 with Waldrop Engineering and Taylor Morrison.

216 **C. District Manager: *Wrathell, Hunt and Associates, LLC***

217 • **NEXT MEETING DATE: October 14, 2020 at 9:00 A.M.**

218 ○ **QUORUM CHECK**

219 Supervisors Liquori, Call and Green confirmed their attendance at the October 14, 2020
220 meeting.

221 **D. Lifestyle Director & Amenity Manger: *WTS International***

222 Ms. Murphy asked if there were any objections to holding the garage sale on October
223 3rd. Cost, signage and CDC guidelines were discussed. The Board approved the event.

224 • **Quote for Utility Vehicle Trailer**

225 Ms. Murphy presented a quote for \$1,121, before taxes, for a utility vehicle trailer for
226 porter services. The Board approved the trailer purchase.

227 Ms. Murphy reviewed the WTS Monthly Report.

228 **E. Operations Manager: *Wrathell, Hunt and Associates, LLC***

229 Mrs. Adams reported the following:

230 ➤ SOLitude Lake Management commenced the pond maintenance project on September
231 2nd. Sonar treatments would start on the Huckleberry pond, once water levels start to drop.

232 ➤ Staff met with the landscape group to review the required drainage repair.

233 ➤ Staff conducted a landscape review; the community looks good.

234 ➤ Mrs. Adams executed a contract with Arete Industries.

235 ➤ Mrs. Adams met with Down to Earth (DTE) and Peter to discuss the addendums to the
236 landscape contract.

237 ➤ The Engineering Department was updating the overlay map for landscaping and lake
238 and wetlands.

239

240 **ELEVENTH ORDER OF BUSINESS**

Supervisors' Requests

241

242 There being no Supervisors' requests, the next item followed.

243

244 **TWELFTH ORDER OF BUSINESS**

Adjournment

245

246 There being no further business to discuss, the meeting adjourned.

247

248

On MOTION by Mr. Liquori and seconded by Mr. Call, with all in favor, the meeting adjourned at 10:26 a.m.

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Secretary/Assistant Secretary

Chair/Vice Chair

TSR

COMMUNITY DEVELOPMENT DISTRICT

18C

TSR COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE

LOCATION

Cunningham Park, 12131 Rangeland Blvd., Odessa, Florida 33556

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 14, 2020	Regular Meeting	9:00 AM
Join Zoom Meeting: https://us02web.zoom.us/j/88999391957 Meeting ID: 889 9939 1957 Dial by your location: 1-929-205-6099 Meeting ID: 889 9939 1957		
November 4, 2020*	Landowners' Meeting & Regular Meeting	9:00 AM
December 9, 2020	Regular Meeting	5:00 PM
January 13, 2021	Regular Meeting	9:00 AM
February 10, 2021	Regular Meeting	5:00 PM
March 10, 2021	Regular Meeting	9:00 AM
April 13, 2021	Regular Meeting	5:00 PM
May 12, 2021	Regular Meeting	9:00 AM
June 9, 2021	Regular Meeting	5:00 PM
July 13, 2020	Regular Meeting	9:00 AM
August 11, 2021	Regular Meeting	9:00 AM
September 14, 2021	Public Hearing and Regular Meeting	9:00 AM

***Exception:**

November date is one week earlier to accommodate Veteran's Day holiday

In the event that the COVID-19 public health emergency prevents the meetings from occurring in-person, the District may conduct the meetings by telephone or video conferencing communications media technology pursuant to governmental orders, including but not limited to Executive Orders 20-52, 20-69, 20-150, 20-179 and 20-193 issued by Governor, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., Florida Statutes.

TSR

COMMUNITY DEVELOPMENT DISTRICT

18D

MONTHLY SUMMARY REPORT



W T S
INTERNATIONAL

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September 2020

Submitted by:

Sydney Manas, Lifestyle Director

Alex Murphy, Operations Director



Starkey
RANCH

Where life takes root.

PROGRAMMING

Reflection on September 2020 programming during the Governors' Phase II of Re-opening.

- ✓ Lifestyle programming was done both virtually and in person this month.
- ✓ We are continuing to hold our monthly Sunset Session, which includes a food truck and live music for residents to enjoy on the Lawn of Whitfield Park. We have seen wonderful numbers at this event and had approximately 100 attendees on September 25th.
- ✓ We introduced several additional in-person outdoor events including 'Labor Day' (approx. 40 attendees) and 'Brunch and Bubbly' (approx. 65 attendees).
- ✓ We hosted several food truck nights with great success and feedback including Cold Stone Creamery and 4 Rivers BBQ.



Professionally Managed By:

WTS INTERNATIONAL



AMENITIES & OPERATIONS

ITEM	STATUS	CONCLUSION
Latch broken on dog park gate at Cunningham Park.	Complete	Latch has been replaced.
Several wildlife and 'resident only' signs are missing from their posts.	In progress	Signs are on site and will be installed.
Painting the fences throughout the Development.	Ongoing	Facilities Specialist continues to paint as needed throughout the community.
We have 6 more lounge chairs that need to be repaired, as the fabric is torn from wear.	Ongoing	Kits are onsite. With social distancing at the pools, we have extra lounges. Facilities Specialist will work on these as a rainy day project.
Damage to footbridges by Welcome Center.	In progress	Facilities Specialist is actively working through replacing boards as needed.
Damage to playground equipment at Homestead Park	In Progress	Supplier has been onsite for a visit. Replacement parts/equipment has been ordered. Equipment has been roped off and is not in use.
Holiday lighting display and installation	Ongoing	Installation will begin in October.

RESIDENT CONNECTIONS



POSITIVE (+) OR NEGATIVE (-)	RESIDENT E-MAIL FEEDBACK	ACTION TAKEN / RESPONSE
+	<p>Thanks for last night Katie, it was amazing meeting so many people that I've only known through Facebook. My sound system had a tough time in such a large open space but a resident was able to adjust it for an open field. Starkey is an amazing place to call home and you guys do a wonderful job with community events to keep us all close 😊</p>	<p>Thank you for the kind message. Your music was wonderful, and it was so awesome to also see your grandson play a few songs with you! We had a really wonderful turn out this month- I heard you shared the event on the Facebook page, thank you for doing that as well. Have a wonderful week! Hope to see you and your family again soon.</p>
-	<p>We went to the sunset sessions tonight and we were distraught by what we saw. We are all for meeting new people, but during a global pandemic we feel it is very irresponsible to see so many people around each other, without mask and completely ignoring any masking. Also we love for kids to play, but having 20 or more kids without a single one wearing a mask is just plain selfish and irresponsible. Last thing, I know you can't legally enforce the people coming to wear masks, but at least make sure the people working for Starkey Ranch are wearing masks and not happily talking less than a foot away with people. As a physician who sees people with COVID die every day in ICU after a gruesome course on a ventilator, seeing this just made me mad. Please be more responsible as a community.</p>	<p>Thank you for your message and concern, and for the work you are doing. While we cannot mandate or enforce that residents (adult or children) wear masks in outdoor spaces, you are absolutely correct in stating that staff should be wearing masks at events and any time they are interacting with residents. I appreciate you bringing to my attention that this may not have been the case at Friday's event and I will reinforce this with the team. While we are slowly reopening amenities and events for residents who choose to use them at this time, the safety and well being of our residents is top priority.</p>
-	<p>I don't understand WHY the early swim is only for lap swimming and the minimum age is 16. We all pay the same dues. My children are early risers and the pools are constantly closed during the afternoons due to storms. I am not one to normally complain, but it was explained after the meeting that it would be discriminatory to only allow this time for adults.</p>	<p>I hope you and your family are doing well. Upon discussion, we would be more than happy to allow you to sign your children up for lap swim. We understand that they are under the age of 16, and ask that you would be there on pool deck to supervise them. As you know, 7am-9am on Tuesdays, Wednesdays, and Thursdays are dedicated solely for lap swim. The recreational pools hours are still as follows: Whitfield Park Pool: Daytime Pool Hours: Sunday through Saturday 11am-4pm Evening Pool Hours: Saturday & Sunday 5pm-8pm (Closed for Cleaning from 4pm-5pm Saturday & Sunday) Homestead Park Pool: Pool Hours: Friday, Saturday, Sunday & Monday 1pm-6pm Pool Hours: Tuesday, Wednesday, Thursday 12pm-4pm & 5pm-8pm.</p>
+	<p>Dear Lifestyle Team, You're simply the best! Thank you for everything you do to make living here the best days of our lives. We are so thankful!</p>	<p>Daniela, I am so glad you all received your Boo Basket! We are so thankful for wonderful residents like you all! Have a wonderful week and stay healthy!</p>

FORECAST

October 2020 Upcoming Virtual & Physical Programing	DATE(S)
Community Garage Sale	10/3/2020
Read Aloud	10/5/2020
Dog-O-Ween	10/8/2020
Octoberfest	10/9/2020
Cardboard Boats & Ice Cream Floats	10/10/2020
Sunset Sessions	10/16/2020
Read Aloud	10/19/2020
Costume Contest (Virtual)	10/30/2020
Monster Mash 5k Dash & 1 Mile Fun Run	10/31/2020
You've been Boo'd!	10/1-10/31/2020
Fall Porch Decorating Contest	10/4-10/14/2020
Zumba	Every Tuesday
Yoga	Every Wednesday



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Where life takes root.



Starkey
FAMILY
OF NEW LIFE PARTNERS

