

# **TSR**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**September 7, 2022**

**BOARD OF SUPERVISORS**

**PUBLIC HEARINGS 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**

August 31, 2022

Board of Supervisors  
TSR Community Development District

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

The Board of Supervisors of the TSR Community Development District will hold Multiple Public Hearings and a Regular Meeting on September 7, 2022, at 5:00 p.m., at Cunningham Park, 12131 Rangeland Boulevard, Odessa, Florida 33556. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments [3 minutes per person]
3. Public Hearing on Adoption of Fiscal Year 2022/2023 Budget
  - A. Proof/Affidavit of Publication
  - B. Consideration of Resolution 2022-08, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date
4. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2022/2023, Pursuant to Florida Law
  - A. Proof/Affidavit of Publication
  - B. Mailed Notice(s) to Property Owners
  - C. Consideration of Resolution 2022-09, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
5. Presentation by Jose Camacho Regarding 30-Day Pool Suspension by District

6. Consideration of Request by Homeowner to Vacate 3' of Utility Easement Behind 12914 Payton Street
7. Consideration of Suncoast Pool Service Commercial Service Proposal
8. Discussion: Results of Discussion with the County Regarding the Lake Blanche and Esplanade Entrance Intersection and the Addition of a Stop Sign
9. Update: Road Maintenance Responsibility - Longspur and Village 1 Areas
10. Consideration of Down to Earth Estimate #33443 for Rangeland West Herbicide and Site Preparation [\$13,142.16]
11. Consideration of The Davey Tree Company Proposals for Albritton Park
  - A. Tree Pruning [\$5,900.00]
  - B. Fertilization/Soil Care [\$36,295.00]
12. Consideration of Award of Contract for Landscape Maintenance (*to be provided under separate cover*)
13. Consideration of Conveyances from WS-TSR, LLC
  - A. Presentation of Engineer's Certificate
  - B. Warranty Deed from WS-TSR B2 - Tract B1
  - C. Warranty Deed from WS-TSR B2 - Tract B2
  - D. Warranty Deed from WS-TSR Huckleberry Pond
  - E. Warranty Deed from WS-TSR M6A-DS
  - F. Warranty Deed from WS-TSR Pond 4-1
  - G. Warranty Deed from WS-TSR Stansil Remainder
14. Update: Hog Trapping in TSR
15. Discussion: Integra Realty Resources Appraisal of Welcome Center and Land
16. Acceptance of Unaudited Financial Reports as of July 31, 2022
17. Approval of August 10, 2022 Regular Meeting Minutes
18. Action & Completed Items

19. Staff Reports

- A. District Counsel: *Kutak Rock, LLP*
- B. District Engineer: *Heidt Design, LLC*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: October 12, 2022 at 5:00 p.m.

- QUORUM CHECK

Mike Liquori	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Matt Call	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Jason Silber	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Tim Green	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Mary Comella	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- D. Lifestyle Director & Amenity Manager: *WTS International*

- Monthly Summary Report
  - I. Consideration of SMARTSolutions Proposal for Network Upgrades at Parks/ Pools
    - Preventative Maintenance Support Package

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

20. Supervisors' Requests

21. Adjournment

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

Sincerely,



Chesley E. Adams, Jr.  
 District Manager



**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**3A**



**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**3B**

## RESOLUTION 2022-08

### THE ANNUAL APPROPRIATION RESOLUTION OF THE TSR COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2022, submitted to the Board of Supervisors (“**Board**”) of the TSR Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

#### **SECTION 1. BUDGET**

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes (“Adopted Budget”)*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the TSR Community Development District for the Fiscal Year Ending September 30, 2023.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

**SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sum of \$8,558,541 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$4,765,085
DEBT SERVICE FUND – SERIES 2015	\$ 661,149
DEBT SERVICE FUND – SERIES 2015A	\$ 666,558
DEBT SERVICE FUND – SERIES 2016	\$ 655,667
DEBT SERVICE FUND – SERIES 2017	\$ 818,412
DEBT SERVICE FUND – SERIES 2018	\$ 654,466
DEBT SERVICE FUND – SERIES 2019	<u>\$ 337,204</u>
TOTAL ALL FUNDS	\$8,558,541

**SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023 or within 60 days following the end of the Fiscal Year 2022/2023 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 7TH DAY OF SEPTEMBER, 2022.**

ATTEST:

**TSR COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Fiscal Year 2023 Budget

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2023**

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
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**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross O&M	\$ 3,873,273				\$ 4,538,284
Assessment levy: on-roll - gross trash	203,011				259,774
Allowable discounts (4%)	(163,051)				(191,922)
Assessment levy: on-roll - net	3,913,233	\$3,902,574	\$ 10,659	\$ 3,913,233	4,606,136
Trash collection assessments	49,068	13,865	5,565	19,430	11,404
Commerical shared costs	81,785	-	81,785	81,785	112,045
Program revenue	8,000	4,584	3,416	8,000	12,000
Interest	2,500	-	2,500	2,500	2,500
Donation from MPOA	-	289,500	-	289,500	-
Specialty program revenue	-	-	-	-	6,000
Miscellaneous-rental revenue	9,600	8,956	644	9,600	15,000
Total revenues	4,064,186	4,219,479	104,569	4,324,048	4,765,085
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	5,100	2,368	2,732	5,100	10,200
Management	42,070	21,035	21,035	42,070	42,070
Legal <sup>1</sup>	30,000	15,690	14,310	30,000	30,000
Engineering	20,000	5,600	14,400	20,000	20,000
Assessment administration	10,000	5,000	5,000	10,000	10,000
Audit	4,570	-	4,570	4,570	4,570
Arbitrage rebate calculation	3,000	750	2,250	3,000	3,000
Dissemination agent	13,000	6,500	6,500	13,000	13,000
Trustee	26,500	25,591	909	26,500	26,500
Telephone	250	125	125	250	250
Postage	1,500	275	1,225	1,500	1,500
Printing & binding	2,000	1,000	1,000	2,000	2,000
Legal advertising	3,500	765	2,735	3,500	3,500
Annual special district fee	175	175	-	175	175
Insurance	6,100	6,205	-	6,205	7,100
Other current charges	3,500	676	2,824	3,500	3,500
Office supplies	500	-	500	500	500
Website					
Hosting & maintenance	705	-	705	705	705
ADA compliance	200	-	200	200	200
Property taxes	687	-	687	687	687
Property appraiser & tax collector	81,526	78,345	3,181	81,526	95,961
Total professional & administrative	254,883	170,100	84,888	254,988	275,418

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2023**

	Fiscal Year 2022			Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	
<b>Field operations</b>				
Contract services				
Field services	28,325	14,163	14,162	28,325
Landscape maintenance	1,491,270	474,522	1,016,748	1,491,270
Landscape consulting	60,000	35,481	24,519	60,000
Landscape Arbor Care	99,000	49,090	49,910	99,000
Wetland maintenance	24,168	5,540	18,628	24,168
Wetland mitigation reporting	4,500	2,200	2,300	4,500
Lake maintenance	94,000	47,726	46,274	94,000
Community trash hauling	246,750	139,944	106,806	246,750
Off-duty traffic patrols	20,000	2,200	17,800	20,000
Repairs & maintenance				
Repairs - general	20,000	18,796	1,204	20,000
Operating supplies	8,000	4,891	3,109	8,000
Plant replacement	70,000	71,279	-	71,279
Mulch	155,000	98,521	56,479	155,000
Playground mulch	12,000	-	12,000	12,000
Sod	100,000	59,100	40,900	100,000
Fertilizer/chemicals	20,000	23,987	-	23,987
Irrigation repairs	30,000	12,097	17,903	30,000
Irrigation monitoring	2,280	600	1,680	2,280
Security/alarms/camera/repair	1,000	703	297	1,000
Road & sidewalk	40,000	7,936	32,064	40,000
Common area signage	3,000	-	3,000	3,000
Bridge & deck maintenance	40,000	8,750	31,250	40,000
Pressure washing	-	-	-	-
Utilities - common area				
Electric	14,500	4,299	10,201	14,500
Streetlights	340,000	147,665	192,335	340,000
Irrigation - reclaimed water	70,000	24,727	45,273	70,000
Gas	450	414	36	450

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Actual & Projected	Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022		
Recreation facilities					
Amenity management staff/contract	296,429	136,805	159,624	296,429	389,820
Office rental	60,000	-	60,000	60,000	80,000
Office expenses	6,713	-	6,713	6,713	8,950
Office utilities	6,638	-	6,638	6,638	8,850
Office copy machine	4,875	-	4,875	4,875	4,875
Office supplies	-	929	-	929	-
Janitorial	24,480	6,603	17,877	24,480	24,480
Park A/C repairs and maintenance	5,000	-	5,000	5,000	5,000
Pool cleaning	26,280	10,940	15,340	26,280	27,594
Pool repairs & maintenance	2,500	-	2,500	2,500	2,500
Pool fence & gate repairs	2,000	-	2,000	2,000	2,000
Pool - electric	22,000	8,463	13,537	22,000	36,000
Pool - water	8,000	6,189	1,811	8,000	10,000
Pool permits and licensing	1,100	-	1,100	1,100	1,100
Pest services	500	250	250	500	500
Pool resurfacing	60,000	59,917	83	60,000	-
Insurance	54,900	45,436	9,464	54,900	69,706
Cable/internet/telephone/software	10,000	4,382	5,618	10,000	10,000
Access cards	5,500	-	5,500	5,500	5,500
Activities	28,000	12,650	15,350	28,000	30,000
Specialty programming	3,000	1,553	1,447	3,000	6,000
Recreational repairs	-	1,028	-	1,028	2,500
Pool signage	1,000	336	664	1,000	1,000
Holiday decorations	8,000	4,933	3,067	8,000	8,000
Other					
Contingency	20,000	27,583	-	27,583	20,000
Capital outlay	90,000	-	90,000	90,000	30,000
Total field operations	<u>3,741,158</u>	<u>1,582,628</u>	<u>2,173,336</u>	<u>3,755,964</u>	<u>4,483,098</u>
Total expenditures	<u>3,996,041</u>	<u>1,752,728</u>	<u>2,258,224</u>	<u>4,010,952</u>	<u>4,758,516</u>
Net increase/(decrease) of fund balance	68,145	2,466,751	(2,153,655)	313,096	6,569
Fund balance - beginning (unaudited)	592,922	498,680	2,965,431	498,680	811,776
Fund balance - ending (projected)	<u>\$ 661,067</u>	<u>\$ 2,965,431</u>	<u>\$ 811,776</u>	<u>\$ 811,776</u>	<u>\$ 818,345</u>

<sup>1</sup>budget incorporates a 6% annual increase to hourly rate since last rate adjustment

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional & administrative**

Supervisors	\$ 10,200
This covers 2 Board members being paid \$200 per meeting for 12 annual meetings plus FICA.	
Management	42,070
The District has contracted with Wrathell, Hunt and Associates, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, budget preparation, all financial reporting, annual audit, etc. This is a fixed annual fee service.	
Legal	30,000
The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, plats etc.	
Engineering	20,000
The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, plats etc.	
Assessment administration	10,000
The District contracts with Wrathell, Hunt and Associates, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District to fund the operating expenses of the District and principal and interest payment on each bond issue. This is a fixed fee service.	
Audit	4,570
The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District is currently engaged with Berger, Toombs, Elam, Gaines & Frank for this service.	
Arbitrage rebate calculation	3,000
The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2015, 2015A, 2016, 2017, 2018 and 2019 Special Assessment Revenue Bonds. The District is currently engaged with Grau and Associates for these services. The reports are priced at \$600 per bond series.	
Dissemination agent	13,000
The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues .Wrathell, Hunt and Associates, LLC service as the dissemination agent for the District's five bond series.	
Trustee	26,500
The District issued Series 2015, 2015A, 2016, 2017, 2018 & 2019 Special Assessment Revenue Bonds that are deposited with a Trustee at USBank. Each bond series incurs these fees at a rate of \$4,400 per year plus reimbursables.	
Telephone	250
Telephone and fax machine.	
Postage	1,500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	2,000
Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.	

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES (continued)**

Legal advertising	3,500
The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.	
Annual special district fee	175
The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.	
Insurance	7,100
The District's general liability and public officials' liability insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies. The amount is based upon cost estimate provided by FIA for the fiscal year.	
Other current charges	3,500
Represents any miscellaneous expenses incurred during the fiscal year.	
Office supplies	500
Miscellaneous office supplies.	
Website	
Hosting & maintenance	705
ADA compliance	200
Property taxes	687
Represents the estimated non-ad valorem assessment charged by the Pasco County Tax Collector's Office for all assessable property within the District. The amount for FY2022 has been reduced as it is expected that most of the District's property will be tax exempt prior to the January 1st deadline for qualifying exemptions.	
Property appraiser & tax collector	95,961
<b>Field operations</b>	
Contract services	
Field services	28,325
The District has contracted with Wrathell, Hunt and Associates, LLC to provide field management of contracts for the District such as landscape and lake maintenance. Services to include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails. This is a fixed fee service.	
Landscape maintenance	1,700,000
The District has contracted with Down to Earth for maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed. Services include: mowing, edging, trimming and cleaning of all lawn areas, tree trimming, weed control, insect/disease control, fertilization, bed dressing and irrigation maintenance. The amount is based upon the current contract set in place, including recent addendums, and estimated future additions within the District.	
Landscape consulting	60,000
The District has contracted with Sunscape Consulting, Inc. to provide monthly landscape consulting services. The monthly services include: monitoring of the mowing, edging and palm trimming process, all detailed-related work, the agronomic program, palm trimming, arbor care work, mulch/pine straw installation, irrigation system operation and repairs, miscellaneous plant replacements and minor landscape repairs and enhancements.	
Landscape Arbor Care	155,000
The District contracts with a certified arborists company for periodic structural pruning and aerifying of the large grandfather oaks.	

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES (continued)**

Wetland maintenance	68,168
<p>The District has contracted with Florida Natives Nursery, Inc. to maintain wetlands located throughout the District. These areas are identified as: Areas 1, 2, 3, 4, 5, 6, 7, 8, 9, and M2B. Services include: nuisance/invasive vegetation control, and perimeter grass/brush control to delineated high water. These services are provided quarterly at a rate of \$6,041.91 per visit.</p>	
Wetland mitigation reporting	4,500
<p>The District has contracted with Ecological Consultants, Inc. and Florida Natives Nursery to provide scheduled monitoring of mitigation areas located throughout the District. The total amount budgeted is based on semi-annual visits.</p>	
Lake maintenance	100,000
<p>Represents estimated costs for maintenance to all lakes the District must maintain within District boundaries. The District has contracted with SOLitude Lake Management for these services.</p>	
Community trash hauling	330,000
<p>Represents estimated costs the District incurs for the scheduled trash collection of all residential lots sold to third parties during the fiscal year.</p>	
Off-duty traffic patrols	20,000
<p>Allows for the hiring of an off duty police officers for a 4 hour block each week to provide traffic and speed patrol services.</p>	
Repairs & maintenance	
Repairs - general	20,000
<p>Represents estimated costs for the general repairs and maintenance of various facilities throughout the District.</p>	
Operating supplies	8,000
<p>Represents estimated costs of supplies purchased for operating and maintaining common areas.</p>	
Plant replacement	70,000
<p>Represents estimated costs related to the replacement of any landscaping needed throughout the fiscal year.</p>	
Mulch	200,000
<p>Represents supply and install contract for mulching of landscape common areas.</p>	
Playground mulch	18,000
<p>Represents the estimated costs to mulch the District playgrounds once annually.</p>	
Sod	200,000
<p>Represents an aggressive initiative being introduced in fiscal year 2022 to upgrade areas of bahia sod to either Zoysia or Floratam sod.</p>	
Fertilizer/chemicals	30,000
<p>Represents estimated costs of top choice pesticide applications that may be needed throughout the fiscal year.</p>	
Irrigation repairs	30,000
<p>The District will incur costs related to repairing and maintaining its irrigation systems. The amount is based on estimated costs.</p>	

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES (continued)**

Irrigation monitoring The District will incur costs related to GPRS irrigation communication services. The cost is based on 19 controllers at a rate of \$120 per year and is provided by Hunter Industries.	2,280
Security/alarms/camera/repair Represents estimated costs of maintaining security systems for the recreational facilities within the District and any maintenance needed to those systems.	1,500
Road & sidewalk Represents estimated costs of repairing and maintaining roads, sidewalks and trails within the District.	40,000
Common area signage Represents estimated costs to replace miscellaneous signs throughout the fiscal year.	3,000
Bridge & deck maintenance Represents the estimated costs of maintaining various bridges and decks owned by the District. Price includes every other month review and replacement as needed, of wood and paver brick decking.	40,000
Pressure washing Intended to cover the hiring of a qualified contractor to pressure wash all of the Districts Sidewalks once a year.	105,000
Utilities - common area	
Electric Represents current and estimated electric charges for common areas throughout the District. These services are provided by Duke Energy.	14,500
Streetlights Represents the cost to maintain street lights within the District Boundaries that are currently set in place and expected to be in place throughout the fiscal year. Streetlight services are provided by Duke Energy.	380,000
Irrigation - reclaimed water Represents current and estimated costs for water and refuse services provided for common areas throughout the District. These services are provided by Pasco County Utilities Services.	70,000
Gas Represents current and estimated gas services provided at the recreational facilities.	450
Recreation facilities	
Amenity management staff/contract The District has contracted with WTS International, Inc. to provide amenity center management services, amenity operations services and programming services. The amount estimated for FY2023 includes increases to some payroll items such as Pool Attendants.	389,820
Office rental Anticipates the rental of the Welcome Center to continue to provide onsite office space for staff and for resident reception.	80,000
Office expenses Represents routine daily office expenses and cleaning.	8,950
Office utilities Represents cost of utilities for office such as Duke Electric, Pasco Utilities, Clearwater Gas, Spectrum, etc.	8,850

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES (continued)**

Office copy machine	4,875
Represents the lease and operating costs of the copying machine.	
Office Lease	
Expense related to office space lease at Welcome Center.	
Janitorial	24,480
The District has contracted with Trinity Housekeepers to provide janitorial services and supplies for its recreational facilities. Services are provided three days a week.	
Park A/C repairs and maintenance	5,000
Covers the costs associated with preventative maintenance and repairs to the parks restroom AC units.	
Pool cleaning	27,594
Represents estimated costs of regular cleaning and treatments of the pools within the District. The District has contracted with Suncoast Pool Services to provide these services.	
Pool repairs & maintenance	2,500
The District will incur costs related to the repairs and maintenance of its pools.	
Pool fence & gate repairs	2,000
The District will incur costs related to the maintenance of fencing surrounding the pools as well as the gate.	
Pool - electric	36,000
Represents current and estimated electric charges for pools located in Whitfield, Homestead and Albritton Parks. These services are provided by Duke Energy.	
Pool - water	10,000
Represents current and estimated water charges for the Whitfield, Homestead and Albritton pools. These services are provided by Pasco County Utilities Services.	
Pool permits and licensing	1,100
Represents annual costs of required pool permits for the Whitfield and Homestead pools paid to the Florida Department of Health.	
Pest services	500
The District will incur costs for pest control treatments to its recreational facilities. These services are provided by Southern Care Lawn and Pest for Cunningham Park at \$75 per quarter.	
Insurance	69,706
The District will incur fees to insure items owned by the District for its property needs. Coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage for government agencies. Also, includes WTS GL and kayak coverage.	
Cable/internet/telephone/software	10,000
Represents the estimated cost of providing cable, internet and telephone services to the District's recreational facilities. Internet services are provided at Whitfield Park and Homestead Park. Internet and cable services are provided at Cunningham Park.	
Access cards	5,500
Represents the estimated cost for providing and maintaining an access card system.	
Activities	30,000



**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES (continued)**

<p>The onsite management company for the District coordinates and provides various activities throughout the year. The amount represents costs related to supplies, notices and other items to run these activities.</p>	
Specialty programming	6,000
<p>Covers the provision of specialty programs such as swim lessons, gymnastics etc.</p>	
Pool signage	1,000
<p>Represents the replacement of miscellaneous signs located at the District's recreational facilities.</p>	
Holiday decorations	8,000
<p>The District will incur costs related to the decoration of common areas during the Holidays.</p>	
Special events	
<p>Intended to cover the costs of 4th of July Celebration for the community.</p>	
Other	
Contingency	20,000
<p>Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any standard category.</p>	
Capital outlay	30,000
Total expenditures	<u><u>\$ 4,758,516</u></u>

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2015  
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual Through 3/31/2022	Projected Through 9/30/2022	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 688,645				\$ 688,645
Allowable discounts (4%)	(27,546)				(27,546)
Net assessment levy - on-roll	661,099	\$ 657,414	\$ 3,685	\$ 661,099	661,099
Interest	50	27	-	27	50
Total revenues	661,149	657,441	3,685	661,126	661,149
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal - 11/1	195,000	195,000	-	195,000	195,000
Principal prepayment	-	295,000	15,000	310,000	-
Interest - 11/1	225,159	225,156	-	225,156	213,172
Interest - 5/1	220,894	-	213,550	213,550	208,906
Tax collector	13,773	13,148	625	13,773	13,773
Total expenditures	654,826	728,304	229,175	957,479	630,851
Excess/(deficiency) of revenues over/(under) expenditures	6,323	(70,863)	(225,490)	(296,353)	30,298
Beginning fund balance (unaudited)	1,117,377	1,416,236	1,345,373	1,416,236	1,119,883
Ending fund balance (projected)	<u>\$1,126,577</u>	<u>\$1,345,373</u>	<u>\$ 1,119,883</u>	<u>\$ 1,119,883</u>	<u>1,150,181</u>
Use of fund balance:					
Debt service reserve account balance (required)					(630,256)
Principal expense - November 1, 2023					(200,000)
Interest expense - November 1, 2023					(208,906)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 111,019</u>

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2015 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/22	195,000.00	4.375%	213,171.88	408,171.88	8,325,000.00
05/01/23			208,906.25	208,906.25	8,325,000.00
11/01/23	200,000.00	4.375%	208,906.25	408,906.25	8,125,000.00
05/01/24			204,531.25	204,531.25	8,125,000.00
11/01/24	210,000.00	4.375%	204,531.25	414,531.25	7,915,000.00
05/01/25			199,937.50	199,937.50	7,915,000.00
11/01/25	220,000.00	4.375%	199,937.50	419,937.50	7,695,000.00
05/01/26			195,125.00	195,125.00	7,695,000.00
11/01/26	230,000.00	5.000%	195,125.00	425,125.00	7,465,000.00
05/01/27			189,375.00	189,375.00	7,465,000.00
11/01/27	245,000.00	5.000%	189,375.00	434,375.00	7,220,000.00
05/01/28			183,250.00	183,250.00	7,220,000.00
11/01/28	255,000.00	5.000%	183,250.00	438,250.00	6,965,000.00
05/01/29			176,875.00	176,875.00	6,965,000.00
11/01/29	270,000.00	5.000%	176,875.00	446,875.00	6,695,000.00
05/01/30			170,125.00	170,125.00	6,695,000.00
11/01/30	280,000.00	5.000%	170,125.00	450,125.00	6,415,000.00
05/01/31			163,125.00	163,125.00	6,415,000.00
11/01/31	295,000.00	5.000%	163,125.00	458,125.00	6,120,000.00
05/01/32			155,750.00	155,750.00	6,120,000.00
11/01/32	310,000.00	5.000%	155,750.00	465,750.00	5,810,000.00
05/01/33			148,000.00	148,000.00	5,810,000.00
11/01/33	325,000.00	5.000%	148,000.00	473,000.00	5,485,000.00
05/01/34			139,875.00	139,875.00	5,485,000.00
11/01/34	345,000.00	5.000%	139,875.00	484,875.00	5,140,000.00
05/01/35			131,250.00	131,250.00	5,140,000.00
11/01/35	360,000.00	5.000%	131,250.00	491,250.00	4,780,000.00
05/01/36			122,250.00	122,250.00	4,780,000.00
11/01/36	380,000.00	5.000%	122,250.00	502,250.00	4,400,000.00
05/01/37			112,750.00	112,750.00	4,400,000.00
11/01/37	395,000.00	5.125%	112,750.00	507,750.00	4,005,000.00
05/01/38			102,628.13	102,628.13	4,005,000.00
11/01/38	415,000.00	5.125%	102,628.13	517,628.13	3,590,000.00
05/01/39			91,993.75	91,993.75	3,590,000.00
11/01/39	440,000.00	5.125%	91,993.75	531,993.75	3,150,000.00
05/01/40			80,718.75	80,718.75	3,150,000.00
11/01/40	460,000.00	5.125%	80,718.75	540,718.75	2,690,000.00
05/01/41			68,931.25	68,931.25	2,690,000.00
11/01/41	485,000.00	5.125%	68,931.25	553,931.25	2,205,000.00
05/01/42			56,503.13	56,503.13	2,205,000.00
11/01/42	510,000.00	5.125%	56,503.13	566,503.13	1,695,000.00
05/01/43			43,434.38	43,434.38	1,695,000.00
11/01/43	535,000.00	5.125%	43,434.38	578,434.38	1,160,000.00

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2015 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
05/01/44			29,725.00	29,725.00	1,160,000.00
11/01/44	565,000.00	5.125%	29,725.00	594,725.00	595,000.00
05/01/45			15,246.88	15,246.88	595,000.00
11/01/45	595,000.00	5.125%	15,246.88	610,246.88	-
<b>Total</b>	<b>8,520,000.00</b>		<b>6,193,784.42</b>	<b>14,713,784.42</b>	

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2015A  
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Revenue & Expenditures	Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual Through 3/31/2022	Projected Through 9/30/2022		
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 694,331				\$ 694,331
Allowable discounts (4%)	(27,773)				(27,773)
Net assessment levy - on-roll	666,558	\$ 662,842	\$ 3,716	\$ 666,558	666,558
Interest	-	26	-	26	-
Total revenues	<u>666,558</u>	<u>662,868</u>	<u>3,716</u>	<u>666,584</u>	<u>666,558</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal - 11/1	175,000	175,000	-	175,000	180,000
Principal prepayment	-	-	5,000	5,000	-
Interest - 11/1	238,244	238,244	-	238,244	234,384
Interest - 5/1	234,525	-	234,525	234,525	229,547
Tax collector	13,887	13,257	630	13,887	13,887
Total expenditures	<u>661,656</u>	<u>426,501</u>	<u>239,525</u>	<u>666,656</u>	<u>657,818</u>
Excess/(deficiency) of revenues over/(under) expenditures	4,902	236,367	(235,809)	(72)	8,740
Beginning fund balance (unaudited)	1,096,814	1,101,535	1,337,902	1,101,535	1,101,463
Ending fund balance (projected)	<u>\$ 1,101,716</u>	<u>\$ 1,337,902</u>	<u>\$ 1,102,093</u>	<u>\$ 1,101,463</u>	<u>1,110,203</u>
Use of fund balance:					
Debt service reserve account balance (required)					(651,844)
Principal expense - November 1, 2023					(190,000)
Interest expense - November 1, 2023					(229,547)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 38,812</u>

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2015A AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/22	180,000.00	5.375%	234,384.38	414,384.38	8,315,000.00
05/01/23			229,546.88	229,546.88	8,315,000.00
11/01/23	190,000.00	5.375%	229,546.88	419,546.88	8,125,000.00
05/01/24			224,440.63	224,440.63	8,125,000.00
11/01/24	200,000.00	5.375%	224,440.63	424,440.63	7,925,000.00
05/01/25			219,065.63	219,065.63	7,925,000.00
11/01/25	210,000.00	5.375%	219,065.63	429,065.63	7,715,000.00
05/01/26			213,421.88	213,421.88	7,715,000.00
11/01/26	225,000.00	5.375%	213,421.88	438,421.88	7,490,000.00
05/01/27			207,375.00	207,375.00	7,490,000.00
11/01/27	235,000.00	5.375%	207,375.00	442,375.00	7,255,000.00
05/01/28			201,059.38	201,059.38	7,255,000.00
11/01/28	245,000.00	5.375%	201,059.38	446,059.38	7,010,000.00
05/01/29			194,475.00	194,475.00	7,010,000.00
11/01/29	260,000.00	5.375%	194,475.00	454,475.00	6,750,000.00
05/01/30			187,487.50	187,487.50	6,750,000.00
11/01/30	275,000.00	5.375%	187,487.50	462,487.50	6,475,000.00
05/01/31			180,096.88	180,096.88	6,475,000.00
11/01/31	290,000.00	5.375%	180,096.88	470,096.88	6,185,000.00
05/01/32			172,303.13	172,303.13	6,185,000.00
11/01/32	305,000.00	5.375%	172,303.13	477,303.13	5,880,000.00
05/01/33			164,106.25	164,106.25	5,880,000.00
11/01/33	320,000.00	5.375%	164,106.25	484,106.25	5,560,000.00
05/01/34			155,506.25	155,506.25	5,560,000.00
11/01/34	340,000.00	5.375%	155,506.25	495,506.25	5,220,000.00
05/01/35			146,368.75	146,368.75	5,220,000.00
11/01/35	355,000.00	5.375%	146,368.75	501,368.75	4,865,000.00
05/01/36			136,828.13	136,828.13	4,865,000.00
11/01/36	375,000.00	5.625%	136,828.13	511,828.13	4,490,000.00
05/01/37			126,281.25	126,281.25	4,490,000.00
11/01/37	395,000.00	5.625%	126,281.25	521,281.25	4,095,000.00
05/01/38			115,171.88	115,171.88	4,095,000.00
11/01/38	420,000.00	5.625%	115,171.88	535,171.88	3,675,000.00
05/01/39			103,359.38	103,359.38	3,675,000.00
11/01/39	445,000.00	5.625%	103,359.38	548,359.38	3,230,000.00
05/01/40			90,843.75	90,843.75	3,230,000.00
11/01/40	470,000.00	5.625%	90,843.75	560,843.75	2,760,000.00
05/01/41			77,625.00	77,625.00	2,760,000.00
11/01/41	495,000.00	5.625%	77,625.00	572,625.00	2,265,000.00
05/01/42			63,703.13	63,703.13	2,265,000.00
11/01/42	520,000.00	5.625%	63,703.13	583,703.13	1,745,000.00
05/01/43			49,078.13	49,078.13	1,745,000.00
11/01/43	550,000.00	5.625%	49,078.13	599,078.13	1,195,000.00

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2015A AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
05/01/44			33,609.38	33,609.38	1,195,000.00
11/01/44	580,000.00	5.625%	33,609.38	613,609.38	615,000.00
05/01/45			17,296.88	17,296.88	615,000.00
11/01/45	615,000.00	5.625%	17,296.88	632,296.88	-
<b>Total</b>	<b>8,495,000.00</b>		<b>6,852,484.52</b>	<b>15,347,484.52</b>	

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2016  
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual Through 3/31/2022	Projected Through 9/30/2022	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 682,986				\$ 682,986
Allowable discounts (4%)	(27,319)				(27,319)
Net assessment levy - on-roll	655,667	\$ 652,011	\$ 3,656	\$ 655,667	655,667
Interest	-	21	-	21	-
Total revenues	<u>655,667</u>	<u>652,032</u>	<u>3,656</u>	<u>655,688</u>	<u>655,667</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal - 11/1	195,000	195,000	-	195,000	200,000
Interest - 11/1	221,800	221,800	-	221,800	218,388
Interest - 5/1	218,388	-	218,388	218,388	218,388
Tax collector	13,660	13,040	620	13,660	13,660
Total expenditures	<u>648,848</u>	<u>429,840</u>	<u>219,008</u>	<u>648,848</u>	<u>650,436</u>
Excess/(deficiency) of revenues over/(under) expenditures	6,819	222,192	(215,352)	6,840	5,231
Beginning fund balance (unaudited)	925,187	931,245	1,153,437	931,245	938,085
Ending fund balance (projected)	<u>\$ 932,006</u>	<u>\$ 1,153,437</u>	<u>\$ 938,085</u>	<u>\$ 938,085</u>	<u>943,316</u>
Use of fund balance:					
Debt service reserve account balance (required)					(484,481)
Principal expense - November 1, 2023					(210,000)
Interest expense - November 1, 2023					(214,388)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 34,447</u>



**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2016 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/22	200,000.00	4.000%	218,387.50	418,387.50	9,290,000.00
05/01/23			218,387.50	218,387.50	9,290,000.00
11/01/23	210,000.00	4.000%	214,387.50	424,387.50	9,080,000.00
05/01/24			214,387.50	214,387.50	9,080,000.00
11/01/24	220,000.00	4.000%	210,187.50	430,187.50	8,860,000.00
05/01/25			210,187.50	210,187.50	8,860,000.00
11/01/25	230,000.00	4.000%	205,787.50	435,787.50	8,630,000.00
05/01/26			205,787.50	205,787.50	8,630,000.00
11/01/26	235,000.00	4.000%	201,187.50	436,187.50	8,395,000.00
05/01/27			201,187.50	201,187.50	8,395,000.00
11/01/27	245,000.00	4.000%	196,487.50	441,487.50	8,150,000.00
05/01/28			191,587.50	191,587.50	8,150,000.00
11/01/28	255,000.00	4.625%	191,587.50	446,587.50	7,895,000.00
05/01/29			185,690.63	185,690.63	7,895,000.00
11/01/29	270,000.00	4.625%	185,690.63	455,690.63	7,625,000.00
05/01/30			179,446.88	179,446.88	7,625,000.00
11/01/30	280,000.00	4.625%	179,446.88	459,446.88	7,345,000.00
05/01/31			172,971.88	172,971.88	7,345,000.00
11/01/31	295,000.00	4.625%	172,971.88	467,971.88	7,050,000.00
05/01/32			166,150.00	166,150.00	7,050,000.00
11/01/32	305,000.00	4.625%	166,150.00	471,150.00	6,745,000.00
05/01/33			159,096.88	159,096.88	6,745,000.00
11/01/33	320,000.00	4.625%	159,096.88	479,096.88	6,425,000.00
05/01/34			151,696.88	151,696.88	6,425,000.00
11/01/34	335,000.00	4.625%	151,696.88	486,696.88	6,090,000.00
05/01/35			143,950.00	143,950.00	6,090,000.00
11/01/35	350,000.00	4.625%	143,950.00	493,950.00	5,740,000.00
05/01/36			135,856.25	135,856.25	5,740,000.00
11/01/36	365,000.00	4.625%	135,856.25	500,856.25	5,375,000.00
05/01/37			127,415.63	127,415.63	5,375,000.00
11/01/37	385,000.00	4.625%	127,415.63	512,415.63	4,990,000.00
05/01/38			118,512.50	118,512.50	4,990,000.00
11/01/38	400,000.00	4.750%	118,512.50	518,512.50	4,590,000.00
05/01/39			109,012.50	109,012.50	4,590,000.00
11/01/39	420,000.00	4.750%	109,012.50	529,012.50	4,170,000.00
05/01/40			99,037.50	99,037.50	4,170,000.00
11/01/40	440,000.00	4.750%	99,037.50	539,037.50	3,730,000.00
05/01/41			88,587.50	88,587.50	3,730,000.00
11/01/41	460,000.00	4.750%	88,587.50	548,587.50	3,270,000.00
05/01/42			77,662.50	77,662.50	3,270,000.00
11/01/42	485,000.00	4.750%	77,662.50	562,662.50	2,785,000.00
05/01/43			66,143.75	66,143.75	2,785,000.00
11/01/43	505,000.00	4.750%	66,143.75	571,143.75	2,280,000.00

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2016 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
05/01/44			54,150.00	54,150.00	2,280,000.00
11/01/44	530,000.00	4.750%	54,150.00	584,150.00	1,750,000.00
05/01/45			41,562.50	41,562.50	1,750,000.00
11/01/45	555,000.00	4.750%	41,562.50	596,562.50	1,195,000.00
05/01/46			28,381.25	28,381.25	1,195,000.00
11/01/46	585,000.00	4.750%	28,381.25	613,381.25	610,000.00
05/01/47			14,487.50	14,487.50	610,000.00
11/01/47	610,000.00	4.750%	14,487.50	624,487.50	-
<b>Total</b>	<b>9,490,000.00</b>		<b>6,919,162.56</b>	<b>16,409,162.56</b>	

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2017  
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual Through 3/31/2022	Projected Through 9/30/2022	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 852,513				\$ 852,513
Allowable discounts (4%)	(34,101)				(34,101)
Net assessment levy - on-roll	818,412	\$ 813,850	\$ 4,562	\$ 818,412	818,412
Interest	-	21	-	21	-
Total revenues	818,412	813,871	4,562	818,433	818,412
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal - 11/1	235,000	235,000	-	235,000	245,000
Principal prepayment	-	-	5,000	5,000	-
Interest - 11/1	282,194	282,194	-	282,194	277,816
Interest - 5/1	277,934	-	277,934	277,934	273,375
Tax collector	17,050	16,277	773	17,050	17,050
Total expenditures	812,178	533,471	283,707	817,178	813,241
Excess/(deficiency) of revenues over/(under) expenditures	6,234	280,400	(279,145)	1,255	5,171
Beginning fund balance (unaudited)	947,978	946,868	1,227,268	946,868	948,123
Ending fund balance (projected)	<u>\$ 954,212</u>	<u>\$ 1,227,268</u>	<u>\$ 948,123</u>	<u>\$ 948,123</u>	<u>953,294</u>
Use of fund balance:					
Debt service reserve account balance (required)					(403,163)
Principal expense - November 1, 2023					(250,000)
Interest expense - November 1, 2023					(273,375)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 26,756</u>

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2017 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/22	245,000.00	3.625%	277,815.63	522,815.63	11,860,000.00
05/01/23			273,375.00	273,375.00	11,860,000.00
11/01/23	250,000.00	3.625%	273,375.00	523,375.00	11,610,000.00
05/01/24			268,843.75	268,843.75	11,610,000.00
11/01/24	260,000.00	4.125%	268,843.75	528,843.75	11,350,000.00
05/01/25			263,481.25	263,481.25	11,350,000.00
11/01/25	270,000.00	4.125%	263,481.25	533,481.25	11,080,000.00
05/01/26			257,912.50	257,912.50	11,080,000.00
11/01/26	285,000.00	4.125%	257,912.50	542,912.50	10,795,000.00
05/01/27			252,034.38	252,034.38	10,795,000.00
11/01/27	295,000.00	4.125%	252,034.38	547,034.38	10,500,000.00
05/01/28			245,950.00	245,950.00	10,500,000.00
11/01/28	305,000.00	4.125%	245,950.00	550,950.00	10,195,000.00
05/01/29			239,659.38	239,659.38	10,195,000.00
11/01/29	320,000.00	4.625%	239,659.38	559,659.38	9,875,000.00
05/01/30			232,259.38	232,259.38	9,875,000.00
11/01/30	335,000.00	4.625%	232,259.38	567,259.38	9,540,000.00
05/01/31			224,512.50	224,512.50	9,540,000.00
11/01/31	350,000.00	4.625%	224,512.50	574,512.50	9,190,000.00
05/01/32			216,418.75	216,418.75	9,190,000.00
11/01/32	365,000.00	4.625%	216,418.75	581,418.75	8,825,000.00
05/01/33			207,978.13	207,978.13	8,825,000.00
11/01/33	385,000.00	4.625%	207,978.13	592,978.13	8,440,000.00
05/01/34			199,075.00	199,075.00	8,440,000.00
11/01/34	400,000.00	4.625%	199,075.00	599,075.00	8,040,000.00
05/01/35			189,825.00	189,825.00	8,040,000.00
11/01/35	420,000.00	4.625%	189,825.00	609,825.00	7,620,000.00
05/01/36			180,112.50	180,112.50	7,620,000.00
11/01/36	440,000.00	4.625%	180,112.50	620,112.50	7,180,000.00
05/01/37			169,937.50	169,937.50	7,180,000.00
11/01/37	460,000.00	4.625%	169,937.50	629,937.50	6,720,000.00
05/01/38			159,300.00	159,300.00	6,720,000.00
11/01/38	480,000.00	4.625%	159,300.00	639,300.00	6,240,000.00
05/01/39			148,200.00	148,200.00	6,240,000.00
11/01/39	500,000.00	4.750%	148,200.00	648,200.00	5,740,000.00
05/01/40			136,325.00	136,325.00	5,740,000.00
11/01/40	525,000.00	4.750%	136,325.00	661,325.00	5,215,000.00
05/01/41			123,856.25	123,856.25	5,215,000.00
11/01/41	550,000.00	4.750%	123,856.25	673,856.25	4,665,000.00
05/01/42			110,793.75	110,793.75	4,665,000.00
11/01/42	575,000.00	4.750%	110,793.75	685,793.75	4,090,000.00
05/01/43			97,137.50	97,137.50	4,090,000.00
11/01/43	605,000.00	4.750%	97,137.50	702,137.50	3,485,000.00

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2017 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
05/01/44			82,768.75	82,768.75	3,485,000.00
11/01/44	635,000.00	4.750%	82,768.75	717,768.75	2,850,000.00
05/01/45			67,687.50	67,687.50	2,850,000.00
11/01/45	665,000.00	4.750%	67,687.50	732,687.50	2,185,000.00
05/01/46			51,893.75	51,893.75	2,185,000.00
11/01/46	695,000.00	4.750%	51,893.75	746,893.75	1,490,000.00
05/01/47			35,387.50	35,387.50	1,490,000.00
11/01/47	730,000.00	4.750%	35,387.50	765,387.50	760,000.00
05/01/48			18,050.00	18,050.00	760,000.00
11/01/48	760,000.00	4.750%	18,050.00	778,050.00	-
<b>Total</b>	<b>12,105,000.00</b>		<b>9,183,365.67</b>	<b>21,288,365.67</b>	

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2018  
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual Through 3/31/2021	Projected Through 9/30/2021	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 681,735				\$ 681,735
Allowable discounts (4%)	(27,269)				(27,269)
Net assessment levy - on-roll	654,466	\$ 650,817	\$ 3,649	\$ 654,466	654,466
Interest	-	15	15	30	-
Total revenues	654,466	650,832	3,664	654,496	654,466
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal - 11/1	165,000	165,000	-	165,000	170,000
Interest - 11/1	237,722	237,722	-	237,722	234,422
Interest - 5/1	234,422	-	234,422	234,422	231,022
Tax collector	13,635	13,015	620	13,635	13,635
Total expenditures	650,779	415,737	235,042	650,779	649,079
Excess/(deficiency) of revenues over/(under) expenditures	3,687	235,095	(231,378)	3,717	5,387
Beginning fund balance (unaudited)	727,492	731,081	966,176	731,081	734,798
Ending fund balance (projected)	<u>\$ 731,179</u>	<u>\$ 966,176</u>	<u>\$ 734,798</u>	<u>\$ 734,798</u>	<u>740,185</u>
Use of fund balance:					
Debt service reserve account balance (required)					(320,366)
Principal expense - November 1, 2023					(175,000)
Interest expense - November 1, 2023					(231,022)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 13,797</u>

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2018 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/22	170,000.00	4.000%	234,421.88	404,421.88	9,295,000.00
05/01/23			231,021.88	231,021.88	9,295,000.00
11/01/23	175,000.00	4.000%	231,021.88	406,021.88	9,120,000.00
05/01/24			227,521.88	227,521.88	9,120,000.00
11/01/24	185,000.00	4.000%	227,521.88	412,521.88	8,935,000.00
05/01/25			223,821.88	223,821.88	8,935,000.00
11/01/25	190,000.00	4.500%	223,821.88	413,821.88	8,745,000.00
05/01/26			219,546.88	219,546.88	8,745,000.00
11/01/26	200,000.00	4.500%	219,546.88	419,546.88	8,545,000.00
05/01/27			215,046.88	215,046.88	8,545,000.00
11/01/27	210,000.00	4.500%	215,046.88	425,046.88	8,335,000.00
05/01/28			210,321.88	210,321.88	8,335,000.00
11/01/28	220,000.00	4.500%	210,321.88	430,321.88	8,115,000.00
05/01/29			205,371.88	205,371.88	8,115,000.00
11/01/29	225,000.00	4.500%	205,371.88	430,371.88	7,890,000.00
05/01/30			200,309.38	200,309.38	7,890,000.00
11/01/30	240,000.00	5.000%	200,309.38	440,309.38	7,650,000.00
05/01/31			194,309.38	194,309.38	7,650,000.00
11/01/31	250,000.00	5.000%	194,309.38	444,309.38	7,400,000.00
05/01/32			188,059.38	188,059.38	7,400,000.00
11/01/32	260,000.00	5.000%	188,059.38	448,059.38	7,140,000.00
05/01/33			181,559.38	181,559.38	7,140,000.00
11/01/33	275,000.00	5.000%	181,559.38	456,559.38	6,865,000.00
05/01/34			174,684.38	174,684.38	6,865,000.00
11/01/34	290,000.00	5.000%	174,684.38	464,684.38	6,575,000.00
05/01/35			167,434.38	167,434.38	6,575,000.00
11/01/35	305,000.00	5.000%	167,434.38	472,434.38	6,270,000.00
05/01/36			159,809.38	159,809.38	6,270,000.00
11/01/36	320,000.00	5.000%	159,809.38	479,809.38	5,950,000.00
05/01/37			151,809.38	151,809.38	5,950,000.00
11/01/37	335,000.00	5.000%	151,809.38	486,809.38	5,615,000.00
05/01/38			143,434.38	143,434.38	5,615,000.00
11/01/38	350,000.00	5.000%	143,434.38	493,434.38	5,265,000.00
05/01/39			134,684.38	134,684.38	5,265,000.00
11/01/39	370,000.00	5.000%	134,684.38	504,684.38	4,895,000.00
05/01/40			125,434.38	125,434.38	4,895,000.00
11/01/40	385,000.00	5.125%	125,434.38	510,434.38	4,510,000.00
05/01/41			115,568.75	115,568.75	4,510,000.00
11/01/41	405,000.00	5.125%	115,568.75	520,568.75	4,105,000.00
05/01/42			105,190.63	105,190.63	4,105,000.00
11/01/42	430,000.00	5.125%	105,190.63	535,190.63	3,675,000.00
05/01/43			94,171.88	94,171.88	3,675,000.00
11/01/43	450,000.00	5.125%	94,171.88	544,171.88	3,225,000.00

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2018 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
05/01/44			82,640.63	82,640.63	3,225,000.00
11/01/44	475,000.00	5.125%	82,640.63	557,640.63	2,750,000.00
05/01/45			70,468.75	70,468.75	2,750,000.00
11/01/45	495,000.00	5.125%	70,468.75	565,468.75	2,255,000.00
05/01/46			57,784.38	57,784.38	2,255,000.00
11/01/46	520,000.00	5.125%	57,784.38	577,784.38	1,735,000.00
05/01/47			44,459.38	44,459.38	1,735,000.00
11/01/47	550,000.00	5.125%	44,459.38	594,459.38	1,185,000.00
05/01/48			30,365.63	30,365.63	1,185,000.00
11/01/48	580,000.00	5.125%	30,365.63	610,365.63	605,000.00
05/01/49			15,503.13	15,503.13	605,000.00
11/01/49	605,000.00	5.125%	15,503.13	620,503.13	-
<b>Total</b>	<b>9,465,000.00</b>		<b>8,175,090.88</b>	<b>17,640,090.88</b>	



**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2019  
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual Through 3/31/2022	Projected Through 9/30/2022	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 351,254				\$ 351,254
Allowable discounts (4%)	(14,050)				(14,050)
Net assessment levy - on-roll	337,204	\$ 335,324	\$ 1,880	\$ 337,204	337,204
Interest	-	7	7	14	-
Total revenues	337,204	335,331	1,887	337,218	337,204
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal - 11/1	110,000	110,000	-	110,000	110,000
Interest - 11/1	109,425	109,425	-	109,425	107,775
Interest - 5/1	107,775	-	107,775	107,775	106,125
Tax collector	7,025	6,706	319	7,025	7,025
Total expenditures	334,225	226,131	108,094	334,225	330,925
Excess/(deficiency) of revenues over/(under) expenditures	2,979	109,200	(106,207)	2,993	6,279
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfers out	-	(4)	-	(4)	-
Total other financing sources/(uses)	-	(4)	-	(4)	-
Fund balance:					
Net increase/(decrease) in fund balance	2,979	109,196	(106,207)	2,989	6,279
Beginning fund balance (unaudited)	385,957	387,214	496,410	387,214	390,203
Ending fund balance (projected)	\$ 388,936	\$ 496,410	\$ 390,203	\$ 390,203	396,482
Use of fund balance:					
Debt service reserve account balance (required)					(165,100)
Principal expense - November 1, 2023					(115,000)
Interest expense - November 1, 2023					(106,125)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 10,257</u>

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2019 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/22	110,000.00	3.000%	107,775.00	217,775.00	5,490,000.00
05/01/23			106,125.00	106,125.00	5,490,000.00
11/01/23	115,000.00	3.000%	106,125.00	221,125.00	5,375,000.00
05/01/24			104,400.00	104,400.00	5,375,000.00
11/01/24	120,000.00	3.000%	104,400.00	224,400.00	5,255,000.00
05/01/25			102,600.00	102,600.00	5,255,000.00
11/01/25	125,000.00	3.375%	102,600.00	227,600.00	5,130,000.00
05/01/26			100,490.63	100,490.63	5,130,000.00
11/01/26	125,000.00	3.375%	100,490.63	225,490.63	5,005,000.00
05/01/27			98,381.25	98,381.25	5,005,000.00
11/01/27	130,000.00	3.375%	98,381.25	228,381.25	4,875,000.00
05/01/28			96,187.50	96,187.50	4,875,000.00
11/01/28	135,000.00	3.375%	96,187.50	231,187.50	4,740,000.00
05/01/29			93,909.38	93,909.38	4,740,000.00
11/01/29	140,000.00	3.375%	93,909.38	233,909.38	4,600,000.00
05/01/30			91,546.88	91,546.88	4,600,000.00
11/01/30	145,000.00	3.375%	91,546.88	236,546.88	4,455,000.00
05/01/31			89,100.00	89,100.00	4,455,000.00
11/01/31	150,000.00	4.000%	89,100.00	239,100.00	4,305,000.00
05/01/32			86,100.00	86,100.00	4,305,000.00
11/01/32	155,000.00	4.000%	86,100.00	241,100.00	4,150,000.00
05/01/33			83,000.00	83,000.00	4,150,000.00
11/01/33	160,000.00	4.000%	83,000.00	243,000.00	3,990,000.00
05/01/34			79,800.00	79,800.00	3,990,000.00
11/01/34	170,000.00	4.000%	79,800.00	249,800.00	3,820,000.00
05/01/35			76,400.00	76,400.00	3,820,000.00
11/01/35	175,000.00	4.000%	76,400.00	251,400.00	3,645,000.00
05/01/36			72,900.00	72,900.00	3,645,000.00
11/01/36	180,000.00	4.000%	72,900.00	252,900.00	3,465,000.00
05/01/37			69,300.00	69,300.00	3,465,000.00
11/01/37	190,000.00	4.000%	69,300.00	259,300.00	3,275,000.00
05/01/38			65,500.00	65,500.00	3,275,000.00
11/01/38	195,000.00	4.000%	65,500.00	260,500.00	3,080,000.00
05/01/39			61,600.00	61,600.00	3,080,000.00
11/01/39	205,000.00	4.000%	61,600.00	266,600.00	2,875,000.00
05/01/40			57,500.00	57,500.00	2,875,000.00
11/01/40	215,000.00	4.000%	57,500.00	272,500.00	2,660,000.00
05/01/41			53,200.00	53,200.00	2,660,000.00
11/01/41	220,000.00	4.000%	53,200.00	273,200.00	2,440,000.00
05/01/42			48,800.00	48,800.00	2,440,000.00
11/01/42	230,000.00	4.000%	48,800.00	278,800.00	2,210,000.00
05/01/43			44,200.00	44,200.00	2,210,000.00
11/01/43	240,000.00	4.000%	44,200.00	284,200.00	1,970,000.00

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2019 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
05/01/44			39,400.00	39,400.00	1,970,000.00
11/01/44	250,000.00	4.000%	39,400.00	289,400.00	1,720,000.00
05/01/45			34,400.00	34,400.00	1,720,000.00
11/01/45	260,000.00	4.000%	34,400.00	294,400.00	1,460,000.00
05/01/46			29,200.00	29,200.00	1,460,000.00
11/01/46	270,000.00	4.000%	29,200.00	299,200.00	1,190,000.00
05/01/47			23,800.00	23,800.00	1,190,000.00
11/01/47	280,000.00	4.000%	23,800.00	303,800.00	910,000.00
05/01/48			18,200.00	18,200.00	910,000.00
11/01/48	290,000.00	4.000%	18,200.00	308,200.00	620,000.00
05/01/49			12,400.00	12,400.00	620,000.00
11/01/49	305,000.00	4.000%	12,400.00	317,400.00	315,000.00
05/01/50			6,300.00	6,300.00	315,000.00
11/01/50	315,000.00	4.000%	6,300.00	321,300.00	-
<b>Total</b>	<b>5,600,000.00</b>		<b>3,797,256.28</b>	<b>9,397,256.28</b>	

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND AND DEBT SERVICE FUND  
ASSESSMENT SUMMARY  
FISCAL YEAR 2023**

**On-Roll Assessments**

Number of Units	Unit Type	Projected Fiscal Year 2023				Fiscal Year 2022 Total
		O&M	Trash Collection	DS	Total	
<b><u>Village 1 (Series 2015)</u></b>						
61	TH	1,752.91	111.30	901.00	2,765.21	2,508.35
60	SF 40'	1,752.91	111.30	1,201.00	3,065.21	2,808.35
35	SF 45'	1,752.91	111.30	1,201.00	3,065.21	2,808.35
85	SF 50'	1,752.91	111.30	1,501.00	3,365.21	3,108.35
90	SF 55'	1,752.91	111.30	1,501.00	3,365.21	3,108.35
101	SF 65'	1,752.91	111.30	1,726.00	3,590.21	3,333.35
45	SF 75'	1,752.91	111.30	1,877.00	3,741.21	3,484.35
<b>477</b>						
<b><u>Village 4 (Series 2015A)</u></b>						
201	SF 45'	1,752.91	111.30	1,343.00	3,207.21	2,950.35
240	SF 52'	1,752.91	111.30	1,343.00	3,207.21	2,950.35
77	SF 62'	1,752.91	111.30	1,343.00	3,207.21	2,950.35
<b>518</b>						
<b><u>Village 2, Parcel 7 (Series 2016)</u></b>						
32	TH	1,752.91	111.30	901.00	2,765.21	2,508.35
58	SF 34'	1,752.91	111.30	1,021.00	2,885.21	2,628.35
29	SF 40'	1,752.91	111.30	1,201.00	3,065.21	2,808.35
114	SF 45'	1,752.91	111.30	1,201.00	3,065.21	2,808.35
68	SF 50'	1,752.91	111.30	1,501.00	3,365.21	3,108.35
107	SF 55'	1,752.91	111.30	1,501.00	3,365.21	3,108.35
93	SF 65'	1,752.91	111.30	1,726.00	3,590.21	3,333.35
<b>501</b>						
<b><u>NW Area Parcels D E and F (Series 2017)</u></b>						
43	SF 40'	1,752.91	111.30	1,319.00	3,183.21	2,926.35
25	SF 45'	1,752.91	111.30	1,319.00	3,183.21	2,926.35
23	SF 50'	1,752.91	111.30	1,649.00	3,513.21	3,256.35
24	SF 55'	1,752.91	111.30	1,649.00	3,513.21	3,256.35
208	SF 65'	1,752.91	111.30	1,897.00	3,761.21	3,504.35
141	SF 75'	1,752.91	111.30	2,062.00	3,926.21	3,669.35
<b>464</b>						
<b><u>NW Area Parcels A B and C (Series 2018)</u></b>						
56	SF 40'/45'	1,752.91	111.30	1,325.00	3,189.21	2,932.35
137	SF 55'	1,752.91	111.30	1,655.00	3,519.21	3,262.35
200	SF 65'	1,752.91	111.30	1,904.00	3,768.21	3,511.35
<b>393</b>						

**TSR  
 COMMUNITY DEVELOPMENT DISTRICT  
 GENERAL FUND AND DEBT SERVICE FUND  
 ASSESSMENT SUMMARY  
 FISCAL YEAR 2023**

<b>On-Roll Assessments</b>
----------------------------

<u>Downtown</u> <u>Neighborhood (Series</u> <u>2019)</u>	Unit Type	Projected Fiscal Year 2023				Fiscal Year 2022 Total
		O&M	Trash Collection	DS	Total	
76	SF 34'	1,752.91	111.30	1,184.00	3,048.21	2,791.35
50	SF 40'	1,752.91	111.30	1,393.00	3,257.21	3,000.35
110	SF 50'	1,752.91	111.30	1,742.00	3,606.21	3,349.35
<b>236</b>						

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**4A**

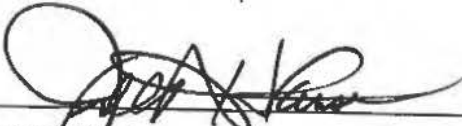
**Tampa Bay Times**  
Published Daily

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: FY2023 Budget & O&M Public Hearings and Regular Meeting** was published in said newspaper by print in the issues of: **8/14/22** or by publication on the newspaper's website, if authorized, on

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 nor 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.

  
Signature Affiant

Sworn to and subscribed before me this **08/14/2022**

  
Signature of Notary Public

Personally known       X       or produced identification

Type of identification produced \_\_\_\_\_



**TSR COMMUNITY DEVELOPMENT DISTRICT**

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING

**Upcoming Public Hearings, and Regular Meeting**

The Board of Supervisors ("Board") for the TSR Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE: September 7, 2022  
TIME: 5:00 PM  
LOCATION: Cunningham Park  
12131 Rangeland Blvd.  
Odessa, Florida 33555

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"). The second public hearing is being held pursuant to Chapter 190 and 197, Florida Statutes to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2022/2023; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

**Description of Assessments**

The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units	Equivalent Assessment Unit Factor	Annual O&M Assessment *
Residential Unit	2,589	1.00	1,759.27

\* Collected on the Pasco County annual real estate tax bill

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Pasco County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023.

For Fiscal Year 2022/2023, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and may directly collect the assessments imposed on the remaining benefited property by sending out a bill prior to, or during, November 2022. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

**Additional Provisions**

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("District Manager's Office"), during normal business hours or on the District's website at <https://tsrccd.com/>. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Chuck Adams  
District Manager



**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**4B**



STATE OF FLORIDA                    )  
COUNTY OF PALM BEACH         )

**AFFIDAVIT OF MAILING**

**BEFORE ME**, the undersigned authority, this day personally appeared Han Liu, who by me first being duly sworn and deposed says:

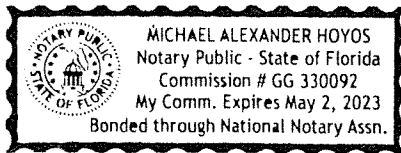
1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Han Liu, am employed by Wrathell, Hunt and Associates, LLC, and, in the course of that employment, serve as Financial Analyst for the TSR Community Development District.
3. Among other things, my duties include preparing and transmitting correspondence relating to the TSR Community Development District.
4. I do hereby certify that on August 18, 2022 and in the regular course of business, I caused the letter, in the form attached hereto as Exhibit A, to be sent notifying affected landowners in the TSR Community Development District of their rights under Chapters 170, 190 and 197, *Florida Statutes*, with respect to the District's anticipated imposition of assessments.
5. I have personal knowledge of having sent the letters to the addressees, and those records are kept in the course of the regular business activity for my office.

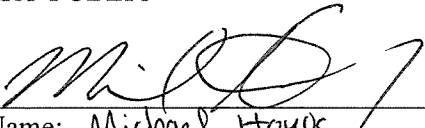
**FURTHER AFFIANT SAYETH NOT.**

  
\_\_\_\_\_  
Han Liu

**SWORN TO (OR AFFIRMED) AND SUBSCRIBED** before me by means of  physical presence or  online notarization, this 18<sup>th</sup> day of August, 2022, by Han Liu, for Wrathell, Hunt and Associates, LLC, who is  personally known to me or [ ] has provided \_\_\_\_\_ as identification, and who did \_\_\_ / did not \_\_\_ take an oath.

NOTARY PUBLIC



  
\_\_\_\_\_  
Print Name: Michael Hoyos  
Notary Public, State of Florida  
Commission No.: GG 330092  
My Commission Expires: May 2, 2023

**EXHIBIT A:** Mailed Notice

# EXHIBIT A



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

**THIS IS NOT A BILL – DO NOT PAY**

August 18, 2022

**VIA FIRST CLASS MAIL**

TAYLOR MORRISON OF FLORIDA INC  
3922 COCONUT PALM DR STE 100  
TAMPA FL 33619

**Parcel ID:** See Exhibit B.

RE:      TSR Community Development District  
          Fiscal Year 2022/2023 Budget and O&M Assessments

Dear Property Owner:

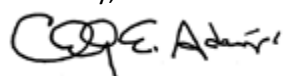
Pursuant to Chapters 190, and 197, *Florida Statutes*, the TSR Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purpose of adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) and levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2022/2023, on September 7, 2022, at 5:00 p.m., and at Cunningham Park, 12131 Rangeland Boulevard, Odessa, Florida 33556. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 (“**District Manager’s Office**”), during normal business hours or on the District’s website at <https://tsrcdd.com/>. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



Chuck Adams  
District Manager

**EXHIBIT A**  
**Summary of O&M Assessments**

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2022/2023, the District expects to collect no more than **\$4,554,750** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit (“EAU”) basis for platted lots. Your property is classified as 193 Residential Units.
3. **Schedule of O&M Assessments:**

Land Use	Total # of Units / Acres	EAU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Residential Unit	2589	1.00	\$1,759.27

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed O&M Assessments for Your Property.**

Current Annual O&M Assessment (October 1, 2021 – September 30, 2022)	Proposed Annual O&M Assessment (October 1, 2022 – September 30, 2023)	Change in Annual Dollar Amount
<b>\$288,737.65</b>	<b>\$339,539.11</b>	<b>\$50,801.46</b>

5. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2022/2023, the District intends to have the County Tax Collector collect the assessments imposed on certain developed property, and may directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2022. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.



**EXHIBIT B**

***Parcel Identification Numbers***

27-26-17-0160-00000-2170	20-26-17-0130-00000-4200
27-26-17-0160-00000-2180	20-26-17-0130-00000-4220
27-26-17-0160-00000-2190	20-26-17-0130-00000-4460
27-26-17-0160-00000-2200	20-26-17-0130-00000-4480
27-26-17-0160-00000-2210	20-26-17-0130-00000-4490
27-26-17-0160-00000-2220	20-26-17-0130-00000-4510
27-26-17-0160-00000-2230	20-26-17-0130-00000-4520
27-26-17-0160-00000-2240	20-26-17-0130-00000-4530
27-26-17-0160-00000-2250	20-26-17-0130-00000-4540
27-26-17-0160-00000-2260	20-26-17-0130-00000-4550
27-26-17-0160-00000-2270	20-26-17-0130-00000-4560
27-26-17-0160-00000-2280	20-26-17-0130-00000-4570
27-26-17-0160-00000-2290	20-26-17-0130-00000-4580
27-26-17-0160-00000-2300	20-26-17-0130-00000-4590
27-26-17-0160-00000-2310	20-26-17-0130-00000-4600
27-26-17-0160-00000-2320	20-26-17-0130-00000-4610
27-26-17-0160-00000-2330	20-26-17-0130-00000-4620
27-26-17-0160-00000-2340	20-26-17-0130-00000-4630
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20-26-17-0130-00000-4140	20-26-17-0130-00000-4670
20-26-17-0130-00000-4150	20-26-17-0130-00000-4680
20-26-17-0130-00000-4160	20-26-17-0130-00000-4690
20-26-17-0130-00000-4170	20-26-17-0130-00000-4720
20-26-17-0130-00000-4180	20-26-17-0130-00000-4750

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

**THIS IS NOT A BILL – DO NOT PAY**

August 18, 2022

**VIA FIRST CLASS MAIL**

TAYLOR MORRISON OF FLORIDA INC  
551 N CATTLEMEN RD STE 200  
SARASOTA FL 34232-6451

**Parcel ID:** See Exhibit B.

RE:      TSR Community Development District  
          Fiscal Year 2022/2023 Budget and O&M Assessments

Dear Property Owner:

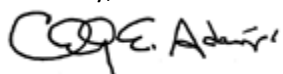
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Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



Chuck Adams  
District Manager

**EXHIBIT A**  
**Summary of O&M Assessments**

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2022/2023, the District expects to collect no more than **\$4,554,750** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit (“EAU”) basis for platted lots. Your property is classified as 42 Residential Units.
3. **Schedule of O&M Assessments:**

Land Use	Total # of Units / Acres	EAU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Residential Unit	2589	1.00	\$1,759.27

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed O&M Assessments for Your Property.**

Current Annual O&M Assessment (October 1, 2021 – September 30, 2022)	Proposed Annual O&M Assessment (October 1, 2022 – September 30, 2023)	Change in Annual Dollar Amount
\$62,834.10	\$73,889.34	\$11,055.24

5. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2022/2023, the District intends to have the County Tax Collector collect the assessments imposed on certain developed property, and may directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2022. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.



**EXHIBIT B**

***Parcel Identification Numbers***

20-26-17-0020-00000-2310  
20-26-17-0020-00000-2320  
20-26-17-0020-00000-2370  
20-26-17-0020-00000-2730  
20-26-17-0040-00000-2380  
20-26-17-0130-00000-3100  
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27-26-17-0150-00000-0230  
27-26-17-0150-00000-1220  
27-26-17-0150-00000-1840  
27-26-17-0150-00000-1870  
27-26-17-0150-00000-2000

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

**THIS IS NOT A BILL – DO NOT PAY**

August 18, 2022

**VIA FIRST CLASS MAIL**

M/I HOMES OF TAMPA LLC  
4343 ANCHOR PLAZA PKWY STE 200  
TAMPA FL 33634

**Parcel ID:** See Exhibit B.

**RE:**       TSR Community Development District  
              Fiscal Year 2022/2023 Budget and O&M Assessments

Dear Property Owner:

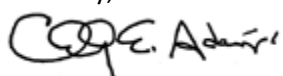
Pursuant to Chapters 190, and 197, *Florida Statutes*, the TSR Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purpose of adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) and levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2022/2023, on September 7, 2022, at 5:00 p.m., and at Cunningham Park, 12131 Rangeland Boulevard, Odessa, Florida 33556. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 (“**District Manager’s Office**”), during normal business hours or on the District’s website at <https://tsrccd.com/>. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



Chuck Adams  
District Manager

**EXHIBIT A**  
**Summary of O&M Assessments**

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2022/2023, the District expects to collect no more than **\$4,554,750** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit (“EAU”) basis for platted lots. Your property is classified as 19 Residential Units.
3. **Schedule of O&M Assessments:**

Land Use	Total # of Units / Acres	EAU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Residential Unit	2589	1.00	\$1,759.27

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed O&M Assessments for Your Property.**

Current Annual O&M Assessment (October 1, 2021 – September 30, 2022)	Proposed Annual O&M Assessment (October 1, 2022 – September 30, 2023)	Change in Annual Dollar Amount
\$28,424.95	\$33,426.13	\$5,001.18

5. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2022/2023, the District intends to have the County Tax Collector collect the assessments imposed on certain developed property, and may directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2022. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

**EXHIBIT B**

***Parcel Identification Numbers***

17-26-17-0110-00300-0430  
17-26-17-0110-00300-0450  
17-26-17-0110-00300-0460  
17-26-17-0110-00300-0500  
17-26-17-0110-00300-0520  
17-26-17-0110-00300-0530  
17-26-17-0110-00300-0550  
17-26-17-0110-00300-0580  
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17-26-17-0110-00300-0610  
17-26-17-0110-00300-0690  
17-26-17-0110-00300-0610  
17-26-17-0110-00300-0780  
17-26-17-0110-00300-0790  
17-26-17-0110-00500-0010  
20-26-17-0100-00100-0010  
20-26-17-0100-00100-0040  
20-26-17-0100-00100-0050  
20-26-17-0100-00100-0060

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

**THIS IS NOT A BILL – DO NOT PAY**

August 18, 2022

**VIA FIRST CLASS MAIL**

HOMES BY WEST BAY LLC  
4065 CRESCENT PARK DR  
RIVERVIEW FL 33578-3605

**Parcel ID:** See Exhibit B.

RE:      TSR Community Development District  
          Fiscal Year 2022/2023 Budget and O&M Assessments

Dear Property Owner:

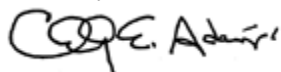
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The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 (“**District Manager’s Office**”), during normal business hours or on the District’s website at <https://tsrcdd.com/>. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



Chuck Adams  
District Manager

**EXHIBIT A**  
**Summary of O&M Assessments**

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2022/2023, the District expects to collect no more than **\$4,554,750** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit (“EAU”) basis for platted lots. Your property is classified as 105 Residential Units.
3. **Schedule of O&M Assessments:**

Land Use	Total # of Units / Acres	EAU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Residential Unit	2589	1.00	\$1,759.27

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed O&M Assessments for Your Property.**

Current Annual O&M Assessment (October 1, 2021 – September 30, 2022)	Proposed Annual O&M Assessment (October 1, 2022 – September 30, 2023)	Change in Annual Dollar Amount
\$157,085.25	\$184,723.35	\$27,638.10

5. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2022/2023, the District intends to have the County Tax Collector collect the assessments imposed on certain developed property, and may directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2022. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

**EXHIBIT B*****Parcel Identification Numbers***

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17-26-17-0140-00300-0370	17-26-17-0140-01000-0040	20-26-17-0140-01600-0110
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**TSR**  
**Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
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**Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013**

THIS IS NOT A BILL – DO NOT PAY

August 18, 2022

VIA FIRST CLASS MAIL

<<NAME>>  
<<ADDRESS>>  
<<CITY>> <<STATE>> <<ZIP>>

**Parcel ID:** <<PARCELID>>

RE:     TSR Community Development District  
       Fiscal Year 2022/2023 Budget and O&M Assessments

Dear Property Owner:

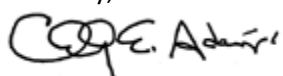
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Sincerely,



Chuck Adams  
District Manager



**EXHIBIT A**  
**Summary of O&M Assessments**

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2022/2023, the District expects to collect no more than **\$4,554,750** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit (“EAU”) basis for platted lots. Your property is classified as a Residential Unit.
3. **Schedule of O&M Assessments:**

Land Use	Total # of Units / Acres	EAU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Residential Unit	2589	1.00	\$1,759.27

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed O&M Assessments for Your Property.**

Current Annual O&M Assessment (October 1, 2021 – September 30, 2022)	Proposed Annual O&M Assessment (October 1, 2022 – September 30, 2023)	Change in Annual Dollar Amount
\$1,496.05	\$1,759.27	\$263.22

5. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2022/2023, the District intends to have the County Tax Collector collect the assessments imposed on certain developed property, and may directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2022. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

PARCEL ID	NAME
27-26-17-0130-03100-0040	AARON DAVID JOHN
20-26-17-0080-00000-3450	ABARCA RODOLFO MARCIAL M & MORALES DIANA GABRIELA M
27-26-17-0160-00000-1250	ABBOTT AUSTIN A & CHEYENNE K
27-26-17-0150-00000-0160	ABELOW NICOLLE ANN & STEVEN ROY
21-26-17-0100-00900-0030	ABERNETHY RYAN THOMAS & LINDSEY B
21-26-17-0070-00200-0250	ABLE MICHELLE & AMROZOWICZ JAMES S
20-26-17-0090-01500-0170	ABRAHAM MICHAEL J & LAURA M
27-26-17-0100-03700-0010	ACEITUNO-CARDONA JENNIFER E & SOLIS EMERARDO DE JE
28-26-17-0050-00600-0290	ACKERMAN RONNIE S & TINA L
21-26-17-0020-03900-0020	ACTON FAMILY IRREVOCABLE TRUST - ACTON ELIZABETH TRUSTEE
17-26-17-0140-00900-0060	ADAMO GABRIEL A & MARTINE
21-26-17-0130-00100-0130	ADAMS DEREK LEE
28-26-17-0020-05500-0050	ADAMS JOHN HENRY & BEATRICE JANE
21-26-17-0090-06100-0160	ADAMS NICOLE F & WILLIAM
20-26-17-0090-01500-0140	ADAMSON ERIN ELIZABETH & JAMIE EDWARD
28-26-17-0100-00400-0040	ADAMY RICHARD A & ANSLEY M
17-26-17-0110-00300-0510	ADSIT JUSTIN L & LISA
21-26-17-0130-00200-0100	ADUSUMILLI ABHIMANYU & MEDIKONDA LAVANYA
20-26-17-0080-00000-3960	AGEE DOUGLAS RUDOLPH & MELINDA JANE
28-26-17-0040-00500-0060	AGLIARDI ANTHONY M & JAKELYNE A
16-26-17-0020-00200-0240	AGRAWAL ASHISH & AHLUWALIA SUKRITI
28-26-17-0050-00600-0090	AHMED ALY M & LAUSBERG TERESA
20-26-17-0070-00100-0010	AHMED SHABBIR & AMBEREEN RASUL
20-26-17-0040-00000-2490	AHUERO ANTHONY A II & LISA D
17-26-17-0110-00300-0650	AKIMOV ARTEM & TROITSKAYA MARIA
27-26-17-0130-02400-0080	AL AZEM MOHAMMAD A & RAIHAH DIMA M
20-26-17-0080-00000-5160	ALEN-BROWNRIGG MARIE PEREZ & BROWNRIGG BENJAMIN ROBERT
28-26-17-0040-00500-0080	ALERS CHRISTEN S & ANGELO L
21-26-17-0100-00900-0070	ALEXANDER JASON DANIEL & KATHLEEN M
27-26-17-0130-03000-0060	ALEXANDER WILLIAM JAMES & BEARDEN AUBRL NICOLE
20-26-17-0090-01100-0040	ALGARIN CHRISTIAN JAVIER & BLANCA NOEMI
16-26-17-0010-00100-0040	ALICEA ELLIOT & CARMELA
27-26-17-0090-05800-0040	ALKURDI PERWIEN & KURDI HEWIEN
27-26-17-0110-03800-0010	ALLBRITTEN WESTLEY & KAYLA
16-26-17-0010-00200-0090	ALLEGRA CHAD EDWARD & BUI CHRISTINE
21-26-17-0020-04700-0030	ALLEN JONATHAN & REICHENBERGER CHRISTY
21-26-17-0110-00600-0160	ALLEN MORGAN MARIE & CHRISTOPHER
27-26-17-0130-02400-0020	ALLICOCK CARLOS A
20-26-17-0080-00000-3410	ALMARAZ SAMANTHA JANE & SALVADOR
28-26-17-0050-01100-0070	ALONZO ANNA H
21-26-17-0070-00200-0230	ALTMAN-CHAPARRO ERIN ANN
28-26-17-0050-01100-0040	ALVAREZ GILBERTO INIGUEZ & PINTO ESTEFANY CASTILLO
21-26-17-0130-00100-0320	ALVAREZ JOSE FRANCISCO LAUREANO & MORA DIORELLA MARIA LEDESMA
21-26-17-0080-01900-0010	ALVAREZ KYLE
21-26-17-0130-00200-0150	ALVAREZ MICHELLE MARICE & LATIBEAUDIERE ERROL
17-26-17-0110-00300-0730	AMBROSE BRIAN & JENNIFER
21-26-17-0030-01200-0070	AMENDOLA JAMES D & CHRISTINE
28-26-17-0050-00600-0060	AMIAMA FREDDY BERNARDO & CATHERINE
20-26-17-0020-00000-1260	ANDERSON DEAN R & KATHY L
20-26-17-0080-00000-3480	ANDERSON JOHN F & KAREN A
21-26-17-0070-00400-0040	ANDERSON JOSEPH DOUGLAS & HANNAH C
21-26-17-0080-00100-0200	ANDERSON JOSHUA & PHAN
20-26-17-0020-00000-0570	ANDERSON LYNN J
20-26-17-0030-00500-0020	ANDRIIAKO VALERII & OLESIA
27-26-17-0110-03800-0030	ANIS KHALED & MONIKA
28-26-17-0100-00300-0040	ANTONY JOHN & JOHN SMITHA
28-26-17-0040-00900-0010	ANYAUGO UGONNA U
21-26-17-0100-00900-0190	APPLEBY IAN C

<b>PARCEL ID</b>	<b>NAME</b>
28-26-17-0100-00200-0060	APPLEGATE LINDA LEE BARBARA TRUST - APPLEGATE LINDA LEE BARBARA TRUSTEE
27-26-17-0130-02400-0100	ARAGON GABRIEL F & KAREN
20-26-17-0120-01800-0010	ARATA DAVID H & MEGAN
20-26-17-0030-00800-0060	ARBOGAST WESLEY AARON & LAUREN LYNN
21-26-17-0020-04800-0070	ARCARO DANIELLE REV LIV TR - ARCARO DANIELLE TRUSTEE
20-26-17-0090-01200-0090	ARCEO NICANOR J & MARIA S
21-26-17-0130-00400-0430	ARCINIEGA SCOTT DAVID & KELLY ANNE
21-26-17-0080-03100-0010	ARCULUS BENJAMIN RAYMOND & STEPHANIE
20-26-17-0090-01100-0030	ARGUETA WILLIAM ARMANDO & JOSEPHINE MARTINEZ
21-26-17-0090-05700-0050	ARMSTRONG ROBERT LOUIS JR & CAROLINA
27-26-17-0130-02000-0050	ARONES SARA JESSICA & BYRNE JAMES DAVID
21-26-17-0100-00800-0060	ARQUINES ANDREW & XUAN MAI
28-26-17-0020-05400-0050	ARROYO FLORENTINO JR & OTILIA
28-26-17-0050-00600-0260	ARROYO HECTOR & LILIVETTE RIVERA
16-26-17-0030-00500-0050	ARRUDA JOSEPH MANUEL & BIANCA MARLENE
20-26-17-0080-00000-5110	ARTHUR KATHLEEN ANN & ROBERT W
22-26-17-0090-06100-0070	ARTIGAS JAVIER & KATHY
27-26-17-0150-00000-0700	ARTIGAS YESENIA ELIZABETH
20-26-17-0020-00000-1440	ARUMUGAM NATARAJAN & JAYABALAN SHYAMALA
28-26-17-0020-05300-0060	ARWOOD NICOLE MICHELLE & RICHARD CHARLES
21-26-17-0020-03700-0010	ASHER ALEC E & LINDSAY
20-26-17-0040-00000-1770	ASHLEY JASON W & TOSHIA L
20-26-17-0020-00000-0220	ASIATICO BROOKE A & BENNY H
21-26-17-0120-02100-0050	ATENZA RICHARD
28-26-17-0060-00800-0070	ATKINSON SHAWN MICHAEL & KELLY FRANCES
27-26-17-0110-04400-0030	ATELLI PRAVEEN KUMAR & PABBATI DEEPIKA
21-26-17-0110-00600-0150	AUCLAIR BRIELLE & JESSE
20-26-17-0040-00000-2200	AUMANN ROGER G & JOAN D
20-26-17-0090-00300-0070	AVIOLLA VITO & ASHLEY
16-26-17-0030-00500-0030	AXELSSON PAR & CATHERINE CECILIA
20-26-17-0070-00200-0160	AYETIN CHUKWUKA GEORGE & DORICE
21-26-17-0090-06100-0130	BABCOCK CLINTON WADE & DONNA ANN
21-26-17-0130-00200-0120	BABLER RICHARD HENRY JR & BODIN LISA ANNE
20-26-17-0030-00700-0030	BACA JOHN R III
20-26-17-0040-00000-0160	BACHMANN RICHARD M & ROUNDS KIMBERLY A
20-26-17-0020-00000-2740	BADE LISA JO & ROBERT EDWARD
16-26-17-0010-00100-0200	BADEAUX JARED KEITH & STACEY LYNN
16-26-17-0010-00100-0020	BAEZ RAUL & MENDEZ NANCY MUNOZ
27-26-17-0110-04200-0030	BAHR MARIA
28-26-17-0050-01200-0070	BAILEY CONNIE C & JOEY C
20-26-17-0040-00000-1680	BAILEY HAROLD M JR & BAILEY YVONNE A
21-26-17-0080-02900-0040	BAILEY WENDY JOY & JOSEPH REY
21-26-17-0080-02900-0050	BAIN DARRYL B & KIMBERLY K
21-26-17-0100-00700-0020	BAIRD BRANDON P & TRACY D
20-26-17-0020-00000-0940	BAJZA DIANE E
21-26-17-0080-02100-0030	BAKER DAVID B & JENNIFER ROSE
21-26-17-0020-03500-0040	BAKER DILLON
27-26-17-0110-04200-0020	BALISTRERI ANDREW A & AMIE L
21-26-17-0080-02700-0020	BALTIMORE DEREK ANTHONY & DENISE LYNN
21-26-17-0020-04800-0060	BALTODANO NASTASSIA G & BAYARDO D
21-26-17-0100-00200-0020	BANDEL BRITNEY R & CABAN MICHAEL
16-26-17-0020-00600-0390	BANKER KIRK RUSSELL
21-26-17-0130-00200-0080	BAPTISTA JAIME LEIGH & MANUEL JOSEPH JR
28-26-17-0020-05400-0070	BARAGHETH CHENEIN J & AHMED M
28-26-17-0100-00100-0180	BARBER KEVIN DAVID & KRISTY MARIE
21-26-17-0110-00500-0130	BARBERI JOSHUA & STEPHANIE & BARBERI ANNE
20-26-17-0080-00000-3520	BARCLAY BRUCE K
20-26-17-0040-00000-2580	BARNES ELBERT H & CATHY

PARCEL ID	NAME
21-26-17-0040-06100-0270	BARR JAMES & CHARLENE
20-26-17-0040-00000-2290	BARR KATHY JO & BURGESS STUART MARSHALL & ET AL
21-26-17-0030-01200-0110	BARRETO ROSA LOURDES ARIAS
22-26-17-0090-06100-0030	BARROW WILLIS BON & PARKER ROBERT WILLIAM
20-26-17-0030-01000-0040	BARTKOWSKI STEPHEN RICHARD
20-26-17-0120-02300-0310	BARTKUS CHRISTOPHER J & ALISA ANNE
27-26-17-0100-03500-0050	BARTLETT BRYAN J & ANDERSEN METTE
27-26-17-0110-04000-0120	BARTLETT WENDY S & HOPE
20-26-17-0070-00200-0100	BARTLEY DAVID AARON & KIMBERLY ANNE
28-26-17-0050-00600-0320	BARTOLI MIGUEL & CHERYL LIVING TRUST
21-26-17-0130-00400-0210	BARTON JOHN THOMAS JR & BROERMAN MARY BETH ET AL
20-26-17-0020-00000-1230	BASH DARRELL DIXON
21-26-17-0070-00300-0190	BASSO JOHN LAWRENCE & SAMANTHA NANCY
21-26-17-0080-02000-0020	BAVERSTOCK TERENCE & LINDA
28-26-17-0080-00600-0050	BAYONA VANESSA K & GARNICA ALEJANDRO
28-26-17-0100-00100-0060	BEARD CHARLES DONALD & HEATHER L
28-26-17-0020-05200-0040	BEARD SARA MAY & RYAN L
16-26-17-0020-00200-0250	BEATTIE THOMAS LEO & RUTH ALLISON
20-26-17-0080-00000-4940	BEAVER MICHAEL JOSEPH & VEGA TANIA
20-26-17-0030-01400-0010	BECK KATHERINE E & JON B
21-26-17-0070-00100-0600	BECKLEY JAMES HOWARD III & BELL MONA LIZA
27-26-17-0150-00000-0170	BEEH JESSICA MARY & EVAN BARRETT
21-26-17-0100-09A00-0140	BEEMA MADHUKAR & NAREDLA SRAVANTHI
28-26-17-0060-01300-0100	BEEB ALEXANDER M & SCHLECKER EMILY
28-26-17-0060-00600-0250	BELCHER TODD ANDREW & CAMERON REBECCA LYNN
20-26-17-0090-01500-0100	BELICENA MARIA THERESA LAMELA
21-26-17-0100-01000-0120	BELL ROBERT M & LAUREN E
20-26-17-0130-00000-4730	BENDER FAMILY REVOCABLE TRUST - BENDER KARL JACKSON & SUSAN D TRUSTEES
27-26-17-0110-03600-0170	BENDER JACKSON & ELIZABETH
21-26-17-0080-01700-0010	BENNETT IAN & KENT TAYLER
20-26-17-0090-01300-0070	BENNETT MICHAEL & RITA THERESA
22-26-17-0090-06200-0060	BENNETT RACHEL A & BRETT M
21-26-17-0100-00700-0010	BENNETT STEPHEN W & ANITA
21-26-17-0070-00300-0200	BENTLEY CHARLES WALTER III
20-26-17-0120-00600-0090	BENTLEY STEVEN & LAUREN
21-26-17-0040-06300-0080	BENUSKA ALFRED L & HELEN J
20-26-17-0090-01100-0080	BERGER ALAIN ARMANDO & DULAU-LOOKRETIS ANGELA SOPHIA
28-26-17-0040-00900-0040	BERGER TYLER B & CASSANDRA N
16-26-17-0020-00400-0080	BERGSTRASSER JASON W & CATHERINE EVE
20-26-17-0090-01300-0020	BERKE KENNETH JAY & LISA ELLEN
21-26-17-0020-03800-0040	BERLIN MARK W
21-26-17-0130-00100-0310	BERNARD LINDA KATHERINE & SARA MARIE
21-26-17-0090-06200-0100	BERNETT RICHARD J & TALIA J
20-26-17-0090-01400-0190	BERNSTEIN BRAD MICHAEL & STEPHANIE HOPE
21-26-17-0130-00100-0230	BERTOLERO WILLIAM LOUIS III & ARENA HEATHER MARIE
27-26-17-0130-02100-0100	BERTONCINI MATTHEW BRENDAN & EMILY DAWN
21-26-17-0030-01200-0080	BEST GREGORY CARL & KIM YVETTE
21-26-17-0020-04900-0060	BEST KELLY & LESPERANCE DEREK
21-26-17-0100-00800-0090	BETANCOURT CATALINA M & NICHOLAS
16-26-17-0020-00600-0470	BETTINGER MARIE KRISTEN & BRIAN ONEALE
20-26-17-0090-01300-0170	BEVILACQUA JOHN III & ELIZABETH MARIE
16-26-17-0010-00100-0090	BHARAT YOGENDRA
28-26-17-0100-00500-0040	BHAT PADMANABHA B & THAYAMMA A
28-26-17-0060-00700-0110	BHEEMARAJU KARTIK & RAVINUTHALA VENKATANAGA S
27-26-17-0130-02900-0040	BHOJWANI SUMITA
20-26-17-0080-00000-5170	BIANCHI MICHELLE & FABIAN
28-26-17-0100-00400-0100	BICHSEL CHRISTOPHER JOHN & SIERRA D
21-26-17-0130-00100-0060	BILECKI TIMOTHY JAMES

<b>PARCEL ID</b>	<b>NAME</b>
28-26-17-0040-00900-0020	BINNIX JOHN MILTON
20-26-17-0080-00000-4290	BINNUN SAMUEL DAVID & SHARON ANN
28-26-17-0100-00400-0060	BISCHOFF DONALD P & DIAZ SUSAN LYNN
20-26-17-0070-00200-0180	BISHY ALHAMY ABEL MALAK & MERVAT WAGUIH
20-26-17-0020-00000-1010	BITNER PHILIP J & CAROL A
27-26-17-0110-03700-0100	BLACK ADAM T & BRITTANY N
27-26-17-0150-00000-0070	BLADES PAULINE LOUISE & JACK EDWARD
21-26-17-0130-00100-0030	BLAIR MICHAEL R & BRITTANY L & HALE WAYNE ET AL
20-26-17-0070-00200-0020	BLAKE ADAM CARLYLE & DAVILA YESENIA
20-26-17-0090-01300-0060	BLANCO JUAN MARCOS & STURCKE KAREN JANE
27-26-17-0150-00000-2040	BLAND EMILY CAROL & ORLANDO ANTHONY JOSEPH
21-26-17-0080-03200-0020	BLANDFORD JAMES A & DIANE
20-26-17-0130-00000-3660	BLINKOVITCH ELAINE M & GRACE RONALD ALAN II
21-26-17-0090-05700-0010	BLISS JASON CRAIG & FAWN KIMBERLY
28-26-17-0100-00100-0210	BLUM MITCHELL S & ASHLEY LAUREN
27-26-17-0100-03500-0030	BLUNDELL JASON BRIAN
20-26-17-0080-00000-4270	BOBO BARRY KEITH & IRMA JANE
28-26-17-0030-01000-0090	BOBO TERRY D & SARAH H
17-26-17-0110-00300-0540	BOCCIO WILLIAM ANTHONY & KAYLA
22-26-17-0090-06200-0040	BODDEN EDWARD DARLEY & MARY H
27-26-17-0110-04300-0060	BODDEN MARK WILLIAM REVOCABLE TRUST - BODDEN MARK WILLIAM TRUSTEE
21-26-17-0110-00400-0020	BOGARD JORDAN & COURTNEY
27-26-17-0110-03900-0030	BOIAN ALINA CORINA ELENA
17-26-17-0110-00300-0470	BOKAS GINA PAOLA & DAVID
27-26-17-0130-01700-0070	BOLES CARY ROBERT JR & JAMIE ELIZABETH
28-26-17-0030-01000-0060	BONEY RYAN P & CATHERINE R
20-26-17-0030-00900-0040	BONILLA CINDY & PATRICE QUAL
20-26-17-0090-01400-0010	BONN JAMES THEODORE IV & HEATHER ALLISON
20-26-17-0030-00900-0070	BORJAS JUAN CARLOS & REINA ISIS CAROLINA FERNANDEZ
27-26-17-0150-00000-0190	BORUCKI RYAN JOSEPH & LEAH ELIZABETH
20-26-17-0020-00000-1280	BOSSOM EDWARD A & BONNIE M
20-26-17-0020-00000-0710	BOUDREAUX ELIE JAMES & BETTY LYNN
20-26-17-0020-00000-0530	BOURDON MARK H & STEPHENS PATRICIA M
28-26-17-0020-05300-0070	BOURDON PAUL & CATHERINE
20-26-17-0030-00800-0040	BOUTROS PHILLIP ANDREW & BRIANA SIERRA
21-26-17-0080-00100-0210	BOUTROS WAGUIH R & LYDIA E
27-26-17-0110-04000-0090	BOVA CARTER MICHAEL & DANIELLE M
20-26-17-0120-01800-0090	BOWEN JAMES VICTOR & SARAH
17-26-17-0110-00300-0720	BOWER STEVEN & SHERYL L
20-26-17-0020-00000-1290	BOWERS MONA U
21-26-17-0090-06100-0170	BOWMAN BENJAMIN R
21-26-17-0020-04400-0040	BOYANAPALLI VENKAT
20-26-17-0020-00000-2110	BOYKIN WILLIAM S & DIANE M
21-26-17-0100-00700-0080	BOYLE JILL SUSAN & VINCENT
16-26-17-0030-00600-0140	BOYTSAN PETR IVANOVICH & NADEZHDA
27-26-17-0110-04000-0140	BRADY AARON ADAM & KIJA MARIE
20-26-17-0040-00000-1810	BRAMBLETT DAN C & ROBERT
21-26-17-0080-01700-0040	BRANAM NEWELL LEON JR & CHRISTINE
27-26-17-0130-02100-0030	BRAUE DANIEL THOMAS & JENNIFER LYNN
20-26-17-0090-01500-0160	BRAVO MICHAEL E & ASHLEY R
20-26-17-0030-00600-0030	BREEN TIMOTHY P & MELINDA S
21-26-17-0030-01200-0100	BREITENGROSS SCOTT T & ALIA J
21-26-17-0080-00100-0220	BRENNEMAN TIMOTHY R II & CHRISTINA
21-26-17-0100-01000-0080	BRIGHAM AMANDA LYNN & BRIGHAM LUKAS
21-26-17-0080-02900-0030	BRIGHT CAROLYN ANN
20-26-17-0070-00100-0140	BRIMER CHRISTOPHER GLEN & BETH DYAN
20-26-17-0080-00000-3910	BRITO MICHAEL DANIEL & SYDNEY ELIZABETH
28-26-17-0080-00700-0110	BROCKMAN PHILIP & SAMANTHA

<b>PARCEL ID</b>	<b>NAME</b>
20-26-17-0070-00200-0150	BRODIE DONALD EDWARD & SHERI WEBER
21-26-17-0100-00800-0050	BROESEKER DANA L & KATHRYN P
20-26-17-0090-01500-0120	BROGDON ANDREW DAVID & COLLEEN ELIZABETH
21-26-17-0040-06300-0100	BROMBERG CRAIG MATTHEW & ANNE ELIZABETH
21-26-17-0020-05000-0010	BROUGHTON BRANDI LEE & BAHAR IMAD
21-26-17-0130-00400-0110	BROWN ERICA ELIZABETH & RICHARD NOLAN
20-26-17-0040-00000-0040	BROWN KATHLEEN A REVOCABLE TRUST
27-26-17-0130-02100-0110	BROWN MICHELLE SAIDEH
21-26-17-0070-00400-0050	BROWNE BARBARA ANN & WILLIAM J
20-26-17-0030-00700-0020	BRUNO MATTHEW JEROME & DANIELA
28-26-17-0080-00600-0070	BRYANT MATTHEW & CHRISTINA
28-26-17-0100-00200-0030	BRYK JOSEPH THOMAS & SANDRA JEAN
20-26-17-0040-00000-1550	BUA MICHAEL L & PATRICIA D
28-26-17-0100-00100-0070	BUCK KATARI DAWN & JAMES STEVEN TODD
21-26-17-0100-00900-0260	BUCKLES REBECCA P & RODNEY K
27-26-17-0130-01600-0040	BUELL ERIN & JENSEN RYAN
22-26-17-0090-06200-0030	BUKOVAN KEITH EDWARD & KAREN ELIZABETH
16-26-17-0010-00200-0150	BULLOCK BRIAN T
28-26-17-0020-05300-0080	BUNS GREGORY CHARLES & KALA LEA
20-26-17-0040-00000-2210	BUNTING FRANCIS P & BUNTING LINDA B TRUST - BUNTING FRANCIS P & LINDA B TRUSTEES
20-26-17-0080-00000-3530	BURCHFIELD COLLIN T & COSGRIFF AMANDA M
20-26-17-0070-00100-0040	BURDEN TONEY B & ADRIAN E
20-26-17-0020-00000-1220	BURFORD SCOTT THOMAS &
16-26-17-0020-00600-0370	BURGA EDGAR K
20-26-17-0130-00000-3040	BURGESS JOHN GARY & JODY ALAYNE
28-26-17-0050-01000-0070	BURGGALLER ALAN S
28-26-17-0060-01300-0090	BURKE EDWARD JOSEPH JR
27-26-17-0130-01600-0020	BURKE JEFFERY L & HA D
20-26-17-0080-00000-3420	BURKE ROBERT C JR & JANICE C
27-26-17-0090-06000-0010	BURNETT JUSTIN & KIMBERLY
27-26-17-0110-04000-0060	BURNS JENNIFER & SMITH IAN
21-26-17-0130-00200-0040	BUSCHBACH CHAD ALLEN & SARAH ROBERTS
21-26-17-0070-00400-0030	BUSCHUR WILLIAM C & SHARON K
27-26-17-0110-03800-0120	BUSH ERIC L & REGINA M
16-26-17-0020-00600-0420	BUTCHER ANTHONY R & SARAH L
27-26-17-0100-03400-0030	BUTCHER CHRISTOPHER M & NATALIE C
20-26-17-0020-00000-0500	BUTCHER JEFFREY & SUSAN
16-26-17-0010-00200-0200	BUTLER DONALD E II & DIANE
21-26-17-0070-00300-0150	BUTLER MICHAEL PATRICK & ANNA AGNIESZKA
28-26-17-0080-00300-0020	BUTLER ROBERT E & BORECKY LUISA I
28-26-17-0060-00600-0150	BUTTS JARED ALAN & DYKES MOLLY LEE
21-26-17-0130-00100-0090	BUZUNIS-SHAW D J & SHAW ROBERT ANDREW
21-26-17-0020-03500-0030	BYRD WILLIAM LLOYD & DEBORAH ANN
20-26-17-0070-00100-0340	BYRON JAMES ARTHUR & JENNIFER JOHNSON
27-26-17-0110-04000-0160	BYWATER GREGORY & HALEY
20-26-17-0090-00900-0040	CADE JASON K & KAMILA MAGDALENA
28-26-17-0100-00100-0250	CAGNANI CAIO AUGUSTO F & MARTINELLI NIDIANE CARLA
28-26-17-0040-00400-0070	CAIN DOUGLAS A & FILIZCAN HANDE
28-26-17-0060-00600-0210	CALANDRA NANCY CLAIRE
20-26-17-0040-00000-2180	CALDWELL JEFFREY ALLEN & KRISTINE
20-26-17-0080-00000-2770	CALLIES NANCY JEAN
27-26-17-0110-03900-0050	CALVIN NICOLE L
28-26-17-0050-01000-0080	CAMACHO JOSE M & ERICA
20-26-17-0070-00200-0030	CAMACHO RICARDO & DAMARIS
20-26-17-0070-00200-0220	CAMACHO TAHIRIN J ARTRECHES
16-26-17-0020-00600-0090	CAMMAROTA MANILO A & CAMMAROTA JULIDE A
21-26-17-0130-00100-0290	CAMPBELL FAMILY TRUST - CAMPBELL ANTHONY BRIAN & MELANIE ANN TRUSTEES
21-26-17-0080-03200-0040	CAMPBELL JOHN E & LINDA J

PARCEL ID	NAME
27-26-17-0130-02100-0120	CAMPO MICHAEL S & RIVERA SUSANA E
20-26-17-0080-00000-2910	CANDELORA ANDREA ELLISON & DENNIS
20-26-17-0080-00000-5140	CANNAVINA MARYANN & JOSEPH CARMINE
20-26-17-0020-00000-0720	CANNELL MICHAEL & CAROL TRUST - CANNELL MICHAEL & CAROL TRUSTEES
21-26-17-0070-00300-0210	CANNING THOMAS ANTHONY & JOANNEDALE CABANGON
20-26-17-0070-00100-0250	CANTARERO JUAN CARLOS & PATRICIA MARGARITA
28-26-17-0100-00100-0190	CAPAHY RAYMOND T & MICHELLE D
28-26-17-0100-00100-0110	CAPELO CARLOS & MELISSA MADELINE
27-26-17-0150-00000-1780	CAPITO KERRY LEE & BRANDON MICHAEL
20-26-17-0120-01800-0120	CAPPARELLI KYLE JAMES & BROOKE
21-26-17-0080-02600-0040	CARBAJAL RICHARD JR & SHARON H
28-26-17-0100-00300-0010	CARDENAS DENNIS & PATRICIA
21-26-17-0100-00900-0060	CARDENAS MARK F & MALINDA L
21-26-17-0020-04400-0010	CAREY MILTON PETER III & SHARON A
20-26-17-0030-00500-0040	CARROLL BRITTANY BETH & MARINO CHERYL WOOD
28-26-17-0020-05000-0070	CARROLL FRANCIS J & IBITHAL F
20-26-17-0120-01700-0050	CARTER JESSICA & TIMOTHY
16-26-17-0030-00600-0310	CARTER KENDALI LAVERN & MEGAN LOUISE
21-26-17-0020-03700-0020	CARTER KENDALL LAVERN & MEGAN LOUISE
21-26-17-0020-04300-0010	CARTER KENDALL LAVERN & MEGAN LOUISE
28-26-17-0080-00300-0010	CARTER SOFIA A & BENJAMIN W
20-26-17-0070-00100-0100	CARVAJAL RAISA M & ROBERTO ALEJANDRO
28-26-17-0040-00400-0090	CARVEY ROGER ALAN & OLDHAM LAURA
17-26-17-0110-00300-0740	CASHMAN KRISTIN & MICHAEL II
20-26-17-0040-00000-1900	CASPER TROY MICHAEL & LAURA JUDITH
27-26-17-0110-03800-0080	CASS JEFFREY DEAN & MARTINEZ DIANA PATRICIA RESTRE
21-26-17-0110-00600-0090	CASS MATTHEW LOCKWOOD & ELAYNE
20-26-17-0080-00000-3540	CASSOLA ALBERTO JOHN & LINDA ANNE
21-26-17-0110-00600-0070	CASSOLA ALBERTO JOHN & LINDA ANNE
21-26-17-0070-00100-0550	CASTILLO JORGE A & MADELINE
20-26-17-0030-00400-0010	CAVALLUCCI CHRISTOPHER J & JENNIFER R & PRICE EVAN A
21-26-17-0020-03900-0030	CAVE DEBRA LYNN
20-26-17-0130-00000-3700	CAVILL WILLIAM GEORGE & CAVILL KATHERINE MARIE
21-26-17-0040-06100-0200	CECIL BRETT & CECIL JENNIFER
21-26-17-0030-01100-0130	CENA ELIZABETH J
21-26-17-0020-04700-0050	CHADUVULA KAMALA & ARAVINDA
20-26-17-0020-00000-1100	CHADWICK CLAIRE MARIE
27-26-17-0150-00000-2020	CHADWICK MONTIA MICHELLE & GREGORY JAMES
21-26-17-0080-01800-0040	CHAGANTI PRASANTH & MARTIS CAROLINE
20-26-17-0130-00000-3790	CHAKRAVARTHI ARVIND & RAJAGOPAL ARUNA
21-26-17-0020-03800-0030	CHAMBERLAIN REBECCA LYNN
28-26-17-0080-00100-0080	CHAMBERS DENNIS R & LINDA L & SCHAUFF M
21-26-17-0020-03600-0010	CHAMOUN ELI & CHAMOUN LYNN
21-26-17-0030-01100-0040	CHANDLER COLEMAN C JR & DEVANNE ALESHA
27-26-17-0090-05900-0020	CHANG JASON CECIL & NG CHERYL
21-26-17-0130-00200-0020	CHAPLIN ANGELA MARIE & SHAWN LESLIE
20-26-17-0070-00100-0020	CHAVES STEVEN KENNETH & SOTO-CHAVES ALICIA Y
20-26-17-0120-01700-0100	CHAVEZ JULIA & MONARREZ ELIAS CHAVEZ
20-26-17-0030-01200-0030	CHEN CASSIDY JING & CLEMENT NATHANIEL
27-26-17-0160-00000-0310	CHERNECHER IRINA & LEONID
20-26-17-0020-00000-2690	CHERRERES DIONICIO R & FIDELIA C
27-26-17-0150-00000-0630	CHHAJER SWATI & GARG ANKIT
20-26-17-0080-00000-5080	CHIAPETTA CYNTHIA ANN
27-26-17-0100-03700-0040	CHIARELLI JOHN J & MIGDALIA O
21-26-17-0030-01300-0010	CHIEN ROSANIA & CHU CHUN
20-26-17-0020-00000-0380	CHILDERS-METZLER VICKIE
28-26-17-0100-00300-0060	CHITTIMALLA EASHWAR R & JACQUELINE D
20-26-17-0120-00600-0040	CHOUINARD MICHAEL J

PARCEL ID	NAME
20-26-17-0080-00000-4000	CHOWBAY RAJAH DARRYL & JACQUELINE ELIZABETH
21-26-17-0130-00400-0130	CHRISTIAN JEREMY D & WASSERMAN LANIE R
28-26-17-0030-01000-0040	CHRISTIE LYUDMILA & MATTHEW
27-26-17-0150-00000-0130	CHRISTY DAVID ALAN & TANJA
28-26-17-0080-00700-0100	CHU CHING LAM LEANNE
27-26-17-0150-00000-0260	CHUNG YUNGHSIAO & ZHANG YUHAN
20-26-17-0020-00000-0820	CIADILLA JAMES & CAROL
20-26-17-0070-00200-0130	CIANCI DANIEL III & FRETZ-CIANCI RACHEL L
21-26-17-0080-03100-0030	CICCOCIOPPPO MEGAN S & ERIC S
20-26-17-0070-00100-0370	CICERONE EDWARD PETER
20-26-17-0040-00000-2390	CIFU JOHN JAMES & ANNMARIE
20-26-17-0040-00000-1530	CINAR KENNEL TRUST
21-26-17-0130-00400-0100	CIOFFI ASHLEY RAE
27-26-17-0110-04000-0040	CISBANI MAEGAN K & RAYMOND W JR
20-26-17-0120-01800-0070	CISNEROS BORGES ANGEL A & ANDREINA DEL CARMEN
21-26-17-0020-04700-0010	CLARK CYNTHIA & STEPHEN
20-26-17-0030-00200-0010	CLARK PAUL & KATHERINE
20-26-17-0040-00000-1570	CLARKE DAVID LEOPOLD & LOU MYRTLE
28-26-17-0060-00600-0240	CLAVIO ANTHONY PAUL & KARA MICHELLE
27-26-17-0130-02300-0010	CLEMENS MICHAEL PATRICK & CAITLIN MAUREEN BOURDON
27-26-17-0130-02200-0060	CLEMENT EDWARD D & JENNIFER KWAN
21-26-17-0120-02100-0030	CLEMONS JACK EUGENE II & JESSICA L
21-26-17-0100-00900-0170	CLOUD STACY
21-26-17-0080-02800-0030	CLYMER JEFFREY & SARA
27-26-17-0110-03600-0130	COCCIA DAVID ANTHONY JR & LINDSEY AMBER
20-26-17-0130-00000-4410	CODY DENNIS MICHAEL & MEGAN LEE
20-26-17-0130-00000-3050	COFIELD KAREN MICHELLE
20-26-17-0130-00000-4420	COHEN ROBIN LEIGH
21-26-17-0040-06300-0040	COLBETH-KOSER JUDYTH M & HENRY JEROME
28-26-17-0020-05400-0040	COLE COLLIN J
20-26-17-0020-00000-1300	COLE SCOTT & LAURA
20-26-17-0020-00000-0490	COLEMAN FLOYD D & LINDA E
21-26-17-0090-06100-0110	COLEMAN PERCY DEE JR & GENNETTE DELORISE
27-26-17-0100-03400-0050	COLLINGS JASON & MICHELLE
27-26-17-0150-00000-0020	COLLINS HEATHER SUZZANNE
21-26-17-0040-06400-0020	COLYER BRIAN & KRISTINA
20-26-17-0080-00000-4880	COMEAUX SHELLEY DEBAILLON & KYLIE JOSEPH
28-26-17-0080-00100-0110	COMELLA MARY ELLEN & ROBERT
27-26-17-0150-00000-0640	COMPTON JUSTIN LEE & OLSEN KATHRYN MARIE
20-26-17-0040-00000-2630	CONAHAN PATRICIA REVOCABLE LIVING TRUST - CONAHAN PATRICIA TRUSTEE
21-26-17-0020-03700-0040	CONAHAN PATRICIA REVOCABLE LIVING TRUST - CONAHAN PATRICIA TRUSTEE
27-26-17-0100-03400-0100	CONKRIGHT DUSTIN DANIEL & AMY LYNN
21-26-17-0090-06200-0150	CONNOLLY JAMES K & SARA K
28-26-17-0020-05300-0010	CONRAN RYAN A & LOMBARDO JOHN L
27-26-17-0150-00000-0690	CONSUEGRA FRANCISCO & IZQUIERDO CRISTINA
21-26-17-0110-00300-0040	COOK ERIC M & ALINE G
28-26-17-0050-00600-0350	COOK MICHAEL JW & STACEY DIAZ
21-26-17-0110-00500-0180	COOK PAUL C & LISA M
21-26-17-0100-00800-0160	COOK PAUL CARL & LISA
21-26-17-0020-03700-0060	COOK STEPHEN & COOK PAUL
20-26-17-0020-00000-0270	COOK-CONNOLLY CAROLYN
27-26-17-0130-01900-0060	COOKE MICHAEL ALAN & BRITTNEY ADAMS
28-26-17-0040-00300-0090	COOPER ALIVIA & JIMMIE
21-26-17-0110-00300-0070	COOPER CHAD STEVENSON & PARKER JESSICA M
21-26-17-0110-06A00-0010	COOPER KENNETH TYLER & MOLLY
20-26-17-0040-00000-2440	COOPER MICHAEL & DEBRA SUE
20-26-17-0070-00200-0070	COPLIN LARRY WENDELL JR & MARGARET DENISE
28-26-17-0030-01000-0020	COPPAGE MICHAEL & ANDREA



PARCEL ID	NAME
16-26-17-0010-00100-0280	CORBETT MATTHEW RYAN & ILYSSA KATE
20-26-17-0070-00100-0030	CORDES JUSTIN LEIGH & CAITLEN AMANDA
20-26-17-0030-00500-0050	CORDON CHARLES MAURICE & CRISTINA MAYELA
28-26-17-0030-01100-0090	CORMACK GARY DAVID & DENISE C
28-26-17-0060-01300-0010	CORNETT KRISTEN & AARON
20-26-17-0130-00000-4780	CORONEL ALFREDO ENRIQUE R & AVILA ZIKIU K A
20-26-17-0020-00000-0470	CORSETTI STEPHEN EUGENE & SANDRA FARNETI
28-26-17-0050-00800-0010	COSENZO DANIEL JOHN & MADELINE KATHLEEN
20-26-17-0020-00000-1490	COTTONE JOHN & SARA
21-26-17-0030-01200-0140	COX AARON & NIKKOLETTE
20-26-17-0070-00100-0270	COX BRIAN DION & NIEVES YANELLE
20-26-17-0020-00000-1170	COX FRANCIS KEITH & DEEWYNN
27-26-17-0130-02600-0040	CRAIG AARON LEWIS & SANTANA NAOMI L
27-26-17-0150-00000-1170	CRAIG MICHELE STARR
20-26-17-0120-01800-0190	CRAIG RUSTY & ANNA
28-26-17-0100-00300-0080	CRAWFORD CORY & NATASHA
28-26-17-0100-00400-0090	CRAWFORD DENNIS R &
28-26-17-0060-01000-0020	CRAWFORD LANCE BENJAMIN & LINDSEY ELIZABETH
28-26-17-0100-00100-0100	CREWS BRIAN RICHARD & KELLY NOELLE
21-26-17-0110-00500-0210	CROSS BRITTANY
21-26-17-0020-04700-0020	CROSS JOHN B & REBECCA J
21-26-17-0090-06100-0090	CROUCH AMANDA GRACE
21-26-17-0080-03200-0030	CROUCH JOHN & JUDITH A
28-26-17-0100-00500-0070	CROW JASON R & JENNIFER E
21-26-17-0110-00600-0130	CRUZ JOSE
17-26-17-0110-00400-0090	CUETO TIFFANY N & JUNCAL CAMILO JR
20-26-17-0130-00000-4130	CULLUM ROBIN LYNN & EDWARD J
20-26-17-0130-00000-4500	CULP MELISSA STILES & MICHAEL EDWARD
21-26-17-0070-00100-0510	CULVER CURTIS G & DEBORAH S
27-26-17-0150-00000-1890	CURRAN EDWARD G
16-26-17-0010-00100-0060	CURRENT OWNER
16-26-17-0010-00100-0120	CURRENT OWNER
16-26-17-0010-00200-0120	CURRENT OWNER
16-26-17-0020-00100-0360	CURRENT OWNER
20-26-17-0020-00000-1320	CURRENT OWNER
20-26-17-0030-01500-0030	CURRENT OWNER
20-26-17-0070-00100-0210	CURRENT OWNER
27-26-17-0110-04000-0050	CURRENT OWNER
28-26-17-0020-05100-0010	CURRENT OWNER
21-26-17-0070-00100-0570	CURTIN KENNETH MICHAEL & KATRIN
28-26-17-0050-01200-0140	D SOUZA CHRISTOPHER T & ALICIA A
21-26-17-0030-01400-0030	DAILEY JOHN LASHER & CYNTHIA LOUISE
20-26-17-0040-00000-1820	DAILEY ROBERT L & KATHY M
28-26-17-0020-05100-0110	DAILY BRIAN & LISA
28-26-17-0020-05100-0140	DAKOFF TARA R & AARON DAVID
27-26-17-0130-01900-0080	DAMICO DAVID A & STEPHANIE
27-26-17-0130-02500-0110	DANDAMUDI SUJITH & SURYADEVARA SHALINI
16-26-17-0020-00300-0020	DANIEC MARCIN & DOMINIKA HALINA
20-26-17-0020-00000-0900	DANIEL VICKI Y
27-26-17-0130-02600-0060	DANIELS CHASE HARRISON & KATHERINE KAY
20-26-17-0080-00000-4330	DANTONA THOMAS JOHN & PHYLLIS MARIA
20-26-17-0040-00000-2460	DANTONIO-LOWE RITA & LOWE JEFFREY STEVEN
20-26-17-0090-00100-0040	DAPOLITO VINCENT M & BROOKE LESLIE
20-26-17-0020-00000-1480	DARVILLE CHRISTOPHER E & JENNIFER G
27-26-17-0130-02700-0050	DAVEY JUSTIN MICHAEL & KOZIC KLER
28-26-17-0020-05300-0090	DAVID THERESA L
28-26-17-0040-00500-0010	DAVIDSON BARRETT & CASSADY
20-26-17-0080-00000-4340	DAVILA ERNEST & BARBARA JOAN

PARCEL ID	NAME
21-26-17-0090-06200-0090	DAVIS ASHBY & BIDARIAN NICOLETTE LALEH
20-26-17-0140-01600-0060	DAVIS CHRISTOPHER JAMES & OCONNOR CAITLIN M
20-26-17-0020-00000-0680	DAVIS GAITHER GRIFFITH & SHELLEY ANNE
20-26-17-0080-00000-2760	DAVIS KELLI LYNN & DAVIS DORIS L
21-26-17-0030-01200-0050	DAVIS RYAN ALLEN & LARISSA
20-26-17-0040-00000-2560	DAVISON KENNETH R & KIM A FAMILY TRUST
20-26-17-0080-00000-4850	DAY SALLY STEELE & JOHN WARREN III
20-26-17-0080-00000-5050	DE BELLO ELENA
21-26-17-0110-00500-0120	DE LARA PEREZ LIVING TRUST
21-26-17-0070-00300-0120	DE STEFANO ROBERT JR & LINDSAY MARIE - PEREZ DE LARA BERNARDO & MONICA TTEES
21-26-17-0110-00400-0110	DEAKINS JON D & ADRIENNE S
20-26-17-0090-01500-0090	DEAN BRIAN M & JACKSON-DEAN JACALYN KAY
20-26-17-0020-00000-1240	DEAN RONALD & MCKINNEY JERRY W
21-26-17-0020-05000-0020	DEB SOURABH & SOMAN TANIA SUSAN
17-26-17-0110-00300-0480	DEBUHR JENNIFER LOWERY & DARIUS
27-26-17-0110-04000-0170	DECKER DAVID H & BARBARA T
27-26-17-0110-04000-0110	DEDERING ERIC J & DEREN AFTON N
28-26-17-0050-01100-0010	DEDMON MATTHEW T & SAVANNAH M
21-26-17-0110-00400-0030	DEENIHAN DAVID & LINDA
20-26-17-0020-00000-0730	DEJESUS ALBERT & GRZEMSKI PAUL
27-26-17-0100-03600-0030	DEL ORBE EDGAR & ARIANA
16-26-17-0030-00600-0150	DELIBERATO BRANDON J
21-26-17-0100-00800-0070	DELL KAI DAO & SOFI
21-26-17-0040-06300-0010	DELLIS ERICA & ANTONIOS
21-26-17-0130-00100-0280	DELORETO MICHAEL P & LISA MARIE
16-26-17-0020-00600-0040	DELVAILE NELSON & GRANAN PATRICIA A
27-26-17-0130-02300-0060	DEMAURO MICHAEL P & ANASTACIA R
21-26-17-0020-04100-0040	DEMERS BRUCE A & KIMBERLY S
20-26-17-0070-00200-0170	DEMIDOV IGOR & EKATERINA
27-26-17-0130-02500-0040	DENEEN JEFFREY MICHAEL
20-26-17-0030-00900-0080	DENNIS RONNIE LEE
20-26-17-0020-00000-0600	DENTON BRENDA L & DILUCA BRUCE A
20-26-17-0020-00000-0340	DEPASQUALE LINDA MARIE
20-26-17-0030-01300-0050	DEPERTO PAUL DENNIS & KRISTY DELL
20-26-17-0080-00000-2840	DEQUARTO DOMINICK JOSEPH & JACQUELINE ANN
21-26-17-0020-04900-0040	DERION SEAN
27-26-17-0130-01800-0060	DESAI ANIL KUMAR & KULKARNI B G
16-26-17-0020-00600-0450	DESAI NILESH & CHELSEA FAMILY REV TRUST - DESAI NILESH B & CHELSEA ARLENE TTEES
21-26-17-0040-06300-0090	DESIMONE RYAN T & JENNIFER R
27-26-17-0150-00000-0220	DESTRATIS ANTHONY STEVEN & JENNIFER LINDSAY
20-26-17-0030-01100-0050	DESTRO VIVIANE ORDONHEZ
20-26-17-0020-00000-0850	DEVARS KENNETH P & DEBOARH F
20-26-17-0070-00200-0040	DEVEGAS MICHAEL ANTHONY & CHELSEA NICOLE
16-26-17-0020-00600-0050	DEVIA ADRIAN ALBERTO & LAURA RENEE
20-26-17-0020-00000-0870	DEVIVO BENEDICT V & VERONICA S
21-26-17-0080-02300-0040	DEXTER LISA MARIE & GLENN R
17-26-17-0110-00500-0040	DHAMAJ ALBESINA & THODHORI
27-26-17-0130-02300-0090	DHAMODHARAN RAJASINGH & RAJASINGH BAVIYA
21-26-17-0090-05600-0020	DHIMA SPIRO & ARGIROPOULOS-DHIMA MARGARET
20-26-17-0020-00000-2050	DI GRADO GIOACCHINO & JOANN M
20-26-17-0020-00000-0300	DIALOISO ROBERT JOSEPH & CHERYL WOODARD
20-26-17-0120-01700-0170	DIAZ LUCINDA & MICHAEL G
20-26-17-0020-00000-1470	DIETMEYER KEVIN J & KIMBERLY
16-26-17-0010-00200-0060	DIETSCH SCOTT PATRICK & HEBBELN LYNDA SUE
16-26-17-0010-00100-0030	DIGAETANO RYAN ANTHONY & JENNIFER ANN
21-26-17-0130-00100-0270	DIGREGORIO JOSHUA & DENISE
20-26-17-0090-01300-0150	DILLON ISAAC JAMISON & NATALIE ALEXIS
21-26-17-0020-04400-0020	DIMEZZA COLLEEN L REVOCABLE TRUST - DIMEZZA COLLLEEN L TRUSTEE

PARCEL ID	NAME
20-26-17-0080-00000-5070	DIMIS ANTONIOS & ATHANASIA A REV TR - DIMIS ANTONIOS & ATHANASIA A TRUSTEES
27-26-17-0100-03400-0040	DIMMITT RYAN MICHAEL & JESSICA ANN
21-26-17-0130-00200-0030	DINAMARCA GATICA LUIS MARCEL & MALOY MICHELLE
21-26-17-0020-04200-0040	DIXON REBECCA
28-26-17-0020-05500-0060	DOCZY DANIEL JAMES & KATHLEEN AGNES
20-26-17-0080-00000-3930	DODGE CHARLES ALLEN & MICHELLE VASQUEZ
28-26-17-0030-01100-0070	DOLEZAL-BENULIS MICHELLE
20-26-17-0030-00500-0010	DOLIMPIO ERIN & BRETT
16-26-17-0020-00600-0380	DOLPHIN TODD M & ABBASCIANO KRISTY A
28-26-17-0080-00700-0090	DOMHOFF CHRISTIAN A & MAGALY
20-26-17-0090-01300-0130	DONALDSON SEAN C & ASHLEY
20-26-17-0020-00000-0630	DONALDSON STEPHEN D & INGRID S
20-26-17-0100-00100-0020	DONNELLY MARK & DANNIELLE
21-26-17-0110-00500-0100	DORRIS JOSEPH T & SUZANNE A
20-26-17-0080-00000-4380	DOS SANTOS ANDRES EDUARDO
27-26-17-0130-03000-0030	DOS SANTOS ANDRES EDUARDO
20-26-17-0020-00000-0620	DOSE TIMOTHY & SANDRA M
20-26-17-0130-00000-4050	DOSOGLU CLAUDIA & ELMANASTERLY ALY IBRAHIM
20-26-17-0080-00000-2810	DOUMANIAN GRACE M & NISHON DAVID
21-26-17-0020-03500-0020	DOUTHITT AMY LYNN
28-26-17-0040-00800-0050	DOWEN MARIELA HARDESTY
21-26-17-0110-00500-0070	DOYLE TRACEY
20-26-17-0080-00000-5020	DRISCOLL DARREN JEFFREY & GWENDOLEN MARGARET
16-26-17-0030-00500-0110	DUCHARME PAUL FRANCIS & DONNA MARIE
20-26-17-0130-00000-3310	DUERMIT ROBERT F TRUST - DUERMIT ROBERT F TRUSTEE
21-26-17-0100-00900-0180	DUMAS JOSEPH MICHAEL JR
20-26-17-0080-00000-3860	DUNCAN JAMIE DREW
20-26-17-0070-00200-0140	DUNN ASHLEY NIKOLE & CHRIS M
21-26-17-0070-00100-0420	DUPLICHEN CHRIS DALE JR & KATHERINE ELISABETH
21-26-17-0020-04100-0010	DUPONT DENISE EVA
16-26-17-0030-00600-0180	DUPRE DERRICK ANDREW & ASHLEY L
21-26-17-0040-06400-0010	DUQUETTE DAVID & LINDSAY
21-26-17-0020-04500-0020	DURAIRAJ ARUN KUMAR & SHERIFF ANISHA PARVEEN MOHAMED
20-26-17-0120-02300-0290	DURETTE HENRY RICHARD & LUZIA
21-26-17-0120-01900-0040	DURGIN SUSAN
21-26-17-0070-00300-0130	DURIAS MARIA CARMELA & SEDOTES BENJIE CRUZ SAGGE
21-26-17-0090-06200-0170	DUTHIE LIVING TRUST - DUTHIE JAMES S & LALITH TRUSTE
27-26-17-0150-00000-0110	DWYER BRIAN J LIVING TRUST - DWYER BRIAN J TRUSTEE
20-26-17-0080-00000-3630	DWYER FAMILY LIVING TRUST - DWYER JAMES A & JANICE L TTEES
20-26-17-0070-00100-0110	DWYER KEITH WILLIAM
20-26-17-0090-01300-0050	DYCE TROY ALLAN & HEATHER LYNN
28-26-17-0030-01000-0080	EBERENZ NICHOLAS & MEMOS APHRODITE
20-26-17-0020-00000-1150	EBERENZ PAUL ALAN & JOAN MARIA
27-26-17-0150-00000-1910	ECHEVARRIA DAMIAN ALEXANDER
27-26-17-0100-03700-0060	ECHEVARRIA ORLANDO & KAYLA NOEL
21-26-17-0130-00400-0220	ECKELKAMP JARED WILLIAM & JENNIFER A
20-26-17-0120-02300-0280	EDGAR JANELLE & ROBERT
21-26-17-0110-00400-0040	EDGAR PATRICIA C & ROBERT A JR
20-26-17-0030-01100-0090	EDMISTON RYAN MATTHEW
20-26-17-0030-01100-0100	EDWARDS JACKSON LANE IV
21-26-17-0070-00100-0460	EISEL HEATHER JO & AGUILAR-REYES MICHAEL O
20-26-17-0020-00000-2020	EISNER RICHARD & MICHELE R FAMILY TRUST - EISNER RICHARD & MICHELE R CO-TRUSTEES
28-26-17-0100-00100-0150	ELEGANT HOMES LLC
28-26-17-0050-00800-0040	ELIA MARIA H & CAMPOS CODY E
20-26-17-0090-01300-0110	ELKOMOUS SAMIR BOLIS SHARABEEN
20-26-17-0090-01300-0140	ELLIS DEREK HERBERT & FERRER DANIELA I
20-26-17-0040-00000-2150	ELMORE SHIRLEY A & ROBERT P
27-26-17-0130-02100-0040	EMERSON DAMAIAN LASHUN

PARCEL ID	NAME
16-26-17-0010-00100-0260	EMERSON ROBERT & JOYCE
16-26-17-0030-00400-0140	EMINGTON JOSHUA DAVID & ERIN DANIELLE
20-26-17-0040-00000-1840	EMMERMAN STEVEN ALLEN & ROBIN B
17-26-17-0110-00300-0670	ENGEL JENNA LYNN & CHADD MICAH
28-26-17-0040-00300-0120	ENGEL SARA & MARTINEZ MICHAEL
27-26-17-0150-00000-0720	ENGLISH RASHEED K & MANZANO JESSICA LOUISE L
20-26-17-0120-01800-0130	ENLOE RYAN EVERETT & CHASE B
20-26-17-0020-00000-0180	EPPIG NEIL LEONARD & CATHY ANNE
21-26-17-0070-00100-0450	EPSTEIN JOSHUA ALEXANDER & TIFFANY MARIE
20-26-17-0120-02300-0320	EPSTEIN WILLIAM J & KRISTIN
21-26-17-0110-00300-0030	ERBRICK JOSEPH ALLEN & BRITNI TISINGER
27-26-17-0150-00000-2120	ESGUERRA DENIES CABRERA & ERIKA LEANN L
27-26-17-0130-02100-0010	ESTRADA SAMUEL ALEJANDRO & MARIA TERESA
28-26-17-0080-00100-0120	EVANS RICHARD CARL & ANGELINA SUZANNE
20-26-17-0120-01800-0150	EVANS TYLER MICHAEL & NEELY KATIE
27-26-17-0100-03600-0080	EVERHART YVETTE DENISE & SCOTT EDMOND
17-26-17-0110-00300-0680	EWALD FERNANDO & KARLA CAROLINA ALVES
16-26-17-0030-00600-0210	FALFMAN LEON & CAROLINE COULTER
21-26-17-0020-04300-0030	FALK GLENN
21-26-17-0020-03300-0020	FARISHTA LAILA
20-26-17-0040-00000-2300	FARMER FAMILY REVOCABLE TRUST - FARMER JASON L & MARY L CO-TRUSTEES
28-26-17-0050-00600-0310	FARRELL JOSEPH & JENNIFER
20-26-17-0040-00000-1590	FARROW CATHERINE PATRICIA
20-26-17-0020-00000-1330	FATOVIC MILDRED
20-26-17-0030-00800-0030	FAULKENHAM ASHLEY
20-26-17-0020-00000-0690	FEDERICO DENISE L
20-26-17-0090-01400-0140	FEHLHAUER KURT W & TRACY IRENE
20-26-17-0020-00000-0780	FEIGENBAUM STEVEN & CHERYL EILEEN
20-26-17-0070-00100-0190	FEIGER BRAD PERRY & JESSICA RACHEL
27-26-17-0100-03400-0080	FELDMAN ALEXIS & RUPAR BRIAN MICHAEL
20-26-17-0090-01200-0140	FENECH SEAN ROBERT & KAYLA CHRISTINE
27-26-17-0110-04000-0070	FENNESSY JOHN J & TERESA A
20-26-17-0120-01800-0050	FERGUSON ASHLEY & TRAVIS ALEESHA
28-26-17-0020-04900-0010	FERGUSON ERIN COLLINS & NATHANAEL LEE
28-26-17-0080-00800-0140	FERGUSON RODNEY L & AMY
20-26-17-0080-00000-5000	FERNANDES LUIZ CLAUDIO VIEIRA & MONTES ANDREA KAVAMOTO
28-26-17-0080-00800-0100	FERNANDEZ ALAIN & JILLIAN
28-26-17-0060-01300-0050	FERNANDEZ ALFRED C & RACHEL C
20-26-17-0090-00300-0040	FERRAMOSCA FRANK T & MELISSA MARLENE
20-26-17-0040-00000-2660	FERRO HENRY E JR & ANNETTE
20-26-17-0030-01400-0030	FETTERS LYNN ANN & BRADLEY JAMES
16-26-17-0030-00500-0170	FICHMANN TATIANA GUARINI & RENATO
20-26-17-0020-00000-0660	FIELDING JAMES T JR & SUSAN R
17-26-17-0110-00400-0060	FINER STEPHANIE LYNN & RICHARD J III
21-26-17-0070-00100-0490	FIORILLO PATRICK M & MCKEEVER CRYSTAL
27-26-17-0100-03600-0010	FISCHETTI DARA J & LEIGH GARY JOSEPH
20-26-17-0080-00000-5060	FISCUS JOYCE LILLIAN & NEYLAN CHRISTOPHER JAMES & VANESSA ERIN
20-26-17-0090-01400-0080	FISHER NICHOLAS DOUGLAS & AMY ELIZABETH
16-26-17-0010-00200-0110	FITCH RICHARD W & CAMMI L BAKER
16-26-17-0010-00100-0310	FITZGERALD BRIAN WILLIAM
21-26-17-0070-00300-0160	FLETCHER ROBIN
21-26-17-0100-00800-0170	FLORES JEISON JOHANY & AMANDA JOHNSTON
20-26-17-0020-00000-0700	FODERARO WILLIAM R & LINDA LEE
28-26-17-0050-00600-0070	FOGLE TYLER J & BUTTS AMANDA N
28-26-17-0080-00700-0080	FOLTZ RORY LAWSON & ALEESA DIANE
20-26-17-0040-00000-1920	FONTAINE ROBERT L & PATRICIA A
27-26-17-0130-02600-0020	FORCADE ERIC LEE & SHANNON
27-26-17-0100-03700-0020	FORD WILLIAM & MEGHAN

PARCEL ID	NAME
20-26-17-0130-00000-4060	FORTIER CATHERINE & STANLEY JOSEPH
20-26-17-0120-00600-0030	FOSTER BRETT T & JESSICA
21-26-17-0020-04000-0030	FOSTER CASEY
21-26-17-0130-00100-0250	FOX DAVID A & NANCY S
20-26-17-0080-00000-3620	FRAGNITO GERARD MICHAEL & THERESA MARIE
21-26-17-0100-00900-0230	FRALICK ERIC & ADRIANA
21-26-17-0130-00200-0130	FRANCIS ROMEO ORANDO & JENNIFER A
28-26-17-0050-00600-0040	FRANCIS TIMUR A & RIVERA NEOMI
17-26-17-0140-00300-0230	FRANCISCO TIMOTHY MERL & SHAUNA MARIE
20-26-17-0090-01300-0100	FRANCO ALEXANDER
16-26-17-0020-00100-0400	FRANCO DAVID
21-26-17-0130-00400-0280	FRANK MATTHIAS GEORG & AUBREY ELIZABETH
20-26-17-0040-00000-2480	FRANKLIN DONNY O & RHONDA F
20-26-17-0070-00100-0330	FRANTZ MATTHEW PETER & JENNIFER FORD
28-26-17-0080-00700-0120	FREDA MARC & CLARE
21-26-17-0100-08A00-0020	FREDERICKSON MATTHEW & HANNAH
20-26-17-0130-00000-3690	FREEMAN GURN HARRY & KATHLEEN
17-26-17-0110-00400-0080	FREEMAN MALLORY MILLER & RYAN
20-26-17-0040-00000-0060	FREIDES RANDALL T & JUDITH L
21-26-17-0080-03200-0050	FREY JANINE MARIE & CLARK DUSTIN
21-26-17-0040-06400-0040	FRIEND RODNEY A
28-26-17-0060-01000-0040	FROMM ALLISON L
20-26-17-0020-00000-0760	FRONSEE TIMOTHY C & JULIE M
20-26-17-0080-00000-3390	FRONTERA DEBBIE
20-26-17-0080-00000-2780	FROST MARY ANN
28-26-17-0100-00400-0070	FRYE STACY LAWHEAD
27-26-17-0110-04400-0010	FUHRMAN STUART & THERESE ANN
16-26-17-0020-00600-0350	FULMINO TODD STEPHEN & JAMIE LYNN
20-26-17-0040-00000-1800	FURCA SALVATORE & DIANE S
16-26-17-0020-00100-0370	FUSCO SALVATORE
28-26-17-0080-00200-0030	GABARDI BRANDON JAMES & HENNINGSSEN TARA-LYN
20-26-17-0040-00000-1750	GABRUS ANDRZEJ & KOTYNSKA ELZBIETA
21-26-17-0100-00700-0050	GAIK SHANE MICHAEL & MARTA
21-26-17-0090-06200-0120	GAJ CHRISTOPHER & KALYN J
27-26-17-0100-03400-0090	GALIME SARA W & MATTHEW A
20-26-17-0080-00000-3840	GALLAGHER KENNETH S & JONA LYN
21-26-17-0130-00400-0240	GALMISH RYLAND JAMES & JESSICA MARY ALICE
27-26-17-0130-02500-0030	GALVIN BRANDON ERIC & BENNETT NATHALIE M
20-26-17-0080-00000-2880	GAMBA RODRIGO LUIS & SHARON BADER
21-26-17-0020-04800-0030	GAMBINO KATHLEEN ELIZABETH & DANIEL WILLIAM
21-26-17-0040-06100-0220	GANNON MICHAEL A & MELANIE A
21-26-17-0090-05600-0080	GANS RICHARD E & MARTYN SHARI
20-26-17-0040-00000-2140	GARCIA DAVID LOUIS & LINDA SUE
28-26-17-0080-00700-0060	GARCIA EGBERTO JR & JESSICA
21-26-17-0110-00400-0100	GARCIA HERNAN J E & ACEVEDO MARIA J E
21-26-17-0020-03300-0030	GARCIA MICHAEL L & GARCIA LUIS E & MACK-GARCIA E
20-26-17-0070-00200-0120	GARCIA RICK J & MALISSA ANN
20-26-17-0020-00000-0520	GARNITSCHNIG GEORG & KUNZMAN CLAIRE
20-26-17-0080-00000-4370	GARRITANI CARL VICTOR & AMELIA ROSEANN
21-26-17-0070-00300-0140	GARTON EDWARD T & GRATON HILARY A
21-26-17-0130-00400-0140	GARZARO RICHARD ALLAN & AMY POWELL
27-26-17-0130-03100-0060	GARZARO RICHARD ALLAN & AMY POWELL
28-26-17-0040-00300-0080	GASHYMOV ROMEL & ALONA
21-26-17-0110-00600-0080	GASOWSKI ROMAN & KURPINSKA GASOWSKI MONIKA J
27-26-17-0130-02100-0060	GASPARINI CHRISTOPHER NATHAN & BUCHMAN CARLY MICHELLE
27-26-17-0110-04300-0050	GAULIN GREGORY J & SANDRA A
21-26-17-0110-00600-0110	GAUSE DEBORAH & EDWIN
21-26-17-0020-03600-0030	GAVIN JANICE L

PARCEL ID	NAME
28-26-17-0040-00500-0030	GEARHART DANIEL E & BROOKE D
28-26-17-0060-01300-0060	GEIER JACK RYAN & SOUDIYN TATIANA FRANCESCA
21-26-17-0020-03300-0040	GENTILE TERRI C & MICHAEL F
20-26-17-0030-00400-0070	GEORGE RICHARD J & ROSALIE A
28-26-17-0040-00400-0120	GERACI KIM A
27-26-17-0100-03700-0030	GERB SAMUEL & ASHLEY
28-26-17-0080-00800-0120	GERENA KAREN & EDDIE A
28-26-17-0050-00800-0030	GERGAWI ROBER RAAFAT L & HANNA NAGWA W
21-26-17-0040-06300-0020	GHOBADI KEVAN & DOHERTY SHANNON L
27-26-17-0130-02500-0050	GHOBRIAL SAMEH SABRY & SOUZAN
28-26-17-0020-05500-0040	GIAKOUMATOS DEMETRI & MARIA REV TRUST - GIAKOUMATOS DIMOSTHENIS D & MARIA A TTEES
20-26-17-0120-00600-0080	GIANCOLA ANDREW S & IRENE
20-26-17-0090-01200-0110	GIANG HON-LUNG & KIM AMY A
21-26-17-0110-00600-0170	GIANI JOSEPH JR & CAROLINE P
20-26-17-0080-00000-4830	GIANSIRACUSA PAUL S & DONNA LYNN
21-26-17-0020-04600-0010	GIBBINGS GARY STEWART
20-26-17-0130-00000-3780	GIBLIN SANDRA RIDGELY & EUGENE M JR
16-26-17-0020-00600-0010	GILBO DAVID C & BERICHON AMY
20-26-17-0130-00000-3330	GILES SHARON WANDA & NEIL CLEGG
20-26-17-0080-00000-4970	GILL TARREN N
21-26-17-0030-01400-0080	GILLEN KAREN E & SEAN P
16-26-17-0010-00100-0270	GILLEN KATHLEEN
20-26-17-0090-01400-0090	GILLESPIE ERIC ORION
27-26-17-0110-04000-0100	GILLINDER DOUGLAS WILLIAM & BARBARA ANN
16-26-17-0030-00600-0200	GIORGIO JOHN ANTHONY & JEIMY G
20-26-17-0080-00000-2790	GLEASON JOHN R & DONNA T
21-26-17-0080-02500-0040	GLENN ROBERT JAMES & DEBORAH J
20-26-17-0020-00000-2080	GLENNON TRACEY ANNE & ROBERT PATRICK
21-26-17-0030-01400-0110	GLYNN TIMOTHY & YUAN GUOHUA
16-26-17-0030-00500-0180	GOINS ANTHONY & DEBRA ANN
28-26-17-0060-00600-0110	GOLDBERG ADAM M & MARY
28-26-17-0050-00700-0070	GOLDSMITH DONALD LEE II & JENNIFER CHAPMAN
20-26-17-0020-00000-0550	GOLDSTEIN CAROL ANN & DAVID M
21-26-17-0020-04500-0010	GOMEZ MANUELA L
20-26-17-0030-00300-0060	GONZALEZ AMY
28-26-17-0050-01400-0040	GONZALEZ ARMANDO
20-26-17-0130-00000-3810	GONZALEZ CHRISTIAN ORTIZ
27-26-17-0150-00000-1150	GONZALEZ GUSTAVO & MENDOZA ANA IBIS
16-26-17-0010-00100-0080	GONZALEZ JOSE A & AURORA
16-26-17-0030-00400-0160	GONZALEZ JOSEPH MICHAEL & EGGERS TATIANA MARIE
21-26-17-0080-02800-0040	GONZALEZ JUAN CAMILO & FERRERO NATALIA CAROLINA
20-26-17-0040-00000-1710	GONZALEZ SANDRA BARBARA & LUIS ALBERTO
20-26-17-0080-00000-3560	GOOLEY JODY A & ELIZABETH J
28-26-17-0050-00700-0060	GORMLEY TRAVIS & JACQUELYN
20-26-17-0080-00000-4950	GOROSPE-LA PORTA MARY BERNADETTE & LA PORTA PAUL K
28-26-17-0050-01100-0050	GOSA JOSHUA & HOLLY
28-26-17-0030-01000-0050	GOSE KEVIN DEAN & JELINDA D
17-26-17-0110-00300-0660	GOTTHELF ERIC & CUNHA JANE
21-26-17-0100-00900-0090	GOULD BRANDON MARCEL & KAYLA JUDITH
21-26-17-0130-00100-0260	GOW THOMAS EDWARD JR & KALEEN MICHELLE
28-26-17-0100-00500-0060	GRABER SCOTT & BETH REVOCABLE TRUST - GRABER SCOTT C & BETH A TRUSTEES
21-26-17-0070-00400-0010	GRABOWSKI CATRINA & JASON
20-26-17-0130-00000-3770	GRADY ROBERT WAYNE & DAWN DENISE
20-26-17-0030-00400-0060	GRAHAM ANTHONY ALLEN & AMANDA
21-26-17-0020-03400-0010	GRANIERO DAVID & LYNN
21-26-17-0070-00200-0210	GRAU AMANDA E
28-26-17-0080-00100-0040	GRAY LAWRENCE J & JANET N
21-26-17-0100-00800-0130	GRAZIANO SALVATORE & PERRONE LORRAINE MARGARET

PARCEL ID	NAME
20-26-17-0020-00000-0950	GREENBAUM LAWRENCE B & STEPHANIE N
21-26-17-0130-00100-0350	GREENE BRIAN JAMES & CINDY ENEA
20-26-17-0130-00000-4090	GREENLIGHT TRUST - TOLEDO THOMAS A TRUSTEE
16-26-17-0010-00100-0210	GREGORY PAUL & ROBERTA N
21-26-17-0020-04800-0050	GRENLEIE GARY E & CAROL L
21-26-17-0030-01100-0120	GRGIC VUKASIN & YENISEY
20-26-17-0090-01100-0050	GRIECO ANTHONY V & DAGHER JOSELINE G
28-26-17-0060-01400-0010	GRIFFIN CHRISTOPHER DOUGLAS & MARISSA ELIZABETH
27-26-17-0110-03600-0150	GRIFFIN CYNTHIA ET AL
28-26-17-0020-05400-0010	GRIFFIN JOHNATHAN M & MACY E
20-26-17-0090-01400-0130	GRIFFIN MICHAEL JASON & EMMA
21-26-17-0080-01600-0010	GRIMES BILL P
27-26-17-0130-02800-0010	GRIMSHAW MICHAEL DUANE
27-26-17-0130-02100-0020	GRIP STEVEN ROBERT
16-26-17-0030-00600-0160	GRISSOM ALIEN CLAY & KATHLEEN ROSE
21-26-17-0100-01000-0070	GROC BRYAN MATTHEW & ALLISON
20-26-17-0020-00000-1390	GROSS MARK & SHARON
21-26-17-0080-02200-0030	GROSS MARK W & ANDREA E
27-26-17-0130-01700-0050	GROSSO LAURA L
27-26-17-0110-04200-0040	GROTH CARL B & MARY LOUISE
28-26-17-0080-00300-0030	GRUENINGER KYLE & HEATHER
20-26-17-0080-00000-2830	GUEDEZ ALBERTO AGUSTIN & YDALIS
21-26-17-0030-01300-0070	GUERIN MARTIN FRANCIS & MELANIE
20-26-17-0080-00000-3340	GUEVARA JOSE I & CARMEN PILAR
20-26-17-0090-00100-0010	GUGGI DAVID & CHERY LYNN
27-26-17-0130-02400-0050	GUILLMAN STEPHEN JAMES & SARA ANN
28-26-17-0100-00500-0050	GUINN RUSSELL HOWARD & HINES STEPHANIE M
28-26-17-0100-00500-0080	GULAITIS JOSEPH J TRUST & ROCKS ANNA LYN
20-26-17-0110-01700-0040	GUNDLAPALLY MURALI & VANI R
21-26-17-0100-00800-0110	GUO SHENG CHUN & LIN WAN XIA
28-26-17-0100-00400-0080	GUPTA PANKAJ KUMAR & BURMAN SWETA
27-26-17-0100-03600-0090	GUPTA SACHIN & VASUDHA
21-26-17-0030-01200-0130	GUSTAF ROBERT HENRY III & JULIE BANKS
20-26-17-0120-02300-0240	GUTIERREZ ANDRE & DANIELLE E
28-26-17-0080-00800-0130	GUTIERREZ RAMON JOVINAL JR & GERALINA ARROZ
20-26-17-0040-00000-2230	HABIB NAGY SOBHY & ABDELMALAK AMAL LOUIS
20-26-17-0020-00000-0320	HAGGSTROM KRISTER & LENHARDT CATHERINE S
28-26-17-0100-00200-0080	HAHN EDMUND L & LECRISHA L
27-26-17-0100-03400-0070	HALEY SEAN MICHAEL & DONELLE ELIZABETH
27-26-17-0100-03700-0050	HALL BRENDAN MICHAEL & JESSICA MARIE
28-26-17-0050-01000-0060	HALL PATRICK JOSEPH & NEELY CAROLINE
27-26-17-0110-04300-0020	HAMELS HENRY A JR & SUZANNE M
20-26-17-0040-00000-1790	HAMILTON DOUGLAS OLAN & LORI JEAN
21-26-17-0080-01800-0030	HAMILTON OLIVIA RUTH & ALEX JACOB
21-26-17-0080-02000-0040	HAMILTON PATRICIA
27-26-17-0130-02400-0060	HAMMERER KATHLEEN MARIE
27-26-17-0130-01700-0040	HAMMOND-BARE TYLER J & HAMMOND BRITTANY E
21-26-17-0110-00600-0120	HAMPTON LUCILLE A
22-26-17-0090-06100-0080	HAND STEPHEN R & AMY L
21-26-17-0130-00100-0110	HANNA CHRISTOPHER W & JANICE J
16-26-17-0030-00500-0140	HANNA FADY & INGY
21-26-17-0070-00400-0070	HANNA HUI & ROBERT J
27-26-17-0130-02100-0080	HANNA MINA & SORIAL SALLY
28-26-17-0050-00700-0040	HANNA NAGUIB & NAGWA
27-26-17-0130-02200-0070	HANNIFFY PAUL MARTIN & GANLEY EMMA MARIA
28-26-17-0020-05100-0030	HARE CRAIG ALLAN & GINA MARIE
20-26-17-0030-01100-0030	HARES AHMED & ANTONIC DAJANA
20-26-17-0130-00000-4100	HARGEN WILLIAM MACLNTYRE & SCHLENTHER KARL E

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21-26-17-0080-01500-0070	HARGROVE JOSHUA M & KARA THRELKELD
17-26-17-0110-00500-0020	HARKINS TARAH & MATTHEW
22-26-17-0090-06100-0050	HARMS SCOTT & JACQUELINE
20-26-17-0040-00000-0080	HARPER GARY K & JANET
27-26-17-0130-02000-0060	HARRIS MAURICE & HUDSON-HARRIS TIFFANY CHARON
16-26-17-0030-00600-0260	HARRISON RICHARD A & HICKS ASHLEY MONETTE
21-26-17-0110-00500-0150	HART BRYAN P & SYDNEY
20-26-17-0130-00000-4450	HART FAMILY REVOCABLE TRUST - HART THOMAS P & MEGHAN J TRUSTEES
20-26-17-0080-00000-4930	HARTLE TIMOTHY JOHN & ANN KOVANIS
27-26-17-0130-02900-0020	HARTMAN BRYAN JOSEPH
20-26-17-0020-00000-0740	HARTWIG ROBIN
28-26-17-0100-00100-0030	HASAPIDIS CONSTANTINE & CAROL SUSAN
21-26-17-0130-00100-0240	HASKINS CLAUDE ROBERT
28-26-17-0040-00300-0100	HASLER MICHAEL & HASLER VIOLA
21-26-17-0070-00100-0530	HATCHER RACHEL K
16-26-17-0020-00200-0270	HATFIELD BRENT & TERI
21-26-17-0100-00900-0050	HAUCK TIMOTHY JAMES & JESSICA HIGGINS
28-26-17-0060-01300-0040	HAWKINS PAUL RICHARD & CHASITY LYNN
28-26-17-0020-05400-0080	HAYDEN JAMES A & JOHSTONO HALEY M
27-26-17-0150-00000-1190	HAYES ANGELA ELISA & JAMES CHARLES
21-26-17-0080-01900-0040	HEAD BARBARA
27-26-17-0150-00000-0140	HECK JESSICA LINDSEY & WEINKRATZ MARK ELLIOT
28-26-17-0080-00100-0170	HEDGER PHILIP & STACY
28-26-17-0020-05100-0120	HEGLAND DAVID & SARA
21-26-17-0130-00200-0140	HEIDT JENNIFER LYNN & DREW M
20-26-17-0070-00100-0130	HEIL SCOTT LEE & BAMBI ACUNA
16-26-17-0020-00600-0080	HEKIMIAN-WILLIAMS C & ANDREA
21-26-17-0020-04200-0030	HELDT FREDERICK W & MARY A
21-26-17-0080-02600-0060	HELLMAN ADAM C & LISA M
20-26-17-0090-01300-0200	HELMS CHRISTOPHER LEE & SOROGINI D
28-26-17-0080-00600-0060	HENGES THANASIS & MIRNA J
21-26-17-0090-05600-0100	HENRIQUEZ JORGE & MAGDALENA M
21-26-17-0020-03600-0040	HENRY SHELLY-ANN DENISE WILSON
20-26-17-0080-00000-2950	HENSON JOSEPH PAUL & SIMONA
21-26-17-0080-02900-0020	HERINGER BEAU W & CHRISTY N
27-26-17-0130-02500-0090	HERNANDEZ ALBERTO LAZARO & HERNANDEZ LAURA MARIA
20-26-17-0020-00000-2060	HERNANDEZ EVELYN GONZALEZ & OTERO JULIO C
28-26-17-0060-00700-0080	HERNANDEZ FERNANDO DE LOS ANGELES
20-26-17-0130-00000-3800	HERNANDEZ JANICE T & CARLOS M
27-26-17-0130-02400-0030	HERNANDEZ MARILYN & FRANKLYN IVAN
27-26-17-0110-03700-0080	HERRING JAMES NEAL II & MICHELL LEE
28-26-17-0020-05200-0050	HEYMANN ERIC & ALLYSON BETH
20-26-17-0040-00000-2640	HEYSER WILLIAMS B & ROSANNE D
28-26-17-0100-00100-0120	HIBBS LUCAS & RATLIFF LINDSLEY
28-26-17-0100-00300-0070	HIBBS VICKI LYNN
16-26-17-0020-00600-0330	HIGDON DUANE ERIC & MICHAELS-HIGDON DIANTHA LYN
20-26-17-0040-00000-2400	HIGDON WILLIAM & DOREEN
20-26-17-0120-01800-0080	HIGGINS MICHELLE DIONNE & MATTHEW
21-26-17-0080-01500-0050	HIGGINS RYAN & JULIE
28-26-17-0040-00900-0080	HILLIARD ZACHERY MATTHEW & TIARA
20-26-17-0020-00000-0290	HINDRICHS JOHN M & KRISTINE K
21-26-17-0080-02600-0030	HINOTE JEREMY D & DIANNE E
20-26-17-0130-00000-3680	HIPP KAREN M & EXREE JOHN JR
28-26-17-0100-00400-0050	HODGE ANDREW & ODETTE
27-26-17-0110-04100-0030	HODGES CRAIG ALLEN & NATASHA ALLEN
21-26-17-0100-00900-0220	HODGES JAMES RYAN & FELICIA
17-26-17-0110-00300-0440	HODGSON STEPHEN CLARKE & HEATHER LYNN
28-26-17-0050-01400-0050	HOERSCH ASHLEE PAIGE & ESTEP SHADRICK DAVID



PARCEL ID	NAME
20-26-17-0130-00000-3290	HOFHEINS GEORGE CONRAD
20-26-17-0040-00000-2670	HOGUE PATRICK B
21-26-17-0030-01400-0010	HOLINKA MARY SUSAN & JOHN GEORGE
20-26-17-0020-00000-1430	HOLLEY EUGENE J & DIANA
21-26-17-0070-00100-0410	HOLMAN JAMES ROGERS III & JEANA KAY
21-26-17-0080-02300-0050	HOLT MICHELLE J & STEVEN C
28-26-17-0020-05000-0040	HOLTZAPPLE DAVID MICHAEL & WANG XU RONG
20-26-17-0130-00000-4760	HONDEL JEFFREY THOMAS & RAFAELA SAGUIA
28-26-17-0040-00500-0070	HOOD JESSICA & PHILLIP J
21-26-17-0070-00300-0040	HOOKER JOHN E & CONNELLY-HOOKER CHRISTINA LYNN
27-26-17-0130-01600-0010	HOOVER ROBERT BRIAN & SHARON NICHOLE
20-26-17-0040-00000-1830	HORN JOHN THOMAS & MARYANN
21-26-17-0070-00100-0580	HORN JOSEPH DANIEL & AMY MARIE
28-26-17-0050-01100-0030	HORNER MATHEW & EVA LACKEY
21-26-17-0080-02200-0050	HORNUNG CHRISTOPHER ADRIAN & QUINTERO LILIANA
20-26-17-0020-00000-2700	HORRELL CHARLES EDWARD & JANICE BARBER
27-26-17-0130-02400-0090	HOWARD DEWEY A & NANCY J
20-26-17-0100-00100-0030	HOWARD KAYLA M & CHAD W
28-26-17-0050-01200-0110	HOWARD RODNEY & LINDA & COBB JENNIFER LYNN & AARON
20-26-17-0040-00000-0030	HOWE DAVID BRIAN
20-26-17-0030-00600-0020	HOXIE BRIAN & LINDSAY
27-26-17-0100-03500-0010	HOYT CHRISTOPHER & ARIKA
20-26-17-0020-00000-1250	HUBER RANDALL Q & INGRID CASTRO
28-26-17-0080-00800-0080	HUDAK KRISTILEE & MICHAEL
20-26-17-0090-01100-0020	HUDSON COREY ERNEST & FRANCESCA LOUISE
21-26-17-0130-00100-0190	HUDSON MICHAEL KEENAN JR & MEGAN LEIGH
20-26-17-0130-00000-4230	HUFF JIMMY & ANNA ANITA
20-26-17-0090-00300-0080	HUFNAGEL CHRISTOPHER PAUL & KELLY OSHEA
21-26-17-0020-04600-0020	HUG MILES EMERSON
20-26-17-0120-00600-0060	HUGHES MICHAEL & CARLA C
21-26-17-0110-06A00-0020	HUMBERSTONE KATHERINE & RICCI MICHAEL
20-26-17-0020-00000-0210	HURLEY MICHAEL
20-26-17-0080-00000-3870	HURS ANNA & GEORGE STAVROS
28-26-17-0040-00400-0060	HUSAR DAVID & LEANNE
16-26-17-0020-00200-0260	HUSS KYLE C & KRISTEN J
16-26-17-0030-00400-0180	HUTCHISON MATTHEW STEPHEN & PRISCILA A
20-26-17-0030-01100-0060	HY SOKLAMAR & HEU ALENG
27-26-17-0130-02500-0070	IBRAHIM MICHAEL IBRAHIM M & MENTIAS MAKRINA
28-26-17-0050-00600-0080	IKHIANOSEN EROMOSELE DAMILOLA & PELSTER SARAH MARIA
20-26-17-0020-00000-0410	INGRAM DAVID & KATE
21-26-17-0040-06100-0320	INGRAM JOHNNY III & REAGAN
22-26-17-0090-06200-0010	INSOLIA STEVEN THOMAS JR & MARISSA
27-26-17-0130-03100-0010	IRELAND XUAN THI
16-26-17-0030-00600-0320	IRIZARRY MYRIAM & JERRY
16-26-17-0030-00600-0190	ISA RAMI HUSSEIN & ECYL MANAGUIT
28-26-17-0100-00100-0090	ISHAQ DANISH & SAHAR
16-26-17-0010-00100-0160	IVERSEN FREDERIC M & HILDA
28-26-17-0050-00600-0010	IZADPANAH ARASH
20-26-17-0110-01700-0010	JABLONSKI CARYN ANNE & ROBERT A JR
21-26-17-0080-01500-0040	JACKOWSKI KATHERINE PATRICIA & BAGLIVIO MICHAEL THOMAS
21-26-17-0110-06A00-0050	JACKSON JANIBELLE
20-26-17-0040-00000-2610	JACKSON MARTIN C & MARGARET IRENE
27-26-17-0130-03100-0050	JACKSON TRAVIS DONNELL
20-26-17-0130-00000-3010	JACKSON WILLIAM DAVID & JOY LAURENE
21-26-17-0130-00100-0380	JAHNKE JONATHAN P & ASHLEY D
27-26-17-0100-03500-0040	JALLO STACY
28-26-17-0080-00700-0070	JAMES ANDREW J & JAMES VICTORIA L
27-26-17-0090-05900-0010	JAMES DAVEY & MELISSA

PARCEL ID	NAME
27-26-17-0130-02300-0080	JAMISON JOHN RICHARD
21-26-17-0120-02000-0060	JANSON JUSTINE N
21-26-17-0020-03800-0050	JASPER KELLY ANN & TROY DANIEL
20-26-17-0020-00000-1310	JAVINETT LEONARD & LENNIE
21-26-17-0020-03500-0010	JEFFERS TIMOTHY & KAREN KAY
27-26-17-0150-00000-0600	JENA DEBASIS & SUBHADARSINI SONILA
27-26-17-0090-05900-0030	JENSEN BLAIR & KRISTI
21-26-17-0030-01100-0010	JENZER BRANDON A & REBECCA HOPE
28-26-17-0060-00600-0170	JESTER MICHAEL & ELLEN
16-26-17-0030-00600-0240	JIMENEZ-PORTALATIN NESTOR JUAN & FANFAN WILMA OROZCO
17-26-17-0110-00400-0100	JOHAL ROOPINDERJIT & MEREDITH
20-26-17-0080-00000-4860	JOHANSEN GENNIFER & MICHAEL ARTHUR
20-26-17-0130-00000-4770	JOHLER DOUGLAS KARL & MIRANDA LYNN
21-26-17-0070-00300-0060	JOHN CHACKO T & CHACKO MARLYN
21-26-17-0070-00400-0080	JOHNSKY NEAL MATTHEW & JULIANNE
28-26-17-0080-00200-0080	JOHNSON ANTONIO M & LAURA L
28-26-17-0100-00100-0080	JOHNSON DAVID H & ANNE M
21-26-17-0040-06100-0210	JOHNSON DUSTIN L & ANA C FAMILY TRUST
28-26-17-0080-00100-0140	JOHNSON ELLIE R & AVALLONE AARON G
27-26-17-0150-00000-0250	JOHNSON JOEL ANTHONY & GARRITY BRIANNA MORGAN
16-26-17-0030-00600-0290	JOHNSON JOSHUA O & AMANDA N
21-26-17-0080-02300-0030	JOHNSON MICHAEL G & PETREA
20-26-17-0040-00000-0090	JOHNSON-BROWN ANGELINA U & BROWN WINSTON A
20-26-17-0020-00000-1370	JOHNSTON DAVID L & BILLIE L
27-26-17-0130-02000-0040	JOHNSTON NICHOLAS JOSEPH & KIMBERLY COLLEEN
27-26-17-0130-02500-0130	JOHNSTON THOMAS CHRISTOPHER & HAYLEE LYNNE
20-26-17-0090-01400-0100	JOHNSTON THOMAS JOSEPH & DONNA R
21-26-17-0020-03800-0060	JOHSTONO HUGH E III & BRENDA K
21-26-17-0100-00200-0050	JONES BRANDON & MELISSA
20-26-17-0040-00000-2420	JONES FELICIA G LIVING TRUST - JONES FELICIA G TRUSTEE
20-26-17-0020-00000-1460	JONES GREGORY & DANIELLE ANNE
28-26-17-0060-00600-0180	JONES ISSAC ADAM & LEAH MICHELE
28-26-17-0100-00200-0050	JONES JONNELIA JOANN & JAMES STEPHEN
20-26-17-0040-00000-2410	JONES MARLENE JANICE
27-26-17-0110-03800-0050	JONES NICHOLAS D & MARGUERITE H
20-26-17-0080-00000-5150	JONES RICHARD ALLEN & DIANE MARGIE
21-26-17-0100-00800-0040	JONES RONALD JAMES & MCDONOUGH MEAGAN
16-26-17-0020-00600-0070	JONES STEVE T & LAURIE
28-26-17-0040-00900-0100	JONNALAGADDA CHARANRAJ & MANDEPUDI SUDHEERA
20-26-17-0020-00000-0400	JORDAN KEVIN JAMES & SHYRE LYNNE
21-26-17-0130-00400-0260	JOSHI KETAN DILIPKUMAR & MEHTA ROMITA RAMESH
27-26-17-0130-02000-0030	JOSHI SAJAL & SHRIYA
21-26-17-0080-01900-0050	JOULE CHRISTOPHER PAUL & LAURA ELEEN
27-26-17-0150-00000-1830	JOVIC ZORAN & JENNIFER KATHLEEN
20-26-17-0130-00000-4470	JOZEFIAK ERIC TODD & BURR JACQUELINE MARIE
27-26-17-0150-00000-1920	JUAIRE MATTHEW MCQUILLAN & ADRIENNE MICHELE
20-26-17-0070-00100-0350	JUAN MICHAEL & ERIKA
16-26-17-0020-00400-0020	JUBILEE JAMES K
20-26-17-0130-00000-3080	JULIAN JAMES EVERETT JR & BLUM RENEE OPAL
28-26-17-0100-00100-0130	JUMPS GREGORY & ASHLEY
21-26-17-0090-05600-0050	JUNG JOHN & CHOI HYANG JA JUNG
28-26-17-0080-00300-0050	JUNIPER JEFFREY L & AUBREY
27-26-17-0150-00000-0670	JUREWICZ JAN & JANE DIANE
28-26-17-0020-05500-0030	JURSKI MATTHEW FRANCIS & JURSKI CHRISTINE
21-26-17-0130-00100-0050	KADIR MELISSA & KADIR KAMLAWATIE
20-26-17-0080-00000-3380	KAGEYAMA CHRISTINA K REVOCABLE TRUST
20-26-17-0080-00000-3920	KAGEYAMA CHRISTINA K TRUST - KAGEYAMA CHRISTINA K TRUSTEE
21-26-17-0070-00100-0560	KAISER JUSTIN DAVID & ANA LILIA

PARCEL ID	NAME
21-26-17-0120-01900-0020	KAISER STEPHEN C & PAULA K
21-26-17-0030-01100-0030	KALAPALA KEZIA N & ARAMANDLA RAJ
20-26-17-0090-00100-0070	KALUZA ADAM HENRYK & DEGUZMAN ROSE V
28-26-17-0060-00600-0220	KALYANARAMAN LAKSHMINARAYANAN & KRISHNAN SWETHA
27-26-17-0130-01900-0020	KAMMERDINER LORI BETH
20-26-17-0110-01700-0030	KANCHINADAM PHANI & VASANTHA LAKSHMI
16-26-17-0030-00500-0160	KANDALA VAMSI ADITYA & MUDUMBA SRAVANI
27-26-17-0150-00000-0120	KANDASAMY RAMESH & ARTHANARI GEETHA
20-26-17-0090-01400-0060	KARKI RAJESH KUMAR & C AASTHA K
20-26-17-0090-01500-0150	KATZ ANTHONY U & JADE
28-26-17-0100-00100-0170	KAVA DANIEL & CHELSEA
28-26-17-0100-00200-0040	KEANEY JULIANNE F
16-26-17-0030-00500-0120	KEEFE BRANDON MICHAEL & MICHAELA ELIZABETH
21-26-17-0070-00200-0170	KEELER CHRISTOPHER & KELLY
21-26-17-0020-04600-0030	KEENAN JACQUELYN TERESA
20-26-17-0090-00100-0100	KELAMBETH RAJESH K & THARMAL PRASEEDA
21-26-17-0080-02200-0010	KELAMBETH RAJESH K & THARMAL PRASEEDA
20-26-17-0080-00000-3850	KELLEY MICHAEL JAMES & KATHY M
28-26-17-0060-00900-0020	KENNEDY JAMES PATRICK & KELLY ANNE
21-26-17-0090-05600-0010	KENNEY BRADY JEAN JR & TIFFANY
21-26-17-0090-05700-0080	KENNEY MICHAEL ALLEN & SHROPSHIRE BRITTANY ANNE
21-26-17-0100-00900-0120	KENSINGTON LORA BETH
21-26-17-0080-02000-0030	KENT BRADLEY DAVID JR
21-26-17-0030-01300-0040	KENT FAMILY LIVING TRUST - KENT BENJAMIN LOUIS & LESYA GEORGIYVNA TRUSTEES
20-26-17-0130-00000-3650	KENT JAY ROBERT & CHERYL ANN
20-26-17-0020-00000-1180	KERWIN FAMILY LIVING TRUST
27-26-17-0150-00000-1900	KHAZA HYUMAYUDDIN & SHAIK FARZANA
21-26-17-0100-00800-0210	KICKLIGHTER JOEY ALLEN & CAROLE SUE
20-26-17-0080-00000-3980	KIEMAN-POWNALL KATHLEEN A & POWNALL GEORGE B
21-26-17-0040-06100-0240	KILBRIDE AARON & PAM
20-26-17-0030-01200-0040	KILE MICHAEL C & CASSANDRA L
20-26-17-0080-00000-4280	KILLMAR 2008 TRUST - KILLMAR LAWRENCE E & KAREN S TRUSTEES
20-26-17-0080-00000-3580	KIMIAGAR YOUSEF & LASHGARY KATAYON
21-26-17-0080-01700-0030	KING JODI LYNNE & STEPHEN WALTER
21-26-17-0080-02300-0010	KING JOHN A & LORI A
27-26-17-0110-04100-0010	KING ROBERT & LYNN MCMILLAN
21-26-17-0100-00800-0220	KIRASICH KRISTOPHER MICHAEL & ASHLEY BREANN
21-26-17-0130-00100-0080	KIRBY JOSHUA PATRICK & KRISTI MARIE
21-26-17-0130-00100-0120	KITTIVARAKARN PORNCHAI
28-26-17-0100-00400-0020	KIZER NICHOLAS JAY & KIMBERLY KAYE
28-26-17-0040-00400-0050	KLAMMER LUKE C & AMANDA SUE
20-26-17-0070-00100-0180	KLEIN DAVID ERIC
20-26-17-0120-01800-0160	KLEIN JUSTIN & AMBER
16-26-17-0010-00100-0110	KLIMCSAK FRANK JR & SUSAN MARY
20-26-17-0040-00000-2600	KLINKEL THOMAS FAMILY TRUST
28-26-17-0020-05500-0010	KNAPP MELISSA JANE & GRAMM JEFF
20-26-17-0020-00000-0420	KNAUZ TIBOR JR & MAGRONE-KNAUZ ANGELA
28-26-17-0080-00100-0030	KNIGHT MARK WILLIAM & MELISSA ANN
28-26-17-0100-00300-0050	KNIKER HEATHER RUTH & ROBERT TYSON
20-26-17-0020-00000-1090	KOCZANSKI ZACHARY PETER & KATHERINE ANN
27-26-17-0110-04300-0040	KOLODZIEJ MARGARET
20-26-17-0020-00000-0770	KOLSETH DAVID B
20-26-17-0090-01200-0030	KOMAROV PAVEL & IRINA
21-26-17-0020-03400-0030	KORDA LJUBOMIR & SANJA
21-26-17-0100-00900-0040	KORDIC LJILJANA & KORDIC DRAGAN ET AL
21-26-17-0100-09A00-0150	KORDIC MILAN & SARAH E
16-26-17-0020-00100-0410	KORVUN SIDNEY ARTHUR & IRENE
27-26-17-0110-04400-0050	KOSKI TAMMY DIANNE & MARK EDWARD

PARCEL ID	NAME
20-26-17-0080-00000-3600	KOST ANNMARIE & GARY PAUL
27-26-17-0130-02300-0040	KOSTAR DONALD ALLEN JR & NITZKORSKI CHANTEL IRENE
27-26-17-0150-00000-0580	KOTIN PRASANTA PATRA & SWARMA PRAVA P
20-26-17-0070-00100-0050	KOWALSKI WILLIAM JOEL & ROSS SUZANNE R
28-26-17-0080-00600-0080	KRAJEWSKI THOMAS ALAN & TANYA CORINNE
20-26-17-0120-02300-0250	KREMIN SABRINA Z & QUESADA CARLOS H
28-26-17-0040-00300-0130	KRISHNA SANDEEP CHOWDARY KOLLURI & VUPPALA S B
21-26-17-0090-06100-0140	KRNJAICH MICHAEL & AMANDA
16-26-17-0020-00600-0060	KROTOV DANIEL JOHN & STEPHANIE CHRISTINE LATASSA
21-26-17-0080-02200-0040	KRYSINSKY THOMAS L & CATHERINE REVOCABLE LIVING TRUST
20-26-17-0080-00000-3440	KUHN GEOFFREY B
16-26-17-0020-00100-0330	KUHN RYAN BRADLEY
20-26-17-0030-01300-0030	KULKARNI ADVAIT N & MAYURI ADVAIT
20-26-17-0040-00000-0050	KULLMAN CHERYL LYNN
17-26-17-0110-00300-0620	KUMAR SANTOSH & ARYA AVANTIKA
16-26-17-0020-00600-0020	KURTZ KEVIN P & JEANNE M
21-26-17-0130-00400-0090	KYRELLOS MICHAEL
20-26-17-0020-00000-2090	LACOUNT FAMILY REVOCABLE TRUST - LACOUNT JOSEPH R & JENNIFER L TRUSTEES
27-26-17-0100-03500-0060	LAHAR CHRISTOPHER LOUIS II & KOWAL ANETA MICHELLE
21-26-17-0080-01500-0030	LAIBINIS CHRISTOPHER
21-26-17-0020-04800-0020	LAJEUNESSE PATRICK & LAJEUNESSE-AVILA MARIA G
20-26-17-0080-00000-3990	LAKHANI SALMAN AMIRALI & FARAH MINHAZ
20-26-17-0020-00000-2030	LAKITS XIAOBING & LEONARD
27-26-17-0150-00000-0620	LAKKAKULA SANDEEP K & SIDHABATHU RAGA S
27-26-17-0150-00000-0590	LAKKIREDDY PRATHAP REDDY & PRATHIMA
20-26-17-0080-00000-3510	LAL RAJESH & JEENA
28-26-17-0080-00600-0020	LAMACCHIA JOSEPH & MARY EISERT
20-26-17-0090-01200-0060	LANDOSKY TIMOTHY WILLIAM JR & LINSEY CHRISTINE
21-26-17-0130-00100-0140	LANG DOUGLAS & KIRSTEN S
21-26-17-0130-00400-0230	LANGE BRYAN J & AMANDA R LIVING TRUST
28-26-17-0020-05300-0040	LANGHEENNIG DUSTIN & MICHELLE L
20-26-17-0020-00000-1190	LANGER DAVID & CANDICE
20-26-17-0030-00600-0010	LANUZA GLAIZA & CLEOFE ANTHONY
20-26-17-0120-01800-0030	LAPORTA KATIE
21-26-17-0100-00900-0160	LAPRADE AARON & BRUNT EMILY
27-26-17-0130-02700-0040	LAPRADE AARON S & BRUNT EMILY ELIZABETH
21-26-17-0080-02600-0050	LARUE MICHAEL & CARTER JENNIFER
21-26-17-0110-00300-0080	LARUSSA JOSEPH M & MARY R
28-26-17-0060-00700-0100	LASCANO JAMES PETER
20-26-17-0130-00000-4710	LATIBEAUDIERE LOMA M & ERROL G
20-26-17-0120-02300-0230	LAUGESSEN BRENT R & KATIE
20-26-17-0120-02300-0300	LAUGHLIN LAKE & YANCY-LAUGHLIN TINA
20-26-17-0020-00000-0250	LAURORA JAMES PERMINIO
20-26-17-0030-01500-0010	LAUSCHER CORY & CHRISTINA
20-26-17-0090-01400-0150	LAWMASTER JEFFREY DOUGLAS & ANNA MARIE
28-26-17-0050-01000-0090	LAWRENCE STACEY L
28-26-17-0040-00300-0060	LAZO MICHAEL
28-26-17-0050-01200-0060	LEATHERS ALAN GERARD & SHEILA DENISE
28-26-17-0100-00100-0160	LEATHERS CHRISTOPHER MARK & TORAL ROY
27-26-17-0150-00000-1930	LECKINGER CHRISTOPHER
21-26-17-0030-01200-0020	LEDERHANDLER JARED M & MICHELE ELIZABETH
28-26-17-0020-05000-0030	LEE MICHAEL R & NANCY M
27-26-17-0150-00000-1130	LEE SANG AE & LEE CHI PUN
16-26-17-0030-00600-0270	LEFEBVRE WILLIAM NEIL & REBECCA KAY
27-26-17-0110-03900-0020	LEIST KYLE & LINDSEY
21-26-17-0110-00300-0060	LEMARBRE RICHARD M & LEMARBRE DEBORAH L & SLEPETZ EMY
20-26-17-0080-00000-3460	LEMBO MICHELE & CHARLES ANDREW
21-26-17-0130-00200-0110	LEON ERIC EDWARD & AMANDA BETH

PARCEL ID	NAME
28-26-17-0060-01400-0090	LEON JOSE ANTONIO & JOSE ANTONIO
21-26-17-0020-04300-0040	LEONARD JOHN CARY
20-26-17-0070-00100-0240	LEONARD MARK ANTHONY
28-26-17-0020-05000-0080	LEONE CARMEN J & AMY U
28-26-17-0020-05100-0020	LEPPLA JUDITH MARIE & MCCARTY JAY PAUL
27-26-17-0150-00000-0240	LESKO ELAYNE MICHELLE
28-26-17-0100-00100-0200	LESTER PETER S & ASHLEY N
21-26-17-0020-03600-0020	LETO SETH & ARROYO-LETO DANIA AMARIS
20-26-17-0020-00000-0670	LEVI DALE M & DARLENE F
28-26-17-0020-05000-0060	LEVINE STEVEN MARC & TARA BETH
21-26-17-0080-03100-0040	LEWIS RICHARD CONRAD & CAROL F
20-26-17-0080-00000-3590	LEWISON GARY LEE & LEWISON NANCY JO
16-26-17-0020-00600-0410	LEYVA ALYSIA C & DAVID REYES
28-26-17-0050-01200-0130	LEYVA EXEQUIEL EDWARD & SAWYER CATHERINE MARY BROGAN
20-26-17-0040-00000-2620	LIEBERMAN GARY & CAROL S
21-26-17-0070-00100-0440	LIKHITE PRATIK JAYANT & NITEEJA PRATIK
27-26-17-0150-00000-0040	LIM DONNABELLE LUCERO & GAREY MICHAEL DANIEL
28-26-17-0050-00700-0030	LIMA MARCELO MOREIRA
27-26-17-0150-00000-0050	LIN HAI & QIU DAN
28-26-17-0100-00200-0090	LINCOLN RONALD EDWIN & ZHOU MIN
21-26-17-0100-00900-0080	LINDENMAYER KEVIN MICHAEL & BARNEY RENE
20-26-17-0090-01400-0170	LINGLE RESIDENCE TRUST - LINGLE THOMAS GEORGE TRUSTEE
28-26-17-0100-00100-0270	LINNELLI ANNA R & GREGORY F
27-26-17-0110-04300-0030	LITAKER BERNARD E JR & SHERRIE A
28-26-17-0080-00200-0040	LIZARDO MIGUEL & JENNY
20-26-17-0040-00000-2130	LOCKHART JACK R & CHRISTINE A
21-26-17-0020-03800-0010	LOEWENTHAL CARLY FAYE
28-26-17-0050-01200-0050	LONDONO GERMAN A & ETAYYEM DONIA S
20-26-17-0090-00100-0060	LONG ELIZABETH ALTA & MICHAEL WILLISON
21-26-17-0040-06100-0230	LONG FREDRICK D II LIVING TRUST
20-26-17-0070-00100-0280	LONG MARILYN ANNE & DENNIS LYNN
21-26-17-0040-06100-0300	LONGO MEGAN R & JUSTIN V
20-26-17-0020-00000-1270	LONGWORTH MICHAEL E & NANCY L
20-26-17-0020-00000-1450	LOPEZ SHANNA M
21-26-17-0020-03400-0040	LORENZETTI MARK & WALKER PATRICIA MARIE
28-26-17-0050-01200-0020	LOTT TONILEE MARIE & MATTHEW JAMES
21-26-17-0040-06100-0280	LOTZ ARTHUR KING IV & JACQUELINE KATHLEEN
21-26-17-0130-00400-0170	LOUGH KIMBERLY CRAIG
27-26-17-0150-00000-0290	LOUTHAN WILLIAM E
20-26-17-0020-00000-1210	LOUZON BRUCE R & LEAH M
16-26-17-0020-00400-0110	LOVE KENNETH & DOZIER-LOVE RENEE DORETHA
28-26-17-0100-00500-0090	LOVELACE JOHN P & APRIL B
21-26-17-0100-08A00-0010	LOVELY DANIEL & KATIE
20-26-17-0090-00100-0090	LOW ROBERT J & CARTY JACQUELINE NOVA
21-26-17-0110-06A00-0040	LOWTHER KIRTUS G & STACY E
28-26-17-0060-01400-0080	LOYD-WONG AMY RACHELLE & WONG HENRY CHING-FUNG
21-26-17-0080-01600-0030	LOZANO AARON RAMON & JENNIFER HAMBACHER
20-26-17-0030-00200-0040	LOZICKI GIA
20-26-17-0020-00000-0610	LUCKETT ANITA LALANE & CHARAPATA WILLIAM PAUL
28-26-17-0080-00200-0060	LUITEN JUSTIN & OKSANA
20-26-17-0080-00000-4310	LUNDQUIST WARREN Q & ANDREA J TRUST
28-26-17-0050-01100-0080	LUTSENKO IVAN & IRYNA
27-26-17-0090-05800-0020	LUY IRWIN & MARY BETH
17-26-17-0110-00400-0030	LYMAN MARCUS & ASHLEY
27-26-17-0130-01700-0020	LYNCH CARL J & DEBORAH J
21-26-17-0120-01900-0060	LYNCH DEBORAH L
20-26-17-0130-00000-4740	LYNCH THOMAS C & WIREMAN-LYNCH JESUSA SUZETTE
20-26-17-0120-01800-0180	LYONS RICHARD J III & TAMARA VANESSA

<b>PARCEL ID</b>	<b>NAME</b>
21-26-17-0100-01000-0100	LYONS TONYA MCCOMAS & GREGORY
20-26-17-0080-00000-4360	MACGREGOR PAMELLA D & DAVID MICHAEL
27-26-17-0110-03600-0120	MACHADO CORINNE M & ALEX H
20-26-17-0080-00000-3360	MACHADO JAMES & BARBARA E
21-26-17-0030-01300-0030	MACKE GABRIEL JOHN & HEATHER ELIZABETH
20-26-17-0020-00000-2340	MACNEAL LINDA G & NEWTON R
21-26-17-0110-00400-0070	MADDOX ROBERT JR & DEBORAH
21-26-17-0100-00800-0190	MAESTRELLI MATTHEW MICHAEL & LAURA LYNN
21-26-17-0100-00900-0210	MAGARACI MARY A
28-26-17-0080-00600-0100	MAGGIO ANTHONY J & NICOLE
21-26-17-0100-00700-0070	MAGGIO ROBERT & JEAN
20-26-17-0030-00700-0040	MAGNUS RICHARD & CANDICE
20-26-17-0080-00000-2930	MAGRINI EUGENE V JR & SHARON M
28-26-17-0080-00200-0010	MAH STEVEN D & SIEGEL MARY
27-26-17-0110-03900-0060	MAHABIR DAVE & PHAGOO-MAHABIR SYLVIA R
21-26-17-0110-00500-0170	MAHOOD MARGARET
20-26-17-0090-01300-0190	MAJKOWSKI NICHOLAS W & JENNIFER LYNN
20-26-17-0040-00000-0070	MALABY JEFFERY R & MALABY RHONDA G
16-26-17-0030-00600-0300	MALANOWSKI PAUL ANDREW & SARAH BETH
28-26-17-0060-01300-0070	MALAVE JAMIE EMANUEL
21-26-17-0110-00600-0140	MALDONADO DAVID ALBERTO & COLLAZO JENNIFER MARIE DE ALBA
28-26-17-0060-00800-0060	MALDONADO-CARDONA JOSE & CASTILLO YANISSE
20-26-17-0040-00000-1620	MALENCHIK ROBERT & SANDRA JEAN
20-26-17-0080-00000-4260	MALKI ROBBIE & MALKI FADI
16-26-17-0010-00200-0070	MALTBY MARK ANDREW & CHANTEL
27-26-17-0130-03100-0020	MAMAZZA ROBERT JR & URSULA CECILLIA
21-26-17-0100-00800-0080	MAMMEN DANIELLE N & JASON
20-26-17-0040-00000-2550	MANALLI CARL J & LAURA J
20-26-17-0070-00200-0010	MANDULA SURENDER & NARAIN-MANDULA KAVITA
20-26-17-0020-00000-1360	MANIKAS CHARLES G & ELAINE
17-26-17-0110-00300-0560	MANIVEL MEENAMBIGAI
20-26-17-0080-00000-5120	MANTIL JOHN KELLY
21-26-17-0020-04000-0040	MANZELMANN MARK A
21-26-17-0080-01500-0060	MARCHIDO RORY GENE & TENILLE AUMARIE
20-26-17-0040-00000-1860	MARCOTTE JOSEPH LEGER & CAROLE ANN
17-26-17-0110-00500-0050	MARGRES MARK J & KRISTIN KLIMLEY
28-26-17-0040-00400-0110	MARINA PHILLIP JOHN & CASEY
20-26-17-0020-00000-0540	MARINO PHILIP R & CHERYL W
21-26-17-0130-00400-0150	MARMOL MARC DINO DEL
20-26-17-0120-02300-0270	MARUZ NASTASSIA & ROMANOV ALEXEY
28-26-17-0100-00100-0040	MARR KERRY & COLIN M
27-26-17-0150-00000-2010	MARSHALL JAMES E & TARA L
21-26-17-0130-00400-0380	MARTIN DENNIS G & ANN E TRUST
20-26-17-0020-00000-2000	MARTIN JOHN J & AUDREY L
20-26-17-0130-00000-4700	MARTIN VERONICA DIAZ & JIMENEZ JEAN C HALAIS
16-26-17-0030-00400-0150	MARTIN WILLIAM DEAN & SHELLI MELISSA
21-26-17-0080-01900-0020	MARTINEZ DAVID & IMPINNA-MARTINEZ ISABELLE
28-26-17-0060-00600-0160	MARTINEZ GUSTAVO JOSE & AURA INES
27-26-17-0100-03600-0020	MARTINEZ MARIA EUGENIA & KILBRIDE PAMELA ANDREA
27-26-17-0130-02600-0050	MARTINEZ SILVIO A & DIAZ FARRAH MARINA REY
20-26-17-0030-00400-0050	MARTISZUS KENNETH A & KATHERINE J
21-26-17-0090-06200-0160	MARUTHAMUTHU RAJASEKAR
21-26-17-0080-01500-0010	MARVEL WINNIE & MARVEL JAY
27-26-17-0130-02700-0010	MASER DARRIN & MASER SHERRY ANN & MASER AMANDA MARIE
20-26-17-0090-00300-0090	MASKERY HAROLD JOHN IV & ANDRESSA OLIVEIRA
28-26-17-0100-00300-0020	MASSARO BRET & MARILYNN
20-26-17-0020-00000-1400	MATTER KELLEY ANN
20-26-17-0070-00100-0290	MATTHES REVOCABLE TRUST - MATTHES SCOTT A & KIMBERLY A TRUSTEES

PARCEL ID	NAME
21-26-17-0100-01000-0090	MATTHEWS KEITH A & BRENDA S
20-26-17-0130-00000-3320	MATTINGLY PRESTON
20-26-17-0130-00000-4240	MAURO KENNETH G & GAIL
21-26-17-0110-00400-0060	MAURO RICHARD A & CHRISTINA
20-26-17-0020-00000-0640	MAUS TYLER J
20-26-17-0090-01300-0040	MAY DAVID GIBSON & JULIE L
20-26-17-0130-00000-4070	MAY MEGHAN ELLINGER & JOSHUA THOMAS
27-26-17-0110-03900-0010	MCBRIDE BENJAMIN LAMAR & JASMINE MARIE
21-26-17-0070-00200-0240	MCCAFFREY JOHN FRANCIS & MICHAELSON DORIS M
20-26-17-0070-00100-0300	MCCALL RONALD WADE & JANICE ELAINE
20-26-17-0090-00100-0080	MCCALL TYLER WADE O'NEIL & SHEREEN SARTHOU
28-26-17-0020-05000-0050	MCCARTHY JOSEPH F & LAURA A
20-26-17-0020-00000-1130	MCCLURE ROBERT J & GEORGIA L
28-26-17-0020-05200-0060	MCCORMICK PATRICK JOSEPH & MARCIA DA PAZ XAVIER
20-26-17-0080-00000-3550	MCCOY MARY C
27-26-17-0100-03600-0060	MCCUE CYRUS C & GRETCHEN
28-26-17-0040-00300-0070	MCCUEN RICHARD & IGNA BORBALA
28-26-17-0020-05100-0050	MCDANIEL THOMAS ALBERT III & KIM ELLIS
20-26-17-0030-00700-0070	MCDONNELL DANIEL & PATRICIA & GAENG TIMOTHY & ERIN
21-26-17-0100-01000-0060	MCDONNELL PATRICIA M & DANIEL J
21-26-17-0080-03200-0010	MCELENEY DARIN & URSULA
17-26-17-0110-00300-0570	MCEUEN PAUL JR & BRIDGET ANN
20-26-17-0080-00000-2960	MCFALL TIMOTHY BRIAN & KRISTEN TAYLOR
28-26-17-0060-00700-0120	MCFETRIDGE TERESA
27-26-17-0130-01700-0010	MCGOVERN KELLIE ANN & MCGOVERN BRIAN PATRICK
20-26-17-0040-00000-1930	MCGRATH MARY R
28-26-17-0050-01100-0060	MCKEE SHANE A & CERBELLI LEAH M
20-26-17-0020-00000-1380	MCMAHON DANIEL & RESCHLEIN JANEAN
21-26-17-0030-01400-0060	MCMILLAN DEBORAH A
21-26-17-0080-02400-0020	MCNAMEE MICHAEL V & RACHEL
21-26-17-0020-04800-0040	MCNULTY TARA LYNN & RODNEY VERNON
21-26-17-0110-00400-0050	MCPHERSON KELLY M & CLESHON R
27-26-17-0150-00000-0100	MCQUILLEN JOSEPH C & REBECCA ELIZABETH
21-26-17-0090-06200-0140	MCWILLIAMS GILBERT L JR & JULIE A
27-26-17-0130-02500-0120	MECAJ DRITAN & ADELINA & MECAJ TONE & MECAJ D
27-26-17-0130-01700-0080	MEDLEY KYLE PATRICK & LINDSEY NICOLE
20-26-17-0040-00000-2450	MEEHAN EDWARD LEAHY & CHRISTINE E
21-26-17-0020-04200-0010	MEEHAN JANET MAUREEN
21-26-17-0090-06200-0080	MEESE JONATHAN LLOYD &
20-26-17-0020-00000-0460	MEIER FRANK I JR & SANDRA LEE
20-26-17-0120-01700-0080	MEINER MELISSA KAREN & BENJAMIN
17-26-17-0110-00300-0810	MEINKE DAVID & NICOLE
21-26-17-0090-06200-0180	MEISTER DONALD BARRY & DEBRA
20-26-17-0130-00000-4810	MEIXNER ERIK ARTHUR & ANXHELA
20-26-17-0090-01500-0110	MELENDEZ WILLIAM ANDRES & NATALIE NICOLE
21-26-17-0070-00300-0180	MENDLER BRIAN D
27-26-17-0100-03500-0020	MENTINK STEPHANIE MARIE & DAVID ALFRED
27-26-17-0110-03700-0090	MERANDO CHRISTINE & JUANITA MARIE
20-26-17-0080-00000-3950	MERCADO MIRANDA FRANCIS J & LOPEZ CHRISTINA C
20-26-17-0030-00400-0030	MERCADO YASHIRA & MERCADO JUAN
21-26-17-0130-00200-0070	MERCER RONALD KEITH JR & KRISTEN CHENDERLIN
21-26-17-0020-03700-0030	MERCER RONALD S & SHARON L
28-26-17-0060-01400-0070	MERRALL WILLIAM JOHN III & SHEEHAN PAMELA DAWN
27-26-17-0090-05800-0010	MESIH NORHAN SALAH S A & MOUSA FADY NAGY ABDALLA
27-26-17-0150-00000-2130	MESIHA ANDREW EMIL M H & AWADALLA SILVANA A A
20-26-17-0090-00300-0120	MESQUITA LUIZ FELIPE MARQUES DE & JAILEEN LIDIA
21-26-17-0100-00800-0100	METROKA MICHAEL R III & JENNIFER A
20-26-17-0020-00000-1060	METROVICH MARK STUART & LESLIE RENEE

<b>PARCEL ID</b>	<b>NAME</b>
20-26-17-0080-00000-3820	METZLER DAVID C & FELECIA B
20-26-17-0120-00600-0010	MEVERS DAVID A & LORRI L
21-26-17-0120-01900-0010	MEYER ADRIAN R & PAULA A
27-26-17-0150-00000-1880	MIAO MINYAN & ZHANG YONGZE
28-26-17-0040-00500-0090	MICHAELS JOSEPH W & CAO HETING
20-26-17-0030-00400-0020	MICHALCZYK DOMINIC M & NEGRICH BRITTANIE A
20-26-17-0080-00000-3370	MICOCCI MARCO C & CONCETTA LORIA
28-26-17-0020-05200-0020	MIKHAIL KARIM F & MAXIMOS CATHERINE
16-26-17-0010-00200-0100	MIKHAIL MONA & ADEL
22-26-17-0090-06200-0050	MIKHAIL PETER & GWEN E
20-26-17-0130-00000-4110	MILES JAMES ALAN & HIROKO
20-26-17-0130-00000-3060	MILES JAMES KAZUO & ANIQA QURESHI
20-26-17-0020-00000-2720	MILILLI DONNA L & SANTO C
27-26-17-0100-03600-0070	MILLER CHRISTEN & AARON
20-26-17-0090-00300-0010	MILLER JORDAN ROSS & LAURIE BROOKE
20-26-17-0070-00100-0220	MILLER JOSHUA R & REBECEA L
28-26-17-0040-00800-0020	MILLER JUSTIN S & MELISSA E
20-26-17-0130-00000-3030	MILLER KATHLEEN MARIE & MATTHEW JOSEPH
21-26-17-0090-05600-0040	MILLER MATTHEW D & NICOLE A
28-26-17-0080-00700-0010	MILLER ROBERT L III & SHANNON
20-26-17-0030-00700-0050	MILLER RYAN & JESSICA
20-26-17-0130-00000-4080	MILLIGAN CORBI DIANELL
21-26-17-0080-02400-0030	MILLS BROS LLC
21-26-17-0070-00200-0200	MILLS BRYAN HOWARD & MELISSA SUE
21-26-17-0070-00300-0170	MILLS DANIEL JR & CARRASQUILLO MICHELLE
21-26-17-0100-09A00-0130	MILLS DINA M & JOEY A
17-26-17-0110-00500-0030	MILLS EDWARD WARREN JR
20-26-17-0040-00000-1970	MILLS HOWARD & DOROTHY G
17-26-17-0110-00300-0710	MILLS JOSEPH VINCENT OLIVER & DONNA M
28-26-17-0060-01300-0030	MILLS SAMUEL BROWN CHASE & RAQUEL OLIVERIA DO AMARAL
21-26-17-0130-00100-0210	MILLSTEIN ASHLEY B & WASIELEWSKI JAMES P
16-26-17-0010-00100-0050	MINUTELLO SAMUEL ANGELO
21-26-17-0020-04300-0020	MIRABAL JAMES M
20-26-17-0130-00000-3300	MISISCHIA VERONIKA A & STEVEN BERNARD
27-26-17-0150-00000-1160	MISTRY BIRENKUMAR D & NILAMBEN B
28-26-17-0050-00600-0270	MITCHELL JENNIFER S
21-26-17-0100-00900-0020	MITTON PATRICK NATHAN & ANNE MARIE
20-26-17-0030-01100-0020	MOHAN ZACHARY
27-26-17-0100-03400-0010	MOHR MATTHEW & JO NAN
20-26-17-0040-00000-1760	MONAHAN MAUREEN
27-26-17-0150-00000-1230	MONAHAN PATRICK
17-26-17-0110-00300-0700	MONDELLI KRYSTIN ANDERSON & ERIC JAMES
27-26-17-0130-01800-0030	MONROE STANLEY LOVETTE III
21-26-17-0100-01000-0010	MONTANEZ JUAN MANUEL & SANDOVAL DINORAH
20-26-17-0020-00000-2100	MONTAQUE KAREN ANN & MONTAQUE KYRA ASHLEY
21-26-17-0070-00100-0630	MOONEY MICHAEL WAYNE & CHERYL D
20-26-17-0070-00100-0320	MOORE EARL LLOYD JR & ASHMON-MOORE KATHY LATRICE
20-26-17-0040-00000-0110	MOORE JAMES SINGLETON & DIANNA KIM
21-26-17-0100-08A00-0030	MOORE JASON & EMILY
20-26-17-0030-00100-0010	MORA MARIA VALENTINA GOMEZ & MOLL JASON ROSS
28-26-17-0020-05100-0070	MORCOSS MARIAM & YACOMB MAGED
20-26-17-0020-00000-1340	MORELLI FRANK JR & MAUREEN E & CAMPBELL KIMBERLY A
27-26-17-0150-00000-2030	MORENO ALANA STEPHANIE & EUCLIDES ANTONIO
20-26-17-0040-00000-1600	MORENO STACY KATHLEEN & JOSE L
21-26-17-0040-06300-0060	MORGAN JAMES W II & PARENTE MARIETTA A
21-26-17-0080-02700-0010	MORGAN JEFFREY T & COLLINGWOOD CRYSTAL M
28-26-17-0100-00500-0100	MORGAN LISA
27-26-17-0110-04100-0040	MORGAN ROY M & ANGELA K



PARCEL ID	NAME
20-26-17-0040-00000-1610	MORIARTY PATRICIA & THOMAS
20-26-17-0020-00000-0430	MORRELL JON & GINA
20-26-17-0020-00000-0230	MORSE FAMILY TRUST - MORSE MARK E & LINDA W TTEES
20-26-17-0080-00000-4020	MORZYSZEK MARGARET
20-26-17-0090-01300-0160	MOYER MARK L JR & SHANNON E
20-26-17-0140-00100-0190	MPTIAS DEMETRIOS EMMANUEL & CLOUDINE BAUTISTA
20-26-17-0070-00200-0190	MUCKER-RICHBURG JANUARY MARCIA & RICHBURG SHAWN RONDELL
20-26-17-0020-00000-0890	MULLINS ROGER L JR & CHRISTINE J
20-26-17-0040-00000-2530	MUNGER MARK J & DIANA L
20-26-17-0080-00000-4010	MUNIZ-BAERGA TOMAS F & COLON-ROMAN ZORAIDA
21-26-17-0100-00900-0200	MURRAY DANIEL & DOBOS ANDREA
20-26-17-0040-00000-1630	MURRAY VALERIE MARIE
20-26-17-0020-00000-1110	MURRAY WILLIAM P & CHRISTINE M
20-26-17-0030-01500-0040	MURREN SIMEON A & CHERIE L
28-26-17-0100-00200-0070	MUSCIANO GERARD V & GINA H
20-26-17-0090-01400-0040	MYERS COLTON D & HOUSSIAN MARY ELIZABETH
28-26-17-0040-00800-0070	MYERS SERGIO & NICOLE
21-26-17-0070-00100-0480	NADALINI DEREK BETHUNE & JENNIFER E S
28-26-17-0020-05100-0130	NADLER LAWRENCE & WEISS JARA T
27-26-17-0130-01600-0050	NAJERA ARMANDO ALEJANDRO & BRIANNA A
20-26-17-0070-00100-0310	NANDI AMIT A & HEMALATA A
28-26-17-0100-00100-0020	NAPPI JOSEPH JR & MELANIE AMBER
20-26-17-0030-01200-0010	NARDELLO LOUISE ANNE
27-26-17-0090-05800-0030	NARVAEZ LUIS A & DAWN FRANCES
20-26-17-0020-00000-1030	NASER KURT M & LUISA I
27-26-17-0150-00000-0180	NAVARRO ALEJANDRA & GONZALEZ JAVIER
28-26-17-0060-01000-0010	NAVAS FRANCISCO JAVIER LUCAS & LUCAS AUDREY
20-26-17-0080-00000-2920	NAVAS-NAZARIO EDWARD JAMES
28-26-17-0020-05100-0090	NAYAK BINA SHRINIVAS & KORDE KIRAN UTTAM
21-26-17-0020-04900-0050	NAZAROV ANATOLII & LUTAI ALINA
21-26-17-0130-00100-0360	NELSON MICHAEL & STACY TRUST
21-26-17-0100-00800-0230	NELSON SCOTT MICHAEL
27-26-17-0150-00000-1810	NELSON TIMOTHY LEE & BRITTANY MICHELLE
27-26-17-0130-02100-0130	NEPOGODIEV MEREDITH & ALEXEY
20-26-17-0130-00000-4430	NESBITT SCOTT A & RONDON-NESBITT MILAGROS
21-26-17-0100-00900-0100	NESSLER EDWARD JULIUS III & SUZANNE L
20-26-17-0070-00200-0060	NEUMAN TIMOTHY JOHN JR & AMY HEALY
20-26-17-0120-00600-0070	NEVES BRUNO RODRIGUES & GISELA ZIMBARDI R
27-26-17-0110-03600-0180	NEWLAND JUSTIN M & FARROW SAVANNAH LEIGH
21-26-17-0130-00100-0340	NGUYEN THANHSON DINH & SABRINA LANIE
21-26-17-0110-05A00-0010	NGUYEN TRUNG HUU & DAO
16-26-17-0030-00400-0210	NGUYEN VU ANH & PHAM THU
20-26-17-0040-00000-2540	NICHOLS JERRY & JANET
16-26-17-0020-00100-0340	NICHOLS WILLIAM GERALD II & DAWN RACHEL
20-26-17-0020-00000-2360	NICKLOW ELAINE SBOLOPOULOU
28-26-17-0040-00900-0030	NICOLAOU PANAYIOTIS L & PAPALAZAROU ALEXIA
20-26-17-0090-00300-0060	NICOSIA FRANCESCO ANTONIO & DEBORAH MELISSA
20-26-17-0040-00000-2260	NIEMAN BRIAN WILLIAM
20-26-17-0090-00300-0020	NIEMI EDWARD KENNETH & VONETTE MARIE
21-26-17-0080-01500-0020	NIEMI ROBERT S & LINEBERRY MELISSA L
16-26-17-0010-00200-0190	NIGHT STAR TRUST - WILES DWIGHT P TRUSTEE
16-26-17-0030-00500-0080	NIKOLICH JUSTIN JOSEPH & AMBER MARION
16-26-17-0010-00100-0010	NOBLES STEPHEN WAYNE & ALICEANNE SHADRICK
20-26-17-0040-00000-2240	NOREM DEAN ALEN & KIMBERLI ELLEN
21-26-17-0040-06100-0330	NORSWORTHY CHRISTOPHER SHANE & LISSETTE R
22-26-17-0090-06200-0020	NORTON MICHELE A & ANTHONY A
16-26-17-0010-00200-0080	NOVAK MICHAEL ANDREW & KATHLEEN LIESENFELD
27-26-17-0130-01900-0050	NOWELL WILLIAM CLAYTON E & TIFFANY ANN

<b>PARCEL ID</b>	<b>NAME</b>
20-26-17-0030-00900-0090	NR SN FLORIDA A LLC
28-26-17-0030-01000-0070	NUMERICK WILLIAM DEAN JR & CONDON CHRISTINA ELIZABETH
20-26-17-0070-00100-0090	NUNEZ JOSE & MARTINEZ MARIA JOSE
27-26-17-0130-02500-0080	OATES MICHAEL JON
20-26-17-0120-01700-0090	OBRIEN AARON & BRITTNEY
20-26-17-0080-00000-2890	OBRIEN BERNADETTE & JAMES J
16-26-17-0010-00200-0010	OBRIEN CLINTON DALE & ANGELIQUE GAYLE
21-26-17-0100-00800-0140	OCHS MICHAEL WAYNE JR
21-26-17-0040-06100-0260	OCONNELL CHARLES & MARY ANN
20-26-17-0080-00000-3610	OCONNOR LESLIE & CARLA SUE
27-26-17-0110-04000-0150	ODONNELL PATRICK & DAYNA
20-26-17-0040-00000-1980	OHARA JANET A & MICHAEL R
28-26-17-0060-00600-0140	OLESEN CHRISTIAN PAUL & CAMACHO MARY
20-26-17-0020-00000-0810	OLIVIO ROBERT & LUCINDA ANN
20-26-17-0020-00000-0830	OLOUGHLIN JANET & JOHN
21-26-17-0130-00100-0150	OLSON CRYSTAL MENZIE & MARSH JEFF
21-26-17-0100-00200-0030	OLSZEWSKI JOSEPH & REBECCA
20-26-17-0040-00000-2510	ONEILL MICHELLE EILEEN & STEVEN HENRY
27-26-17-0130-03000-0010	ONEILL STEVEN HENRY & MICHELLE EILEEN
20-26-17-0040-00000-1510	ONEILL STEVEN P & NANCY A
27-26-17-0130-02700-0030	ORAVETZ ROBERT JOHN & SUSAN MARIE
21-26-17-0080-02800-0020	ORELLANA PATRICIO G & SHARON J
21-26-17-0110-00300-0110	OREMLAND JORDAN L & ALEXANDER M
21-26-17-0080-02900-0010	ORESTE JESSICA NICOLE
16-26-17-0020-00400-0060	ORONoz ELISA MERCEDES QUINTANA
20-26-17-0030-00100-0020	ORTIZ ANTONIO DE JESUS S & SAAVEDRA BRIANNA R
21-26-17-0100-01000-0140	ORTIZ JUAN FELIPE & SUESCUN YVONNE
28-26-17-0100-00400-0010	ORTIZ LIZA MARIE GUZMAN & SOBALVARRO CESAR O PEREZ
20-26-17-0040-00000-2280	ORTIZ VERONICA & GREGORY
20-26-17-0040-00000-1660	OSA I ERIKSSON LEMMA REVOCABLE LIVING TRUST - LEMMA OSA I ERIKSSON TTEE
21-26-17-0110-00500-0190	OSORIO RICHARD & PATRICIA
28-26-17-0050-00600-0280	OTAGAKI PRESTON & CASEY KATHLEEN
28-26-17-0020-05500-0020	OTERO ARISTIDES & JO ANN
27-26-17-0150-00000-0270	OVER JEFFREY CHRISTOPHER & BOSTON HEATHER LYNN
28-26-17-0080-00100-0130	OVIDEO GABRIEL
28-26-17-0050-00800-0020	OZER MERZE ZEYNEP & HAKAN
21-26-17-0070-00100-0620	PACELLE JOSEPH & ANNETTE
20-26-17-0030-00800-0010	PACINI CHRISTOPHER THOMAS & KRISTINA M
20-26-17-0030-00900-0010	PADGETT STEPHEN PLUMMER JR & SHANNEL JACKALIN
27-26-17-0130-01700-0060	PAGE JONATHAN & JESSICA JENICE
21-26-17-0080-01900-0060	PAINTER KELLY R JR & KAREN ELIZABETH
21-26-17-0030-01300-0060	PAKSKIN ROMAN & NICOLE
16-26-17-0010-00200-0040	PALAMIDIS CHRISTOPHER JOHN & TOM BETTY YL
20-26-17-0020-00000-0800	PALASE CAMILLE & PALASE PHYLLIS M
28-26-17-0080-00700-0030	PALEMPATI SIVA & POTHUMARTHI POORNIMA
28-26-17-0100-00100-0260	PALENCHAR LOREN OLIVER & SUSANA CAROLINA
16-26-17-0010-00100-0240	PALLANTE TARA LYNN
21-26-17-0120-02000-0050	PANNEBAKER JON MICHAEL & BRITTANY LEE
21-26-17-0130-00100-0180	PANTOJA ARMANDO J & NOEMI
17-26-17-0110-00400-0070	PAPA LEANNA & NICHOLAS
28-26-17-0050-01200-0010	PAPAGEORGE PETER B & DENISE
21-26-17-0090-05600-0070	PAPENHAUSEN JOLANTA M & PETER R
28-26-17-0040-00500-0100	PAPKA CHRISTOPHER DALE & TIFFANY R
27-26-17-0150-00000-1980	PAPPAS NIKOLETTA ROSE & MOOK ANDREW C
21-26-17-0130-00400-0200	PAPPAS ZISSIS GEORGE & GAIL HILDEBRAND
27-26-17-0150-00000-2100	PARADAYIL SIJO DEVASIA & JACKSON SIMMI
16-26-17-0030-00500-0020	PAREDES ALBERTO L T & FRONTERA A L
20-26-17-0120-01800-0140	PARKER DIANA M & ERIC

<b>PARCEL ID</b>	<b>NAME</b>
20-26-17-0070-00200-0080	PARKER JEREMY LEE
16-26-17-0010-00100-0230	PARKER JULIE ANNE
20-26-17-0030-00200-0050	PARKS KERMIT MAX
21-26-17-0080-03000-0020	PARKS TRAVIS STUART & LAURA ANN
20-26-17-0040-00000-2500	PARRELL MARC A & REIZBURG ANNETTE CHRISTINE
21-26-17-0110-00300-0100	PARRY MATTHEW & LEBRON CAROLINE
20-26-17-0040-00000-2470	PARSONS ANGELA DEE & STUART EDWARD
20-26-17-0030-00900-0050	PARYS STEPHANIE
20-26-17-0090-00100-0050	PASCUAL JOSE FRANCISCO
20-26-17-0070-00200-0050	PATEL BICKY KHOSLA & SHALEN JAYESH ET AL
21-26-17-0090-05700-0060	PATEL BRIJESH JITENDRAKUMAR & SHAH MONA N
21-26-17-0130-00100-0070	PATEL HASMUKHBHAI & SUREKHABEN HASMUKHBHAI
21-26-17-0110-05A00-0050	PATEL HIRENKUMAR M & RASHMINA H
21-26-17-0130-00400-0190	PATEL INDRAVADAN M & SHILPABEN SUMTIBHAI
27-26-17-0130-02900-0010	PATEL JIGNESH
27-26-17-0090-06000-0030	PATEL JIGNESHKUMAR B & VAISHALIBEN S
27-26-17-0130-03000-0040	PATEL PINALIBEN J
27-26-17-0150-00000-1990	PATEL PRATIKKUMAR PRAVINKUMAR
20-26-17-0090-01100-0010	PATEL RIKIN JETHABHAI & MANISHABAHEN RIKIN
20-26-17-0090-00300-0110	PATEL SACHIN RASIKLAL & PREETI DHIRAJLAL V
27-26-17-0110-03700-0110	PATEL SANKET K & DHVANI SANKET
20-26-17-0120-01800-0020	PATEL SUMANT & PUSHPABEN & PATEL SATISH
21-26-17-0070-00100-0470	PATEL VINODKUMAR B & VIBHABEN VINODKUMAR
20-26-17-0020-00000-2350	PATEL ZUBEDA ANIL & ANILKUMAR R
21-26-17-0030-01400-0040	PATI BISWA RANJAN & MOHANTY SWETA
27-26-17-0150-00000-1240	PAWLICKI JUSTIN JEFFREY & KELLY NICHOLE
20-26-17-0040-00000-2430	PAYNE MARK S & VIRGINIA L
20-26-17-0020-00000-0910	PEARL DAVID L & BETTY E
21-26-17-0070-00400-0020	PEDERSEN BRUCE & GWEN
17-26-17-0110-00300-0490	PEED MICHELLE & RYAN
21-26-17-0040-06300-0110	PELTZ JESSE & DANIELLE
27-26-17-0150-00000-1820	PENIKELAPATI SYAM P & THAMMINENI RAJESHWARI
16-26-17-0010-00200-0180	PENNINGTON CHRISTIAN & JENNIFER
21-26-17-0110-00500-0110	PEREZ DE LARA LIVING TRUST
21-26-17-0100-01000-0030	PEREZ DE LARA LIVING TRUST
20-26-17-0090-01200-0050	PEREZ LAZARO & MERARI
21-26-17-0120-02000-0040	PEREZ LISETTE & KARLA
20-26-17-0030-00800-0020	PEREZ RAICEL & MARIELA
28-26-17-0040-00400-0020	PEREZ SALLY A
20-26-17-0020-00000-0930	PEREZ-MARRERO RAMON & SMARJESSE PATRICIA A
28-26-17-0050-00600-0020	PERFETTI KAREN R & PERFETTI TORY ANTHONY
28-26-17-0050-01200-0030	PERGOLA RYAN THOMAS & ULMER CRYSTAL MARIE
27-26-17-0130-02100-0090	PERICH MAVERICK MICHAEL
27-26-17-0130-02700-0060	PERICH TANYA DANIELLE
20-26-17-0020-00000-1000	PERSAUD BRIAN ANTHONY & MORALES-PERSAUD ROSA
21-26-17-0120-02000-0010	PERSAUD SHELLEY & RAMKISSOON DARION
21-26-17-0020-04500-0030	PETERS JORDAN
27-26-17-0130-02500-0060	PETERS SCOTT LEWIS & CALTON MEGAN RENEE
20-26-17-0040-00000-2590	PETERSON JUDITH LYNN
20-26-17-0020-00000-0650	PETRONIO MARGARET S
21-26-17-0070-00400-0060	PETRUS WALID S & PETRUS DALIA H
20-26-17-0020-00000-0960	PETTENGILL JEFFREY & PATRICIA
28-26-17-0040-00400-0080	PETTIT FAMILY TRUST
16-26-17-0020-00400-0040	PETTIT KATHRYN DAPHNE
20-26-17-0040-00000-2250	PETTREY SUSAN A & BRIAN C
20-26-17-0080-00000-4350	PFANNERSTILL PETER E & MARY BETH OBRIEN
27-26-17-0130-02000-0090	PHAGOO DAVICKA SAMANTHA & ROBIN
21-26-17-0100-01000-0110	PHIFER SCHEDAR & BRYAN

PARCEL ID	NAME
28-26-17-0030-01100-0060	PHILLIPS BRAD WILLIAM & VASILIKI
21-26-17-0130-00100-0200	PHILLIPS JOCOLBY WAYNE & KALLEY
20-26-17-0040-00000-1500	PHILLIPS KEITH WAYNE & CYNTHIA LOUISE
20-26-17-0130-00000-3090	PHILLIPS MARY J & DON FRANKLIN
27-26-17-0150-00000-0090	PHIPPS KYLE JAMES & MARISELLE ENID
17-26-17-0110-00400-0050	PHONSOUK JACKIE & ALSHEBLAWY EMAD
21-26-17-0100-00800-0180	PHYLLIS KIERNAN REVOCABLE TRUST
21-26-17-0030-01400-0070	PINEAULT MONIQUE & ADAM
20-26-17-0020-00000-0390	PINO JOSEPH & JOANNE
28-26-17-0050-01000-0100	PIPENUR KEVIN & BIRSHEN
20-26-17-0080-00000-2850	PIPER-GRECO CANDACE M & GRECO LOUIS J
27-26-17-0130-02800-0020	PIROZZI NICOLE LOUISE
28-26-17-0080-00600-0010	PITTMAN ALLEN & NGOC LAC
20-26-17-0040-00000-1960	PITTMAN MICHAEL ALLEN JR & KATHLEEN HONOUR
20-26-17-0080-00000-5040	PITTMAN PAULA BAKER & HORNE MICHELLE PITTMAN & CLIFFORD FRANKLIN III
27-26-17-0150-00000-0280	PITTOS NECTARIOS CHRISTOS & COURTNEY NICOLE
28-26-17-0050-00700-0020	PIZER AARON DUANE & SARAH
28-26-17-0050-00700-0010	PIZER DEBRA JEAN
21-26-17-0110-00500-0160	PLATIS KELLIE & ANDREW
21-26-17-0020-04100-0020	PLATIS MARKOS
16-26-17-0020-00300-0010	PLISZKA JACEK & MARYLA
20-26-17-0120-01700-0060	PLUMB BRIAN & GINA
20-26-17-0030-00100-0040	PLUMLEY GRANT STEPHEN & ALEXIS MARIE
21-26-17-0110-05A00-0040	POLSENBERG JANEL & DOUGLAS EDWARD
20-26-17-0070-00100-0200	POMPIEAN JOSEPH
27-26-17-0110-04000-0130	PONCE ROBERT C & NELLIE B
21-26-17-0070-00200-0190	PONDEL JOHN F & MICHELLE
20-26-17-0020-00000-0590	POSTOLL RICHARD A & PAMELA Z REVOCABLE LIVING TRUST
28-26-17-0020-05300-0020	POTTER DANIEL
27-26-17-0130-01800-0010	POWELL JUSTIN LEE
16-26-17-0030-00600-0220	POWER SHELDON & RAJAYSHREE SHELDON
17-26-17-0110-00300-0640	POWERS BRIAN WILLIAM & TARA
20-26-17-0040-00000-1910	POWERS CHARLES A
28-26-17-0050-01200-0100	PRESLEY ADOLPHUS R & THERESA MARIE
20-26-17-0020-00000-1120	PRESTEL ANNA G TRUST - PRESTEL ANNA G TRUSTEE
28-26-17-0080-00200-0050	PRESTON RAYMOND N III & MALANCHUK KAVANAGH MARY
17-26-17-0110-00300-0800	PRICE EVAN & KAREN
20-26-17-0040-00000-1670	PRIMIANI MICHAEL & GINA
21-26-17-0020-03300-0010	PRITCHARD EDWARD B
28-26-17-0050-01200-0090	PROFETA RALPH VINCENT
28-26-17-0060-01300-0110	PROUT SARAH CATHERINE
28-26-17-0040-00400-0130	PROVOST DOLORES M REVOC TRUST
21-26-17-0070-00200-0180	PRUITT ANDREW ZACHARY & AMBER NICHOLE
16-26-17-0020-00400-0030	PRYOR WESLEY DEWAYNE & COSSU-EDWARDS DEVAN NICOLE
20-26-17-0030-00500-0030	PUNTES TYNISHA D & TIMOTHY C
20-26-17-0040-00000-1560	PULIDO DELIO M JR LIV REV TR - PULIDO DELIO M JR TRUSTEE
20-26-17-0130-00000-4800	PULIDO GABRIEL ALLEN & MARIA MAGDALENA
20-26-17-0090-00300-0100	PURVIS MEGHAN LEIGH
21-26-17-0020-04600-0040	PUTNAM TRACY LYNN
21-26-17-0020-04100-0030	PYLES BRIANNA M
21-26-17-0090-06100-0100	QUACH BAO C & LU LINDA K
20-26-17-0130-00000-3640	QUADE DAVID JOHN & JOYCE MARIE
27-26-17-0150-00000-0080	QUASIU RAQUEL ISAZA & DANIEL JAMES
21-26-17-0130-00200-0010	QUEZADA NICOLE & ELVYS SANTIAGO
27-26-17-0110-03800-0090	QUIJANO ANDRES ALBERTO & VIVIANA
20-26-17-0030-00100-0060	QUIJANO NICOLAS E
21-26-17-0030-01300-0050	QUINONES AMII L & ANGEL L
28-26-17-0100-00100-0050	QUINTANA PAUL & OLGA

PARCEL ID	NAME
21-26-17-0070-00300-0110	RACAZA ARLINDA E & JOSEPH O
28-26-17-0050-01200-0080	RACHEL BENJAMIN & LINDSEY B & BERGO KIM C & BRIAN R
20-26-17-0130-00000-3070	RADCLIFFE THOMAS GERARD & BRENDA JEAN
27-26-17-0110-03800-0040	RAGAMPETA MEENA & ESHWARAGARI PRANAV KUMAR
20-26-17-0090-00100-0020	RAJ LESLIE DANIEL & MURALIDHAR VANI
27-26-17-0150-00000-2080	RAJAMANI JOHNSON M & MARIARAJ MARY ELIZABETH G J
27-26-17-0110-04000-0020	RAJAN SAMSON & NANCY
20-26-17-0030-00100-0030	RAJENDRAN PRAVEENRAJ & RAMESHBABU SUBASHINI
16-26-17-0010-00100-0250	RAMADANI MISLIM
28-26-17-0060-00600-0100	RAMAIYER DEEPA & AMRUTUR ANIL
27-26-17-0130-02300-0100	RAMAN VIJAY KUMAR & VIJAY SANDHYA
27-26-17-0150-00000-1790	RAMASAMY THAMILARASAN & RENGASAMY POONGODI
21-26-17-0100-00800-0200	RAMBO BRYAN MICHAEL & ANDREA V
27-26-17-0110-03800-0070	RAMDAS SATIANAND & PHAGOO DAVICKA S
20-26-17-0030-01300-0040	RAMIREZ JUAN GUILLERMO & ANDREA
27-26-17-0130-01800-0050	RANOCCHIA NICOLAS & ALEXA
21-26-17-0100-00200-0010	RAPOSO JUAN FRANCISCO T & SANTELISES RITA L C
20-26-17-0080-00000-2860	RAPTIS GEORGE MICHAEL & TRACY MARIA
21-26-17-0090-06100-0190	RASHAD ANGENETTE & FAREED A
28-26-17-0080-00100-0100	RASMUSSEN SAM W
21-26-17-0110-00500-0080	RATLIFF CHRISTINE & EMOND JOHN
20-26-17-0030-00300-0040	RATLIFF JACKIE D JR & COURTNEY LANE
16-26-17-0010-00100-0190	RAY DEREK WILLIAM & HEATHER NICOLE
28-26-17-0080-00200-0070	RAYMER STEVEN & ERIN
20-26-17-0020-00000-0880	READ LINDA ANN & ROBERT VERNON SR
27-26-17-0130-02200-0020	RECCHIUTI MICHAEL C & DENON B
21-26-17-0130-00400-0250	REECE ALICIA DIANNE & LANCE BANKS
20-26-17-0130-00000-4210	REED CHRISTINA L & KEVIN M
27-26-17-0130-02400-0040	REED RAYMOND F II & JESSICA
21-26-17-0100-00900-0240	REES LAUREN E & GARETH A
20-26-17-0080-00000-3830	REEVES WILLIAM A & BEVERLY
21-26-17-0130-00400-0160	REGAN MOLLIE M & CAGLEY GREGORY PAUL
28-26-17-0080-00800-0110	REHBERG KEVIN & REGINA
28-26-17-0040-00500-0040	REICH KRISTAL LYNN
20-26-17-0020-00000-0440	REICHHOFF 2007 JOINT TRUST - REICHHOFF JEFFREY J & M TTEES
21-26-17-0080-03000-0010	REILLY JOHN & JACQUELINE
16-26-17-0030-00400-0120	REINKE JASON C & KELLY L
20-26-17-0030-01400-0020	REIS MARCELO & ALVARENGA MARCIA F
20-26-17-0120-00600-0020	REKER MICHAEL & SELINA
20-26-17-0130-00000-3710	RELYEA RONALD DOUGLAS JR & KAREN ELIZABETH
21-26-17-0030-01400-0090	RENN GREGORY ALLEN & JANE MARIE
27-26-17-0130-01900-0010	RENNICK CYNTHIA BUNGARD & MICHAEL EGERTON
27-26-17-0110-04000-0030	REPASS ROBERT PAUL JR & LORI ANN
21-26-17-0080-02100-0020	REVELIA-COLLINS FAMILY TRUST - COLLINS M & REVELIA B TRUSTEES
28-26-17-0100-00500-0010	RHOADS DAVID
20-26-17-0040-00000-0150	RICCI JAMES W & SANDRA K
21-26-17-0080-02000-0050	RICHARDS JAMES D & AJA L
28-26-17-0080-00600-0030	RICHARDS SHARON MAE
21-26-17-0030-01400-0020	RICHERT BRADLEY A & NADINE N
20-26-17-0040-00000-1730	RICHROATH DONALD BELKA & CONSTANCE MARIE
21-26-17-0090-06200-0110	RICHTERS WESTLEY J & QUINONES DENISSE
20-26-17-0070-00100-0260	RIDENOUR SEAN CHRISTOPHER & LISA MARIE
20-26-17-0080-00000-4320	RIDGLEY FAMILY LIVING TRUST
21-26-17-0080-02300-0020	RIEFLER KYLE BRENDAN & BRITTANY COLE
27-26-17-0150-00000-1800	RIGG COURTNEY ALANNA & JOHN ADAMS
21-26-17-0090-05600-0090	RIGGS GAREN & SARA
28-26-17-0060-00600-0120	RILEY EDWARD JR & KAREN LYNN
21-26-17-0020-03900-0010	RIM LAK SANG & CHAO JIN HEE

PARCEL ID	NAME
20-26-17-0080-00000-2870	RITTENBERRY THOMAS EDWARD & SHERRY G
16-26-17-0010-00200-0140	RITTENHOUSE DAVID WILLIAM & NANCY M
27-26-17-0130-02200-0050	RIVERA ROBERTO BECKER & NILDA F
20-26-17-0080-00000-4980	RIVERA WILLIAM ALEXIS G & APONTE VERONICA R
27-26-17-0090-05800-0050	RIVERA-VAZQUEZ VANESSA & RUTLEDGE GERRY B
20-26-17-0020-00000-1200	RIVERS JAMES P & CAROLYN B
20-26-17-0130-00000-3000	RIZZATO BRUNO FRANCO & PATRICIA JEANFILS
20-26-17-0020-00000-2330	RMHSLB OWNER 1 LLC
20-26-17-0020-00000-2750	RMHSLB OWNER 1 LLC
27-26-17-0150-00000-0030	RMHSLB OWNER 1 LLC
27-26-17-0150-00000-1850	RMHSLB OWNER 1 LLC
27-26-17-0150-00000-1860	RMHSLB OWNER 1 LLC
16-26-17-0030-00600-0250	ROACH MICHAEL JAMES & SHELLII ELIZABETH
20-26-17-0040-00000-1880	ROAT GERALD EDWARD & TERRY RENEE
21-26-17-0110-00500-0060	ROBB STEPHEN & JEAN
28-26-17-0060-00600-0190	ROBINSON CHAD EDWARD & ELIETH
21-26-17-0130-00100-0370	ROBINSON SPENCER RYAN & KATHRYN RITA
20-26-17-0080-00000-3570	ROBINSON THOMAS NEIL & JANINE
27-26-17-0150-00000-2110	ROBITAILLE VERONIQUE & POPOVICH ARIC WILLIAM
27-26-17-0110-04100-0020	ROCAMORA ROCKY ANTHONY II & JENNA A
21-26-17-0020-03700-0050	ROCHA RAUL RAY III & SHELLEY R
28-26-17-0080-00700-0050	ROCHEVOT ROBERT WAYNE & KRISTEN LEIGH
27-26-17-0150-00000-2050	ROCKS ANNA LYN & KEVIN F
28-26-17-0100-00100-0230	ROCKS KEVIN F & ANNA L
27-26-17-0130-01900-0030	ROCKS KEVIN FRANCIS & ANNA LYN
20-26-17-0030-01000-0050	ROCKWELL SAMUEL & SARAH
16-26-17-0030-00600-0130	RODDEY BENJAMIN DUNLAP & MACFARLANE TIFFANY LYNNE
21-26-17-0100-00700-0060	RODGERS WILLIAM ROBERT & MARIA JULIANA
21-26-17-0070-00200-0220	RODICH NICHOLAS ADAM & CHARLEY LUCRETIA
28-26-17-0050-00600-0300	RODRIGUE KYLE G & AMANDA R
27-26-17-0130-02600-0030	RODRIGUEZ DAVID SAMUEL
27-26-17-0110-03600-0140	RODRIGUEZ JOSE A SERNA & SERNA CLAUDIA I
20-26-17-0020-00000-0920	RODRIGUEZ JUAN & MARIA
27-26-17-0130-02300-0070	RODRIGUEZ MIGUEL A & RIVERA MIGDALIA
20-26-17-0030-01000-0030	RODRIGUEZ MIGUEL JAVISH
20-26-17-0090-01300-0010	RODRIGUEZ MIOSOTIS ORTIZ
21-26-17-0040-06100-0290	ROELOFS KARL W & KRISTY L
21-26-17-0100-01000-0020	ROESSLER JAY RICHARD & LYNNE E
28-26-17-0080-00600-0040	ROGERSON DAVID P JR & JOLENE R
20-26-17-0040-00000-2220	ROHRER DOUGLAS CLYDE TRUST - ROHRER DOUGLAS CLYDE & HATTIE LAHOMA TRUSTEES
20-26-17-0020-00000-1410	ROLAND GEOFFREY S & DEBRA A
27-26-17-0130-03000-0050	ROLDAN MARK FELIX
20-26-17-0130-00000-3020	ROLFES RICHARD & DARLENE
20-26-17-0090-01300-0180	ROMANO MICHAEL ALEXANDER & JENNIFER LEE
28-26-17-0040-00900-0050	ROMANY MARLENE MARCIA
20-26-17-0040-00000-1720	ROMERO ROBERT J
21-26-17-0110-00300-0020	RONA ERIN LEA & RONA GABOR A
21-26-17-0120-02000-0030	ROSA BRENO BETHONICO DE S & CALCAGNO ANA P P
20-26-17-0090-01200-0020	ROSE ANTHONY JOSEPH & YETMAN KIMBERLY MELISSA
20-26-17-0080-00000-4300	ROSE BONNIE D REVOCABLE TRUST
16-26-17-0020-00400-0100	ROSE GEORGE ISAAC JR
20-26-17-0030-00300-0050	ROSENZWEIG MARK & TAMARA
27-26-17-0130-02600-0010	ROSS JACK MEYER JR & DORENE DOERRE
20-26-17-0080-00000-2820	ROUNDS NANCY
28-26-17-0100-00100-0220	ROUTHIER GREGORY T & SARA
21-26-17-0130-00400-0120	ROWLAND MATTHEW JAMES & NICOLE MARIE
20-26-17-0090-01400-0120	ROY BHARTI SATSHCHANDRA
16-26-17-0030-00500-0130	RUBBO DONALD ANTHONY JR & JEANNE M

PARCEL ID	NAME
27-26-17-0150-00000-2070	RUBENSTEIN ZACHARY & DANIELLE RENEE
20-26-17-0130-00000-4040	RUBINO RICHARD & KATHY
28-26-17-0020-05100-0100	RUDKOWSKI MATTHEW T & DANIANA
16-26-17-0020-00600-0430	RUESCHHOFF JAY L & KELLY
16-26-17-0020-00100-0420	RUIA RAJESH K & JYOTI
20-26-17-0030-00300-0030	RUIZ GABRIEL & NICOLE
16-26-17-0030-00600-0170	RUIZ IVAN D & RUIZ GABRIELLE GEOVANNA P
28-26-17-0050-00600-0050	RUMSEY TROY GARRISON
20-26-17-0040-00000-0140	RUSSELL KIRK D & RUTH LOTUS
20-26-17-0040-00000-2570	RUTHERFORD JOSEPH FRANK & JULIA B
27-26-17-0150-00000-0730	RYAN ALISON DAWN & MICHAEL ANDREW
20-26-17-0080-00000-5010	RYAN KEVIN WILLIAM & LUCIANA
20-26-17-0030-01300-0020	RYAN PATRICK J & LISA D
27-26-17-0110-03600-0110	RYDER DAVID J & ANGELA J
20-26-17-0090-01300-0220	RYERSON PAUL JOHN & CATRINA MARIE
22-26-17-0090-06100-0010	RZYMSKI KRZYSZTOF & ELISA M
16-26-17-0030-00400-0220	SABLE RICHARD PAUL
27-26-17-0150-00000-0610	SADINENI NARESH & CHALLAGUNDLA RAJITHA
21-26-17-0100-01000-0130	SAGAN DANIELLE LYNN & CHRISTOPHER
20-26-17-0090-01300-0120	SAKIS CHRISTINA H & KAMBOURIS WILLIAM S
20-26-17-0090-01200-0130	SALAMEY MICHAEL JAMES & DUNN NICOLE TERA
20-26-17-0030-01000-0020	SALDIBAR TIMOTHY J & GREGORY KELLY ANN
21-26-17-0080-02200-0020	SALSMAN CHARLES E & JOANN C
27-26-17-0150-00000-1140	SALVADOR CAROLINA R & MARTINS CARLOS ALBERTO B
20-26-17-0040-00000-1690	SALVIONE KEITH RAYMOND & SANDRA CELENIA
20-26-17-0020-00000-2710	SALYER ALLEN JR & DIANA PHILLIPS
27-26-17-0110-03800-0130	SAMANIPOUR JASON DARYOUSH & ASHLEY NICOLE
21-26-17-0020-03300-0050	SAMPOLL JOSHUA O & SAMPOLL JOSE A
21-26-17-0020-04200-0020	SANCHEZ BENJAMIN G & RITTER CANDACE
20-26-17-0090-01200-0120	SANCHEZ ERIN & MELISSA ANN
20-26-17-0030-01300-0010	SANCHEZ JUSTIN MICHAEL & TONYA MARIE
20-26-17-0030-01400-0040	SANCHEZ PABLO & ERIKA CAROLINA CARANDINA
28-26-17-0050-00600-0360	SANCHEZ VANESSA VELAZQUEZ & SOTO-TORRES VICTOR MIGUEL
21-26-17-0030-01200-0010	SANTALONE BRIAN & MELISSA ANNE
28-26-17-0080-00300-0040	SANTALONE CYNTHIA
21-26-17-0090-05700-0030	SANTAS DONOVAN T & DANA L
28-26-17-0020-05100-0150	SANTELL RALPH JR & SUSAN
20-26-17-0120-02300-0260	SANTIAGO DAVID Y & KAYLENE DAWN
20-26-17-0140-00100-0130	SANTO MICHELLE RENEE DI
21-26-17-0130-00100-0100	SANTOS GUSTAVO A CARVALHO & HENRIQUE GISELE F
21-26-17-0080-02100-0010	SANTOS JOSE F & RAMONA F
21-26-17-0120-01900-0050	SANTOS MANOLO & VERA MARIA J C
27-26-17-0150-00000-0150	SANTOS MONICA DOS
20-26-17-0070-00100-0170	SAPOURN ANNUNZIATA
28-26-17-0050-00600-0330	SAQIB WAJIHA & MUHAMMAD MOIZUDDIN
21-26-17-0130-00100-0330	SARACENI CHRISTOPHER RALPH & STEPHANIE LEIGH
16-26-17-0010-00100-0290	SARACINO DAVID & LYNDA
20-26-17-0130-00000-4390	SARACINO NORMA
21-26-17-0110-05A00-0020	SARTHOU BARBARA & WILFREDO
20-26-17-0090-01300-0030	SAUNDERS CHRISTOPHER NOEL & SARAH ELIZABETH
20-26-17-0090-01500-0130	SAUNDERS STEVEN PAUL & EMILIA SZWEJKOWSKA
27-26-17-0110-03900-0040	SAVAGE THOMAS W JR
21-26-17-0080-02000-0010	SAVELLA MARCO F & SHEILA MARIE D
20-26-17-0030-00200-0020	SAWYER ROGER C & GINAL Z
20-26-17-0020-00000-1080	SAWYER ROGER J & JANICE L
20-26-17-0090-01300-0080	SAYFIDDINOV DALER & SAYFIDDINOVA MARTABAKHON
20-26-17-0070-00200-0090	SAYRAFI POURLA REZA & SHARIF MAHSA
20-26-17-0080-00000-3890	SCAROLA DORETTA ROONEY & THOMAS ANTHONY

PARCEL ID	NAME
20-26-17-0080-00000-2970	SCARPA GIUSEPPE & CONCETTA ANN
16-26-17-0020-00600-0360	SCARSBROOK JEFFREY KARL & SLATER JEREMY THOMAS
20-26-17-0030-00400-0040	SCHAEFFER DERRICK L & ASHLEY
28-26-17-0080-00100-0090	SCHECHTER WILLIAM J & ZARIN JODI L
27-26-17-0130-03100-0030	SHELL ALEXANDER COLEY & HELDT HOLLY MARIE
20-26-17-0090-01400-0030	SCHLAU ALICIA MARIE & JOSHUA DAVID
21-26-17-0020-04800-0010	SCHMID JASON WILLIAM & MICHELLE LYNN
20-26-17-0070-00100-0360	SCHMIDT MARK ALLEN & SARAH ANN
21-26-17-0120-02100-0020	SCHMIDT STACEY BOERO
27-26-17-0090-06000-0040	SCHMITT DANIEL K & DANA W
28-26-17-0030-01100-0050	SCHNAKENBERG KATELYN E
21-26-17-0070-00300-0080	SCHNEIDER KIMBERLY DAWN CONFORTI
16-26-17-0010-00100-0180	SCHNEIDER KIMORA B
21-26-17-0110-00500-0200	SCHNEIDER ZACHARY
21-26-17-0030-01200-0060	SCHROEDER CHRISTIAN MCCORD & KRISTEN MARIE
20-26-17-0020-00000-2040	SCHUMACHER WILLIAM S & JANE M
16-26-17-0020-00600-0100	SCHUSTER JAY CHRISTOPHER & YVONNE NATALIE
21-26-17-0120-02100-0010	SCHUTTER LESLIE E & TAMMY
21-26-17-0040-06100-0250	SCHWADRON JONATHAN MICHAEL & SAIKIN BEVERLY NAOMI NICOLE
21-26-17-0090-06100-0150	SCIPIONE CHRISTOPHER M & SUSAN E TRUST
20-26-17-0040-00000-1580	SCIULLO CYNTHIA JEAN REVOCABLE TRUST
28-26-17-0080-00100-0180	SCOTT JOHN JR & JENNIFER M
20-26-17-0070-00100-0060	SCRUGGS TREVOR JAMES & DORIS EILEEN
16-26-17-0010-00100-0300	SCUDERI THOMAS
20-26-17-0090-01300-0210	SEALES RICARDO RAUL JR
21-26-17-0100-01000-0050	SEKELY TRUST
21-26-17-0110-05A00-0030	SEKELY TRUST - SEKELY LAWRENCE GEORGE & BARBARA A TRUSTEES
28-26-17-0040-00400-0030	SELFE ROBERT W
20-26-17-0040-00000-1650	SELLS JONATHAN BLAKE & DEBORA JO
27-26-17-0150-00000-1940	SELZER DANE CHARLES & BLACKBUM CYNTHIA ANN
21-26-17-0110-06A00-0030	SEMEGRAN HOWARD N & ELIZABETH
28-26-17-0080-00100-0050	SEMSEDIN REFIK & MIMOZA
20-26-17-0130-00000-4190	SEPIK MARK E & SHERRY M
20-26-17-0030-00700-0060	SERPICO ANTHONY M
21-26-17-0080-02600-0010	SERRANO RAUL & JESSICA
20-26-17-0020-00000-2010	SEWARD EDWARD T & ABBS BEATA J
16-26-17-0020-00200-0230	SHAH ANANTKUMAR MANUBHAI
21-26-17-0030-01200-0150	SHAH MOHIN J & NEHA M
20-26-17-0080-00000-4960	SHAH MOHSIN & KHIZRAN
27-26-17-0090-06000-0020	SHAH MRUNAL V & AVANI
21-26-17-0070-00100-0520	SHAH SAURABH S & SHAH SHAILESH G
28-26-17-0080-00700-0040	SHANKS DANIEL & MARISSA
20-26-17-0080-00000-4870	SHANNON EMILY GARRETT & JERRY ALAN
21-26-17-0030-01100-0100	SHAO XIAOJIA & YANG TIAN TIAN
27-26-17-0130-02800-0030	SHARER MATTHEW RYAN & ELLIS CARRIE ALEXIS
27-26-17-0110-04000-0010	SHARMA VANDANA H & RAMAMURTHY S
21-26-17-0130-00100-0390	SHAW ANDREW MICHAEL & PORTER QUINN KATHRYN
21-26-17-0100-00900-0110	SHAW KYLE D & VIZCARRA MARIA
28-26-17-0020-04900-0030	SHAW TRUST - SHAW DAVID D & CAROL H TTEES
20-26-17-0020-00000-1350	SHEEHAN JOHN & ANNE
20-26-17-0090-01100-0070	SHEPEARD COREY ALLEN & JAMES CORETTA ANNE
16-26-17-0020-00600-0440	SHEPHERD JUSTIN COLIN
28-26-17-0050-01400-0060	SHI DINGMING & LIN XIUHE
22-26-17-0090-06100-0040	SHIBLEY KEVIN & UITERWYK TERRIE
21-26-17-0040-06300-0050	SHIMER GIL & BROUSARD-SHIMER TAL
20-26-17-0040-00000-1700	SHINKLE TIMOTHY R & EVELYN S
21-26-17-0090-05600-0030	SHIVER KRISTEN M
27-26-17-0130-02200-0040	SHORTRIDGE JORDAN GABRIEL & SARAH LYNN



PARCEL ID	NAME
21-26-17-0110-00600-0060	SHUKLA DHAVAL & MANASEE
27-26-17-0130-02100-0070	SHUMAKER DAVID & CHELSEA
21-26-17-0110-00500-0140	SHUTTERA ROBERT J & LISA C
16-26-17-0010-00200-0030	SIDHOM KAREEM A & MARY G
28-26-17-0050-01200-0150	SIDWEBER ANDREA GALE
20-26-17-0120-01700-0140	SIERRA ANGEL & JOVANNI M
20-26-17-0030-00700-0080	SIGGIA GINA
21-26-17-0040-06100-0310	SIGMONE JAMES SR & STEPHANIE D
28-26-17-0040-00800-0010	SIGNAROVITZ JASON FREDERICK & RUTHIG STACY ANITRA
21-26-17-0020-04000-0010	SILAR-MILLS JENIFER
28-26-17-0060-00700-0090	SILBER JASON G & JESSICA E
16-26-17-0010-00100-0150	SILBER STEVEN L & LORI S
17-26-17-0110-00300-0420	SILER MATTHEW ALLEN & SAORI O
20-26-17-0090-00100-0030	SILVIA MICHELLE MARIE & CHRISTOPHER MICHAEL
20-26-17-0030-01100-0040	SIMON TIFFANY NICOLE
27-26-17-0130-02000-0020	SIMONSON APRIL L & BRIAN M
28-26-17-0030-01100-0080	SIMPSON ASHLEIGH
21-26-17-0080-01800-0010	SIMPSON JEREMIAH W & VYAS KRISHNA R
20-26-17-0080-00000-4990	SIMPSON KRISTIN NICOLE
16-26-17-0030-00400-0200	SIMS DAWN ANN
21-26-17-0080-03100-0020	SIMS MATTHEW IAN & CINDI DENISE
27-26-17-0110-03800-0100	SINGH ABHISHEK & MONIKA
20-26-17-0030-00800-0070	SINGH VIKASH KUMAR & MANISHA
28-26-17-0030-01000-0100	SINGLETON GORDON & BRENDA L
20-26-17-0130-00000-2980	SINNI KAREN ANN
21-26-17-0090-06200-0130	SKINNER BRIAN
20-26-17-0030-01200-0050	SLADE OTIS L JR
20-26-17-0080-00000-2900	SLAGER THOMAS & SENKOW KATHLEEN D
21-26-17-0100-00200-0040	SLATER JAMES THOMAS & ALISON
20-26-17-0120-01800-0100	SLATER JEFFREY
20-26-17-0020-00000-0200	SLAUGHTER ROBERT G & MELINDA A
27-26-17-0150-00000-1970	SLEUR NATHALIE SANDRA
20-26-17-0090-01400-0020	SLEZAK ANDREW J & BRANDI J
20-26-17-0040-00000-2160	SLITT SARA E REVOCABLE TRUST - SLITT SARA E TRUSTEE
21-26-17-0080-02800-0010	SLUZYSKI JACEK & ANNA
20-26-17-0040-00000-2190	SLYCK LAWRENCE EDWARD & MARGIE KATHERINE
20-26-17-0080-00000-5030	SMALLS KENNETH
21-26-17-0080-01900-0030	SMART RONALD & CHERYL P
21-26-17-0120-02200-0010	SMART SAMANTHA & GREGORY M
20-26-17-0020-00000-0260	SMEATON MICHAEL W & DEBORAH M
20-26-17-0020-00000-1050	SMITH BARBARA E
16-26-17-0020-00600-0340	SMITH BRIAN KEITH & DENISE MARIE
20-26-17-0090-01400-0110	SMITH CHRISTOPHER GEORGE & CLAUDIA MARCELA
16-26-17-0010-00200-0170	SMITH CLIFTON B & JOFFRE ISABEL
28-26-17-0100-00300-0030	SMITH CURTIS M & MELISSA E
28-26-17-0050-01200-0120	SMITH DAVID ALLEN JR &
20-26-17-0040-00000-2680	SMITH EDWARD A & PATRICIA A
20-26-17-0080-00000-4920	SMITH FRANCES LOUISE
20-26-17-0080-00000-3350	SMITH KEVIN LEE
28-26-17-0040-00400-0040	SMITH LORI A
27-26-17-0130-02300-0050	SMITH MARCUS BRIAN & ERIN CHRISTINE
28-26-17-0080-00800-0090	SMITH MARK S JR & NICOLE L
28-26-17-0100-00200-0100	SMITH RACHEL COSSIN & SHANNON DESHON
20-26-17-0020-00000-0350	SMITH RHETT & DARLA
20-26-17-0020-00000-1140	SMITH RONALD K & SHIRLEY J
21-26-17-0100-00900-0010	SMOLAREK JASON DAVID & HEATHER RENEE
27-26-17-0110-04200-0010	SMOLEY SEAN & ANDREA
21-26-17-0030-01400-0050	SMYTH KEVIN W & KAREN A

PARCEL ID	NAME
20-26-17-0080-00000-3500	SNEED FAMILY TRUST LLC
20-26-17-0020-00000-0360	SNELL JOHN W & DENISE L
27-26-17-0130-02800-0040	SOAI YUTA & XU JESSICA Y
20-26-17-0130-00000-3670	SOLANO JENNY IRENE & JUAN FRANCISCO
20-26-17-0130-00000-4790	SOLER PEDRO EDUVIGUIS & VILLAFANE RUTH M
21-26-17-0070-00300-0070	SOLIMAN ADEL HALIM HANNA & SECIL SAID GHATAS
16-26-17-0020-00200-0210	SOLOMITA JOHN MICHAEL & MARY
20-26-17-0020-00000-1420	SOLOMON DENNIS M & ELIZABETH S
27-26-17-0150-00000-1120	SOLOP JUSTIN J
20-26-17-0020-00000-0480	SOM BARBARA & RITHY
20-26-17-0120-01800-0040	SOM RITHEA & KATIE
27-26-17-0110-04000-0080	SOMMER JEFFERY JON & AMANDA LAYDON
16-26-17-0020-00400-0090	SONG JIE & SONG DOMINIQUE NI
21-26-17-0080-02400-0040	SORENSEN CHRISTOPHER & MOLLY
20-26-17-0120-01800-0060	SORVILLO SANDRA & SORVILLO CHARLES & DIANE M
16-26-17-0030-00600-0120	SOSA ADAN III & KRIS ELAINE
27-26-17-0130-02000-0080	SOTO ANGEL & VO MYLINH
27-26-17-0130-02400-0010	SOTO MANUEL GREGORIO & ROSA BEATRIZ
20-26-17-0040-00000-1950	SPANIOLO SARAH A
28-26-17-0080-00100-0160	SPEANBURGH SCOTT E & GEORGE-SPEANBURGH CINDY L
21-26-17-0110-00600-0100	SPEANBURGH SCOTT EDWARD & SPIVEY LAUREN
21-26-17-0090-06100-0180	SPEARS CAMERON & MARA D
27-26-17-0130-01900-0040	SPENCER STEPHEN DYLAN & VICKERY TAYLOR LYNN
27-26-17-0130-02400-0070	SPINUSO ALEXSANDRO LUCIANO & CARISSA
16-26-17-0010-00100-0130	SPIROS JOHN STEPHEN
20-26-17-0040-00000-1780	SPONHEUER CHRISTEL
20-26-17-0090-00300-0050	SPURRELL WILLIAM M III & OLIVIA DUNCAN
21-26-17-0110-00400-0080	SRIVASTAVA ROHIT & KAUSHIK UPASNA
20-26-17-0090-01200-0100	STABILE RONNIE J & KELLI
20-26-17-0080-00000-3400	STAFFORD JOSEPH MICHAEL & DE LA CRUZ ROBLES ROSA MARIA
20-26-17-0020-00000-1160	STALLARD JAMES & MARY REVOCABLE TRUST - STALLARD JAMES E IV & MARY T TRUSTEES
21-26-17-0070-00100-0500	STALLINGS ALLISON MAE & DUGGAN NICHOLAS
20-26-17-0040-00000-0120	STALZER FRANK J & MARIA
16-26-17-0010-00100-0220	STANKEVICH PAUL E & MELISSA M
27-26-17-0130-02500-0010	STANLEY ALBERT G & SANDRA L
28-26-17-0050-00600-0340	STANLEY JAMES JOHN & LOYOLA CECILIA
20-26-17-0120-01700-0160	STARKE KYLE K & JOSIE LYNNETTE
21-26-17-0080-02400-0010	STARKEY HEART PINE LLC
16-26-17-0020-00400-0010	STASHCHAK ANATOLIY & NATALIYA
20-26-17-0070-00100-0160	STEARNS ROBERT W & LYNETTE ANNE
20-26-17-0080-00000-4910	STEEN TERRY WAYNE & KAREN BILLETER
21-26-17-0090-05700-0070	STEFFENS ANDREW & MARIA
20-26-17-0040-00000-1520	STEINMANN MAHNAZ P
20-26-17-0040-00000-2520	STELMACH ALICE E & MIANO PETER F
21-26-17-0080-02500-0030	STENZEL GERALD JAMES & PATZWALD-STENZEL TERESA LYNNE
17-26-17-0110-00400-0040	STEPHENS LAQUITA & WARREN
20-26-17-0080-00000-3430	STEPHENSON MONIQUE LOUISE & CAMERON ERIC
21-26-17-0080-00100-0190	STEPMAN GAUTHIER & SHANNON
28-26-17-0050-00900-0030	STEPP JEREMY LEWIS & ARLENE PEREZ
20-26-17-0020-00000-0370	STEWART EVERTON CLIVE & CAROLYN P
27-26-17-0100-03400-0060	STILLWELL GARY SCOTT & SUSANA
20-26-17-0020-00000-0240	STINE JOHN F III & BARBARA M
27-26-17-0110-04400-0020	STIRN KEVIN MICHAEL
28-26-17-0030-01000-0030	STOCKTON FREDERICK T & JESSICA MARIE
27-26-17-0110-03800-0060	STONE MICHAEL & LAUREN
20-26-17-0110-01700-0020	STOPNYTSKY NATHAN & ROSSI DEANA
20-26-17-0090-01200-0040	STOUT CHRISTOPHER ALLEN & HIEN BICH THI PHAM
28-26-17-0100-00500-0020	STRADONE RONALD P & ANGELA LIVING TRUST - STRADONE RONALD P & ANGELA TRUSTEES

PARCEL ID	NAME
27-26-17-0130-02500-0020	STRANICK ELLEN FELICE & STRANICK LINDSEY REID
28-26-17-0060-00900-0010	STRANICK LINDSEY REID & COGGIN ROBERT & ET AL
28-26-17-0040-00800-0030	STRICKLING WILLIAM JACKSON JR & CARMEN PATRICIA
20-26-17-0030-01500-0020	STROUPE NICHOLAS PAUL & ERIN GERALDINE ROSE
20-26-17-0080-00000-5100	STUART SHERRY JEAN LIVING TRUST - STUART SHERRY JEAN TRUSTEE
28-26-17-0040-00400-0100	STULEC SHERRIE & BROOKS JASON
27-26-17-0150-00000-0710	SUAREZ ANDY
20-26-17-0080-00000-5090	SUAREZ DENNIS T & JAYLENE GRAHAM
27-26-17-0150-00000-2060	SUBRAMANIAN ARULVEL S & GANDHINATHAN N
16-26-17-0020-00300-0030	SULCER ANITA JOY
20-26-17-0070-00200-0230	SULTANOVA NIGINA & ULMASOV RUSTAM
28-26-17-0020-05200-0010	SUMNER ALEXANDER BRANDON
20-26-17-0040-00000-2650	SUN XIANGCHAO
27-26-17-0130-02300-0120	SURIEL EDDY J
21-26-17-0110-00400-0090	SUTTER ZACHARY & SARAH EVE
21-26-17-0020-04500-0040	SUTTON STUART C & BEVERLY MULLINS
27-26-17-0130-01800-0040	SWINEHART TIMOTHY ALAN & GEORGETTE EVE
27-26-17-0150-00000-1180	SWITALA BRIAN D
28-26-17-0100-00100-0240	SYKES MICHAEL & CARINA C
20-26-17-0120-01800-0170	SZCZESNIAK STEVEN M & CYNTHIA ANN
21-26-17-0120-02100-0060	SZELEST RAYMOND MARTIN & GINA
20-26-17-0090-00300-0030	TADROS MICHAEL RAFAT JOHN & EMAN
28-26-17-0100-00400-0030	TADROS TAMER & GIRGIS MARINA
16-26-17-0010-00200-0160	TAE HONG & LEAH SUNGMEE
28-26-17-0080-00100-0070	TAIT ROBERT & ALICIA
21-26-17-0070-00100-0590	TAKEUCHI SEAN Y & MINDY J
21-26-17-0030-01200-0120	TALATUM LAKSHMANA VIDHYADHAR & POLISETTI HARITHA
27-26-17-0150-00000-0060	TALBURT DAVID WAYNE & AMY JEAN LIVING TRUST - TALBURT DAVID WAYNE & AMY JEAN TRUSTEE
20-26-17-0040-00000-0130	TALLMAN JANICE A & STEPHEN R
16-26-17-0010-00100-0320	TALSMA NICHOLAS EDWARD & KIMBERLY SATTERFIELD
28-26-17-0040-00900-0060	TANNER KYLE A & HANNA L
28-26-17-0050-00600-0030	TAPSE SANDEEP & RAO SHRUTHI
28-26-17-0050-00600-0370	TATAGARI VIJAYASEKHAR R & TATAGARI PADMA
28-26-17-0040-00900-0110	TATE DONALD RAY & TERESA ARIAS
20-26-17-0130-00000-2990	TAVELLA LENA ROSALIA & ANTHONY
20-26-17-0090-01200-0070	TAWE GEORGE JINGNJOH
20-26-17-0120-00600-0050	TAYLOR KEVIN KENNARD & APRIL JOY
20-26-17-0040-00000-1640	TAYLOR REBECCA A & MCFALL KRISTEN TAYLOR
28-26-17-0040-00800-0040	TAYLOR-BERROA LOTAYA
20-26-17-0030-00900-0030	TELESCA RACHAEL L & CHRISTOPHER J
27-26-17-0130-02500-0100	TELLIS RODNEY CAMPBELL & NEYSHIKA
20-26-17-0020-00000-0280	TERSCHLUSE DAVID ALAN & SUSAN BETH
20-26-17-0030-00900-0020	TEW DANNY LEE JR & ASHLEE LAUREN
21-26-17-0130-00100-0160	THANGARAJ MANORANJAN & SOMAN TINA MARY
28-26-17-0050-01200-0040	THATCHER DONALD CHARLES & HANSEN-THATCHER LUCINDA MARIE
27-26-17-0150-00000-2090	THEEGELA VENKATA N GUPTA & KONAGALLA HARIKA
27-26-17-0150-00000-0650	THOELE SEAN ALAN & CHRISTA MARY
20-26-17-0080-00000-5180	THOMAS BRANDON TROY & SUSAN LASHLEY
20-26-17-0080-00000-2940	THOMAS CLIFFORD ALLEN & DENISE EUGENIE
28-26-17-0060-00600-0200	THOMAS JOHN P III & KATHERINE M
27-26-17-0130-02200-0030	THORNBROUGH DAVID TODD & CARLA VERA LACSON
27-26-17-0100-03600-0040	THOTA VENKATA RAMANA RAO & SABINEDI HARINI DEVI
21-26-17-0100-00700-0090	THURBER MATTHEW E & KRISTY L
28-26-17-0020-05400-0030	THURMAN GARY & YOLANDA
28-26-17-0060-00600-0130	THURMAN REBECCA ANN & ROBERT E
20-26-17-0020-00000-0510	TIGHE BRIAN G & NANCY J
20-26-17-0040-00000-1890	TILLER ROBERT W & LINDA E
21-26-17-0120-01900-0070	TISINGER CHASE L & ANDREA L

PARCEL ID	NAME
16-26-17-0020-00100-0350	TODD JASON EDWARD & DELISLE SHELLY LYNN
20-26-17-0090-01400-0180	TOMACRUZ SARAH LYNN & TOMACRUZ MICHAEL D
20-26-17-0040-00000-1540	TOMAINE BRIAN & BERNADETTE
16-26-17-0020-00600-0400	TOMCAK BRIAN MICHAEL & ANGELA LOUISE
21-26-17-0030-01400-0100	TONEY GREGORY ALLEN & SHARRON ELIZABETH
28-26-17-0040-00300-0110	TONJUM ALEX DAVID
28-26-17-0060-01000-0050	TORRES ANDREA SAVAS & BRIAN
21-26-17-0100-00700-0040	TORRES ANTHONY J & ANGIE D
27-26-17-0150-00000-1950	TORRES CHRISTINE K
28-26-17-0050-01100-0090	TORRES ERIBELTE & ALEXANDRA
28-26-17-0020-04900-0020	TORRES GABRIEL ANTONIO BARRIOS & MORENO ROSVY LOPEZ
20-26-17-0030-01000-0070	TORRES LIZBETH & HEIL CHRISTOPHER
20-26-17-0130-00000-4820	TOSCANO LINDA MARIE & JOHN ANTHONY
27-26-17-0110-03900-0070	TOSSAS EDGARDO & ESTHER
16-26-17-0010-00200-0020	TOVAR CESAR ALBERTO L & URIBE KATHERINE CASTRO
21-26-17-0040-06400-0030	TOWLER JULIE & HONIGBAUM HOWARD
27-26-17-0130-02700-0020	TOWNE JUSTINE MARGARET
27-26-17-0100-03600-0100	TRAN LILI P & LE TAM H
27-26-17-0130-02300-0030	TRICOLI JOHN VINCENT & CECILIA PIA
20-26-17-0120-01800-0110	TROLLI MATHEUS VALLANDRO & NATHALIA CALOGERO INAZAKI
17-26-17-0110-00300-0760	TROMER LOGAN R & JENNIFER L
20-26-17-0070-00200-0210	TROUPE LARRY GERMAINE & DAINA NICOLE
20-26-17-0120-01700-0120	TROXELL RONALD DAVID & KIRTLEY KATHERINE ELIZABETH
28-26-17-0080-00100-0010	TROY BRIAN ROBERT & SOFIA
28-26-17-0020-05400-0060	TROYER TERENCE EUGENE & AMANDA L
20-26-17-0120-01700-0130	TRUELOVE MICHAEL & CAMRYN
28-26-17-0050-00700-0050	TRUST NO 12717BD - LAND TRUST SERVICE CORPORATION TRUSTEE
22-26-17-0090-06100-0060	TRUST NO 3178BT - LAND TRUST SERVICE CORP TTEE
21-26-17-0080-02500-0010	T-TYME LLC
20-26-17-0020-00000-2070	TUCCIO JOHN CARLO & PATRICIA A
27-26-17-0100-03600-0050	TURNER DARYL M & KIMBERLY L
28-26-17-0060-01300-0020	TURNER PAUL ANDERSON & JENNIFER LEE
20-26-17-0070-00100-0080	TURNER TALA CHER & BLAKE AXTELL
21-26-17-0070-00300-0090	TWEED BRIAN M & GODEKE CORI R
16-26-17-0030-00600-0230	TYLER DAVID T
20-26-17-0020-00000-0860	UDOVICH RUDOLPH & LORRAINE
21-26-17-0120-02000-0020	UNGER CHANCE
20-26-17-0140-01600-0050	UPPALURI PRUDHVI & ATLURI VISHNU PUJITHA
28-26-17-0100-00300-0090	UPPERCUE BYRON EUGENE & JENNIFER
21-26-17-0080-01700-0020	UPRIGHT DEBRA & SCOTT
21-26-17-0090-06200-0070	UPRIGHT SCOTT & DEBRA
20-26-17-0080-00000-3900	UPTMOR TAMARA SUE & ERIC STANLEY
27-26-17-0130-02300-0020	URENA NICHOLS JOSEPH & TIFFANY LEIGH
20-26-17-0070-00100-0070	URRUTIA LISSETTE
16-26-17-0010-00100-0170	URSHELA GIOVANNY
21-26-17-0080-01600-0020	USCMF SN FLORIDA A LLC
20-26-17-0030-01100-0080	VACCA JASON M & JESSICA K
21-26-17-0130-00200-0160	VAID RAJIV & REKHA
20-26-17-0030-00300-0010	VALDES RICARDO RODRIGUEZ & FRAUSTO ANABEL HERNANDEZ
20-26-17-0080-00000-3970	VALDEZ JOIMIL & JESENIA LIVING TRUST - VALDEZ JOIMIL & JESENIA TRUSTEES
20-26-17-0040-00000-1940	VALDEZ ROBERT JR & HENSE-VALDEZ PAMELA A
20-26-17-0020-00000-0970	VALENTE GERARD ANTHONY & BETHANY DIANNE
28-26-17-0060-01400-0020	VALENTINO VINCENT A JR & FRANCESCA N
20-26-17-0040-00000-2170	VALLECORSE EDMUND JAMES LIVING TRUST
20-26-17-0020-00000-1070	VALLECORSE WILLIAM & CHERYL
20-26-17-0080-00000-2800	VALLEJO JUAN A JR & CONCEPCION C
20-26-17-0070-00100-0230	VANFOSSEN KELLY LYNN & TRAVIS W
28-26-17-0060-01000-0030	VANWORP DEANNA NICOLE

PARCEL ID	NAME
21-26-17-0030-01200-0090	VANWORP JUDSON JR & LINDSEY JO
28-26-17-0020-05300-0030	VARADHARAJAN BALAJI & MOHANAKRISHNAN POOJA
28-26-17-0020-05300-0050	VARANAY DILLON GERARD & MEGAN AMBER
16-26-17-0020-00600-0110	VARANDAS JORGE A & VANESSA LEIGH G
27-26-17-0130-01800-0020	VARGAS AMERICO & CRISTINA ISABEL
20-26-17-0020-00000-1040	VAUSE ROBERT & ADELE
16-26-17-0020-00100-0380	VEACH MICHAEL JAMES & DARLA SUE BROOKS
20-26-17-0090-01200-0010	VEGA ANTHONY JOSEPH & GINA ELDETTE
27-26-17-0130-02300-0110	VEGA ELIESER V & VALENTIN ELEDIS M & VALENTIN C
20-26-17-0070-00200-0240	VEGA JESSICA
28-26-17-0040-00400-0010	VEJJU VENKATA RATNAM & KAILA SHILPA
20-26-17-0120-02300-0220	VELEZ JOSEPH ADAM & ELIZABETH
21-26-17-0030-01100-0020	VENGIDASAMY KANAGARAJ & KRISHNAN PRIYA NAVANEETHA
28-26-17-0020-05400-0020	VENTURA JAMES BENJAMIN
21-26-17-0110-00400-0120	VERESS FRANK MD & VERESS ORS FARKAS PHILIP ISTVAN & COURTNEY JO
28-26-17-0080-00100-0060	VERGARA MARCOS VINICIUS ROSA
27-26-17-0110-03600-0190	VERMA PARVEEN & SAKSHI
20-26-17-0020-00000-0980	VERNA JAMES T & POLIZZI ANTOINETTE R
20-26-17-0080-00000-3490	VIERLING KIM REVOCABLE TRUST AGREEMENT - VIERLING KIM TRUSTEE
21-26-17-0100-00800-0240	VILARDI SARAH LOVINA & JORDAN R
21-26-17-0110-00300-0090	VILLAMIL KELLI & ROY
28-26-17-0060-01300-0080	VILLWOCK BRETT LOUIS & ALLISHA CHRISTINE
21-26-17-0100-01000-0040	VINCENT JOY D & ANDREW
20-26-17-0030-00200-0060	VITALE CRAIG MARK & MELISSA CAROL
21-26-17-0130-00200-0090	VITALE FRED MICHAEL JR & AMANDA MARIE TUBIO
20-26-17-0090-00300-0130	VITELLI JOSEPH JONATHAN & ERICA ANN
28-26-17-0050-01400-0030	VO CALVIN BA & PHO DIANA
20-26-17-0080-00000-4900	VONESH RICHARD W & LAUREN DUNLAP
27-26-17-0150-00000-0680	VORA BHARAT H & GRISHMA BHARAT
17-26-17-0110-00300-0600	VUNNAM VINITH SEK HAR & MANDA SHRAVANI REDDY
20-26-17-0030-00700-0010	WAGNER KELSEY ERIN & STOCKHAUSEN ROBERT WILLIAM
20-26-17-0030-01100-0010	WAGUESPACK PERRI J & HEATHER MARIE
20-26-17-0030-01400-0050	WAHLBERG TODD B & JENAE N
21-26-17-0110-00300-0010	WAID CATHY SMITH & MICHAEL ANTHONY
20-26-17-0070-00100-0150	WALDRON COLLEEN MARIE
16-26-17-0030-00600-0280	WALKUP STEVEN KENT & SHELLY ANN
20-26-17-0020-00000-0990	WALLACE ROBERT T JR & KATHLEEN R
21-26-17-0130-00400-0180	WALLEN STACEY HELENE
20-26-17-0030-00900-0060	WALSTATTER RYAN ALEXANDER
21-26-17-0100-00800-0150	WALTERS ANTHONY & PINA KELLY A
20-26-17-0080-00000-3880	WANDA MILKA 2017 LIVING TRUST - MILKA WANDA & MICHAEL J TRUSTEES
20-26-17-0020-00000-1990	WANDER JAMES D & MARYANN
20-26-17-0090-01400-0050	WARSHAW DAYNE GARRET & ASHLEY MAY
17-26-17-0110-00300-0630	WASSERMAN MAURICE & PAULA
20-26-17-0030-01000-0060	WATTS ANTHONY J & ANGELA P
21-26-17-0020-03800-0020	WAXLER ERIK
21-26-17-0030-01100-0110	WAXLER MELANIE
20-26-17-0040-00000-0170	WAY CHERIE M & JACK A
21-26-17-0090-05700-0020	WAZIR INAAYAT & MATA LUIS ABRAHAM
20-26-17-0020-00000-0580	WEAVER GARY T & ELAINE H
21-26-17-0020-04700-0040	WEBER BRAD J & WENDY L
20-26-17-0130-00000-4440	WEBSTER KENNETH EUGENE & MATTHEWS DARET ANN
21-26-17-0030-01200-0030	WEEZORAK CHRISTOPHER MICHAEL & MARIA RESURRECCION
21-26-17-0040-06300-0070	WEINBERG MARTIN & CINDI
21-26-17-0070-00100-0430	WEINER DAVID F & DENISE M
21-26-17-0120-02100-0040	WEINER KATHLEEN & DAVID
20-26-17-0080-00000-5130	WEINERMAN VICKI ROBIN
16-26-17-0030-00500-0040	WEINSTOCK JESSICA ANNE & PAREDES DEREK JUSTIN

PARCEL ID	NAME
27-26-17-0110-04300-0010	WEISBERG MICHAEL S
20-26-17-0020-00000-2120	WEISER MARIA C & DAVID G
20-26-17-0080-00000-3940	WEISSMAN WALTER & DIANE
20-26-17-0020-00000-0790	WELCH ALFRED JOHN JR & JODI MARIE
27-26-17-0150-00000-1210	WENDT BROOKE OLIVA & MARTIN MATTHEW STEVEN
27-26-17-0130-02000-0070	WENTLING MICHAEL J & DEBORAH K
21-26-17-0130-00200-0060	WERNER JANET MARY & WERNER JULIE MARIE & ET AL
20-26-17-0030-00100-0050	WERTZ CAITLIN MARIN & COWDEN MATHEW STEPHEN
20-26-17-0030-00300-0020	WERTZ DAVID & JILLIAN SUZAN
28-26-17-0100-00200-0020	WERTZ MICHAEL S & DEBBY S
20-26-17-0130-00000-4030	WESCOTT MARK CHARLES & MARILYN CALDWELL
20-26-17-0020-00000-0840	WESLOWSKI ANNE C
20-26-17-0020-00000-0560	WESTERFIELD PAUL B & SUSAN B
28-26-17-0100-00100-0140	WHITE CHARLES D III & NATALIE
20-26-17-0120-02300-0330	WHITE CHRISTOPHER A & MICHELLE
22-26-17-0090-06000-0050	WHITE KATHERINE
21-26-17-0130-00100-0400	WHITE ROBERT J & MEREDITH E
28-26-17-0060-00800-0050	WHITE TIMOTHY SCOTT & DEBBIE
20-26-17-0030-00100-0070	WHITTAKER KATHLEEN R & KABORYCHA BARBARA
20-26-17-0040-00000-1850	WIGMORE HARRIET
21-26-17-0080-02400-0050	WILKE LUKE ANDREW & LAUREN ELIZABETH
20-26-17-0040-00000-1740	WILKINS GRACE E
21-26-17-0020-03300-0060	WILLETT BRENDA JOYCE
28-26-17-0040-00500-0020	WILLEY JEREMY & LINDSEY
20-26-17-0080-00000-3470	WILLIAMS CHESTER THOMAS JR.
27-26-17-0130-02900-0030	WILLIAMS JOHN PATRICK & COURTNEY
21-26-17-0080-02500-0020	WILLIAMS MATTHEW & MADONNA P
27-26-17-0130-01900-0070	WILLIAMSON LOGAN MICHAEL & WOJTOWICZ LESLIE EMBER
27-26-17-0100-03400-0020	WILSON DAVID M & STEBNER-WILSON TERRI D
21-26-17-0070-00100-0540	WILSON JESSICA
20-26-17-0020-00000-1020	WILSON VALERIE & PETERSON LAWRENCE S
20-26-17-0020-00000-0190	WINOKUR GARY STEVEN
20-26-17-0040-00000-0010	WITRAK WILLIAM M
28-26-17-0100-00100-0010	WOKURKA THOMAS J
16-26-17-0030-00500-0100	WOLBARST JOSHUA GOODMAN & SARAH ROSS
20-26-17-0040-00000-0020	WOLFE ENID I TRUST - WOLFE ENID I TRUSTEE
20-26-17-0030-00200-0030	WOLIN VICKI G & ADAM C
21-26-17-0130-00200-0050	WOLTERS JAMES MICHAEL
27-26-17-0110-03600-0160	WOOD JEFFREY CEDRIC & AMANDA BETH
27-26-17-0110-03700-0070	WOOD JEFFREY T & GIA M
21-26-17-0120-01900-0030	WOODS CHRISTOPHER & JIMENA CARMONA
28-26-17-0050-01100-0020	WOOTEN TYLER BLAKE
27-26-17-0150-00000-1960	WRIGHT ERIC LEON JR & JODI ELIZABETH
20-26-17-0080-00000-4840	WYATT-HODGSON ELISSA CASTILLON
28-26-17-0080-00100-0150	XANTHAKY GEORGE S & BOK-DAL
20-26-17-0020-00000-0330	YANCHAR ROLLIN J & LISA S
20-26-17-0140-01600-0040	YANEK DAVID MICHAEL & AMANDA JANE
20-26-17-0130-00000-4250	YANG DAVE DE
21-26-17-0040-06300-0030	YARNELL BRYAN & BURNETT-YARNELL CHRISTIE
21-26-17-0080-02700-0030	YATES ERIC & MARY
17-26-17-0110-00400-0010	YATES RYAN & NICOLE
28-26-17-0020-05100-0060	YERETZIAN ARMEN & STACEY
20-26-17-0120-01700-0110	YETMAN JOAN & JERRY
16-26-17-0030-00400-0190	YOUNG BRUCE LLOYD & DENISE ANN
20-26-17-0090-00900-0050	YOUNG JONATHAN ADAM & STEFANIE LYNN
27-26-17-0150-00000-1200	YUNGEN JASON & CONTESSA
28-26-17-0080-00200-0020	ZACCHEO RALPH RICHARD & PAMELA ANN
20-26-17-0120-01700-0150	ZAHRA AMJAD & ELHELOU FARAH REVOCABLE TRUST

<b>PARCEL ID</b>	<b>NAME</b>
28-26-17-0050-00900-0040	ZAKRZEWSKI PAULA & DAVID
22-26-17-0090-06100-0020	ZAMPINI FRANK & LINDA
27-26-17-0110-03800-0020	ZARECZNY ANDREW J & ASHLEE M
27-26-17-0110-04400-0040	ZARECZNY THOMAS J & NANCY J
20-26-17-0070-00100-0120	ZAYNUTDYNOVA ELMIRA & GORDIYENKO KOSTYANTYN
20-26-17-0090-01100-0060	ZAYSEV EUGENE & MARIYA
21-26-17-0020-04000-0020	ZBIKOWSKI PAULETTE
28-26-17-0020-05200-0030	ZEBROWSKI CHRISTINE R
21-26-17-0080-01800-0020	ZELLER MITCHEL R & LORI M
27-26-17-0130-03000-0020	ZHANG PENG & CHU JING
28-26-17-0080-00600-0090	ZHANG PENG & CHU JING
16-26-17-0030-00500-0200	ZHAO YUHE & LI AILING
27-26-17-0130-02000-0010	ZHENG XIAO LAN
28-26-17-0080-00700-0020	ZHOU XIAOCHE & XUE GUIMEI
21-26-17-0020-04400-0030	ZHURAVEL INNA & DMYTRO
27-26-17-0130-01600-0030	ZIEMER STEPHANIE LYNN
21-26-17-0100-00900-0250	ZILLOW HOMES PROPERTY TRUST
20-26-17-0030-00300-0070	ZINN GARY A & LAURA A
28-26-17-0060-00600-0230	ZITUR JONATHON KEITH
20-26-17-0020-00000-0750	ZIVICA FRANK J & CAROLYN M
28-26-17-0040-00500-0050	ZLOTNITSKY ELAINEY GABRIELLA ET AL
20-26-17-0040-00000-0100	ZOLIS ALLAN N & AUDREY LYNN
21-26-17-0110-00500-0090	ZURECK TONIANNE & DAVID
21-26-17-0090-06100-0120	ZWEIFEL DIANA C & DANIEL R
16-26-17-0020-00600-0030	ZWEIFEL JAMES RINDY & GLENYS
16-26-17-0020-00200-0280	ZYLLER ALLAN & JILLIAN
16-26-17-0010-00200-0130	ZYLLER ALLAN G & JILLIAN L
16-26-17-0030-00400-0170	ZYLLER ALLEN G & JILLIAN L
16-26-17-0010-00100-0070	ZYLLER JILLIAN & ALLAN

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**4C**



## RESOLUTION 2022-09

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TSR COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the TSR Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Pasco County, Florida ("**County**"); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"), attached hereto as **Exhibit "A;"** and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2022/2023; and

**WHEREAS**, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

**WHEREAS**, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B,”** and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit “B;”** and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

**SECTION 1. BENEFIT & ALLOCATION FINDINGS.** The provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits “A” and “B,”** and is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

**SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits “A” and “B.”**

- B. Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits "A" and "B."** Assessments directly collected by the District are due in full on December 1, 2022; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2022, 25% due no later than February 1, 2023 and 25% due no later than May 1, 2023. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2022/2023, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.
- C. Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 7th day of September, 2022.

ATTEST:

**TSR COMMUNITY DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Budget

**Exhibit B:** Assessment Roll (Uniform Method)

Assessment Roll (Direct Collect)

**Exhibit A: Budget**

**Exhibit B:** Assessment Roll

# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **6**

File No. \_\_\_\_\_

**PRE-APPLICATION QUESTIONNAIRE**  
FOR PETITIONS TO VACATE  
PLATS, ALLEYWAYS, RIGHTS-OF-WAY & PUBLIC EASEMENTS

Please provide as much information on this form as possible.

1. Applicant's Name(s): Liza M. Guzman

Applicant's Mailing Address: 12914 Payton St., Odessa, FL 33556

Tel: (770) 598 - 9236 Email: lizamguzman@icloud.com

2. List the Pasco Property Appraiser's 19-digit Parcel ID No. 28-26-17-0100-00400-0010

3. Type of interest to be vacated:

- right-of-way                       alleyway                       drainage easement  
 utility easement                       plat                       other: \_\_\_\_\_

**Attach a sketch of your property and the area to be vacated.**

4. Professional Representation (if applicable) (for example, attorney, engineer or contractor):

Representative's Address: N/A

\_\_\_\_\_ Firm: \_\_\_\_\_

Tel: \_\_\_\_\_ Email: \_\_\_\_\_

5. The reason for the vacation following reason (please check all that apply):

- to correct a code violation       to obtain a building permit  
 to correct an encroachment       development                       other:

Explain reason for application: Nud 3 ft of the easement to build a pool. (Partial vacation)



6. Is there a Home Owners Association or Community Development District for this property?

Yes    No

If yes, please provide address and telephone number of the association: 2500 Heart Pine Avenue, Odessa, FL 33556 (813) 925-9777

7. Please list the utility companies which have service jurisdiction for this property:

POWER CO. Duke Energy TEL: (855) 637-6513

WATER CO. Pasco Co. Utilities TEL: (727) 847-8131

GAS CO. Clearwater Gas TEL: (727) 562-4900

TELEPHONE CO. Spectrum TEL: (855) 707-7328

CABLE CO. Spectrum TEL: (855) 707-7328

If you decide to proceed, the Application will also require the following:

1. An Ownership and Encumbrance Report showing the name of the property owner(s), mortgage holders, lien holders and lease holders of these land(s).
2. A boundary survey and legal description of the area to be vacated, must also include a depiction of the applicant's entire parcel, prepared by a surveyor licensed by the State of Florida.
3. If the interest to be vacated is a drainage easement, you may also be asked to provide: (a) a letter of no objection from the Southwest Florida Water Management District, (b) a letter of no objection from your HOA or CDD, and (c) a letter from an engineer, licensed by the State of Florida, stating that the vacation and proposed improvements will not have an adverse impact on adjacent properties.
4. An application fee, in the form of a cashier's check or business check, payable to the Board of County Commissioners of Pasco County. The application fee is not refundable in the event the application is withdrawn, cancelled or denied. The total application fee is \$891.00. The balance of \$325.00 is due before the public hearing. Upon receipt of staff's recommendation to the Board of County Commissioners, you may elect to not proceed, withdraw your application, and not pay the fee balance of \$325.00.
5. Ad valorem taxes may not be delinquent.

Please submit this pre-application questionnaire to:  
Pasco County Real Property & Planning Division  
7220 Osteen Rd.  
New Port Richey, FL 34653

This pre-application questionnaire may also be emailed to: [hwolff@pascocountyfl.net](mailto:hwolff@pascocountyfl.net).





Would like to build pool and use 3 ft of the easement

Gas line is approximately 3 ft from property line



- FRONT: 10' STRUCTURE
  - GARAGE: 25'
  - REAR: 15'
  - SIDE: 6' GARAGE SIDE & 5' THE OTHER
  - SIDE STREET: 10'
- Approximately 13ft

\* Even if 3 ft vacated, there will be 10 ft of separation from the gas line and there are no other utility lines per report attached.

<u>Service Area</u>	<u>Utility Type(s)</u>	<u>Contact</u>	<u>Alt. Contact</u>	<u>Emergency Contact</u>	<u>Positive Response</u>
CHARTER COMMUNICATIONS BH1926	CATV	USIC DISPATCH OFFICE (CLS) * (800) 778-9140	USIC DISPATCH OFFICE (CLS) * (800) 778-9140	USIC DISPATCH OFFICE (CLS) * (800) 778-9140	Clear No Facilities
CLEARWATER GAS SYSTEM CLWGAS	GAS	OLAMETER LOCATING SERVICE (855) 286-4227	BOB JAEGER (727) 562-4900 x7438	EMERGENCY DAMAGE TO OUR FACILITIES CLEARWATER GAS 24HR DISPATCH (727) 462-6633	Marked
DUKE ENERGY - ST PETERSBURG FPC314	ELECTRIC	USIC DISPATCH (800) 778-9140	USIC DISPATCH (800) 778-9140	DUKE'S CUSTOMER SERVICE CENTER (407) 629-1010	Clear No Facilities
FRONTIER COMMUNICATIONS GT1722	CATV, COMMUNICATION LINES	USIC DISPATCH (800) 778-9140		AFTER HOURS CRAIG ELLISON, USIC. (800) 575-5594	Clear No Facilities
PASCO COUNTY UTILITIES PASCO	RECLAIMED WATER, SEWER, WATER	UTILITIES DISPATCH (727) 847-8144	NELSON HOLT (813) 235-6189	UTILITIES DISPATCH (727) 847-8144	No Conflict - utility is outside of the requested work site

# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **7**

# **Suncoast Pool Service Commercial Service Proposal**

727-271-1395

P.O. Box 224 Elfers, Fl. 34680

## **1. DEFINITIONS**

For the purpose of this Proposal the following terms shall be defined as follows:

- a. The Company - Suncoast Pool Service (SCPS) being the first party to this Proposal being the DBA of Connerty Pools Inc. Both companies being registered and licensed to conduct business by the Department of State and the Division of Corporations within the State of Florida.
- b. The Customer- *Starkey Ranch CDD* being the second party to this proposal.
- c. CPO - Certified Pool and Spa Operator. Such person shall be currently certified by the National Swimming Pool Foundation.
- d. Service - SCPS will provide Labor and Chemicals

## **2. TERMS**

The parties hereto agree that the term of this proposal is (12) twelve months.

## **3. SERVICE**

The Company will provide service to the Customer at their facility in respect to the following:

- a. Service (3) days per week and (5) days per week
- b. Cleaning of fountain: tiles, surface and underwater debris.
- c. Cleaning of the filters, pumps and chlorinator feeders on a regular basis.
- d. Chemical analysis of water and treatment provided to meet standards in respect to oxidation and sanitation as well as chemicals.
- e. Maintain and interpret operational and recirculation efficiency of the filter and filter media.
- f. Check and interpret gauges, flow meters and monitoring equipment for operational efficiency.
- g. All replacement and repairs of equipment are additional costs to customer. Labor and materials to be paid by Customer. (Excluding warranty items)

## **4. AMOUNT**

a. The Proposed amount is for (3) days per week service at \$1200.00 (twelve hundred) and (5) days per week \$1600.00 ( sixteen hundred)

## **5. REFERENCES**

1. **The Innisbrook Resort and Golf Club**  
Jim Busch, Resort Manager (727) 942-2000
2. **Seven Oaks CDD**  
Theresa Flores- (813) 973-4188
3. **Fish Hawk Ranch**  
Holly Quigley, Community Manager (813) 651-2728

# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **10**



**Down to Earth  
Landscape & Irrigation**  
2701 Maitland Center Pkwy.  
Suite 200  
Maitland, Florida 32751  
(321) 263-2700

Estimate: #33443

**Customer Address**

Sunscape Consulting  
Pete Soety  
1746 Greystone Court  
Longwood, Florida 32779  
psoety@sunscapeconsulting.com  
(407) 489-7919

**Billing Address**

TSR Invoices  
TSR Community Development District  
2300 Glades Road  
Boca Raton, FL 33431

**Physical Job Address**

Starkey Ranch TSR CDD  
2500 Heart Pine Ave  
Odessa, FL 33556

**Job**

Rangeland West Herbicide and  
site prep

**Estimated Job Start Date**

October 10, 2022

**Proposed By**

Gary L Hawkins

**Due Date**

June 29, 2022

**Estimate Details**

Description of Services & Materials	Unit	Quantity	Rate	Amount
<b>Tree/Plant Installation</b>				
Herbicide application Per Square Foot	Square Foot	187929	\$0.04	\$7,517.16
Landscape Rate for 3 Men	Hours	120	\$30.00	
Crew Forman labor	Each	45	\$45.00	\$2,025.00
			<b>Subtotal</b>	<b>\$13,142.16</b>
			<b>Job Total</b>	<b>\$13,142.16</b>

square foot price to apply herbicide prior to new sod installation includes up to 3 applications.

Site prep crew to perform grading out along structures and curbing to ensure turf is laid at proper grade , includes light grading of areas as needed.

Proposed By:

Agreed & Accepted By:

Gary L Hawkins

Down to Earth  
Landscape & Irrigation

07/22/2022

Date

\_\_\_\_\_  
Sunscape Consulting

\_\_\_\_\_  
Date

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**11A**






Client	Service Location	7/27/2022
TSR CDD Peter Soety 9220 BONITA BEACH RD SE STE 214 Bonita Springs, FL 34135-4231	Albritton Park 2500 Heart Pine Ave Odessa, FL 33556-3462	Proposal #: 20004068-1658947955 Account #: 7890952 Mobile: (407) 489-7919 Fax: (407) 804-1155 Email: psoety@sunscapeconsulting.com

Tree Care	Service Period	Price	Tax	Total
<input type="checkbox"/> Tree Pruning		\$5,900.00		\$5,900.00
Deadwood all trees 3" and greater for liability. ( approx. 60 mature trees with in park location between 4 streets) This doesn't include any new plant tree's and shrub's. Haul all wood debris from work. Remove debris from property.				
<b>Total of All Services</b>		<b>\$5,900.00</b>	<b>\$0.00</b>	<b>\$5,900.00</b>

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.


*Ben Wasielewski*

---

Ben Wasielewski

Authorization

Date

## 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

Your arborist will assess your property's overall soil conditions either through physical assessment or through soil testing and will recommend a soil management program to help the soil become a better medium to enable healthy plants to thrive or unhealthy plants to regain their vitality. SoilCare programs will include fertilizers, organic humates, fish emulsions and other organic soil conditioners.

Our advanced formula, Arbor Green PRO, works with nature to fertilize without burning delicate roots, building stronger root systems and healthier foliage. It contains no chlorides or nitrates. It is hydraulically injected into the root zone and the nutrients are gradually released over time. Research and experience shows the dramatic benefits Arbor Green PRO provides: greater resistance to insects and diseases, greater tolerance to drought stress, increased vitality, and healthier foliage.

### Tree and Shrub Plant Health Care

**PRESCRIPTION PEST MANAGEMENT:** Customized treatments to manage disease and insect problems specific to plant variety and area conditions. Due to the short term residual of available pesticides, repeat applications may be required.

**INSECT MANAGEMENT:** Inspection and treatment visits are scheduled at the proper time to achieve management of destructive pests. Pesticides are applied to label specifications.

**DISEASE MANAGEMENT:** Specific treatments designed to manage particular disease problems. Whether preventative or curative, the material used, the plant variety being treated, and the environmental conditions all dictate what treatment is needed.

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

### Lawn Care

**FERTILIZER AND MECHANICAL SERVICES:** Balanced fertilizer treatments applied throughout the growing season help provide greener turf color and denser root development. To help bring about a better response to these applications, we also provide aeration, lime, overseeding, and lawn renovation.

**WEED CONTROL AND PEST MANAGEMENT:** Broadleaf weed control is applied either as a broadcast or a spot treatment. Granular weed management may be broadcast. We also offer pre-emergent crabgrass management in the spring and, if needed, a post emergent application later in the year. Our surface insect management is timed to reduce chinch bugs, sod webworms, and billbugs. We also offer a grub management application. Disease management materials and treatments are matched to particular disease problems. This usually requires repeat applications.

### Other Terms and Contract Conditions

**INSURANCE:** Our employees are covered by Worker's Compensation. The company is insured for personal injury and property damage liability. Proof of insurance can be verified by requesting a copy of our Certificate of Insurance.

**WORKING WITH LIVING THINGS:** As trees and other plant life are living, changing organisms affected by factors beyond our control, no guarantee on tree, plant or general landscape safety, health or condition is expressed or implied and is disclaimed in this contract unless that guarantee is specifically stated in writing by the company. Arborists cannot detect or anticipate every condition or event that could possibly lead to the structural failure of a tree or guarantee that a tree will be healthy or safe under all circumstances. Trees can be managed but not controlled. When elevated risk conditions in trees are observed and identified by our representatives and a contract has been signed to proceed with the remedial work we have recommended, we will make a reasonable effort to proceed with the job promptly. However, we will not assume liability for any accident, damage or injury that may occur on the ground or to any other object or structure prior to us beginning the work. Site inspections do not include internal or structural considerations unless so noted. Unless otherwise specified, tree assessment will not include investigations to determine a tree's structural integrity or stability. We may recommend a Risk Assessment be conducted for an additional charge.

**TREE CARE STANDARDS:** All work is to be performed in accordance with current American National Standards Institute (ANSI) Standard Practices for Tree Care Operations.

**OWNERSHIP OF TREES/PROPERTY:** Acceptance constitutes a representation and warranty that the trees and property referenced in this quote are either owned by the signee or that written permission has been received to work on trees which are not on the signee's property.

**TIME & MATERIAL (T&M):** Jobs performed on a T&M basis will be billed for the time on the job (not including lunch break), travel to and from the job, and materials used.

**BILLING & SALES TAX:** All amounts deposited with us will either be credited to your account or applied against any amounts currently due. Our invoices are due net 30 days from invoice date. Services may be delayed or cancelled due to outstanding account balances. Sales tax will be added as per local jurisdiction. Clients claiming any tax exempt status must submit a copy of their official exempt status form including their exemption number in order to waive the sales or capital improvement tax.

**PAYMENT:** We accept checks and credit cards. Credit card payments may be made online at our web site. Paying by check authorizes us to send the information from your check to your bank for payment.

**UNDERGROUND PROPERTY:** We are not responsible for any underground property unless we have been informed by you or the appropriate underground location agency.

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

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**11B**



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




Client	Service Location	7/27/2022
TSR CDD Peter Soety 9220 BONITA BEACH RD SE STE 214 Bonita Springs, FL 34135-4231	Albritton Park 2500 Heart Pine Ave Odessa, FL 33556-3462	Proposal #: 20004068-1658945396 Account #: 7890952 Mobile: (407) 489-7919 Fax: (407) 804-1155 Email: psoety@sunscapeconsulting.com

Fertilization/SoilCare	Service Period	Price	Tax	Total
<input type="checkbox"/> Arbor GreenPro + Biochar (*) All Oaks in Park		\$36,295.00		\$36,295.00
<b>Total of All Services</b>		<b>\$36,295.00</b>	<b>\$0.00</b>	<b>\$36,295.00</b>

(\* 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.


Ben Wasielewski  


---

Ben Wasielewski
Authorization
Date

**AUTOMATIC RENEWAL OF SERVICES:** 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.

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

## Lawn Care

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## Other Terms and Contract Conditions

**INSURANCE:** Our employees are covered by Worker's Compensation. The company is insured for personal injury and property damage liability. Proof of insurance can be verified by requesting a copy of our Certificate of Insurance.

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**TIME & MATERIAL (T&M):** Jobs performed on a T&M basis will be billed for the time on the job (not including lunch break), travel to and from the job, and materials used.

**BILLING & SALES TAX:** All amounts deposited with us will either be credited to your account or applied against any amounts currently due. Our invoices are due net 30 days from invoice date. Services may be delayed or cancelled due to outstanding account balances. Sales tax will be added as per local jurisdiction. Clients claiming any tax exempt status must submit a copy of their official exempt status form including their exemption number in order to waive the sales or capital improvement tax.

**PAYMENT:** We accept checks and credit cards. Credit card payments may be made online at our web site. Paying by check authorizes us to send the information from your check to your bank for payment.

**UNDERGROUND PROPERTY:** We are not responsible for any underground property unless we have been informed by you or the appropriate underground location agency.

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

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**13A**

## CERTIFICATE OF DISTRICT ENGINEER

\_\_\_\_\_, 2022

Board of Supervisors  
TSR Community Development District

Re: TSR Community Development District (Pasco County, Florida),  
Acquisition of District Property

Ladies and Gentlemen:

Heidt Design, LLC, (the “**District Engineer**”), as the District Engineer for the TSR Community Development District (the “**District**”) hereby makes the following certifications to the Board of Supervisors of the District in connection with the District’s acquisition by deed from Developer of certain improvements and real property (the “**Property**”) within the District and identified on Exhibit “A” attached hereto together with certain improvements thereon as more particularly described herein.

1. Heidt Design prepared the plans, permits and specifications applicable to the Improvements (as hereinafter defined) and, as of the completion of infrastructure construction, inspected said Improvements.
2. The following items were included in the Heidt Design plans: (a) drainage improvements or stormwater management systems, including but not limited to lakes, ponds, water control structures, pipes and other water conveyance structures, as well as all catch-basins and related stormwater facilities (including without limitation curbs, gutters and inlets); and (b) roadways and related and components (collectively, the “**Improvements**”). The Improvements, which are now a part of the Property, were constructed and completed in accordance with the TSR Community Development District Master Engineer’s Report Capital Improvement Plan dated September 24, 2014, and in substantial compliance with the permits, plans and specifications approved by the Pasco County and governmental authorities, applicable to such Improvements, and are capable of performing the functions for which they were intended; and
3. Known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete, and have been transferred to operations and maintenance status.
4. With this document, I hereby certify that it is appropriate at this time to further recognize the District’s ownership of the Improvements, and the District’s operation and maintenance responsibilities relating to the same.

[Signatures on Following Page]

Under penalties of perjury, I certify that I have read the foregoing certificate and that the facts stated in it are true and correct to the best of my knowledge and belief.

[Signature]  
Signature

Alan Carson  
Printed Name

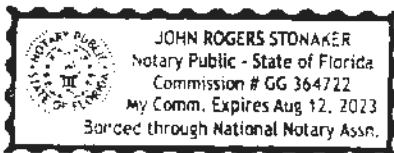
Principal / Director of Engineering  
Title

Principal / Director of Engineering

Title

STATE OF FLORIDA  
COUNTY OF Hillsborough

Sworn to and subscribed before me by means of  physical presence or  online notarization this 5 day of August, 2022, by \_\_\_\_\_, as Alan Carson of Heidt Design, LLC, [] who is personally known to me or [] who has produced \_\_\_\_\_ as identification.



[Signature]  
Notary Public, State of Florida  
Print Name: John Stonaker  
Commission No.: GG 364722  
My Commission Expires: 8/12/23



# Description Sketch

**STARKEY CDD**



**B2 - TRACT - B1**

**DESCRIPTION:** A parcel of land lying in Section 17, Township 26 South, Range 17 East, Pasco County, Florida, and being more particularly described as follows:

**BEGIN** at the Northwest corner of STARKEY RANCH PARCEL A, according to the plat thereof, recorded in Plat Book 78, Page 6 through 11, inclusive, of the Public Records of Pasco County, Florida, said point also being on the Easterly boundary of the Florida Power Corporation 295.00 foot Right of Way according to Official Record Book 276, page 184 of the Public Records of Pasco County, Florida; thence along said Easterly boundary, N.34°08'40"E., a distance of 882.54 feet to a point on the Southerly boundary of Southwest Florida Water Management District PARCEL NO. 16-010-018, as described in Official Records Book 1875, Page 1260; thence along said Southerly boundary, N.75°59'54"E., a distance of 2449.81 feet; thence S.22°29'45"W., a distance of 892.32 feet to a point on the Northerly boundary of lands described in Official Records Book 9931, Page 1013, of the Public Records of Pasco County, Florida; thence along said Northerly boundary the following four (4) courses: 1) Westerly, 307.88 feet along the arc of a non-tangent curve to the left having a radius of 196.00 feet and a central angle of 90°00'00" (chord bearing N.71°37'29"W., 277.19 feet); 2) S.63°22'31"W., a distance of 480.00 feet; 3) Southerly, 307.88 feet along the arc of a tangent curve to the left having a radius of 196.00 feet and a central angle of 90°00'00" (chord bearing S.18°22'31"W., 277.19 feet); 4) S.26°37'29"E., a distance of 237.05 feet to a point on the North boundary of STARKEY RANCH PARCEL B1, according to the plat thereof, recorded in Plat Book 80, Page 94 through 100, inclusive, of the Public Records of Pasco County, Florida; thence along said North boundary, N.83°51'50"W., a distance of 498.52 feet to a point on the North boundary of aforesaid STARKEY RANCH PARCEL A; thence along said North boundary the following two (2) courses: 1) N.74°24'27"W., a distance of 489.97 feet; 2) S.84°47'54"W., a distance of 893.79 feet to the **POINT OF BEGINNING**.

Containing 43.963 acres, more or less.

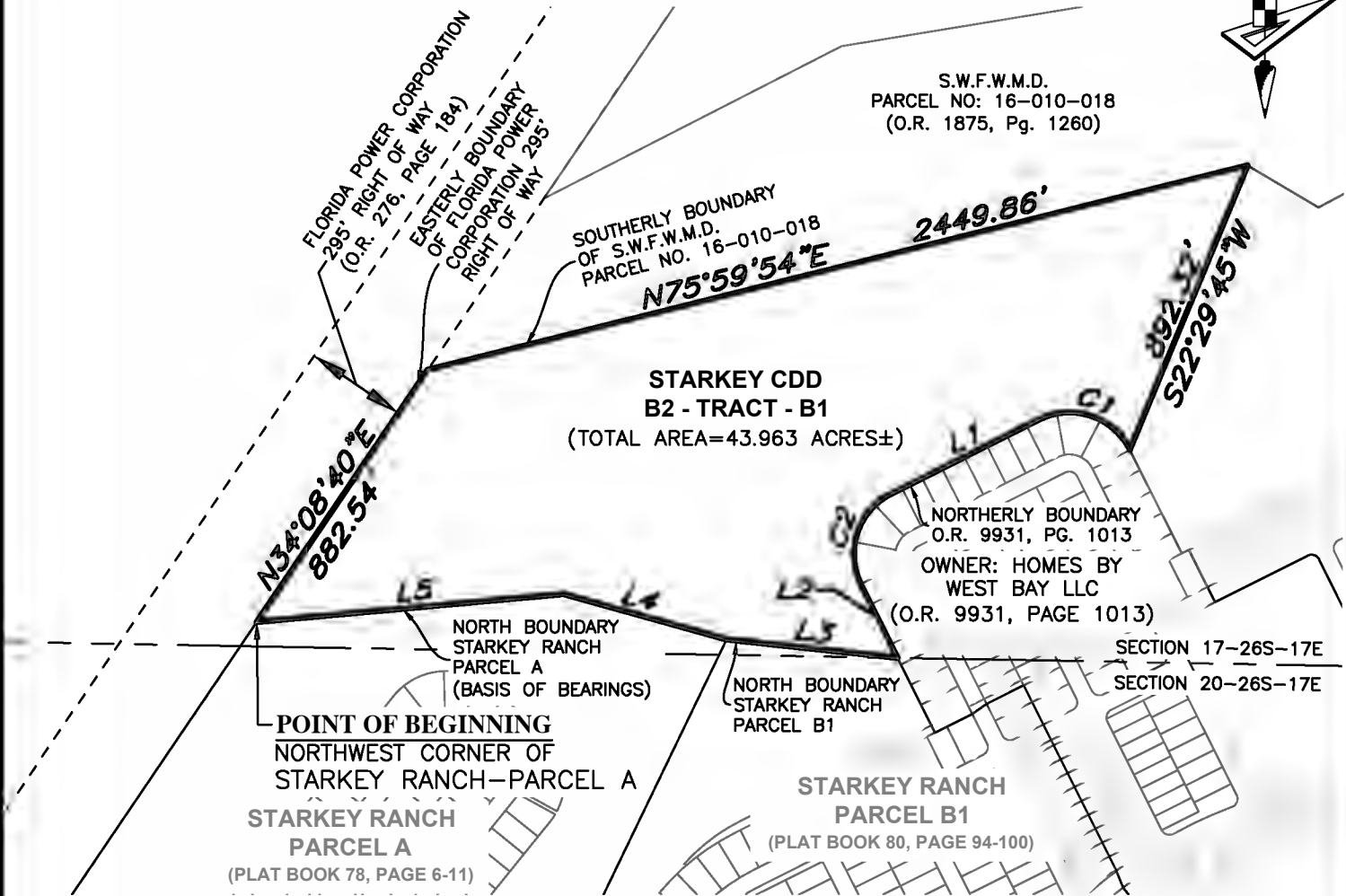
NOTE: SEE SHEET 2 FOR SKETCH  
SEE SHEET 3 FOR LINE & CURVE TABLES

PROJECT: STARKEY RANCH			Prepared For: WS-TSR, LLC		
PHASE: B2 - TRACT - B1			(Not A Survey)		
DRAWN: JCM	DATE: 11/3/20	CHECKED BY: CMA			
REVISIONS			<div style="text-align: center;">   <b>GeoPoint</b>                      Surveying, Inc.                 </div>		
DATE	DESCRIPTION	DRAWN BY			
Joseph G. Rager FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. <b>LS7205</b>			<div style="text-align: right;">   <b>GeoPoint</b>                      Surveying, Inc.                 </div>		

# Description Sketch

## LEGEND

- O.R. ----- Official Records Book  
 S.W.F.W.M.D. ----- Southwest Florida Water Management District



### BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF STARKEY RANCH PARCEL A, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 78, PAGE 6-11, OF THE PUBLIC RECORDS OF PASCO COUNTY FLORIDA, HAVING A GRID BEARING OF S.84°47'54"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: SEE SHEET 1 FOR DESCRIPTION  
 SEE SHEET 3 FOR LINE & CURVE TABLES

PROJECT: STARKEY RANCH			Prepared For: WS-TSR, LLC					
PHASE: B2 - TRACT - B1			(Not A Survey)					
DRAWN: JCM	DATE: 11/3/20	CHECKED BY: CMA				213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768		
REVISIONS								
DATE	DESCRIPTION	DRAWN BY						



# Description Sketch

**LINE DATA TABLE**

NO.	BEARING	LENGTH
L1	S 63°22'31" W	480.00'
L2	S 26°37'29" E	237.05'
L3	N 83°51'50" W	498.52'
L4	N 74°24'27" W	489.97'
L5	S 84°47'54" W	893.79'

**CURVE DATA TABLE**

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	196.00'	90°00'00"	307.88'	277.19'	N 71°37'29" W
C2	196.00'	90°00'00"	307.88'	277.19'	S 18°22'31" W

NOTE: SEE SHEET 1 FOR DESCRIPTION  
SEE SHEET 2 FOR SKETCH

<b>PROJECT:</b> STARKEY RANCH	<b>Prepared For:</b> WS-TSR, LLC			
<b>PHASE:</b> B2 - TRACT - B1	(Not A Survey)			
<b>DRAWN:</b> JCM   <b>DATE:</b> 11/3/20   <b>CHECKED BY:</b> CMA				
<b>REVISIONS</b>				
<b>DATE</b>			<b>DESCRIPTION</b>	<b>DRAWN BY</b>

213 Hobbs Street  
Tampa, Florida 33619  
Phone: (813) 248-8888  
Licensed Business No.: LB 7768



GeoPoint

Surveying, Inc.

# Description Sketch

**STARKEY CDD**

**B2 - TRACT - B2**

**DESCRIPTION:** A parcel of land lying in Section 20, Township 26 South, Range 17 East, Pasco County, Florida, and being more particularly described as follows:


**BEGIN** at the Southwest corner of STARKEY RANCH PARCEL C1, according to the plat thereof, recorded in Plat Book 81, Page 39 through 44, inclusive, of the Public Records of Pasco County, Florida; run thence along the Northerly boundary of STARKEY RANCH NIGHT STAR TRAIL, according to the plat thereof, recorded in Plat Book 75, Page 95 through 100, inclusive, of the Public Records of Pasco County, Florida, S.89°00'56"W., a distance of 108.79 feet to a point on the Northerly boundary of STARKEY RANCH RANGELAND BOULEVARD WEST EXTENSION 1, according to the plat thereof, recorded in Plat Book 71, Page 136 through 143, inclusive, of the Public Records of Pasco County, Florida; thence N.80°45'38"W., a distance of 595.39 feet to a point on the East boundary of STARKEY RANCH PARCEL B1, according to the plat thereof, recorded in Plat Book 80, Page 94 through 100, inclusive, of the Public Records of Pasco County, Florida; thence along said East boundary, N.00°44'51"W., a distance of 784.70 feet to a point on the Southerly boundary of lands described in Official Records Book 9931, Page 1013, of the Public Records of Pasco County, Florida; thence along said Southerly boundary, Easterly, 712.38 feet along the arc of a non-tangent curve to the right having a radius of 1154.00 feet and a central angle of 35°22'10" (chord bearing N.69°50'02"E., 701.12 feet) to a point on the West boundary of aforesaid STARKEY RANCH PARCEL C1; thence along said West boundary, S.02°28'53"E., a distance of 1121.12 feet to the **POINT OF BEGINNING**.

Containing 15.577 acres, more or less.

**BASIS OF BEARINGS**

BEARINGS SHOWN HEREON ARE BASED ON THE WEST BOUNDARY OF STARKEY RANCH PARCEL C1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 81, PAGE 39-44, OF THE PUBLIC RECORDS OF PASCO COUNTY FLORIDA, HAVING A GRID BEARING OF S.02°28'53"E. 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.

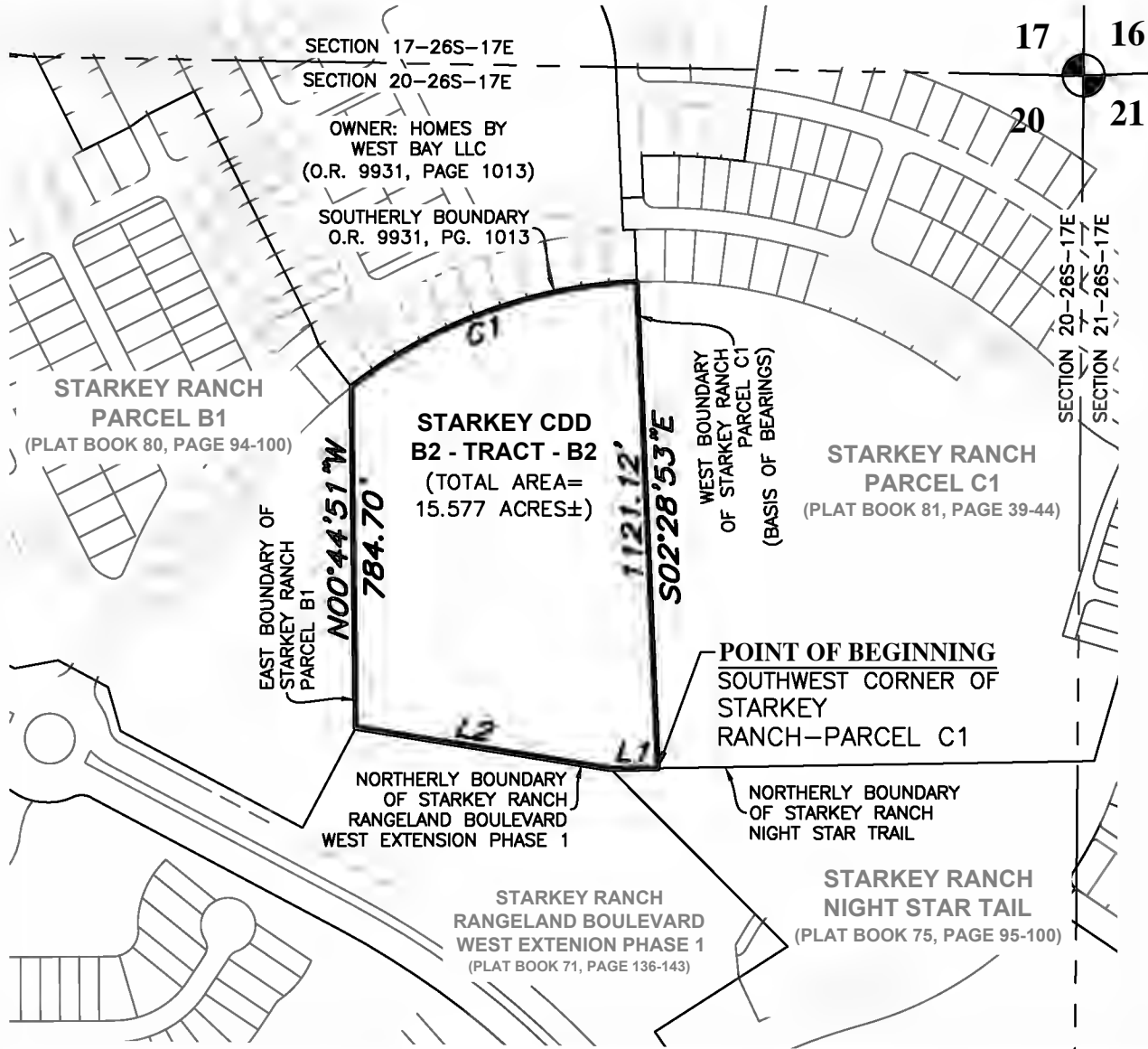
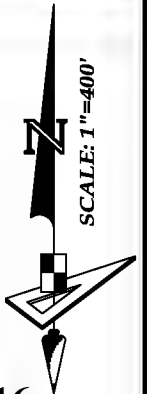
NOTE: SEE SHEET 2 FOR SKETCH  
SEE SHEET 3 FOR LINE & CURVE TABLES

PROJECT: STARKEY RANCH			Prepared For: WS-TSR, LLC		
PHASE: B2 - TRACT - B2			(Not A Survey)		
DRAWN: JCM	DATE: 11/3/20	CHECKED BY: CMA			
REVISIONS			<div style="text-align: center;">  <p><b>GeoPoint</b> Surveying, Inc.</p> </div> <hr/> <p><b>Joseph G. Rager</b>                      FLORIDA PROFESSIONAL                      SURVEYOR &amp; MAPPER NO. <u>LS7205</u></p>		
DATE	DESCRIPTION	DRAWN BY			

# Description Sketch

## LEGEND

O.R. - - - - - Official Records Book



NOTE: SEE SHEET 1 FOR DESCRIPTION  
SEE SHEET 3 FOR LINE & CURVE TABLES

PROJECT: STARKEY RANCH

PHASE: B2 - TRACT - B2

DRAWN: JCM | DATE: 11/3/20 | CHECKED BY: CMA

### REVISIONS

DATE	DESCRIPTION	DRAWN BY

Prepared For: WS-TSR, LLC

(Not A Survey)

213 Hobbs Street  
Tampa, Florida 33619  
Phone: (813) 248-8888  
Licensed Business No.: LB 7768



**GeoPoint**  
Surveying, Inc.

# Description Sketch

LINE DATA TABLE

NO.	BEARING	LENGTH
L1	S 89°00'56" W	108.79'
L2	N 80°45'38" W	595.39'

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	1154.00'	35°22'10"	712.38'	701.12'	N 69°50'02" E

NOTE: SEE SHEET 1 FOR DESCRIPTION  
SEE SHEET 2 FOR SKETCH

PROJECT: STARKEY RANCH

Prepared For: WS-TSR, LLC

PHASE: B2 - TRACT - B2

DRAWN: JCM | DATE: 11/3/20 | CHECKED BY: CMA

**REVISIONS**

DATE	DESCRIPTION	DRAWN BY

(Not A Survey)

213 Hobbs Street  
Tampa, Florida 33619  
Phone: (813) 248-8888  
Licensed Business No.: LB 7768



**GeoPoint**  
Surveying, Inc.

# Description Sketch

**DESCRIPTION:** A parcel of land lying in Section 20, Township 26 South, Range 17 East, Pasco County, Florida, and being more particularly described as follows:


**BEGIN** at the Southeast corner of ESPLANADE AT STARKEY RANCH PHASES 2A & 2B, as recorded in Plat Book 76, Pages 8 through 14, inclusive, of the Public Records of Pasco County, Florida; thence along the Easterly boundary thereof the following nine (9) courses: 1) N.16°35'18"W., a distance of 69.04 feet; 2) N.34°41'26"W., a distance of 39.31 feet; 3) Northwesterly, 10.51 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 24°04'53" (chord bearing N.22°38'59"W., 10.43 feet); 4) N.10°36'32"W., a distance of 88.19 feet; 5) Northerly, 7.24 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 16°35'07" (chord bearing N.02°18'59"W., 7.21 feet); 6) N.05°58'34"E., a distance of 71.97 feet; 7) Northerly, 7.45 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 17°04'11" (chord bearing N.14°30'40"E., 7.42 feet); 8) N.23°02'46"E., a distance of 83.41 feet; 9) N.03°34'26"E., a distance of 202.52 feet to a point on the Easterly boundary of ESPLANADE AT STARKEY RANCH PHASE 1, as recorded in Plat Book 72, Pages 37 through 45, inclusive, of said County; thence along said Easterly boundary the following twenty (20) courses; 1) N.01°21'33"E., a distance of 190.04 feet; 2) Northerly, 9.22 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 21°07'16" (chord bearing N.11°55'12"E., 9.16 feet); 3) N.22°28'50"E., a distance of 41.96 feet; 4) Northeasterly, 12.12 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 27°46'53" (chord bearing N.36°22'16"E., 12.00 feet); 5) N.50°15'43"E., a distance of 155.18 feet; 6) N.45°47'07"E., a distance of 36.09 feet; 7) N.25°40'27"E., a distance of 209.81 feet; 8) N.12°44'45"E., a distance of 82.98 feet; 9) N.06°15'47"W., a distance of 82.06 feet; 10) N.15°34'05"W., a distance of 97.17 feet; 11) N.23°35'54"W., a distance of 129.99 feet; 12) N.30°16'14"W., a distance of 90.42 feet; 13) N.45°39'44"W., a distance of 49.83 feet; 14) Northerly, 21.20 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 48°34'54" (chord bearing N.21°22'18"W., 20.57 feet); 15) N.02°55'09"E., a distance of 51.85 feet; 16) Northerly, 11.92 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 27°18'59" (chord bearing N.16°34'39"E., 11.81 feet); 17) N.30°14'08"E., a distance of 41.17 feet;

-- CONTINUED ON PAGE 2 --

## BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY BOUNDARY OF STARKEY RANCH RANGELAND BOULEVARD WEST EXTENSION PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 71, PAGE 136-143, OF THE PUBLIC RECORDS OF PASCO COUNTY FLORIDA, HAVING A GRID BEARING OF S.42°08'48"E. 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: SEE SHEET 2 FOR CONTINUED LEGAL  
SEE SHEET 3 FOR SKETCH  
SEE SHEET 4 FOR LINE TABLES  
SEE SHEET 5 FOR CURVE TABLES

PROJECT: STARKEY CDD			Prepared For: WS-TSR, LLC		
PHASE: HUCKLEBERRY POND			(Not A Survey)		
DRAWN: JCM	DATE: 11/3/20	CHECKED BY: MHC			
<b>REVISIONS</b>					
DATE	DESCRIPTION	DRAWN BY			
			213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768		
			 <b>GeoPoint</b> Surveying, Inc.		
			Joseph G. Rager FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. <b>LS7205</b>		


# Description Sketch

**-- CONTINUED--**

18) Northeasterly, 13.94 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 31°57'04" (chord bearing N.46°12'40"E., 13.76 feet); 19) N.62°11'12"E., a distance of 40.95 feet; 20) Easterly, 12.14 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 27°48'51" (chord bearing N.76°05'37"E., 12.02 feet) to a point on the Southerly boundary of said ESPLANADE AT STARKEY RANCH PHASE 1; thence along said Southerly boundary the following eight (8) courses: 1) S.89°59'57"E., a distance of 277.69 feet; 2) N.88°32'22"E., a distance of 206.70 feet; 3) N.89°58'44"E., a distance of 149.19 feet; 4) N.82°40'04"E., a distance of 139.49 feet; 5) N.87°47'28"E., a distance of 4.46 feet; 6) S.87°05'08"E., a distance of 121.50 feet; 7) Easterly, 221.22 feet along the arc of a tangent curve to the left having a radius of 300.00 feet and a central angle of 42°14'58" (chord bearing N.71°47'23"E., 216.24 feet); 8) N.50°39'54"E., a distance of 74.30 feet to a point on the Westerly boundary of STARKEY RANCH RANGELAND BOULEVARD WEST EXTENTION PHASE 1, as recorded in Plat Book 71, Pages 136 through 143, inclusive, of the Public Records of said County; thence along said Westerly boundary the following six (6) courses: 1) S.18°26'24"E., a distance of 82.12 feet; 2) S.42°08'48"E., a distance of 322.91 feet; 3) S.84°07'58"E., a distance of 98.49 feet; 4) S.20°23'59"E., a distance of 990.53 feet; 5) N.54°51'48"E., a distance of 101.55 feet; 6) Southeasterly, 14.76 feet along the arc of a non-tangent curve to the left having a radius of 1461.00 feet and a central angle of 00°34'43" (chord bearing S.35°09'06"E., 14.76 feet) to a point on the Westerly boundary of STARKEY RANCH PARCEL 7, as recorded in Plat Book 75, Pages 31 through 34 inclusive, of the Public Records of said County; thence along said Westerly boundary, S.34°15'43"W., a distance of 995.03 feet to a point on the Northerly boundary of STARKEY RANCH LAKE BLANCHE DRIVE PHASE 1, as recorded in Plat Book 74, Pages 12 through 19, inclusive, of the Public Records of said County; thence along said North boundary the following six (6) courses: 1) Northwesterly, 287.08 feet along the arc of a non-tangent curve to the right having a radius of 1030.00 feet and a central angle of 15°58'09" (chord bearing N.56°36'15"W., 286.15 feet); 2) Northwesterly, 213.18 feet along the arc of a reverse curve to the left having a radius of 847.00 feet and a central angle of 14°25'13" (chord bearing N.55°49'47"W., 212.61 feet); 3) Westerly, 640.86 feet along the arc of a compound curve to the left having a radius of 795.00 feet and a central angle of 46°11'13" (chord bearing N.86°08'01"W., 623.65 feet); 4) S.70°46'23"W., a distance of 433.33 feet; 5) Westerly, 83.69 feet along the arc of a tangent curve to the right having a radius of 1000.00 feet and a central angle of 04°47'42" (chord bearing S.73°10'14"W., 83.67 feet); 6) Westerly, 37.63 feet along the arc of a reverse curve to the left having a radius of 1000.00 feet and a central angle of 02°09'21" (chord bearing S.74°29'25"W., 37.63 feet) to the **POINT OF BEGINNING**.

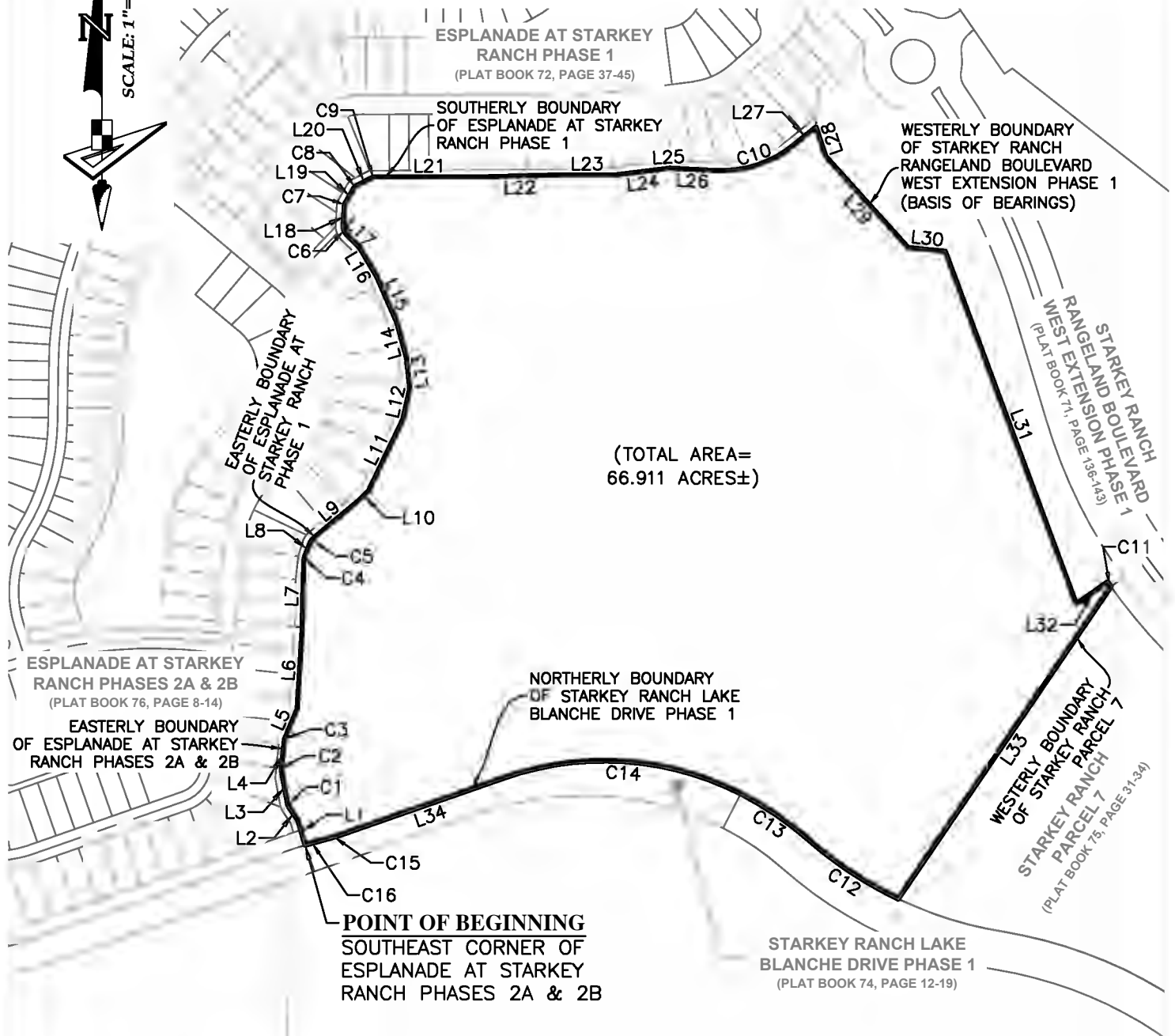
Containing 66.911 acres, more or less.

NOTE: SEE SHEET 1 FOR DESCRIPTION  
AND BASIS OF BEARINGS  
SEE SHEET 3 FOR SKETCH  
SEE SHEET 4 FOR LINE TABLES  
SEE SHEET 5 FOR CURVE TABLES

PROJECT: STARKEY CDD			Prepared For: WS-TSR, LLC		
PHASE: HUCKLEBERRY POND			(Not A Survey)		
DRAWN: JCM	DATE: 11/3/20	CHECKED BY: MHC			
<b>REVISIONS</b>					
DATE	DESCRIPTION	DRAWN BY			
			213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768		
			 <b>GeoPoint</b> Surveying, Inc.		



# Description Sketch



## LEGEND

O.R. - - - - - Official Records Book

NOTE: SEE SHEET 1 FOR DESCRIPTION AND BASIS OF BEARINGS  
 SEE SHEET 2 FOR CONTINUED LEGAL  
 SEE SHEET 4 FOR LINE TABLES  
 SEE SHEET 5 FOR CURVE TABLES

PROJECT: STARKEY CDD  
 PHASE: HUCKLEBERRY POND  
 DRAWN: JCM | DATE: 11/3/20 | CHECKED BY: MHC

Prepared For: WS-TSR, LLC

REVISIONS		
DATE	DESCRIPTION	DRAWN BY

(Not A Survey)

213 Hobbs Street  
 Tampa, Florida 33619  
 Phone: (813) 248-8888  
 Licensed Business No.: LB 7768



**GeoPoint**  
 Surveying, Inc.

# Description Sketch

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N 16°35'18" W	69.04'
L2	N 34°41'26" W	39.31'
L3	N 10°36'32" W	88.19'
L4	N 05°58'34" E	71.97'
L5	N 23°02'46" E	83.41'
L6	N 03°34'26" E	202.52'
L7	N 01°21'33" E	190.04'
L8	N 22°28'50" E	41.96'
L9	N 50°15'43" E	155.18'
L10	N 45°47'07" E	36.09'
L11	N 25°40'27" E	209.81'
L12	N 12°44'45" E	82.98'
L13	N 06°15'47" W	82.06'
L14	N 15°34'05" W	97.17'
L15	N 23°35'54" W	129.99'
L16	N 30°16'14" W	90.42'
L17	N 45°39'44" W	49.83'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L18	N 02°55'09" E	51.85'
L19	N 30°14'08" E	41.17'
L20	N 62°11'12" E	40.95'
L21	S 89°59'57" E	277.69'
L22	N 88°32'22" E	206.70'
L23	N 89°58'44" E	149.19'
L24	N 82°40'04" E	139.49'
L25	N 87°47'28" E	4.46'
L26	S 87°05'08" E	121.50'
L27	N 50°39'54" E	74.30'
L28	S 18°26'24" E	82.12'
L29	S 42°08'48" E	322.91'
L30	S 84°07'58" E	98.49'
L31	S 20°23'59" E	990.53'
L32	N 54°51'48" E	101.55'
L33	S 34°15'43" W	995.03'
L34	S 70°46'23" W	433.33'

NOTE: SEE SHEET 1 FOR DESCRIPTION  
AND BASIS OF BEARINGS  
SEE SHEET 2 FOR CONTINUED LEGAL  
SEE SHEET 3 FOR SKETCH  
SEE SHEET 5 FOR CURVE TABLES

PROJECT: STARKEY CDD	Prepared For: WS-TSR, LLC																		
PHASE: HUCKLEBERRY POND	(Not A Survey)																		
DRAWN: JCM   DATE: 11/3/20   CHECKED BY: MHC																			
<b>REVISIONS</b>																			
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">DATE</th> <th style="width: 65%;">DESCRIPTION</th> <th style="width: 20%;">DRAWN BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>		DATE	DESCRIPTION	DRAWN BY															
DATE		DESCRIPTION	DRAWN BY																

213 Hobbs Street  
Tampa, Florida 33619  
Phone: (813) 248-8888  
Licensed Business No.: LB 7768




GeoPoint

Surveying, Inc.

# Description Sketch

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	25.00'	24°04'53"	10.51'	10.43'	N 22°38'59" W
C2	25.00'	16°35'07"	7.24'	7.21'	N 02°18'59" W
C3	25.00'	17°04'11"	7.45'	7.42'	N 14°30'40" E
C4	25.00'	21°07'16"	9.22'	9.16'	N 11°55'12" E
C5	25.00'	27°46'53"	12.12'	12.00'	N 36°22'16" E
C6	25.00'	48°34'54"	21.20'	20.57'	N 21°22'18" W
C7	25.00'	27°18'59"	11.92'	11.81'	N 16°34'39" E
C8	25.00'	31°57'04"	13.94'	13.76'	N 46°12'40" E
C9	25.00'	27°48'51"	12.14'	12.02'	N 76°05'37" E
C10	300.00'	42°14'58"	221.22'	216.24'	N 71°47'23" E
C11	1461.00'	0°34'43"	14.76'	14.76'	S 35°09'06" E
C12	1030.00'	15°58'09"	287.08'	286.15'	N 56°36'15" W
C13	847.00'	14°25'13"	213.18'	212.61'	N 55°49'47" W
C14	795.00'	46°11'13"	640.86'	623.65'	N 86°08'01" W
C15	1000.00'	4°47'42"	83.69'	83.67'	S 73°10'14" W
C16	1000.00'	2°09'21"	37.63'	37.63'	S 74°29'25" W

NOTE: SEE SHEET 1 FOR DESCRIPTION  
AND BASIS OF BEARINGS  
SEE SHEET 2 FOR CONTINUED LEGAL  
SEE SHEET 3 FOR SKETCH  
SEE SHEET 4 FOR LINE TABLES

PROJECT: STARKEY CDD			Prepared For: WS-TSR, LLC		
PHASE: HUCKLEBERRY POND			(Not A Survey)		
DRAWN: JCM	DATE: 11/3/20	CHECKED BY: MHC			
REVISIONS					
DATE	DESCRIPTION	DRAWN BY			
			213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768  <b>GeoPoint</b> Surveying, Inc.		

# Description Sketch

**DESCRIPTION:** A parcel of land lying in Section 22, Township 26 South, Range 17 East, Pasco County, Florida, and being more particularly described as follows:


**BEGIN** at the Northeast corner of STARKEY RANCH VILLAGE 2 PHASE 2A, according to the plat thereof, recorded in Plat Book 75, Page 126 through 131, inclusive, of the Public Records of Pasco County Florida, run thence along the Southerly boundary of lands described in Official Records Book 4482, Page 132, of the Public Records of said County, the following six (6) courses: 1) N.88°03'18"E., a distance of 170.26 feet; 2) N.29°36'09"E., a distance of 170.57 feet; 3) N.42°45'21"W., a distance of 274.81 feet; 4) N.46°18'29"E., a distance of 153.32 feet; 5) N.72°28'09"E., a distance of 145.41 feet; 6) S.64°30'51"E., a distance of 115.20 feet to a point on the Westerly boundary of STARKEY RANCH-PARCEL 6A, according to Official Records Book 9615, Page 2338, of the Public Records of said County; thence along said Westerly boundary of STARKEY RANCH-PARCEL 6A, the following three (3) courses: 1) S.02°30'11"W., a distance of 400.81 feet; 2) Southerly, 63.81 feet along the arc of a tangent curve to the left having a radius of 243.00 feet and a central angle of 15°02'44" (chord bearing S.05°01'11"E., 63.63 feet); 3) S.12°32'33"E., a distance of 128.54 feet to a point on the South boundary of said Section 22; thence along said South boundary, N.89°25'07"W., a distance of 517.60 feet to a point on the Easterly boundary of aforesaid STARKEY RANCH VILLAGE 2 PHASE 2A ; thence along said Easterly boundary, N.32°04'42"E., a distance of 151.09 feet to the **POINT OF BEGINNING**.

Containing 4.089 acres, more or less.

## BASIS OF BEARINGS

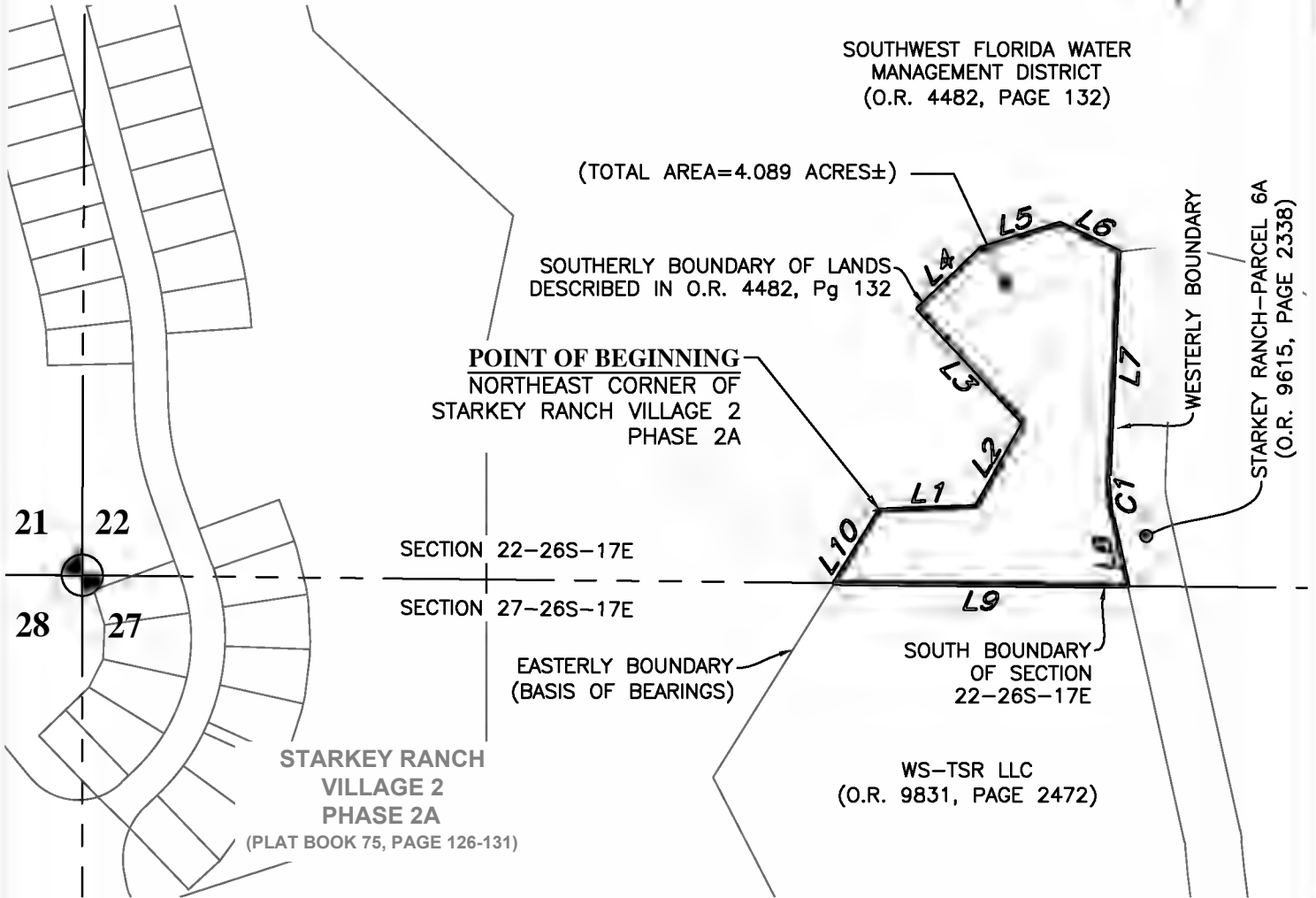
BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY BOUNDARY OF STARKEY RANCH VILLAGE 2 PHASE 2A, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 75, PAGE 126-131, OF THE PUBLIC RECORDS OF PASCO COUNTY FLORIDA, HAVING A GRID BEARING OF N.32°04'42"E. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83-1990 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA.

NOTE: SEE SHEET 2 FOR SKETCH  
SEE SHEET 3 FOR LINE & CURVE TABLES

PROJECT: STARKEY CDD			Prepared For: WS-TSR, LLC		
PHASE: M6A			(Not A Survey)		
DRAWN: JCM	DATE: 11/3/20	CHECKED BY: MHC			
<b>REVISIONS</b>					
DATE	DESCRIPTION	DRAWN BY	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;"> <b>Joseph G. Rager</b>                      FLORIDA PROFESSIONAL                      SURVEYOR &amp; MAPPER NO. <b>LS7205</b> </div> <div style="text-align: right;">   <b>GeoPoint</b>                      Surveying, Inc.                 </div> </div>		

# Description Sketch

SCALE: 1"=300'



## LEGEND

O.R. ----- Official Records Book

NOTE: SEE SHEET 1 FOR DESCRIPTION  
SEE SHEET 3 FOR LINE & CURVE TABLES

PROJECT: STARKEY CDD  
PHASE: M6A  
DRAWN: JCM | DATE: 11/3/20 | CHECKED BY: MHC

For: WS-TSR, LLC

REVISIONS		
DATE	DESCRIPTION	DRAWN BY

(Not A Survey)

213 Hobbs Street  
Tampa, Florida 33619  
Phone: (813) 248-8888  
Licensed Business No.: LB 7768

**GeoPoint**  
Surveying, Inc.

# Description Sketch

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N 88°03'18" E	170.26'
L2	N 29°36'09" E	170.57'
L3	N 42°45'21" W	274.81'
L4	N 46°18'29" E	153.32'
L5	N 72°28'09" E	145.41'
L6	S 64°30'51" E	115.20'
L7	S 02°30'11" W	400.81'
L8	S 12°32'33" E	128.54'
L9	N 89°25'07" W	517.60'
L10	N 32°04'42" E	151.09'

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	243.00'	15°02'44"	63.81'	63.63'	S 05°01'11" E

NOTE: SEE SHEET 1 FOR DESCRIPTION  
SEE SHEET 2 FOR SKETCH

PROJECT: STARKEY CDD	Prepared For: WS-TSR, LLC																		
PHASE: M6A	(Not A Survey)																		
DRAWN: JCM   DATE: 11/3/20   CHECKED BY: MHC																			
<b>REVISIONS</b>																			
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">DATE</th> <th style="width: 65%;">DESCRIPTION</th> <th style="width: 20%;">DRAWN BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>		DATE	DESCRIPTION	DRAWN BY															
DATE		DESCRIPTION	DRAWN BY																
	213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768 																		

# Description Sketch

**DESCRIPTION:** A portion of STARKEY RANCH LAKE BLANCHE DRIVE PHASE 1, as recorded in Plat Book 74, Pages 12 through 19, inclusive, and a portion of Tract "C-2" of STARKEY RANCH VILLAGE 1 PHASES 1-5, as recorded in Plat Book 74, Pages 60 through 104, inclusive, both being of the Public Records of Pasco County, Florida, lying in Sections 20 & 21, Township 26 South, Range 17 East, and being more particularly described as follows:

**BEGIN** at the Southeast corner of STARKEY RANCH PARCEL 7, as recorded in Plat Book 75, Page 31 through 34, inclusive, of the Public Records of said County; thence along the East boundary thereof, N.28°19'53"E., a distance of 692.05 feet to a point on the South boundary of STARKEY RANCH RANGELAND BOULEVARD WEST EXTENSION PHASE 1, as recorded in Plat Book 71, Pages 136 through 143, inclusive, of the Public Records of said County; thence along said South boundary the following three (3) courses: 1) Southeasterly, 198.39 feet along the arc of a non-tangent curve to the left having a radius of 1201.00 feet and a central angle of 09°27'52" (chord bearing S.63°36'44"E., 198.16 feet); 2) N.21°39'20"E., a distance of 30.00 feet; 3) Easterly, 372.53 feet along the arc of a non-tangent curve to the left having a radius of 1171.00 feet and a central angle of 18°13'39" (chord bearing S.77°27'30"E., 370.96 feet) to a point on the West boundary of STARKEY RANCH VILLAGE 1 PHASE 2B, as recorded in Plat Book 71, Pages 118 through 123, inclusive, of the Public Records of said County; thence along said West boundary the following three (3) courses: 1) Easterly, 40.97 feet along the arc of a curve to the left having a radius of 1171.00 feet and a central angle of 02°00'16" (chord bearing S.87°34'27"E., 40.97 feet); 2) Southeasterly, 144.85 feet along the arc of a reverse curve to the right having a radius of 100.00 feet and a central angle of 82°59'43" (chord bearing S.47°04'44"E., 132.52 feet); 3) S.05°34'52"E., a distance of 150.29 feet to a point on the Northerly boundary of lands described in Official Records Book 9997, Page 956, of the Public Records of said County; thence along said Northerly boundary the following three (3) courses: 1) S.84°25'08"W., a distance of 117.12 feet; 2) S.53°22'49"W., a distance of 297.24 feet; 3) S.03°35'15"E., a distance of 169.07 feet to a point on the North right-of-way line of LAKE BLANCHE DRIVE of aforesaid STARKEY RANCH LAKE BLANCHE DRIVE PHASE 1; thence along said North right-of-way the following two (2) courses: 1) S.86°24'45"W., a distance of 76.26 feet; 2) Westerly, 367.48 feet along the arc of a tangent curve to the right having a radius of 1130.00 feet and a central angle of 18°37'57" (chord bearing N.84°16'16"W., 365.86 feet) to a point on the East boundary of Tract "Z-1" of aforesaid STARKEY RANCH VILLAGE 1 PHASES 1-5; thence along the East, North, and West boundary of said Tract "Z-1", respectively, the following three (3) courses: 1) N.16°18'46"E., a distance of 50.01 feet; 2) N.73°41'14"W., a distance of 50.00 feet; 3) S.16°18'46"W., a distance of 50.01 feet to a point on the North right-of-way line of aforesaid LAKE BLANCHE DRIVE; thence along said North right-of-way the following two (2) courses: 1) Westerly, 64.92 feet along the arc of a non-tangent curve to the right having a radius of 1130.00 feet and a central angle of 03°17'31" (chord bearing N.70°46'24"W., 64.91 feet); 2) Northwesterly, 151.74 feet along the arc of a non-tangent curve to the right having a radius of 1130.00 feet and a central angle of 07°41'37" (chord bearing N.65°16'51"W., 151.62 feet) to the **POINT OF BEGINNING**.

Containing 10.651 acres, more or less.

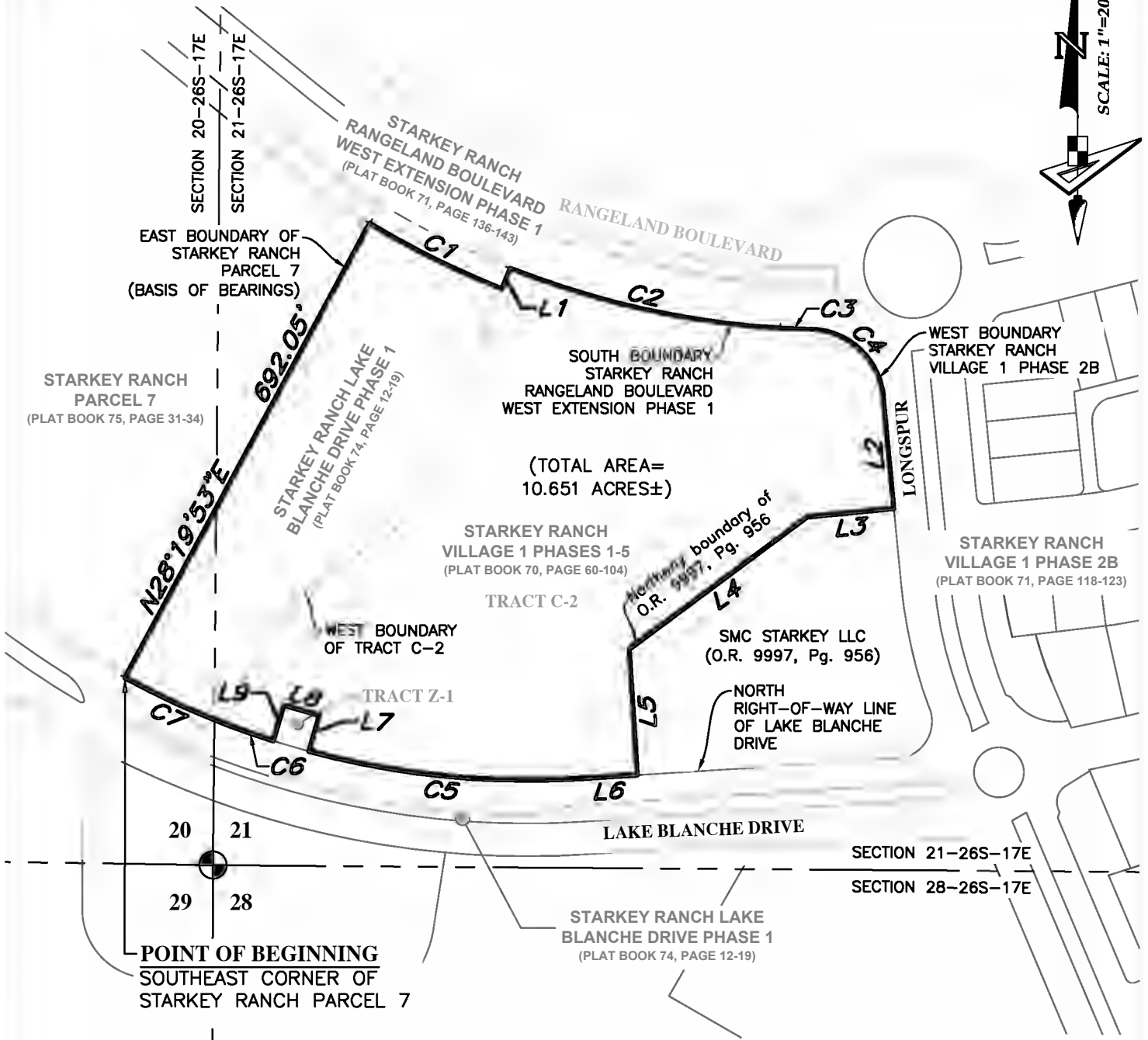
## BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE EAST BOUNDARY OF STARKEY RANCH PARCEL 7, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 75, PAGE 31-34, OF THE PUBLIC RECORDS OF PASCO COUNTY FLORIDA, HAVING A GRID BEARING OF N.28°19'53"E. 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: SEE SHEET 2 FOR SKETCH  
SEE SHEET 3 FOR LINE & CURVE TABLES

PROJECT: STARKEY CDD			Prepared For: WS-TSR, LLC		
PHASE: POND 4-1			(Not A Survey)		
DRAWN: JCM	DATE: 11/3/20	CHECKED BY: MHC			
<b>REVISIONS</b>					
DATE	DESCRIPTION	DRAWN BY	<b>Joseph G. Rager</b> FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. <b>LS7205</b>		
			<b>GeoPoint</b> Surveying, Inc.		

# Description Sketch



## LEGEND

O.R. - - - - - Official Records Book

NOTE: SEE SHEET 1 FOR DESCRIPTION  
SEE SHEET 3 FOR LINE & CURVE TABLES

PROJECT: STARKEY CDD

Prepared For: WS-TSR, LLC

PHASE: POND 4-1

DRAWN: JCM | DATE: 11/3/20 | CHECKED BY: MHC

### REVISIONS

DATE	DESCRIPTION	DRAWN BY

(Not A Survey)

213 Hobbs Street  
Tampa, Florida 33619  
Phone: (813) 248-8888  
Licensed Business No.: LB 7768



**GeoPoint**  
Surveying, Inc.



# Description Sketch

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N 21°39'20" E	30.00'
L2	S 05°34'52" E	150.29'
L3	S 84°25'08" W	117.12'
L4	S 53°22'49" W	297.24'
L5	S 03°35'15" E	169.07'
L6	S 86°24'45" W	76.26'
L7	N 16°18'46" E	50.01'
L8	N 73°41'14" W	50.00'
L9	S 16°18'46" W	50.01'

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	1201.00'	9°27'52"	198.39'	198.16'	S 63°36'44" E
C2	1171.00'	18°13'39"	372.53'	370.96'	S 77°27'30" E
C3	1171.00'	2°00'16"	40.97'	40.97'	S 87°34'27" E
C4	100.00'	82°59'43"	144.85'	132.52'	S 47°04'44" E
C5	1130.00'	18°37'57"	367.48'	365.86'	N 84°16'16" W
C6	1130.00'	3°17'31"	64.92'	64.91'	N 70°46'24" W
C7	1130.00'	7°41'37"	151.74'	151.62'	N 65°16'51" W

NOTE: SEE SHEET 1 FOR DESCRIPTION  
SEE SHEET 2 FOR SKETCH

PROJECT: STARKEY CDD			Prepared For: WS-TSR, LLC		
PHASE: POND 4-1			(Not A Survey)		
DRAWN: JCM	DATE: 11/3/20	CHECKED BY: MHC			
REVISIONS					
DATE	DESCRIPTION	DRAWN BY			

213 Hobbs Street  
Tampa, Florida 33619  
Phone: (813) 248-8888  
Licensed Business No.: LB 7768


**GeoPoint**  
Surveying, Inc.

# Description Sketch

**DESCRIPTION:** A parcel of land lying in Sections 22, 26 & 27, Township 26 South, Range 17 East, Pasco County, Florida, and being more particularly described as follows:

**BEGIN** at the Northwest corner of STARKEY RANCH-PARCELS 8 & 9 PHASE 1, according to the plat thereof, recorded in Plat Book 81, Page 111, of the Public Records of Pasco County Florida; thence N.90°00'00"W., a distance of 460.72 feet; thence Northwesterly, 59.01 feet along the arc of a tangent curve to the right having a radius of 65.00 feet and a central angle of 52°01'12" (chord bearing N.63°59'24"W., 57.01 feet); thence N.90°00'00"W., a distance of 29.81 feet; thence S.52°17'27"W., a distance of 262.88 feet; thence N.84°24'34"W., a distance of 312.34 feet; thence N.00°00'55"E., a distance of 17.10 feet; thence Northwesterly, 60.26 feet along the arc of a non-tangent curve to the right having a radius of 45.00 feet and a central angle of 76°43'20" (chord bearing N.35°58'21"W., 55.86 feet); thence N.03°35'22"E., a distance of 72.19 feet; thence N.00°00'00"E., a distance of 97.63 feet; thence N.02°04'28"W., a distance of 140.76 feet; thence Northeasterly, 58.13 feet along the arc of a tangent curve to the right having a radius of 40.62 feet and a central angle of 81°59'48" (chord bearing N.38°55'26"E., 53.30 feet); thence N.00°01'02"E., a distance of 122.02 feet; thence S.86°41'25"W., a distance of 528.69 feet to a point on the Easterly boundary of STARKEY RANCH-PARCEL 6A, according to Official Records Book 9615, Page 2338, of the Public Records of Pasco County Florida; thence along said Easterly boundary the following two (2) courses: 1) Northerly, 41.78 feet along the arc of a non-tangent curve to the right having a radius of 143.00 feet and a central angle of 16°44'24" (chord bearing N.05°52'02"W., 41.63 feet); 2) N.02°30'11"E., a distance of 416.93 feet; thence S.76°41'58"E., a distance of 143.79 feet; thence S.59°17'05"E., a distance of 467.19 feet; thence S.89°08'03"E., a distance of 427.93 feet; thence S.74°54'41"E., a distance of 115.83 feet; thence S.31°30'30"E., a distance of 328.07 feet; thence N.75°02'35"E., a distance of 295.44 feet; thence S.81°59'14"E., a distance of 297.53 feet; thence N.75°18'36"E., a distance of 206.76 feet; thence N.55°22'43"E., a distance of 153.92 feet; thence S.67°20'01"E., a distance of 273.41 feet; thence S.51°19'32"E., a distance of 479.18 feet; thence S.33°31'05"W., a distance of 238.36 feet; thence S.40°39'02"W., a distance of 180.75 feet; thence S.16°30'59"W., a distance of 238.35 feet; thence S.45°26'36"E., a distance of 191.68 feet; thence S.42°57'48"E., a distance of 125.09 feet; thence S.22°32'43"E., a distance of 317.48 feet; thence S.02°48'42"E., a distance of 579.93 feet; thence S.79°19'37"E., a distance of 284.60 feet; thence S.83°17'40"E., a distance of 302.69 feet; thence S.37°25'01"W., a distance of 129.81 feet to a point on the East boundary of aforesaid Section 27; thence along said East boundary, S.00°42'06"W., a distance of 144.53 feet; thence departing said East boundary, S.63°15'56"W., a distance of 72.13 feet; thence Westerly, 353.74 feet along the arc of a tangent curve to the right having a radius of 1100.00 feet and a central angle of 18°25'31" (chord bearing S.72°28'42"W., 352.22 feet); thence N.28°07'13"E., a distance of 9.75 feet; thence Northeasterly, 10.92 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 25°01'07" (chord bearing N.40°37'47"E., 10.83 feet); thence N.53°08'21"E., a distance of 52.33 feet; thence N.31°57'37"E., a distance of 63.64 feet; thence Northwesterly, 14.05 feet along the arc of a non-tangent curve to the left having a radius of 12.13 feet and a central angle of 66°21'50" (chord bearing N.40°05'42"W., 13.28 feet); thence N.78°01'50"W., a distance of 120.27 feet; thence Northwesterly, 43.19 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 98°58'54" (chord bearing N.28°32'23"W., 38.02 feet); thence N.20°57'04"E., a distance of 9.97 feet; thence N.18°53'47"E., a distance of 21.49 feet; thence N.31°10'39"E., a distance of 10.35 feet; thence S.59°56'07"W., a distance of 66.94 feet;

-- CONTINUED ON PAGE 2 --


PROJECT: STARKEY CDD			Prepared For: WS-TSR, LLC		
PHASE: STANSIL REMAINDER			(Not A Survey)		
DRAWN: PAM	DATE: 10/25/18	CHECKED BY: MHC			
<b>REVISIONS</b>					
DATE	DESCRIPTION	DRAWN BY	Joseph G. Rager FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. <u>LS7205</u>		
11/2/20	Updated Boundary & Legal	JCM			
12/15/20	Updated Boundary & Legal	JCM			
FILE PATH: P:\STARKEY RANCH\DESCRIPTIONS\STARKEY-CDD-STANSIL-REMAINDER-DS.DWG    LAST SAVED BY: JORDANM					

# Description Sketch

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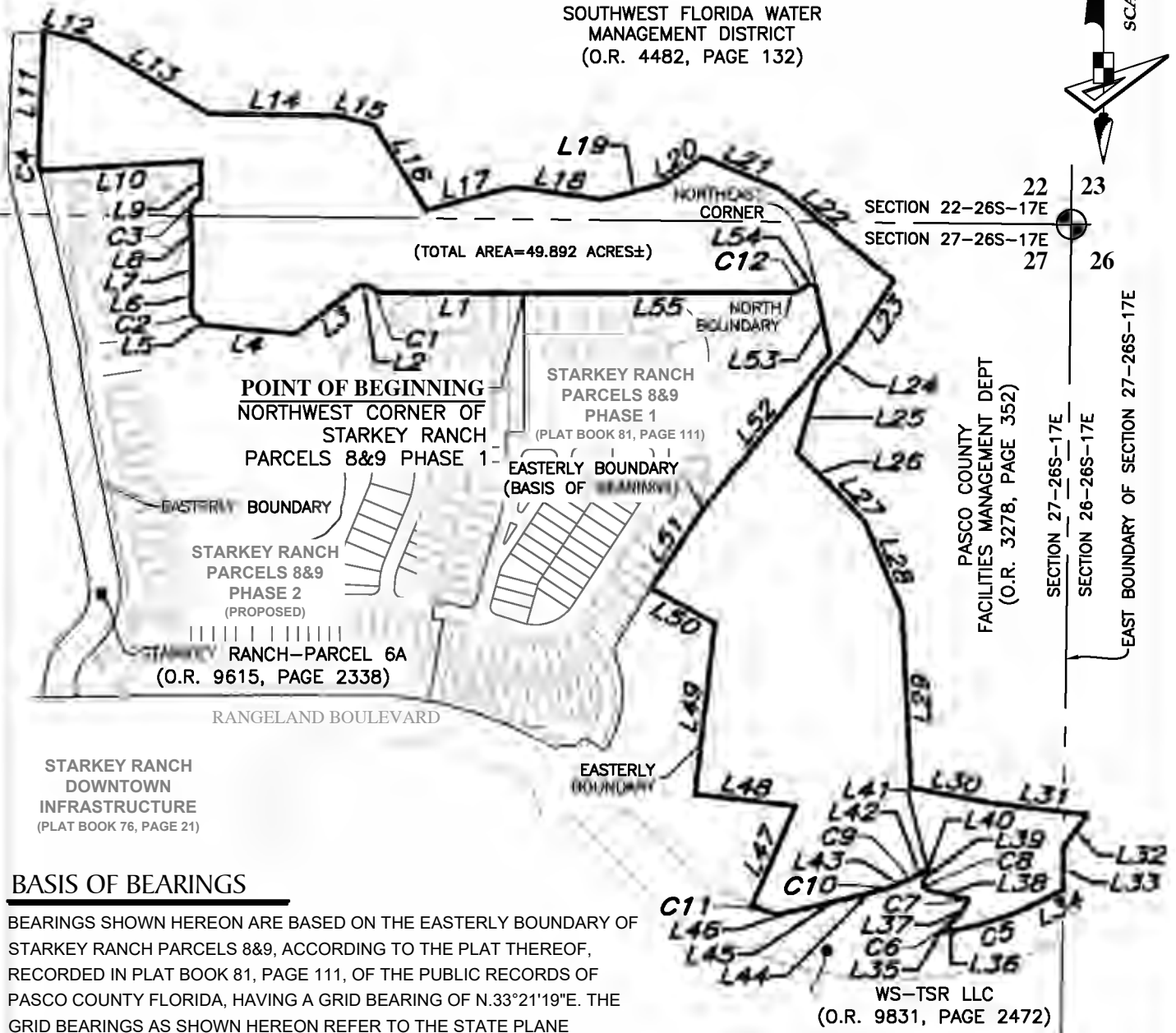
thence Southwesterly, 3.47 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 07°57'17" (chord bearing S.63°54'46"W., 3.47 feet); thence S.67°53'24"W., a distance of 78.29 feet; thence Westerly, 3.46 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 07°55'24" (chord bearing S.71°51'06"W., 3.45 feet); thence S.75°48'48"W., a distance of 119.99 feet; thence S.76°49'51"W., a distance of 119.72 feet; thence S.77°17'24"W., a distance of 134.38 feet; thence Westerly, 83.83 feet along the arc of a non-tangent curve to the right having a radius of 1100.00 feet and a central angle of 04°21'59" (chord bearing N.67°25'52"W., 83.81 feet) to a point on the Easterly boundary of STARKEY RANCH DOWNTOWN INFRASTRUCTURE, according to the plat thereof, recorded in Plat Book 76, Page 21, of the Public Records of Pasco County, Florida; thence along said Easterly boundary the following four (4) courses: 1) N.23°41'45"E., a distance of 354.99 feet; 2) N.83°21'41"W., a distance of 331.85 feet; 3) N.06°38'42"E., a distance of 563.97 feet; 4) N.61°01'41"W., a distance of 238.56 feet to a point on the Easterly boundary of aforesaid STARKEY RANCH-PARCELS 8 & 9 PHASE 1; thence along said Easterly boundary the following three (3) courses: 1) N.33°21'19"E., a distance of 314.31 feet; 2) N.39°08'26"E., a distance of 653.27 feet; 3) N.11°44'28"W., a distance of 228.89 feet to the Northeast corner of said STARKEY RANCH-PARCELS 8 & 9 PHASE 1; thence along the North boundary thereof, the following three (3) courses: 1) S.89°59'43"W., a distance of 29.32 feet; 2) Southwesterly, 54.66 feet along the arc of a non-tangent curve to the right having a radius of 55.00 feet and a central angle of 56°56'46" (chord bearing S.61°31'37"W., 52.44 feet); 3) S.90°00'00"W., a distance of 879.04 feet to the **POINT OF BEGINNING.**

Containing 49.892 acres, more or less.

PROJECT: STARKEY CDD			Prepared For: WS-TSR, LLC		
PHASE: STANSIL REMAINDER			(Not A Survey)		
DRAWN: PAM	DATE: 10/25/18	CHECKED BY: MHC			
<b>REVISIONS</b>					
DATE	DESCRIPTION	DRAWN BY			
11/2/20	Updated Boundary & Legal	JCM			
12/15/20	Updated Boundary & Legal	JCM			
213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768			 <b>GeoPoint</b> Surveying, Inc.		
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# Description Sketch

SOUTHWEST FLORIDA WATER  
MANAGEMENT DISTRICT  
(O.R. 4482, PAGE 132)



## BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY BOUNDARY OF STARKEY RANCH PARCELS 8&9, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 81, PAGE 111, OF THE PUBLIC RECORDS OF PASCO COUNTY FLORIDA, HAVING A GRID BEARING OF N.33°21'19"E. 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: SEE SHEETS 3 & 4 FOR LINE & CURVE TABLES

PROJECT: STARKEY CDD		Prepared For: WS-TSR, LLC		
PHASE: STANSIL REMAINDER		(Not A Survey)		
DRAWN: PAM	DATE: 10/25/18			CHECKED BY: MHC
REVISIONS				
DATE	DESCRIPTION	DRAWN BY		
11/2/20	Updated Boundary & Legal	JCM		
12/15/20	Updated Boundary & Legal	JCM		

213 Hobbs Street  
Tampa, Florida 33619  
Phone: (813) 248-8888  
Licensed Business No.: LB 7768



**GeoPoint**  
Surveying, Inc.

# Description Sketch


LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N 90°00'00" W	460.72'
L2	N 90°00'00" W	29.81'
L3	S 52°17'27" W	262.88'
L4	N 84°24'34" W	312.34'
L5	N 00°00'55" E	17.10'
L6	N 03°35'22" E	72.19'
L7	N 00°00'00" E	97.63'
L8	N 02°04'28" W	140.76'
L9	N 00°01'02" E	122.02'
L10	S 86°41'25" W	528.69'
L11	N 02°30'11" E	416.93'
L12	S 76°41'58" E	143.79'
L13	S 59°17'05" E	467.19'
L14	S 89°08'03" E	427.93'
L15	S 74°54'41" E	115.83'
L16	S 31°30'30" E	328.07'
L17	N 75°02'35" E	295.44'
L18	S 81°59'14" E	297.53'
L19	N 75°18'36" E	206.76'
L20	N 55°22'43" E	153.92'
L21	S 67°20'01" E	273.41'
L22	S 51°19'32" E	479.18'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L23	S 33°31'05" W	238.36'
L24	S 40°39'02" W	180.75'
L25	S 16°30'59" W	238.35'
L26	S 45°26'36" E	191.68'
L27	S 42°57'48" E	125.09'
L28	S 22°32'43" E	317.48'
L29	S 02°48'42" E	579.93'
L30	S 79°19'37" E	284.60'
L31	S 83°17'40" E	302.69'
L32	S 37°25'01" W	129.81'
L33	S 00°42'06" W	144.53'
L34	S 63°15'56" W	72.13'
L35	N 28°07'13" E	9.75'
L36	N 53°08'21" E	52.33'
L37	N 31°57'37" E	63.64'
L38	N 78°01'50" W	120.27'
L39	N 20°57'04" E	9.97'
L40	N 18°53'47" E	21.49'
L41	N 31°10'39" E	10.35'
L42	S 59°56'07" W	66.94'
L43	S 67°53'24" W	78.29'
L44	S 75°48'48" W	119.99'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L45	S 76°49'51" W	119.72'
L46	S 77°17'24" W	134.38'
L47	N 23°41'45" E	354.99'
L48	N 83°21'41" W	331.85'
L49	N 06°38'42" E	563.97'
L50	N 61°01'41" W	238.56'
L51	N 33°21'19" E	314.31'
L52	N 39°08'26" E	653.27'
L53	N 11°44'28" W	228.89'
L54	S 89°59'43" W	29.32'
L55	N 90°00'00" W	879.04'

PROJECT: STARKEY CDD		Prepared For: WS-TSR, LLC		
PHASE: STANSIL REMAINDER		(Not A Survey)		
DRAWN: PAM	DATE: 10/25/18			CHECKED BY: MHC
REVISIONS				
DATE	DESCRIPTION	DRAWN BY		
11/2/20	Updated Boundary & Legal	JCM		
12/15/20	Updated Boundary & Legal	JCM		

213 Hobbs Street  
Tampa, Florida 33619  
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# Description Sketch

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	65.00'	52°01'12"	59.01'	57.01'	N 63°59'24" W
C2	45.00'	76°43'20"	60.26'	55.86'	N 35°58'21" W
C3	40.62'	81°59'48"	58.13'	53.30'	N 38°55'26" E
C4	143.00'	16°44'24"	41.78'	41.63'	N 05°52'02" W
C5	1100.00'	18°25'31"	353.74'	352.22'	S 72°28'42" W
C6	25.00'	25°01'07"	10.92'	10.83'	N 40°37'47" E
C7	12.13'	66°21'50"	14.05'	13.28'	N 40°05'42" W
C8	25.00'	98°58'54"	43.19'	38.02'	N 28°32'23" W
C9	25.00'	7°57'17"	3.47'	3.47'	S 63°54'46" W
C10	25.00'	7°55'24"	3.46'	3.45'	S 71°51'06" W
C11	1100.00'	4°21'59"	83.83'	83.81'	N 67°25'52" W
C12	55.00'	56°56'46"	54.66'	52.44'	S 61°31'37" W

PROJECT: STARKEY CDD		Prepared For: WS-TSR, LLC		
PHASE: STANSIL REMAINDER		(Not A Survey)	213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768  <b>GeoPoint</b> Surveying, Inc.	
DRAWN: PAM	DATE: 10/25/18			CHECKED BY: MHC
REVISIONS				
DATE	DESCRIPTION			DRAWN BY
11/2/20	Updated Boundary & Legal	JCM		
12/15/20	Updated Boundary & Legal	JCM		
FILE PATH: P:\STARKEY RANCH\DESCRIPTIONS\STARKEY-CDD-STANSIL-REMAINDER-DS.DWG LAST SAVED BY: JORDANM			<b>05 of 05</b>	

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**13B**

PREPARED BY AND RETURN TO:

Alyssa C. Willson, Esq.  
Kutak Rock LLP  
107 W. College Ave.  
Tallahassee, FL 32301

Parcel ID (Folio): \_\_\_\_\_

Ref/Project Name: \_\_\_\_\_

### **WARRANTY DEED**

**THIS WARRANTY DEED** made the \_\_\_\_\_ day of \_\_\_\_\_, 2022 by **WS-TSR, LLC**, a Delaware limited liability company, whose address is 660 Steamboat Road, 3<sup>rd</sup> Floor, Greenwich, CT 06830, hereinafter called the grantor, to **TSR Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located entirely within Pasco County, Florida, whose address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of)

**WITNESSETH:** That the grantor, for good and valuable consideration by the Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all of the following described land situate in Pasco County, State of Florida ("Property"):

**SEE EXHIBIT "A"**

**Attached hereto and by reference made a part hereof.**

**This conveyance is to provide**

**M17A, M16A, & POND 16-1**

**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining and all fixtures and improvements located thereon.



**TO HAVE AND TO HOLD**, the same in fee simple forever.

**GRANTOR** reserves for itself, its successors and assigns, for the benefit of the grantor's adjacent land within the Starkey Ranch MPUD located in Pasco County, Florida (the "Starkey Ranch MPUD"), a non-exclusive and perpetual right and easement for access in, on, over and upon the Property, along with the right, but not the obligation, of construction, maintenance or repair activities as may be reasonably necessary for the purpose of preserving, maintaining, constructing or improving structures, roadways, sidewalks, utilities, drainage or similar improvements within the Property and all other uses not inconsistent with the grantee's use, occupation or enjoyment of the grantee's interest conveyed herein. The grantor's reserved rights with respect to the Property shall include the right of the grantor to grant other persons and/or entities easements and/or licenses over the Property, so long as the uses provided for in such easements/or licenses are consistent with the provisions contained herein.

**AND** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to \_\_\_\_\_, 2022.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set its hand and seal the day and year first above written.

**WS-TSR, LLC**

BY: \_\_\_\_\_

Printed Name: \_\_\_\_\_

As its: \_\_\_\_\_

Signed, sealed and delivered in the presence of:

\_\_\_\_\_  
1<sup>st</sup> Witness signature

\_\_\_\_\_  
2<sup>nd</sup> Witness signature

\_\_\_\_\_  
1<sup>st</sup> Witness print name

\_\_\_\_\_  
2<sup>nd</sup> Witness print name

**STATE OF FLORIDA**  
**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2022, by \_\_\_\_\_, as \_\_\_\_\_ of WS-TSR, LLC, for and on behalf of said company, who is [\_\_\_\_] is personally known to me or [\_\_\_\_] produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Print Name: \_\_\_\_\_

Notary Public, State of Florida

**Exhibit A**

# Description Sketch

**STARKEY CDD**



**B2 - TRACT - B1**

**DESCRIPTION:** A parcel of land lying in Section 17, Township 26 South, Range 17 East, Pasco County, Florida, and being more particularly described as follows:

**BEGIN** at the Northwest corner of STARKEY RANCH PARCEL A, according to the plat thereof, recorded in Plat Book 78, Page 6 through 11, inclusive, of the Public Records of Pasco County, Florida, said point also being on the Easterly boundary of the Florida Power Corporation 295.00 foot Right of Way according to Official Record Book 276, page 184 of the Public Records of Pasco County, Florida; thence along said Easterly boundary, N.34°08'40"E., a distance of 882.54 feet to a point on the Southerly boundary of Southwest Florida Water Management District PARCEL NO. 16-010-018, as described in Official Records Book 1875, Page 1260; thence along said Southerly boundary, N.75°59'54"E., a distance of 2449.81 feet, thence S.22°29'45"W., a distance of 892.32 feet to a point on the Northerly boundary of lands described in Official Records Book 9931, Page 1013, of the Public Records of Pasco County, Florida; thence along said Northerly boundary the following four (4) courses: 1) Westerly, 307.88 feet along the arc of a non-tangent curve to the left having a radius of 196.00 feet and a central angle of 90°00'00" (chord bearing N.71°37'29"W., 277.19 feet); 2) S.63°22'31"W., a distance of 480.00 feet; 3) Southerly, 307.88 feet along the arc of a tangent curve to the left having a radius of 196.00 feet and a central angle of 90°00'00" (chord bearing S.18°22'31"W., 277.19 feet); 4) S.26°37'29"E., a distance of 237.05 feet to a point on the North boundary of STARKEY RANCH PARCEL B1, according to the plat thereof, recorded in Plat Book 80, Page 94 through 100, inclusive, of the Public Records of Pasco County, Florida; thence along said North boundary, N.83°51'50"W., a distance of 498.52 feet to a point on the North boundary of aforesaid STARKEY RANCH PARCEL A; thence along said North boundary the following two (2) courses: 1) N.74°24'27"W., a distance of 489.97 feet; 2) S.84°47'54"W., a distance of 893.79 feet to the **POINT OF BEGINNING**.

Containing 43.963 acres, more or less.

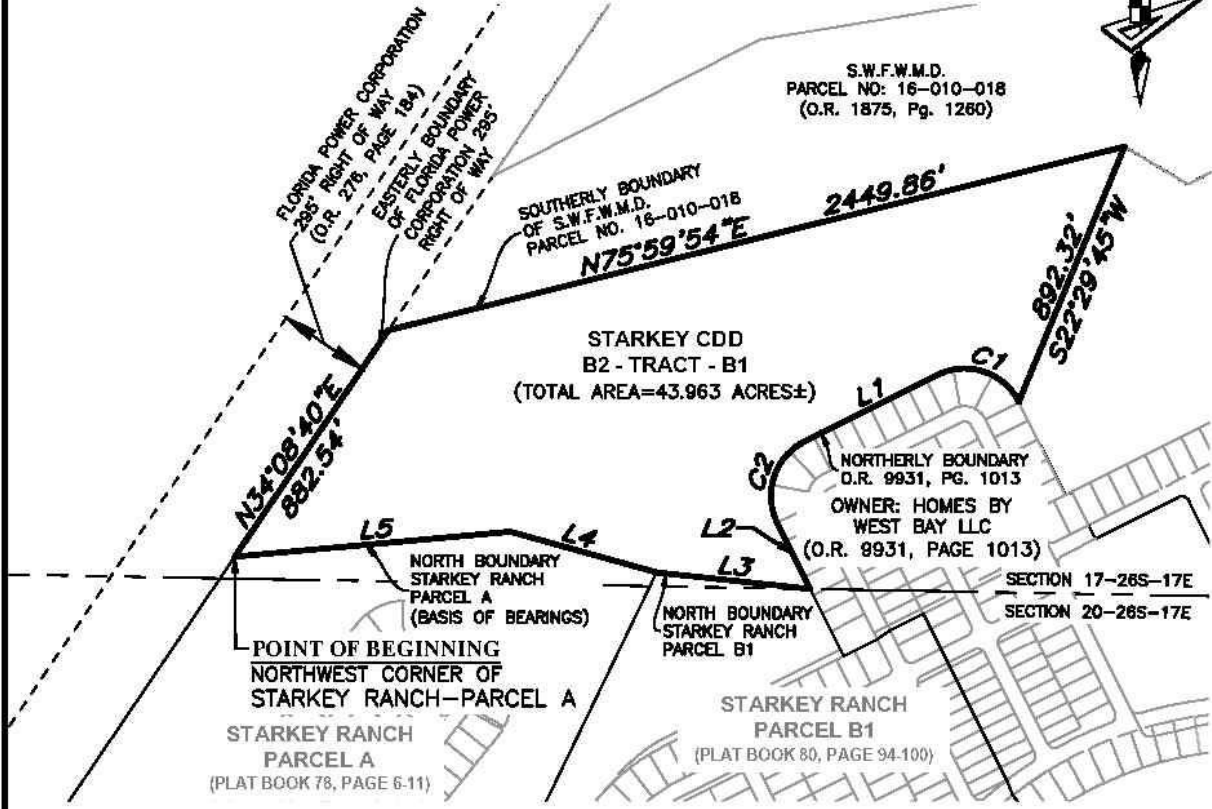
NOTE: SEE SHEET 2 FOR SKETCH  
SEE SHEET 3 FOR LINE & CURVE TABLES

<b>PROJECT:</b> STARKEY RANCH			<b>Prepared For:</b> WS-TSR, LLC		
<b>PHASE:</b> B2 - TRACT - B1			<p align="center">(Not A Survey)</p>  Digitally signed by Joseph Rager Date: 2020.11.09 11:08:07 -06'00'		
<b>DRAWN:</b> JCM	<b>DATE:</b> 11/3/20	<b>CHECKED BY:</b> CMA			
<b>REVISIONS</b>					
<b>DATE</b>	<b>DESCRIPTION</b>	<b>DRAWN BY</b>			
			Joseph G. Rager FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. <b>LS7205</b>		
			213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768		
					
FILE PATH: P:\STARKEY RANCH\DESCRIPTIONS\STARKEY CDD B2-TRACT-B1-DS.DWG LAST SAVED BY: JORDANM					

# Description Sketch

## LEGEND

O.R. ----- Official Records Book  
 S.W.F.W.M.D. ----- Southwest Florida Water Management District



### BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF STARKEY RANCH PARCEL A, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 78, PAGE 6-11, OF THE PUBLIC RECORDS OF PASCO COUNTY FLORIDA, HAVING A GRID BEARING OF S.84°47'54"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: SEE SHEET 1 FOR DESCRIPTION  
 SEE SHEET 3 FOR LINE & CURVE TABLES

<b>PROJECT:</b> STARKEY RANCH			<b>Prepared For:</b> WS-TSR, LLC		
<b>PHASE:</b> B2 - TRACT - B1			(Not A Survey)		
<b>DRAWN:</b> JCM	<b>DATE:</b> 11/3/20	<b>CHECKED BY:</b> CMA			
<b>REVISIONS</b>					
<b>DATE</b>	<b>DESCRIPTION</b>	<b>DRAWN BY</b>			
			213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768		
			<h2 style="margin: 0;">GeoPoint</h2> <p style="margin: 0;">Surveying, Inc.</p>		
FILE PATH: P:\STARKEY RANCH\DESCRIPTIONS\STARKEY CDD B2-TRACT-B1-DS.DWG LAST SAVED BY: JORDANM					02 of 03

# Description Sketch


**LINE DATA TABLE**

NO.	BEARING	LENGTH
L1	S 63°22'31" W	480.00'
L2	S 26°37'29" E	237.05'
L3	N 83°51'50" W	498.52'
L4	N 74°24'27" W	489.97'
L5	S 84°47'54" W	893.79'

**CURVE DATA TABLE**

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	196.00'	90°00'00"	307.88'	277.19'	N 71°37'29" W
C2	196.00'	90°00'00"	307.88'	277.19'	S 18°22'31" W

NOTE: SEE SHEET 1 FOR DESCRIPTION  
SEE SHEET 2 FOR SKETCH

<b>PROJECT:</b> STARKEY RANCH			<b>Prepared For:</b> WS-TSR, LLC		
<b>PHASE:</b> B2 - TRACT - B1			(Not A Survey)		
<b>DRAWN:</b> JCM	<b>DATE:</b> 11/3/20	<b>CHECKED BY:</b> CMA			
<b>REVISIONS</b>					
<b>DATE</b>	<b>DESCRIPTION</b>	<b>DRAWN BY</b>			
213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768					
<b>GeoPoint</b> Surveying, Inc.					

FILE PATH: P:\STARKEY RANCH\DESCRIPTIONS\STARKEY CDD B2-TRACT-B1-DS.DWG LAST SAVED BY: JORDANM

03 of 03

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**13C**

PREPARED BY AND RETURN TO:

Alyssa C. Willson, Esq.  
Kutak Rock LLP  
107 W. College Avenue  
Tallahassee, FL 32301

Parcel ID (Folio): \_\_\_\_\_

Ref/Project Name: \_\_\_\_\_

### **WARRANTY DEED**

**THIS WARRANTY DEED** made the \_\_\_\_\_ day of \_\_\_\_\_, 2022 by **WS-TSR, LLC**, a Delaware limited liability company, whose address is 660 Steamboat Road, 3<sup>rd</sup> Floor, Greenwich, CT 06830, hereinafter called the grantor, to **TSR Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located entirely within Pasco County, Florida, whose address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of)

**WITNESSETH:** That the grantor, for good and valuable consideration by the Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all of the following described land situate in Pasco County, State of Florida ("Property"):

**SEE EXHIBIT "A"**

**Attached hereto and by reference made a part hereof.**

**This conveyance is to provide**

**POND 15-3**

**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining and all fixtures and improvements located thereon.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**GRANTOR** reserves for itself, its successors and assigns, for the benefit of the grantor's adjacent land within the Starkey Ranch MPUD located in Pasco County, Florida (the "Starkey Ranch MPUD"), a non-exclusive and perpetual right and easement for access in, on, over and upon the Property, along with the right, but not the obligation, of construction, maintenance or repair activities as may be reasonably necessary for the purpose of preserving, maintaining, constructing or improving structures, roadways, sidewalks, utilities, drainage or similar improvements within the Property and all other uses not inconsistent with the grantee's use, occupation or enjoyment of the grantee's interest conveyed herein. The grantor's reserved rights with respect to the Property shall include the right of the grantor to grant other persons and/or entities easements and/or licenses over the Property, so long as the uses provided for in such easements/or licenses are consistent with the provisions contained herein.

**AND** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to \_\_\_\_\_, 2022.



**IN WITNESS WHEREOF**, the said Grantor has hereunto set its hand and seal the day and year first above written.

**WS-TSR, LLC**

BY: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
As its: \_\_\_\_\_

Signed, sealed and delivered in the presence of:

\_\_\_\_\_  
1<sup>st</sup> Witness signature

\_\_\_\_\_  
2<sup>nd</sup> Witness signature

\_\_\_\_\_  
1<sup>st</sup> Witness print name

\_\_\_\_\_  
2<sup>nd</sup> Witness print name

**STATE OF FLORIDA**  
**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2022, by \_\_\_\_\_, as \_\_\_\_\_ of WS-TSR, LLC, for and on behalf of said company, who is [\_\_\_\_] is personally known to me or [\_\_\_\_] produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Notary Public, State of Florida

**Exhibit A**

# Description Sketch

**STARKEY CDD**

**B2 - TRACT - B2**

**DESCRIPTION:** A parcel of land lying in Section 20, Township 26 South, Range 17 East, Pasco County, Florida, and being more particularly described as follows:



**BEGIN** at the Southwest corner of STARKEY RANCH PARCEL C1, according to the plat thereof, recorded in Plat Book 81, Page 39 through 44, inclusive, of the Public Records of Pasco County, Florida; run thence along the Northerly boundary of STARKEY RANCH NIGHT STAR TRAIL, according to the plat thereof, recorded in Plat Book 75, Page 95 through 100, inclusive, of the Public Records of Pasco County, Florida, S.89°00'56"W., a distance of 108.79 feet to a point on the Northerly boundary of STARKEY RANCH RANGELAND BOULEVARD WEST EXTENSION 1, according to the plat thereof, recorded in Plat Book 71, Page 136 through 143, inclusive, of the Public Records of Pasco County, Florida; thence N.80°45'38"W., a distance of 595.39 feet to a point on the East boundary of STARKEY RANCH PARCEL B1, according to the plat thereof, recorded in Plat Book 80, Page 94 through 100, inclusive, of the Public Records of Pasco County, Florida; thence along said East boundary, N.00°44'51"W., a distance of 784.70 feet to a point on the Southerly boundary of lands described in Official Records Book 9931, Page 1013, of the Public Records of Pasco County, Florida; thence along said Southerly boundary, Easterly, 712.38 feet along the arc of a non-tangent curve to the right having a radius of 1154.00 feet and a central angle of 35°22'10" (chord bearing N.69°50'02"E., 701.12 feet) to a point on the West boundary of aforesaid STARKEY RANCH PARCEL C1; thence along said West boundary, S.02°28'53"E., a distance of 1121.12 feet to the **POINT OF BEGINNING**.

Containing 15.577 acres, more or less.

**BASIS OF BEARINGS**

BEARINGS SHOWN HEREON ARE BASED ON THE WEST BOUNDARY OF STARKEY RANCH PARCEL C1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 81, PAGE 39-44, OF THE PUBLIC RECORDS OF PASCO COUNTY FLORIDA, HAVING A GRID BEARING OF S.02°28'53"E. 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.

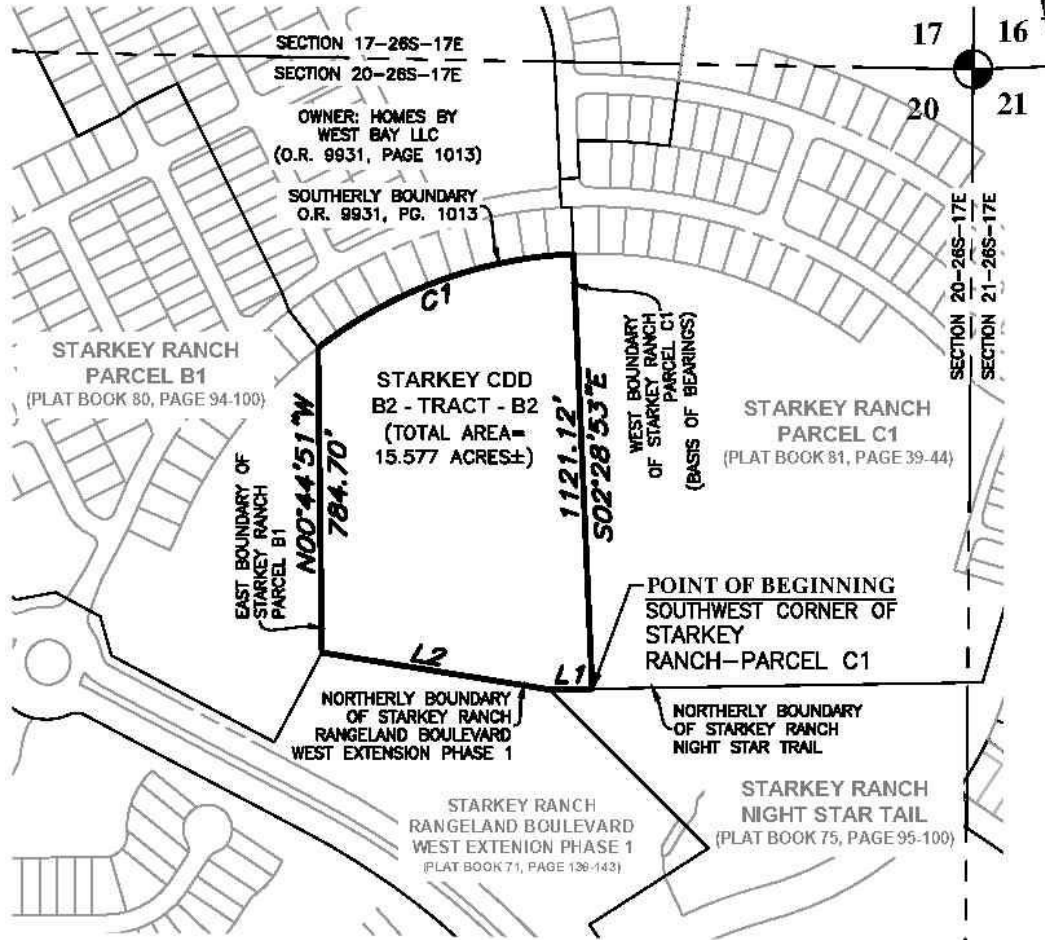
NOTE: SEE SHEET 2 FOR SKETCH  
SEE SHEET 3 FOR LINE & CURVE TABLES

<b>PROJECT:</b> STARKEY RANCH			<b>Prepared For:</b> WS-TSR, LLC		
<b>PHASE:</b> B2 - TRACT - B2			 (Not A Survey) Digitally signed by Joseph Rager Date: 2020.11.09 11:11:34 -06'00'		
<b>DRAWN:</b> JCM	<b>DATE:</b> 11/3/20	<b>CHECKED BY:</b> CMA			
<b>REVISIONS</b>			213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768 		
<b>DATE</b>	<b>DESCRIPTION</b>	<b>DRAWN BY</b>			
			<b>Joseph G. Rager</b> FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. <b>LS7205</b>		
FILE PATH: P:\STARKEY RANCH\DESCRIPTIONS\STARKEY CDD B2-TRACT-B2-DS.DWG LAST SAVED BY: JORDANM			<b>GeoPoint</b> Surveying, Inc.		

# Description Sketch

## LEGEND

O.R. - - - - - Official Records Book



NOTE: SEE SHEET 1 FOR DESCRIPTION  
SEE SHEET 3 FOR LINE & CURVE TABLES

PROJECT: STARKEY RANCH			Prepared For: WS-TSR, LLC		
PHASE: B2 - TRACT - B2			(Not A Survey)		
DRAWN: JCM	DATE: 11/3/20	CHECKED BY: CMA			
REVISIONS					
DATE	DESCRIPTION	DRAWN BY			
			213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768		

# Description Sketch


LINE DATA TABLE

NO.	BEARING	LENGTH
L1	S 89°00'56" W	108.79'
L2	N 80°45'38" W	595.39'

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	1154.00'	35°22'10"	712.38'	701.12'	N 69°50'02" E

NOTE: SEE SHEET 1 FOR DESCRIPTION  
SEE SHEET 2 FOR SKETCH

PROJECT: STARKEY RANCH			Prepared For: WS-TSR, LLC		
PHASE: B2 - TRACT - B2			(Not A Survey)		
DRAWN: JCM	DATE: 11/3/20	CHECKED BY: CMA			
REVISIONS					
DATE	DESCRIPTION	DRAWN BY			
213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768					
FILE PATH: P:\STARKEY RANCH\DESCRIPTIONS\STARKEY CDD B2-TRACT-B2-DS.DWG    LAST SAVED BY: JORDANM			<b>03 of 03</b>		

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**13D**

PREPARED BY AND RETURN TO:

Alyssa C. Willson, Esq.  
Kutak Rock LLP.  
107 W. College Avenue  
Tallahassee, FL 32301

Parcel ID (Folio): \_\_\_\_\_

Ref/Project Name: \_\_\_\_\_

### **WARRANTY DEED**

**THIS WARRANTY DEED** made the \_\_\_\_\_ day of \_\_\_\_\_, 2022 by **WS-TSR, LLC**, a Delaware limited liability company, whose address is 660 Steamboat Road, 3<sup>rd</sup> Floor, Greenwich, CT 06830, hereinafter called the grantor, to **TSR Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located entirely within Pasco County, Florida, whose address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of)

**WITNESSETH:** That the grantor, for good and valuable consideration by the Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all of the following described land situate in Pasco County, State of Florida ("Property"):

**SEE EXHIBIT "A"**

**Attached hereto and by reference made a part hereof.**

**This conveyance is to provide**

**HUCKLEBERRY POND**

**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining and all fixtures and improvements located thereon.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**GRANTOR** reserves for itself, its successors and assigns, for the benefit of the grantor's adjacent land within the Starkey Ranch MPUD located in Pasco County, Florida (the "Starkey Ranch MPUD"), a non-exclusive and perpetual right and easement for access in, on, over and upon the Property, along with the right, but not the obligation, of construction, maintenance or repair activities as may be reasonably necessary for the purpose of preserving, maintaining, constructing or improving structures, roadways, sidewalks, utilities, drainage or similar improvements within the Property and all other uses not inconsistent with the grantee's use, occupation or enjoyment of the grantee's interest conveyed herein. The grantor's reserved rights with respect to the Property shall include the right of the grantor to grant other persons and/or entities easements and/or licenses over the Property, so long as the uses provided for in such easements/or licenses are consistent with the provisions contained herein.

**AND** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to \_\_\_\_\_, 2022.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set its hand and seal the day and year first above written.

**WS-TSR, LLC**

BY: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
As its: \_\_\_\_\_

Signed, sealed and delivered in the presence of:

\_\_\_\_\_  
1<sup>st</sup> Witness signature

\_\_\_\_\_  
2<sup>nd</sup> Witness signature

\_\_\_\_\_  
1<sup>st</sup> Witness print name

\_\_\_\_\_  
2<sup>nd</sup> Witness print name

**STATE OF FLORIDA**  
**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2022, by \_\_\_\_\_, as \_\_\_\_\_ of WS-TSR, LLC, for and on behalf of said company, who is [\_\_\_\_] is personally known to me or [\_\_\_\_] produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Notary Public, State of Florida



**Exhibit A**

# Description Sketch

**DESCRIPTION:** A parcel of land lying in Section 20, Township 26 South, Range 17 East, Pasco County, Florida, and being more particularly described as follows:


**BEGIN** at the Southeast corner of ESPLANADE AT STARKEY RANCH PHASES 2A & 2B, as recorded in Plat Book 76, Pages 8 through 14, inclusive, of the Public Records of Pasco County, Florida; thence along the Easterly boundary thereof the following nine (9) courses: 1) N.16°35'18"W., a distance of 69.04 feet; 2) N.34°41'26"W., a distance of 39.31 feet; 3) Northwesterly, 10.51 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 24°04'53" (chord bearing N.22°38'59"W., 10.43 feet); 4) N.10°36'32"W., a distance of 88.19 feet; 5) Northerly, 7.24 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 16°35'07" (chord bearing N.02°18'59"W., 7.21 feet); 6) N.05°58'34"E., a distance of 71.97 feet; 7) Northerly, 7.45 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 17°04'11" (chord bearing N.14°30'40"E., 7.42 feet); 8) N.23°02'46"E., a distance of 83.41 feet; 9) N.03°34'26"E., a distance of 202.52 feet to a point on the Easterly boundary of ESPLANADE AT STARKEY RANCH PHASE 1, as recorded in Plat Book 72, Pages 37 through 45, inclusive, of said County; thence along said Easterly boundary the following twenty (20) courses; 1) N.01°21'33"E., a distance of 190.04 feet; 2) Northerly, 9.22 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 21°07'16" (chord bearing N.11°55'12"E., 9.16 feet); 3) N.22°28'50"E., a distance of 41.96 feet; 4) Northeasterly, 12.12 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 27°46'53" (chord bearing N.36°22'16"E., 12.00 feet); 5) N.50°15'43"E., a distance of 155.18 feet; 6) N.45°47'07"E., a distance of 36.09 feet; 7) N.25°40'27"E., a distance of 209.81 feet; 8) N.12°44'45"E., a distance of 82.98 feet; 9) N.06°15'47"W., a distance of 82.06 feet; 10) N.15°34'05"W., a distance of 97.17 feet; 11) N.23°35'54"W., a distance of 129.99 feet; 12) N.30°16'14"W., a distance of 90.42 feet; 13) N.45°39'44"W., a distance of 49.83 feet; 14) Northerly, 21.20 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 48°34'54" (chord bearing N.21°22'18"W., 20.57 feet); 15) N.02°55'09"E., a distance of 51.85 feet; 16) Northerly, 11.92 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 27°18'59" (chord bearing N.16°34'39"E., 11.81 feet); 17) N.30°14'08"E., a distance of 41.17 feet;

- CONTINUED ON PAGE 2 --

**BASIS OF BEARINGS**

BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY BOUNDARY OF STARKEY RANCH RANGELAND BOULEVARD WEST EXTENSION PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 71, PAGE 136-143, OF THE PUBLIC RECORDS OF PASCO COUNTY FLORIDA, HAVING A GRID BEARING OF S.42°08'48"E. 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: SEE SHEET 2 FOR CONTINUED LEGAL  
SEE SHEET 3 FOR SKETCH  
SEE SHEET 4 FOR LINE TABLES  
SEE SHEET 5 FOR CURVE TABLES

<b>PROJECT:</b> STARKEY CDD		<b>Prepared For:</b> WS-TSR, LLC	
<b>PHASE:</b> HUCKLEBERRY POND		(Not A Survey) Digitally signed by Joseph Rager Date: 2020.12.03 08:42:47 -06'00'	
<b>DRAWN:</b> JCM	<b>DATE:</b> 11/3/20		
<b>REVISIONS</b>			
<b>DATE</b>	<b>DESCRIPTION</b>	<b>DRAWN BY</b>	
Joseph G. Rager FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. <b>LS7205</b>		213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768 	
FILE PATH: P:\STARKEY RANCH\DESCRIPTIONS\STARKEY-CDD-HUCKLEBERRY-POND-DS.DWG LAST SAVED BY: JORDANM			
01 of 05			


# Description Sketch

**-- CONTINUED--**

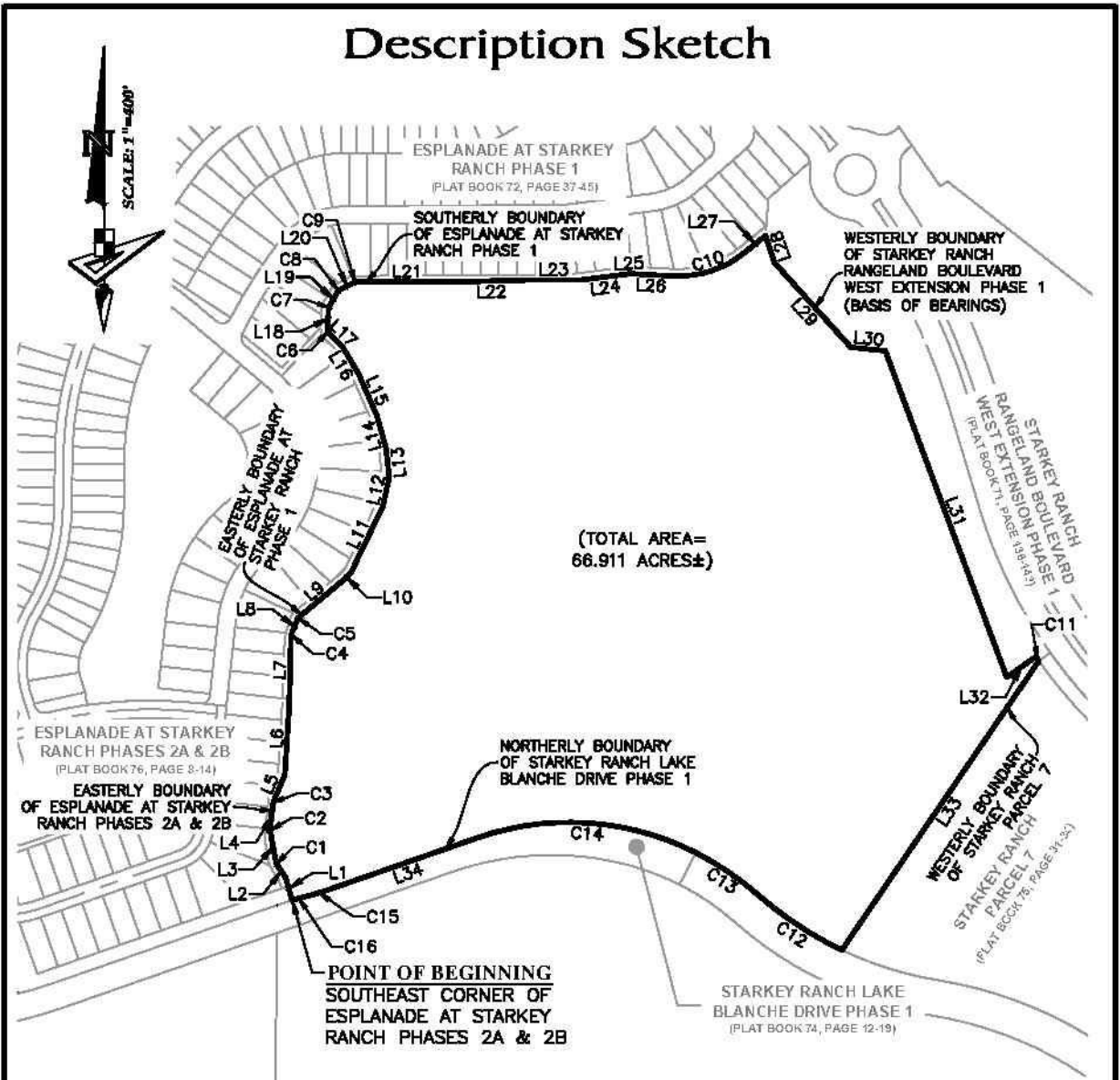
18) Northeasterly, 13.94 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 31°57'04" (chord bearing N.46°12'40"E., 13.76 feet); 19) N.62°11'12"E., a distance of 40.95 feet; 20) Easterly, 12.14 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 27°48'51" (chord bearing N.76°05'37"E., 12.02 feet) to a point on the Southerly boundary of said ESPLANADE AT STARKEY RANCH PHASE 1; thence along said Southerly boundary the following eight (8) courses: 1) S.89°59'57"E., a distance of 277.69 feet; 2) N.88°32'22"E., a distance of 206.70 feet; 3) N.89°58'44"E., a distance of 149.19 feet; 4) N.82°40'04"E., a distance of 139.49 feet; 5) N.87°47'28"E., a distance of 4.46 feet; 6) S.87°05'08"E., a distance of 121.50 feet; 7) Easterly, 221.22 feet along the arc of a tangent curve to the left having a radius of 300.00 feet and a central angle of 42°14'58" (chord bearing N.71°47'23"E., 216.24 feet); 8) N.50°39'54"E., a distance of 74.30 feet to a point on the Westerly boundary of STARKEY RANCH RANGELAND BOULEVARD WEST EXTENTION PHASE 1, as recorded in Plat Book 71, Pages 136 through 143, inclusive, of the Public Records of said County; thence along said Westerly boundary the following six (6) courses: 1) S.18°26'24"E., a distance of 82.12 feet; 2) S.42°08'48"E., a distance of 322.91 feet; 3) S.84°07'58"E., a distance of 98.49 feet; 4) S.20°23'59"E., a distance of 990.53 feet; 5) N.54°51'48"E., a distance of 101.55 feet; 6) Southeasterly, 14.76 feet along the arc of a non-tangent curve to the left having a radius of 1461.00 feet and a central angle of 00°34'43" (chord bearing S.35°09'06"E., 14.76 feet) to a point on the Westerly boundary of STARKEY RANCH PARCEL 7, as recorded in Plat Book 75, Pages 31 through 34 inclusive, of the Public Records of said County; thence along said Westerly boundary, S.34°15'43"W., a distance of 995.03 feet to a point on the Northerly boundary of STARKEY RANCH LAKE BLANCHE DRIVE PHASE 1, as recorded in Plat Book 74, Pages 12 through 19, inclusive, of the Public Records of said County; thence along said North boundary the following six (6) courses: 1) Northwesterly, 287.08 feet along the arc of a non-tangent curve to the right having a radius of 1030.00 feet and a central angle of 15°58'09" (chord bearing N.56°36'15"W., 286.15 feet); 2) Northwesterly, 213.18 feet along the arc of a reverse curve to the left having a radius of 847.00 feet and a central angle of 14°25'13" (chord bearing N.55°49'47"W., 212.61 feet); 3) Westerly, 640.86 feet along the arc of a compound curve to the left having a radius of 795.00 feet and a central angle of 46°11'13" (chord bearing N.86°08'01"W., 623.65 feet); 4) S.70°46'23"W., a distance of 433.33 feet; 5) Westerly, 83.69 feet along the arc of a tangent curve to the right having a radius of 1000.00 feet and a central angle of 04°47'42" (chord bearing S.73°10'14"W., 83.67 feet); 6) Westerly, 37.63 feet along the arc of a reverse curve to the left having a radius of 1000.00 feet and a central angle of 02°09'21" (chord bearing S.74°29'25"W., 37.63 feet) to the **POINT OF BEGINNING**.

Containing 66.911 acres, more or less.

NOTE: SEE SHEET 1 FOR DESCRIPTION AND BASIS OF BEARINGS  
SEE SHEET 3 FOR SKETCH  
SEE SHEET 4 FOR LINE TABLES  
SEE SHEET 5 FOR CURVE TABLES

PROJECT: STARKEY CDD			Prepared For: WS-TSR, LLC		
PHASE: HUCKLEBERRY POND			(Not A Survey)		
DRAWN: JCM	DATE: 11/3/20	CHECKED BY: MHC			
REVISIONS					
DATE	DESCRIPTION	DRAWN BY			
			213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768  <b>GeoPoint</b> Surveying, Inc.		
FILE PATH: P:\STARKEY RANCH\DESCRIPTIONS\STARKEY-CDD-HUCKLEBERRY-POND-DS.DWG					LAST SAVED BY: JORDANM
					<b>02 of 05</b>

# Description Sketch



## LEGEND

O.R. ----- Official Records Book

NOTE: SEE SHEET 1 FOR DESCRIPTION AND BASIS OF BEARINGS  
 SEE SHEET 2 FOR CONTINUED LEGAL  
 SEE SHEET 4 FOR LINE TABLES  
 SEE SHEET 5 FOR CURVE TABLES

PROJECT: STARKEY CDD		
PHASE: HUCKLEBERRY POND		
DRAWN: JCM	DATE: 11/3/20	CHECKED BY: MHC
REVISIONS		
DATE	DESCRIPTION	DRAWN BY

Prepared For: WS-TSR, LLC

(Not A Survey)

213 Hobbs Street  
 Tampa, Florida 33619  
 Phone: (813) 248-8888  
 Licensed Business No.: LB 7768


**GeoPoint**  
 Surveying, Inc.

# Description Sketch

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N 16°35'18" W	69.04'
L2	N 34°41'26" W	39.31'
L3	N 10°36'32" W	88.19'
L4	N 05°58'34" E	71.97'
L5	N 23°02'46" E	83.41'
L6	N 03°34'26" E	202.52'
L7	N 01°21'33" E	190.04'
L8	N 22°28'50" E	41.96'
L9	N 50°15'43" E	155.18'
L10	N 45°47'07" E	36.09'
L11	N 25°40'27" E	209.81'
L12	N 12°44'45" E	82.98'
L13	N 06°15'47" W	82.06'
L14	N 15°34'05" W	97.17'
L15	N 23°35'54" W	129.99'
L16	N 30°16'14" W	90.42'
L17	N 45°39'44" W	49.83'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L18	N 02°55'09" E	51.85'
L19	N 30°14'08" E	41.17'
L20	N 62°11'12" E	40.95'
L21	S 89°59'57" E	277.69'
L22	N 86°32'22" E	206.70'
L23	N 89°58'44" E	149.19'
L24	N 82°40'04" E	139.49'
L25	N 87°47'28" E	4.46'
L26	S 87°05'08" E	121.50'
L27	N 50°39'54" E	74.30'
L28	S 18°26'24" E	82.12'
L29	S 42°08'48" E	322.91'
L30	S 84°07'58" E	98.49'
L31	S 20°23'59" E	990.53'
L32	N 54°51'48" E	101.55'
L33	S 34°15'43" W	995.03'
L34	S 70°46'23" W	433.33'

NOTE: SEE SHEET 1 FOR DESCRIPTION  
AND BASIS OF BEARINGS  
SEE SHEET 2 FOR CONTINUED LEGAL  
SEE SHEET 3 FOR SKETCH  
SEE SHEET 5 FOR CURVE TABLES


PROJECT: STARKEY CDD			Prepared For: WS-TSR, LLC		
PHASE: HUCKLEBERRY POND			(Not A Survey)		
DRAWN: JCM	DATE: 11/3/20	CHECKED BY: MHC			
REVISIONS					
DATE	DESCRIPTION	DRAWN BY			
			213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768  <b>GeoPoint</b> Surveying, Inc.		
FILE PATH: P:\STARKEY RANCH\DESCRIPTIONS\STARKEY-CDD-HUCKLEBERRY-POND-DS.DWG					LAST SAVED BY: JORDANM
04 of 05					

# Description Sketch

**CURVE DATA TABLE**

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	25.00'	24°04'53"	10.51'	10.43'	N 22°38'59" W
C2	25.00'	16°35'07"	7.24'	7.21'	N 02°18'59" W
C3	25.00'	17°04'11"	7.45'	7.42'	N 14°30'40" E
C4	25.00'	21°07'16"	9.22'	9.16'	N 11°55'12" E
C5	25.00'	27°46'53"	12.12'	12.00'	N 36°22'16" E
C6	25.00'	48°34'54"	21.20'	20.57'	N 21°22'18" W
C7	25.00'	27°18'59"	11.92'	11.81'	N 16°34'39" E
C8	25.00'	31°57'04"	13.94'	13.76'	N 46°12'40" E
C9	25.00'	27°48'51"	12.14'	12.02'	N 76°05'37" E
C10	300.00'	42°14'58"	221.22'	216.24'	N 71°47'23" E
C11	1461.00'	0°34'43"	14.76'	14.76'	S 35°09'06" E
C12	1030.00'	15°58'09"	287.08'	286.15'	N 56°36'15" W
C13	847.00'	14°25'13"	213.18'	212.61'	N 55°49'47" W
C14	795.00'	46°11'13"	640.86'	623.65'	N 86°08'01" W
C15	1000.00'	4°47'42"	83.69'	83.67'	S 73°10'14" W
C16	1000.00'	2°09'21"	37.63'	37.63'	S 74°29'25" W

NOTE: SEE SHEET 1 FOR DESCRIPTION  
AND BASIS OF BEARINGS  
SEE SHEET 2 FOR CONTINUED LEGAL  
SEE SHEET 3 FOR SKETCH  
SEE SHEET 4 FOR LINE TABLES

PROJECT: STARKEY CDD		Prepared For: WS-TSR, LLC		
PHASE: HUCKLEBERRY POND		(Not A Survey)		
DRAWN: JCM	DATE: 11/3/20			CHECKED BY: MHC
REVISIONS				
DATE	DESCRIPTION			DRAWN BY
FILE PATH: P:\STARKEY RANCH\DESCRIPTIONS\STARKEY-CDD-HUCKLEBERRY-POND-DS.DWG		LAST SAVED BY: JORDANM		
213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768				
<b>GeoPoint</b> Surveying, Inc.			<b>05 of 05</b>	

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**13E**



PREPARED BY AND RETURN TO:

Alyssa C. Willson, Esq.  
Kutak Rock LLP  
107 West College Avenue  
Tallahassee, FL 32301

Parcel ID (Folio): \_\_\_\_\_

Ref/Project Name: \_\_\_\_\_

### **WARRANTY DEED**

**THIS WARRANTY DEED** made the \_\_\_\_\_ day of \_\_\_\_\_, 2022 by **WS-TSR, LLC**, a Delaware limited liability company, whose address is 660 Steamboat Road, 3<sup>rd</sup> Floor, Greenwich, CT 06830, hereinafter called the grantor, to **TSR Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located entirely within Pasco County, Florida, whose address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of)

**WITNESSETH:** That the grantor, for good and valuable consideration by the Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all of the following described land situate in Pasco County, State of Florida ("Property"):

**SEE EXHIBIT "A"**

**Attached hereto and by reference made a part hereof.**

**This conveyance is to provide**

**M6A-DS**

**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining and all fixtures and improvements located thereon.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**GRANTOR** reserves for itself, its successors and assigns, for the benefit of the grantor's adjacent land within the Starkey Ranch MPUD located in Pasco County, Florida (the "Starkey Ranch MPUD"), a non-exclusive and perpetual right and easement for access in, on, over and upon the Property, along with the right, but not the obligation, of construction, maintenance or repair activities as may be reasonably necessary for the purpose of preserving, maintaining, constructing or improving structures, roadways, sidewalks, utilities, drainage or similar improvements within the Property and all other uses not inconsistent with the grantee's use, occupation or enjoyment of the grantee's interest conveyed herein. The grantor's reserved rights with respect to the Property shall include the right of the grantor to grant other persons and/or entities easements and/or licenses over the Property, so long as the uses provided for in such easements/or licenses are consistent with the provisions contained herein.

**AND** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to \_\_\_\_\_, 2022.



**IN WITNESS WHEREOF**, the said Grantor has hereunto set its hand and seal the day and year first above written.

**WS-TSR, LLC**

BY: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
As its: \_\_\_\_\_

Signed, sealed and delivered in the presence of:

\_\_\_\_\_  
1<sup>st</sup> Witness signature

\_\_\_\_\_  
2<sup>nd</sup> Witness signature

\_\_\_\_\_  
1<sup>st</sup> Witness print name

\_\_\_\_\_  
2<sup>nd</sup> Witness print name

**STATE OF FLORIDA**  
**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2022, by \_\_\_\_\_, as \_\_\_\_\_ of WS-TSR, LLC, for and on behalf of said company, who is [\_\_\_\_] is personally known to me or [\_\_\_\_] produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Notary Public, State of Florida

**Exhibit A**

# Description Sketch

**DESCRIPTION:** A parcel of land lying in Section 22, Township 26 South, Range 17 East, Pasco County, Florida, and being more particularly described as follows:




**BEGIN** at the Northeast corner of STARKEY RANCH VILLAGE 2 PHASE 2A, according to the plat thereof, recorded in Plat Book 75, Page 126 through 131, inclusive, of the Public Records of Pasco County Florida, run thence along the Southerly boundary of lands described in Official Records Book 4482, Page 132, of the Public Records of said County, the following six (6) courses: 1) N.88°03'18"E., a distance of 170.26 feet; 2) N.29°36'09"E., a distance of 170.57 feet; 3) N.42°45'21"W., a distance of 274.81 feet; 4) N.46°18'29"E., a distance of 153.32 feet; 5) N.72°28'09"E., a distance of 145.41 feet; 6) S.64°30'51"E., a distance of 115.20 feet to a point on the Westerly boundary of STARKEY RANCH-PARCEL 6A, according to Official Records Book 9615, Page 2338, of the Public Records of said County; thence along said Westerly boundary of STARKEY RANCH-PARCEL 6A, the following three (3) courses: 1) S.02°30'11"W., a distance of 400.81 feet; 2) Southerly, 63.81 feet along the arc of a tangent curve to the left having a radius of 243.00 feet and a central angle of 15°02'44" (chord bearing S.05°01'11"E., 63.63 feet); 3) S.12°32'33"E., a distance of 128.54 feet to a point on the South boundary of said Section 22, thence along said South boundary, N.89°25'07"W., a distance of 517.60 feet to a point on the Easterly boundary of aforesaid STARKEY RANCH VILLAGE 2 PHASE 2A; thence along said Easterly boundary, N.32°04'42"E., a distance of 151.09 feet to the **POINT OF BEGINNING**.

Containing 4.089 acres, more or less.

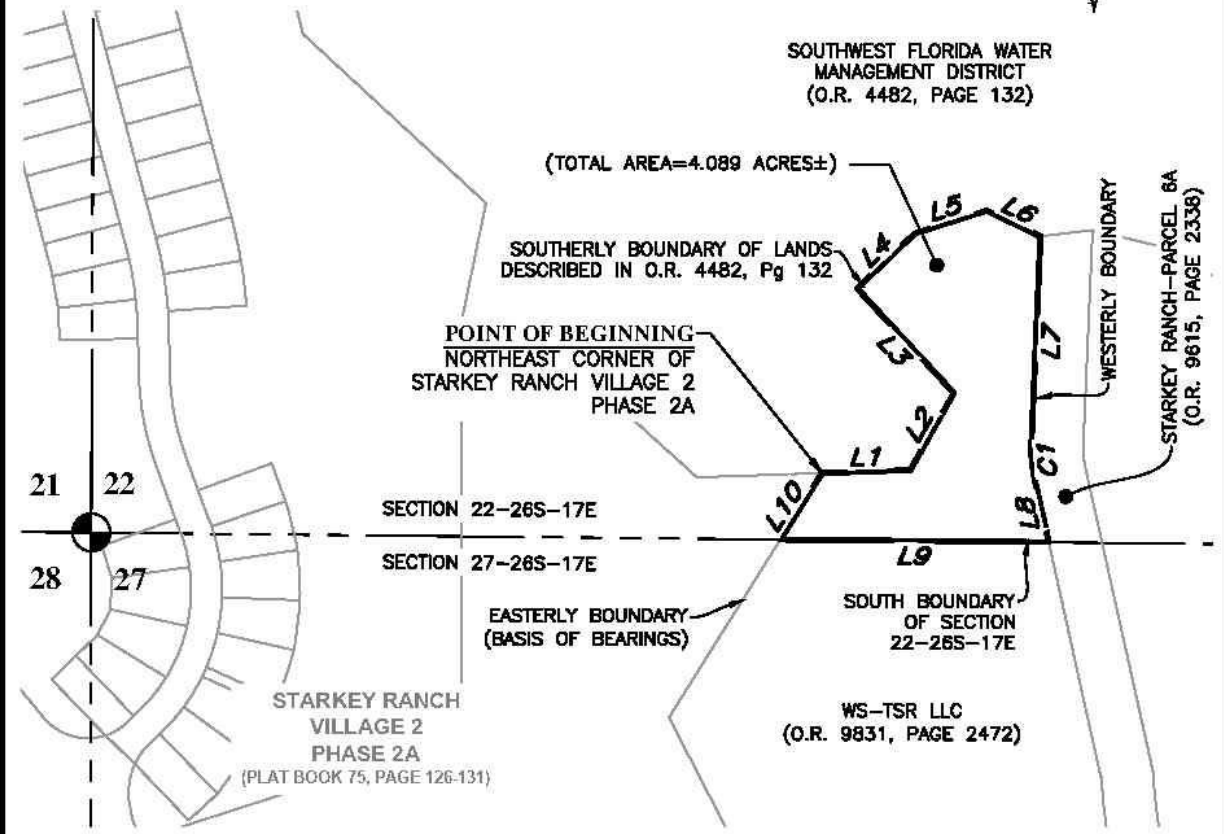
### BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY BOUNDARY OF STARKEY RANCH VILLAGE 2 PHASE 2A, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 75, PAGE 126-131, OF THE PUBLIC RECORDS OF PASCO COUNTY FLORIDA, HAVING A GRID BEARING OF N.32°04'42"E. 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: SEE SHEET 2 FOR SKETCH  
SEE SHEET 3 FOR LINE & CURVE TABLES

PROJECT: STARKEY CDD			Prepared For: WS-TSR, LLC					
PHASE: M6A			 <p>(Not A Survey) Digitally signed by Joseph Rager Date: 2020.12.03 09:00:25 -06'00'</p>			213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768 		
DRAWN: JCM	DATE: 11/3/20	CHECKED BY: MHC						
<b>REVISIONS</b>								
DATE	DESCRIPTION	DRAWN BY						
Joseph G. Rager FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 1S7205								
FILE PATH: P:\STARKEY RANCH\DESCRIPTIONS\STARKEY-CDD-M6A-DS.DWG LAST SAVED BY: JORDANM								
					<b>01 of 03</b>			


# Description Sketch



## LEGEND

O.R. ----- Official Records Book

NOTE: SEE SHEET 1 FOR DESCRIPTION  
SEE SHEET 3 FOR LINE & CURVE TABLES

PROJECT: STARKEY CDD			Prepared For: WS-TSR, LLC		
PHASE: M6A			(Not A Survey)		
DRAWN: JCM	DATE: 11/3/20	CHECKED BY: MHC			
REVISIONS					
DATE	DESCRIPTION	DRAWN BY			
213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768			 <b>GeoPoint</b> Surveying, Inc.		
FILE PATH: P:\STARKEY RANCH\DESCRIPTIONS\STARKEY-CDD-M6A-DS.DWG LAST SAVED BY: JORDANM					

# Description Sketch


LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N 88°03'18" E	170.26'
L2	N 29°36'09" E	170.57'
L3	N 42°45'21" W	274.81'
L4	N 46°18'29" E	153.32'
L5	N 72°28'09" E	145.41'
L6	S 64°30'51" E	115.20'
L7	S 02°30'11" W	400.81'
L8	S 12°32'33" E	128.54'
L9	N 89°25'07" W	517.60'
L10	N 32°04'42" E	151.09'

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	243.00'	15°02'44"	63.81'	63.63'	S 05°01'11" E

NOTE: SEE SHEET 1 FOR DESCRIPTION  
SEE SHEET 2 FOR SKETCH

PROJECT: STARKEY CDD			Prepared For: WS-TSR, LLC		
PHASE: M6A			(Not A Survey)		
DRAWN: JCM	DATE: 11/3/20	CHECKED BY: MHC			
REVISIONS					
DATE	DESCRIPTION	DRAWN BY			

213 Hobbs Street  
 Tampa, Florida 33619  
 Phone: (813) 248-8888  
 Licensed Business No.: LB 7768



GeoPoint

Surveying, Inc.

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**13F**

PREPARED BY AND RETURN TO:

Alyssa C. Willson, Esq.  
Kutak Rock LLP  
107 West College Avenue  
Tallahassee, FL 32301

Parcel ID (Folio): \_\_\_\_\_

Ref/Project Name: \_\_\_\_\_

### **WARRANTY DEED**

**THIS WARRANTY DEED** made the \_\_\_\_\_ day of \_\_\_\_\_, 2022 by **WS-TSR, LLC**, a Delaware limited liability company, whose address is 660 Steamboat Road, 3<sup>rd</sup> Floor, Greenwich, CT 06830, hereinafter called the grantor, to **TSR Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located entirely within Pasco County, Florida, whose address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of)

**WITNESSETH:** That the grantor, for good and valuable consideration by the Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all of the following described land situate in Pasco County, State of Florida ("Property"):

**SEE EXHIBIT "A"**

**Attached hereto and by reference made a part hereof.**

**This conveyance is to provide**

**POND 4-1**

**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining and all fixtures and improvements located thereon.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**GRANTOR** reserves for itself, its successors and assigns, for the benefit of the grantor's adjacent land within the Starkey Ranch MPUD located in Pasco County, Florida (the "Starkey Ranch MPUD"), a non-exclusive and perpetual right and easement for access in, on, over and upon the Property, along with the right, but not the obligation, of construction, maintenance or repair activities as may be reasonably necessary for the purpose of preserving, maintaining, constructing or improving structures, roadways, sidewalks, utilities, drainage or similar improvements within the Property and all other uses not inconsistent with the grantee's use, occupation or enjoyment of the grantee's interest conveyed herein. The grantor's reserved rights with respect to the Property shall include the right of the grantor to grant other persons and/or entities easements and/or licenses over the Property, so long as the uses provided for in such easements/or licenses are consistent with the provisions contained herein.

**AND** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to \_\_\_\_\_, 2022.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set its hand and seal the day and year first above written.

**WS-TSR, LLC**

BY: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
As its: \_\_\_\_\_

Signed, sealed and delivered in the presence of:

\_\_\_\_\_  
1<sup>st</sup> Witness signature

\_\_\_\_\_  
2<sup>nd</sup> Witness signature

\_\_\_\_\_  
1<sup>st</sup> Witness print name

\_\_\_\_\_  
2<sup>nd</sup> Witness print name

**STATE OF FLORIDA**  
**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2022, by \_\_\_\_\_, as \_\_\_\_\_ of WS-TSR, LLC, for and on behalf of said company, who is [\_\_\_\_] is personally known to me or [\_\_\_\_] produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Notary Public, State of Florida



**Exhibit A**

## Description Sketch

**DESCRIPTION:** A portion of STARKEY RANCH LAKE BLANCHE DRIVE PHASE 1, as recorded in Plat Book 74, Pages 12 through 19, inclusive, and a portion of Tract "C-2" of STARKEY RANCH VILLAGE 1 PHASES 1-5, as recorded in Plat Book 74, Pages 60 through 104, inclusive, both being of the Public Records of Pasco County, Florida, lying in Sections 20 & 21, Township 26 South, Range 17 East, and being more particularly described as follows:




**BEGIN** at the Southeast corner of STARKEY RANCH PARCEL 7, as recorded in Plat Book 75, Page 31 through 34, inclusive, of the Public Records of said County; thence along the East boundary thereof, N.28°19'53"E., a distance of 692.05 feet to a point on the South boundary of STARKEY RANCH RANGELAND BOULEVARD WEST EXTENSION PHASE 1, as recorded in Plat Book 71, Pages 136 through 143, inclusive, of the Public Records of said County; thence along said South boundary the following three (3) courses: 1) Southeasterly, 198.39 feet along the arc of a non-tangent curve to the left having a radius of 1201.00 feet and a central angle of 09°27'52" (chord bearing S.63°36'44"E., 198.16 feet); 2) N.21°39'20"E., a distance of 30.00 feet; 3) Easterly, 372.53 feet along the arc of a non-tangent curve to the left having a radius of 1171.00 feet and a central angle of 18°13'39" (chord bearing S.77°27'30"E., 370.96 feet) to a point on the West boundary of STARKEY RANCH VILLAGE 1 PHASE 2B, as recorded in Plat Book 71, Pages 118 through 123, inclusive, of the Public Records of said County; thence along said West boundary the following three (3) courses: 1) Easterly, 40.97 feet along the arc of a curve to the left having a radius of 1171.00 feet and a central angle of 02°00'16" (chord bearing S.87°34'27"E., 40.97 feet); 2) Southeasterly, 144.85 feet along the arc of a reverse curve to the right having a radius of 100.00 feet and a central angle of 82°59'43" (chord bearing S.47°04'44"E., 132.52 feet); 3) S.05°34'52"E., a distance of 150.29 feet to a point on the Northerly boundary of lands described in Official Records Book 9997, Page 956, of the Public Records of said County; thence along said Northerly boundary the following three (3) courses: 1) S.84°25'08"W., a distance of 117.12 feet; 2) S.53°22'49"W., a distance of 297.24 feet; 3) S.03°35'15"E., a distance of 169.07 feet to a point on the North right-of-way line of LAKE BLANCHE DRIVE of aforesaid STARKEY RANCH LAKE BLANCHE DRIVE PHASE 1; thence along said North right-of-way the following two (2) courses: 1) S.86°24'45"W., a distance of 76.26 feet; 2) Westerly, 367.48 feet along the arc of a tangent curve to the right having a radius of 1130.00 feet and a central angle of 18°37'57" (chord bearing N.84°16'16"W., 365.86 feet) to a point on the East boundary of Tract "Z-1" of aforesaid STARKEY RANCH VILLAGE 1 PHASES 1-5; thence along the East, North, and West boundary of said Tract "Z-1", respectively, the following three (3) courses: 1) N.16°18'46"E., a distance of 50.01 feet; 2) N.73°41'14"W., a distance of 50.00 feet; 3) S.16°18'46"W., a distance of 50.01 feet to a point on the North right-of-way line of aforesaid LAKE BLANCHE DRIVE; thence along said North right-of-way the following two (2) courses: 1) Westerly, 64.92 feet along the arc of a non-tangent curve to the right having a radius of 1130.00 feet and a central angle of 03°17'31" (chord bearing N.70°46'24"W., 64.91 feet); 2) Northwesterly, 151.74 feet along the arc of a non-tangent curve to the right having a radius of 1130.00 feet and a central angle of 07°41'37" (chord bearing N.65°16'51"W., 151.62 feet) to the **POINT OF BEGINNING**.

Containing 10.651 acres, more or less.

**BASIS OF BEARINGS**

BEARINGS SHOWN HEREON ARE BASED ON THE EAST BOUNDARY OF STARKEY RANCH PARCEL 7, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 75, PAGE 31-34, OF THE PUBLIC RECORDS OF PASCO COUNTY FLORIDA, HAVING A GRID BEARING OF N.28°19'53"E. 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: SEE SHEET 2 FOR SKETCH  
SEE SHEET 3 FOR LINE & CURVE TABLES

<b>PROJECT:</b> STARKEY CDD			<b>Prepared For:</b> WS-TSR, LLC		
<b>PHASE:</b> POND 4-1			(Not A Survey) Digitally signed by Joseph Rager Date: 2020.12.03 08:59:35 -06'00'		
<b>DRAWN:</b> JCM	<b>DATE:</b> 11/3/20	<b>CHECKED BY:</b> MHC			
<b>REVISIONS</b>					
<b>DATE</b>	<b>DESCRIPTION</b>	<b>DRAWN BY</b>	 <b>Joseph G. Rager</b> FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. <b>LS7205</b>		
 213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768					
FILE PATH: P:\STARKEY RANCH\DESCRIPTIONS\STARKEY-CDD-POND-4-1-DS.DWG LAST SAVED BY: JORDANM					
<b>01 of 03</b>					



# Description Sketch

**LINE DATA TABLE**

NO.	BEARING	LENGTH
L1	N 21°39'20" E	30.00'
L2	S 05°34'52" E	150.29'
L3	S 84°25'08" W	117.12'
L4	S 53°22'49" W	297.24'
L5	S 03°35'15" E	169.07'
L6	S 86°24'45" W	76.26'
L7	N 16°18'46" E	50.01'
L8	N 73°41'14" W	50.00'
L9	S 16°18'46" W	50.01'

**CURVE DATA TABLE**

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	1201.00'	9°27'52"	198.39'	198.16'	S 63°36'44" E
C2	1171.00'	18°13'39"	372.53'	370.96'	S 77°27'30" E
C3	1171.00'	2°00'16"	40.97'	40.97'	S 87°34'27" E
C4	100.00'	82°59'43"	144.85'	132.52'	S 47°04'44" E
C5	1130.00'	18°37'57"	367.48'	365.86'	N 84°16'16" W
C6	1130.00'	3°17'31"	64.92'	64.91'	N 70°46'24" W
C7	1130.00'	7°41'37"	151.74'	151.62'	N 65°16'51" W

NOTE: SEE SHEET 1 FOR DESCRIPTION  
SEE SHEET 2 FOR SKETCH

**PROJECT:** STARKEY CDD

**Prepared For:** WS-TSR, LLC

**PHASE:** POND 4-1

**DRAWN:** JCM    **DATE:** 11/3/20    **CHECKED BY:** MHC

**REVISIONS**

DATE	DESCRIPTION	DRAWN BY

(Not A Survey)

213 Hobbs Street  
Tampa, Florida 33619  
Phone: (813) 248-8888  
Licensed Business No.: LB 7768



GeoPoint

Surveying, Inc.

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**13G**

PREPARED BY AND RETURN TO:

Alyssa C. Willson, Esq.  
Kutak Rock LLP  
107 West College Avenue  
Tallahassee, FL 32301

Parcel ID (Folio): \_\_\_\_\_  
Ref/Project Name: \_\_\_\_\_

**WARRANTY DEED**

**THIS WARRANTY DEED** made the \_\_\_\_\_ day of \_\_\_\_\_, 2022 by **WS-TSR, LLC**, a Delaware limited liability company, whose address is 660 Steamboat Road, 3<sup>rd</sup> Floor, Greenwich, CT 06830, hereinafter called the grantor, to **TSR Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located entirely within Pasco County, Florida, whose address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of)

**WITNESSETH:** That the grantor, for good and valuable consideration by the Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all of the following described land situate in Pasco County, State of Florida ("Property"):

**SEE EXHIBIT "A"**

**Attached hereto and by reference made a part hereof.**

**This conveyance is to provide**

**STANSIL REMAINDER**

**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining and all fixtures and improvements located thereon.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**GRANTOR** reserves for itself, its successors and assigns, for the benefit of the grantor's adjacent land within the Starkey Ranch MPUD located in Pasco County, Florida (the "Starkey Ranch MPUD"), a non-exclusive and perpetual right and easement for access in, on, over and upon the Property, along with the right, but not the obligation, of construction, maintenance or repair activities as may be reasonably necessary for the purpose of preserving, maintaining, constructing or improving structures, roadways, sidewalks, utilities, drainage or similar improvements within the Property and all other uses not inconsistent with the grantee's use, occupation or enjoyment of the grantee's interest conveyed herein. The grantor's reserved rights with respect to the Property shall include the right of the grantor to grant other persons and/or entities easements and/or licenses over the Property, so long as the uses provided for in such easements/or licenses are consistent with the provisions contained herein.

**AND** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to \_\_\_\_\_, 2022.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set its hand and seal the day and year first above written.

**WS-TSR, LLC**

BY: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
As its: \_\_\_\_\_

Signed, sealed and delivered in the presence of:

\_\_\_\_\_  
1<sup>st</sup> Witness signature

\_\_\_\_\_  
2<sup>nd</sup> Witness signature

\_\_\_\_\_  
1<sup>st</sup> Witness print name

\_\_\_\_\_  
2<sup>nd</sup> Witness print name

**STATE OF FLORIDA**  
**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2022, by \_\_\_\_\_, as \_\_\_\_\_ of WS-TSR, LLC, for and on behalf of said company, who is [\_\_\_\_] is personally known to me or [\_\_\_\_] produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Notary Public, State of Florida




**Exhibit A**

# Description Sketch

**DESCRIPTION:** A parcel of land lying in Sections 22, 26 & 27, Township 26 South, Range 17 East, Pasco County, Florida, and being more particularly described as follows:

**BEGIN** at the Northwest corner of STARKEY RANCH-PARCELS 8 & 9 PHASE 1, according to the plat thereof, recorded in Plat Book 81, Page 111, of the Public Records of Pasco County Florida; thence N.90°00'00"W., a distance of 460.72 feet; thence Northwesterly, 59.01 feet along the arc of a tangent curve to the right having a radius of 65.00 feet and a central angle of 52°01'12" (chord bearing N.63°59'24"W., 57.01 feet); thence N.90°00'00"W., a distance of 29.81 feet; thence S.52°17'27"W., a distance of 262.88 feet; thence N.84°24'34"W., a distance of 312.34 feet; thence N.00°00'55"E., a distance of 17.10 feet, thence Northwesterly, 60.26 feet along the arc of a non-tangent curve to the right having a radius of 45.00 feet and a central angle of 76°43'20" (chord bearing N.35°58'21"W., 55.86 feet); thence N.03°35'22"E., a distance of 72.19 feet; thence N.00°00'00"E., a distance of 97.63 feet; thence N.02°04'28"W., a distance of 140.76 feet; thence Northeasterly, 58.13 feet along the arc of a tangent curve to the right having a radius of 40.62 feet and a central angle of 81°59'48" (chord bearing N.38°55'26"E., 53.30 feet); thence N.00°01'02"E., a distance of 122.02 feet; thence S.86°41'25"W., a distance of 528.69 feet to a point on the Easterly boundary of STARKEY RANCH-PARCEL 6A, according to Official Records Book 9615, Page 2338, of the Public Records of Pasco County Florida; thence along said Easterly boundary the following two (2) courses: 1) Northerly, 41.78 feet along the arc of a non-tangent curve to the right having a radius of 143.00 feet and a central angle of 16°44'24" (chord bearing N.05°52'02"W., 41.63 feet); 2) N.02°30'11"E., a distance of 416.93 feet; thence S.76°41'58"E., a distance of 143.79 feet; thence S.59°17'05"E., a distance of 467.19 feet; thence S.89°08'03"E., a distance of 427.93 feet; thence S.74°54'41"E., a distance of 115.83 feet; thence S.31°30'30"E., a distance of 328.07 feet; thence N.75°02'35"E., a distance of 295.44 feet; thence S.81°59'14"E., a distance of 297.53 feet; thence N.75°18'36"E., a distance of 206.76 feet; thence N.55°22'43"E., a distance of 153.92 feet; thence S.67°20'01"E., a distance of 273.41 feet; thence S.51°19'32"E., a distance of 479.18 feet; thence S.33°31'05"W., a distance of 238.36 feet; thence S.40°39'02"W., a distance of 180.75 feet; thence S.16°30'59"W., a distance of 238.35 feet; thence S.45°26'36"E., a distance of 191.68 feet; thence S.42°57'48"E., a distance of 125.09 feet; thence S.22°32'43"E., a distance of 317.48 feet; thence S.02°48'42"E., a distance of 579.93 feet; thence S.79°19'37"E., a distance of 284.60 feet; thence S.83°17'40"E., a distance of 302.69 feet; thence S.37°25'01"W., a distance of 129.81 feet; thence S.00°42'06"W., a distance of 144.53 feet; thence S.63°15'56"W., a distance of 72.13 feet; thence Westerly, 988.47 feet along the arc of a tangent curve to the right having a radius of 1100.00 feet and a central angle of 51°29'11" (chord bearing S.89°00'32"W., 955.55 feet) to a point on the Easterly boundary of STARKEY RANCH DOWNTOWN INFRASTRUCTURE, according to the plat thereof, recorded in Plat Book 76, Page 21, of the Public Records of Pasco County, Florida; thence along said Easterly boundary the following four (4) courses: 1) N.23°41'45"E., a distance of 354.99 feet; 2) N.83°21'41"W., a distance of 331.85 feet; 3) N.06°38'42"E., a distance of 563.97 feet; 4) N.61°01'41"W., a distance of 238.56 feet to a point on the Easterly boundary of aforesaid STARKEY RANCH-PARCELS 8 & 9 PHASE 1; thence along said Easterly boundary the following three (3) courses: 1) N.33°21'19"E., a distance of 314.31 feet; 2) N.39°08'26"E., a distance of 653.27 feet; 3) N.11°44'28"W., a distance of 228.89 feet to the Northeast corner of said STARKEY RANCH-PARCELS 8 & 9 PHASE 1; thence along the North boundary thereof, the following three (3) courses: 1) S.89°59'43"W., a distance of 29.32 feet; 2) Southwesterly, 54.66 feet along the arc of a non-tangent curve to the right having a radius of 55.00 feet and a central angle of 56°56'46" (chord bearing S.61°31'37"W., 52.44 feet); 3) S.90°00'00"W., a distance of 879.04 feet to the **POINT OF BEGINNING**.

Containing 51.453 acres, more or less.

PROJECT: STARKEY CDD		Prepared For: WS-TSR, LLC	
PHASE: STANSIL REMAINDER		(Not A Survey) Digitally signed by Joseph Rager Date: 2020.12.03 10:39:24 -06'00'	
DRAWN: PAM	DATE: 10/25/18		
REVISIONS			
DATE	DESCRIPTION	DRAWN BY	
11/2/20	Updated Boundary & Legal	JCM	
Joseph G. Rager FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. <b>LS7205</b>		213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768  <b>GeoPoint</b> Surveying, Inc.	
FILE PATH: P:\STARKEY RANCH\DESCRIPTIONS\STARKEY-CDD-STANSIL-REMAINDER-DS.DWG LAST SAVED BY: JORDANM			
			01 of 04





# Description Sketch

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N 90°00'00" W	460.72'
L2	N 90°00'00" W	29.81'
L3	S 52°17'27" W	262.88'
L4	N 84°24'34" W	312.34'
L5	N 00°00'55" E	17.10'
L6	N 03°35'22" E	72.19'
L7	N 00°00'00" E	97.63'
L8	N 02°04'28" W	140.76'
L9	N 00°01'02" E	122.02'
L10	S 86°41'25" W	528.69'
L11	N 02°30'11" E	416.93'
L12	S 76°41'58" E	143.79'
L13	S 59°17'05" E	467.19'
L14	S 89°08'03" E	427.93'
L15	S 74°54'41" E	115.83'
L16	S 31°30'30" E	328.07'
L17	N 75°02'35" E	295.44'
L18	S 81°59'14" E	297.53'
L19	N 75°18'36" E	206.76'
L20	N 55°22'43" E	153.92'
L21	S 67°20'01" E	273.41'
L22	S 51°19'32" E	479.18'


LINE DATA TABLE		
NO.	BEARING	LENGTH
L23	S 33°31'05" W	238.36'
L24	S 40°39'02" W	180.75'
L25	S 16°30'59" W	238.35'
L26	S 45°26'36" E	191.68'
L27	S 42°57'48" E	125.09'
L28	S 22°32'43" E	317.48'
L29	S 02°48'42" E	579.93'
L30	S 79°19'37" E	284.60'
L31	S 83°17'40" E	302.89'
L32	S 37°25'01" W	129.81'
L33	S 00°42'06" W	144.53'
L34	S 83°15'56" W	72.13'
L35	N 23°41'45" E	354.99'
L36	N 83°21'41" W	331.85'
L37	N 06°38'42" E	563.97'
L38	N 81°01'41" W	238.56'
L39	N 33°21'19" E	314.31'
L40	N 39°08'26" E	653.27'
L41	N 11°44'28" W	228.89'
L42	S 89°59'43" W	29.32'
L43	N 90°00'00" W	879.04'

<b>PROJECT:</b> STARKEY CDD		
<b>PHASE:</b> STANSIL REMAINDER		
<b>DRAWN:</b> PAM	<b>DATE:</b> 10/25/18	<b>CHECKED BY:</b> MHC
REVISIONS		
DATE	DESCRIPTION	DRAWN BY
11/2/20	Updated Boundary & Legal	JCM

Prepared For: WS-TSR, LLC

(Not A Survey)

213 Hobbs Street  
Tampa, Florida 33619  
Phone: (813) 248-8888  
Licensed Business No.: LB 7768



GeoPoint

Surveying, Inc.

# Description Sketch

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	85.00'	52°01'12"	59.01'	57.01'	N 63°59'24" W
C2	45.00'	76°43'20"	60.26'	55.86'	N 35°58'21" W
C3	40.82'	81°59'48"	58.13'	53.30'	N 38°55'26" E
C4	143.00'	16°44'24"	41.78'	41.63'	N 05°52'02" W
C5	1100.00'	51°29'11"	988.47'	955.55'	S 89°00'32" W
C6	55.00'	56°56'46"	54.86'	52.44'	S 61°31'37" W

PROJECT: STARKEY CDD			Prepared For: WS-TSR, LLC		
PHASE: STANSIL REMAINDER			(Not A Survey)		
DRAWN: PAM	DATE: 10/25/18	CHECKED BY: MHC			
REVISIONS					
DATE	DESCRIPTION	DRAWN BY			
11/2/20	Updated Boundary & Legal	JCM			
FILE PATH: P:\STARKEY RANCH\DESCRIPTIONS\STARKEY-CDD-STANSIL-REMAINDER-DS.DWG			LAST SAVED BY: JORDANM		04 of 04

213 Hobbs Street  
Tampa, Florida 33619  
Phone: (813) 248-8888  
Licensed Business No.: LB 7768



GeoPoint



Surveying, Inc.

# Description Sketch

**DESCRIPTION:** A parcel of land lying in Sections 22, 26 & 27, Township 26 South, Range 17 East, Pasco County, Florida, and being more particularly described as follows:

**BEGIN** at the Northwest corner of STARKEY RANCH-PARCELS 8 & 9 PHASE 1, according to the plat thereof, recorded in Plat Book 81, Page 111, of the Public Records of Pasco County Florida; thence N.90°00'00"W., a distance of 460.72 feet; thence Northwesterly, 59.01 feet along the arc of a tangent curve to the right having a radius of 65.00 feet and a central angle of 52°01'12" (chord bearing N.63°59'24"W., 57.01 feet); thence N.90°00'00"W., a distance of 29.81 feet; thence S.52°17'27"W., a distance of 262.88 feet; thence N.84°24'34"W., a distance of 312.34 feet; thence N.00°00'55"E., a distance of 17.10 feet; thence Northwesterly, 60.26 feet along the arc of a non-tangent curve to the right having a radius of 45.00 feet and a central angle of 76°43'20" (chord bearing N.35°58'21"W., 55.86 feet); thence N.03°35'22"E., a distance of 72.19 feet; thence N.00°00'00"E., a distance of 97.63 feet; thence N.02°04'28"W., a distance of 140.76 feet; thence Northeasterly, 58.13 feet along the arc of a tangent curve to the right having a radius of 40.62 feet and a central angle of 81°59'48" (chord bearing N.38°55'26"E., 53.30 feet); thence N.00°01'02"E., a distance of 122.02 feet; thence S.86°41'25"W., a distance of 528.69 feet to a point on the Easterly boundary of STARKEY RANCH-PARCEL 6A, according to Official Records Book 9615, Page 2338, of the Public Records of Pasco County Florida; thence along said Easterly boundary the following two (2) courses: 1) Northerly, 41.78 feet along the arc of a non-tangent curve to the right having a radius of 143.00 feet and a central angle of 16°44'24" (chord bearing N.05°52'02"W., 41.63 feet); 2) N.02°30'11"E., a distance of 416.93 feet; thence S.76°41'58"E., a distance of 143.79 feet; thence S.59°17'05"E., a distance of 467.19 feet; thence S.89°08'03"E., a distance of 427.93 feet; thence S.74°54'41"E., a distance of 115.83 feet; thence S.31°30'30"E., a distance of 328.07 feet; thence N.75°02'35"E., a distance of 295.44 feet; thence S.81°59'14"E., a distance of 297.53 feet; thence N.75°18'36"E., a distance of 206.76 feet; thence N.55°22'43"E., a distance of 153.92 feet; thence S.67°20'01"E., a distance of 273.41 feet; thence S.51°19'32"E., a distance of 479.18 feet; thence S.33°31'05"W., a distance of 238.36 feet; thence S.40°39'02"W., a distance of 180.75 feet; thence S.16°30'59"W., a distance of 238.35 feet; thence S.45°26'36"E., a distance of 191.68 feet; thence S.42°57'48"E., a distance of 125.09 feet; thence S.22°32'43"E., a distance of 317.48 feet; thence S.02°48'42"E., a distance of 579.93 feet; thence S.79°19'37"E., a distance of 284.60 feet; thence S.83°17'40"E., a distance of 302.69 feet; thence S.37°25'01"W., a distance of 129.81 feet to a point on the East boundary of aforesaid Section 27; thence along said East boundary, S.00°42'06"W., a distance of 144.53 feet; thence departing said East boundary, S.63°15'56"W., a distance of 72.13 feet; thence Westerly, 353.74 feet along the arc of a tangent curve to the right having a radius of 1100.00 feet and a central angle of 18°25'31" (chord bearing S.72°28'42"W., 352.22 feet); thence N.28°07'13"E., a distance of 9.75 feet; thence Northeasterly, 10.92 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 25°01'07" (chord bearing N.40°37'47"E., 10.83 feet); thence N.53°08'21"E., a distance of 52.33 feet; thence N.31°57'37"E., a distance of 63.64 feet; thence Northwesterly, 14.05 feet along the arc of a non-tangent curve to the left having a radius of 12.13 feet and a central angle of 66°21'50" (chord bearing N.40°05'42"W., 13.28 feet); thence N.78°01'50"W., a distance of 120.27 feet; thence Northwesterly, 43.19 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 98°58'54" (chord bearing N.28°32'23"W., 38.02 feet); thence N.20°57'04"E., a distance of 9.97 feet; thence N.18°53'47"E., a distance of 21.49 feet; thence N.31°10'39"E., a distance of 10.35 feet; thence S.59°56'07"W., a distance of 66.94 feet;

-- CONTINUED ON PAGE 2 --


<b>PROJECT:</b> STARKEY CDD			<b>Prepared For:</b> WS-TSR, LLC		
<b>PHASE:</b> STANSIL REMAINDER			(Not A Survey) Digitally signed by Joseph Rager Date: 2021.01.08 10:57:41 -06'00'		
<b>DRAWN:</b> PAM	<b>DATE:</b> 10/25/18	<b>CHECKED BY:</b> MHC			
<b>REVISIONS</b>					
<b>DATE</b>	<b>DESCRIPTION</b>	<b>DRAWN BY</b>			
11/2/20	Updated Boundary & Legal	JCM	213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768 		
12/15/20	Updated Boundary & Legal	JCM			
			<b>Joseph G. Rager</b> FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. <b>LS7205</b>		
FILE PATH: P:\STARKEY RANCH\DESCRIPTIONS\STARKEY-CDD-STANSIL-REMAINDER-DS.DWG			LAST SAVED BY: JORDANM		
					<b>01 of 05</b>

# Description Sketch

- CONTINUED -

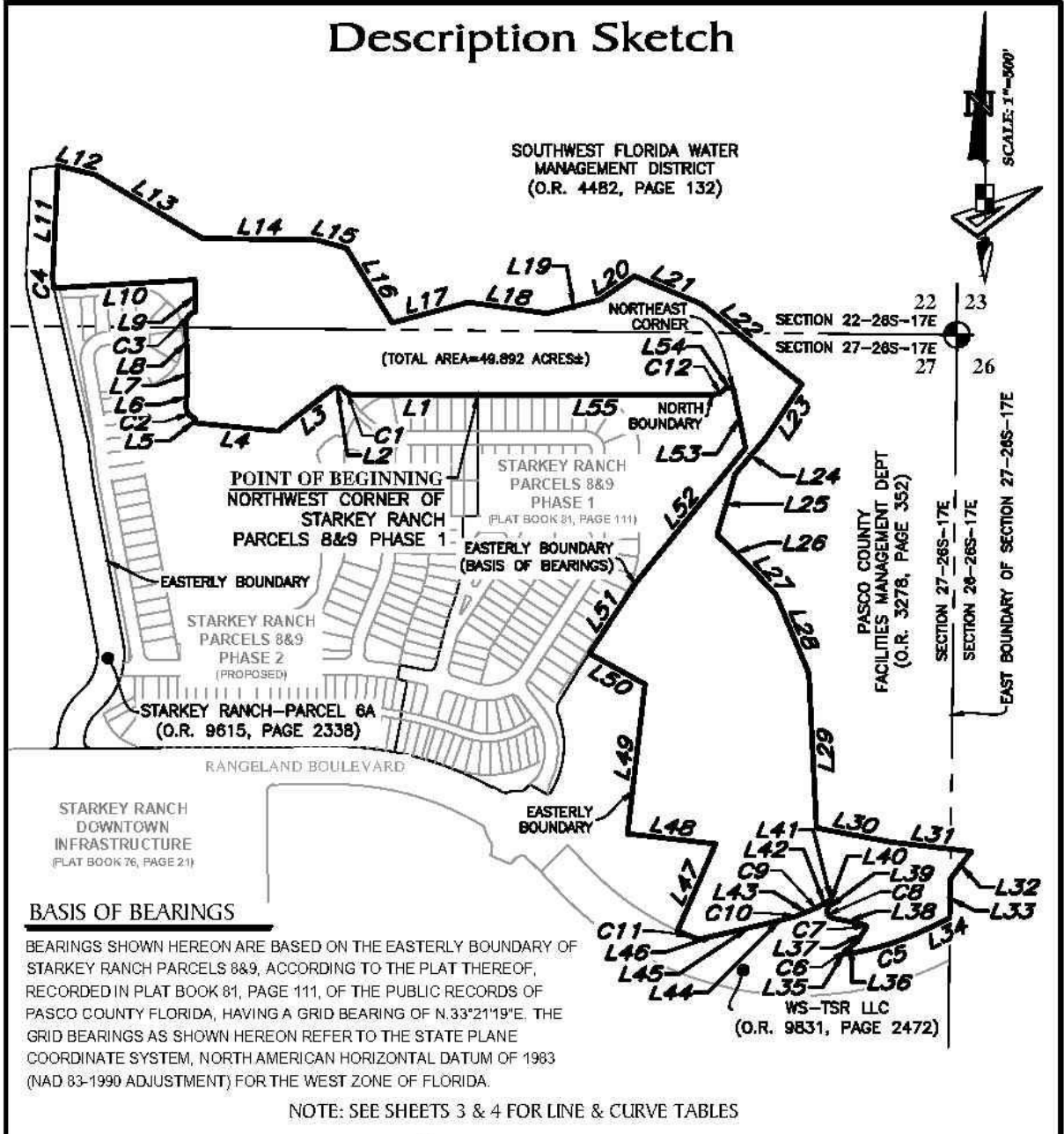
thence Southwesterly, 3.47 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 07°57'17" (chord bearing S.63°54'46"W., 3.47 feet); thence S.67°53'24"W., a distance of 78.29 feet; thence Westerly, 3.46 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 07°55'24" (chord bearing S.71°51'06"W., 3.45 feet); thence S.75°48'48"W., a distance of 119.99 feet; thence S.76°49'51"W., a distance of 119.72 feet; thence S.77°17'24"W., a distance of 134.38 feet; thence Westerly, 83.83 feet along the arc of a non-tangent curve to the right having a radius of 1100.00 feet and a central angle of 04°21'59" (chord bearing N.67°25'52"W., 83.81 feet) to a point on the Easterly boundary of STARKEY RANCH DOWNTOWN INFRASTRUCTURE, according to the plat thereof, recorded in Plat Book 76, Page 21, of the Public Records of Pasco County, Florida; thence along said Easterly boundary the following four (4) courses: 1) N.23°41'45"E., a distance of 354.99 feet; 2) N.83°21'41"W., a distance of 331.85 feet; 3) N.06°38'42"E., a distance of 563.97 feet; 4) N.61°01'41"W., a distance of 238.56 feet to a point on the Easterly boundary of aforesaid STARKEY RANCH-PARCELS 8 & 9 PHASE 1; thence along said Easterly boundary the following three (3) courses: 1) N.33°21'19"E., a distance of 314.31 feet; 2) N.39°08'26"E., a distance of 653.27 feet; 3) N.11°44'28"W., a distance of 228.89 feet to the Northeast corner of said STARKEY RANCH-PARCELS 8 & 9 PHASE 1; thence along the North boundary thereof, the following three (3) courses: 1) S.89°59'43"W., a distance of 29.32 feet; 2) Southwesterly, 54.66 feet along the arc of a non-tangent curve to the right having a radius of 55.00 feet and a central angle of 56°56'46" (chord bearing S.61°31'37"W., 52.44 feet); 3) S.90°00'00"W., a distance of 879.04 feet to the POINT OF BEGINNING.

Containing 49.892 acres, more or less.

PROJECT: STARKEY CDD			Prepared For: WS-TSR, LLC		
PHASE: STANSIL REMAINDER			(Not A Survey)		
DRAWN: PAM	DATE: 10/25/18	CHECKED BY: MHC			
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DATE	DESCRIPTION	DRAWN BY			
11/2/20	Updated Boundary & Legal	JCM			
12/15/20	Updated Boundary & Legal	JCM			
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					<b>02 of 05</b>



# Description Sketch



### BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY BOUNDARY OF STARKEY RANCH PARCELS 8&9, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 81, PAGE 111, OF THE PUBLIC RECORDS OF PASCO COUNTY FLORIDA, HAVING A GRID BEARING OF N.33°21'19"E, 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: SEE SHEETS 3 & 4 FOR LINE & CURVE TABLES

<b>PROJECT:</b> STARKEY CDD		
<b>PHASE:</b> STANSLI REMAINDER		
<b>DRAWN:</b> PAM	<b>DATE:</b> 10/25/18	<b>CHECKED BY:</b> MHC
<b>REVISIONS</b>		
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12/15/20	Updated Boundary & Legal	JCM

Prepared For: WS-TSR, LLC

(Not A Survey)

213 Hobbs Street  
Tampa, Florida 33619  
Phone: (813) 248-8888  
Licensed Business No.: LB 7768



**GeoPoint**  
Surveying, Inc.

# Description Sketch

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N 90°00'00" W	460.72'
L2	N 90°00'00" W	29.81'
L3	S 52°17'27" W	262.88'
L4	N 84°24'34" W	312.34'
L5	N 00°00'55" E	17.10'
L6	N 03°35'22" E	72.19'
L7	N 00°00'00" E	97.63'
L8	N 02°04'28" W	140.76'
L9	N 00°01'02" E	122.02'
L10	S 86°41'25" W	528.69'
L11	N 02°30'11" E	416.93'
L12	S 76°41'58" E	143.79'
L13	S 59°17'05" E	467.19'
L14	S 89°08'03" E	427.93'
L15	S 74°54'41" E	115.83'
L16	S 31°30'30" E	328.07'
L17	N 75°02'35" E	295.44'
L18	S 81°59'14" E	297.53'
L19	N 75°18'36" E	206.76'
L20	N 55°22'43" E	153.92'
L21	S 67°20'01" E	273.41'
L22	S 51°19'32" E	479.18'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L23	S 33°31'05" W	238.36'
L24	S 40°39'02" W	180.75'
L25	S 16°30'59" W	238.35'
L26	S 45°26'36" E	191.68'
L27	S 42°57'48" E	125.09'
L28	S 22°32'43" E	317.48'
L29	S 02°48'42" E	579.93'
L30	S 79°19'37" E	284.60'
L31	S 63°17'40" E	302.69'
L32	S 37°25'01" W	129.81'
L33	S 00°42'06" W	144.53'
L34	S 63°15'56" W	72.13'
L35	N 28°07'13" E	9.75'
L36	N 53°08'21" E	52.33'
L37	N 31°57'37" E	63.64'
L38	N 78°01'50" W	120.27'
L39	N 20°57'04" E	9.97'
L40	N 18°53'47" E	21.49'
L41	N 31°10'39" E	10.35'
L42	S 59°56'07" W	66.94'
L43	S 67°53'24" W	78.29'
L44	S 75°48'48" W	119.99'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L45	S 76°49'51" W	119.72'
L46	S 77°17'24" W	134.38'
L47	N 23°41'45" E	354.99'
L48	N 83°21'41" W	331.85'
L49	N 06°38'42" E	563.97'
L50	N 61°01'41" W	236.56'
L51	N 33°21'19" E	314.31'
L52	N 39°08'26" E	653.27'
L53	N 11°44'28" W	228.89'
L54	S 89°59'43" W	29.32'
L55	N 90°00'00" W	879.04'

PROJECT: STARKEY CDD		
PHASE: STANSIL REMAINDER		
DRAWN: PAM	DATE: 10/25/18	CHECKED BY: MHC
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Prepared For: WS-TSR, LLC

(Not A Survey)

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Licensed Business No.: LB 7768



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# Description Sketch

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	65.00'	52°01'12"	59.01'	57.01'	N 63°59'24" W
C2	45.00'	76°43'20"	60.26'	55.86'	N 35°58'21" W
C3	40.62'	81°59'48"	58.13'	53.30'	N 38°55'26" E
C4	143.00'	16°44'24"	41.78'	41.63'	N 05°52'02" W
C5	1100.00'	18°25'31"	353.74'	352.22'	S 72°28'42" W
C6	25.00'	25°01'07"	10.92'	10.83'	N 40°37'47" E
C7	12.13'	66°21'50"	14.05'	13.28'	N 40°05'42" W
C8	25.00'	98°58'54"	43.19'	38.02'	N 28°32'23" W
C9	25.00'	7°57'17"	3.47'	3.47'	S 63°54'46" W
C10	25.00'	7°55'24"	3.46'	3.45'	S 71°51'06" W
C11	1100.00'	4°21'59"	83.83'	83.81'	N 67°25'52" W
C12	55.00'	56°56'46"	54.66'	52.44'	S 61°31'37" W

PROJECT: STARKEY CDD		Prepared For: WS-TSR, LLC		
PHASE: STANSIL REMAINDER		(Not A Survey)		
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			05 of 05	



# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **15**

**Integra Realty Resources**

**Tampa Bay**

**Appraisal of Real Property**

**Starkey Ranch Welcome Center & Land**

Professional Office Property

2500 Heart Pine Avenue

Odessa, Pasco County, Florida 33556

**Prepared For:**

TSRCDD

**Effective Date of the Appraisal:**

August 11, 2022

**Report Format:**

Appraisal Report – Standard Format

**IRR - Tampa Bay**

File Number: 148-2022-0609





August 15, 2022

Chesley (Chuck) Adams Jr.  
TSRCDD  
9220 Bonita Beach Road  
Bonita Springs, FL 34135

SUBJECT:           Market Value Appraisal  
                      Starkey Ranch Welcome Center & Land  
                      2500 Heart Pine Avenue  
                      Odessa, Pasco County, Florida 33556  
                      IRR - Tampa Bay File No. 148-2022-0609

Dear Mr. Adams:

Integra Realty Resources – Tampa Bay is pleased to submit the accompanying appraisal of the referenced property. The purpose of the appraisal is to develop an opinion of the market value as is of the fee simple interest in the property as of the effective date of the appraisal, August 11, 2022. The client for the assignment is TSRCDD, and the intended use is for asset valuation purposes.

The subject property is improved with a professional office building, used as a welcome center for the Starkey Ranch master planned community. The subject single story office building consists of 4,053 gross square feet and 3,338 rentable square feet. The improvements are in good condition and were constructed in 2015. The site area totals 3.09 gross acres, of which 1.64 acres are considered usable uplands. Of the usable acreage 0.99 acres is dedicated to the improvements with 0.65 acres considered excess land, which we valued separately. The property is located along the east side of Heart Pine Avenue, 1/4 mile north of State Road 54 in Odessa, Pasco County.

The appraisal is intended to conform with the Uniform Standards of Professional Appraisal Practice (USPAP), the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, applicable state appraisal regulations, and the appraisal guidelines of TSRCDD. The appraisal is also prepared in accordance with the appraisal regulations issued in connection with the Financial Institutions Reform, Recovery and Enforcement Act (FIRREA).

To report the assignment results, we use the Appraisal Report option of Standards Rule 2-2(a) of USPAP. As USPAP gives appraisers the flexibility to vary the level of information in an Appraisal Report depending on the intended use and intended users of the appraisal, we adhere to the Integra Realty Resources internal standards for an Appraisal Report – Standard Format. This format summarizes the information analyzed, the appraisal methods employed, and the reasoning that supports the analyses, opinions, and conclusions.

Based on the valuation analysis in the accompanying report, and subject to the definitions, assumptions, and limiting conditions expressed in the report, our opinion of value is as follows:

---

#### Value Conclusion

Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Market Value As Is	Fee Simple	August 11, 2022	\$970,000

The value conclusion(s) in this report consider the impact of COVID-19 on the subject property.

The opinions of value expressed in this report are based on estimates and forecasts that are prospective in nature and subject to considerable risk and uncertainty. Events may occur that could cause the performance of the property to differ materially from our estimates, such as changes in the economy, interest rates, capitalization rates, financial strength of tenants, and behavior of investors, lenders, and consumers. Additionally, our opinions and forecasts are based partly on data obtained from interviews and third party sources, which are not always completely reliable. Although we are of the opinion that our findings are reasonable based on available evidence, we are not responsible for the effects of future occurrences that cannot reasonably be foreseen at this time.

---

#### Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions that may affect the assignment results. An extraordinary assumption is uncertain information accepted as fact. If the assumption is found to be false as of the effective date of the appraisal, we reserve the right to modify our value conclusions.

1. As a survey wasn't provided, we relied on public records and our measurements in estimating the excess land area.

The value conclusions are based on the following hypothetical conditions that may affect the assignment results. A hypothetical condition is a condition contrary to known fact on the effective date of the appraisal but is supposed for the purpose of analysis.


1. None



If you have any questions or comments, please contact the undersigned. Thank you for the opportunity to be of service.

Respectfully submitted,

**Integra Realty Resources - Tampa Bay**



Bruce D. Throdahl  
Managing Director  
Certified General Real Estate Appraiser  
FL Certificate # RZ2826  
Telephone: 813.287.1000, ext. 169  
Email: bthrodahl@irr.com



Kendra Stevens Barry  
Senior Managing Director  
Certified General Appraiser  
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## Summary of Salient Facts and Conclusions

Property Name	Starkey Ranch Welcome Center & Land		
Address	2500 Heart Pine Avenue Odessa, Pasco County, Florida 33556		
Property Type	Professional Office		
Owner of Record	WS-TSR, LLC		
Tax ID	28-26-17-0080-0C100-0000		
Legal Description	STARKEY RANCH VILLAGE 1 PHASES 1-5 PB 70 PG 060 TRACT C1 (G) OR 8983 PG 247		
Land Area (Gross)	3.09 acres; 134,600 SF		
Land Area (Usable)	1.64 acres; 71,438 SF		
Acreage Dedicated to the Improvements	0.99 acres; 43,124		
Acreage - Excess Land	0.65 acres; 28,314 SF		
Gross Building Area	4,053 SF		
Rentable Area	3,338 SF		
Year Built	2015		
Zoning Designation	MPUD, Master Planned Unit Development		
Highest and Best Use - As if Vacant	Office use		
Highest and Best Use - As Improved	Continued office use		
Exposure Time; Marketing Period	6 - 9 months; 6 - 9 months		
Effective Date of the Appraisal	August 11, 2022		
Date of the Report	August 15, 2022		
Property Interest Appraised	Fee Simple		
Market Value Indications			
Cost Approach	N/A		
Sales Comparison Approach	\$800,000		(\$239.66/SF)
Income Capitalization Approach	\$800,000		(\$239.66/SF)
Reconciled	\$800,000		(\$239.66/SF)
Adjustments			
Value of Excess Land	\$170,000		(\$6.36/SF)
Market Value Conclusion	\$970,000		(\$290.59/SF)
<b>Value Conclusion</b>			
Appraisal Premise	Interest Appraised	Date of Value	Conclusion
Market Value As Is	Fee Simple	August 11, 2022	\$970,000
The values reported above are subject to the definitions, assumptions, and limiting conditions set forth in the accompanying report of which this summary is a part. No party other than TSRCDD may use or rely on the information, opinions, and conclusions contained in the report. It is assumed that the users of the report have read the entire report, including all of the definitions, assumptions, and limiting conditions			

---

**Extraordinary Assumptions and Hypothetical Conditions**

---

The value conclusions are subject to the following extraordinary assumptions that may affect the assignment results. An extraordinary assumption is uncertain information accepted as fact. If the assumption is found to be false as of the effective date of the appraisal, we reserve the right to modify our value conclusions.

1. As a survey wasn't provided, we relied on public records and our measurements in estimating the excess land area.

The value conclusions are based on the following hypothetical conditions that may affect the assignment results. A hypothetical condition is a condition contrary to known fact on the effective date of the appraisal but is supposed for the purpose of analysis.

1. None
-



## General Information

### Identification of Subject

The subject property is improved with a professional office building, used as a welcome center for the Starkey Ranch master planned community. The subject single story office building consists of 4,053 gross square feet and 3,338 rentable square feet. The improvements are in good condition and were constructed in 2015. The site area totals 3.09 gross acres, of which 1.64 acres are considered usable uplands. Of the usable acreage 0.99 acres is dedicated to the improvements with 0.65 acres considered excess land, which we valued separately. The property is located along the east side of Heart Pine Avenue, 1/4 mile north of State Road 54 in Odessa, Pasco County. A legal description of the property is located below:

---

#### Property Identification

---

Property Name	Starkey Ranch Welcome Center & Land
Address	2500 Heart Pine Avenue Odessa, Florida 33556
Tax ID	28-26-17-0080-0C100-0000
Owner of Record	WS-TSR, LLC
Legal Description	STARKEY RANCH VILLAGE 1 PHASES 1-5 PB 70 PG 060 TRACT C1 (G) OR 8983 PG 247

---

### Sale History

The subject property is owned by WS-TSR, LLC. To the best of our knowledge, no sale or transfer of ownership has occurred within the past three years, nor is the property currently listed or subject to a purchase agreement.

### Purpose of the Appraisal

The purpose of the appraisal is to develop an opinion of the market value as is of the fee simple interest in the property as of the effective date of the appraisal, August 11, 2022. The date of the report is August 15, 2022. The appraisal is valid only as of the stated effective date or dates.

## Definition of Market Value

Market value is defined as:

“The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their own best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.”

*(Source: Code of Federal Regulations, Title 12, Chapter I, Part 34.42[g]; also Interagency Appraisal and Evaluation Guidelines, Federal Register, 75 FR 77449, December 10, 2010, page 77472)*

## Definition of As Is Market Value

As is market value is defined as, “The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date.”

*(Source: Appraisal Institute, The Dictionary of Real Estate Appraisal, 6th ed. (Chicago: Appraisal Institute, 2015); also, Interagency Appraisal and Evaluation Guidelines, Federal Register, 75 FR 77449, December 10, 2010, page 77471)*

## Definition of Property Rights Appraised

Fee simple estate is defined as, “Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”

*Source: Appraisal Institute, The Dictionary of Real Estate Appraisal, 6th ed. (Chicago: Appraisal Institute, 2015)*

## Intended Use and User

The intended use of the appraisal is for asset valuation purposes. The client and intended user is TSRCCD. The appraisal is not intended for any other use or user. No party or parties other than TSRCCD may use or rely on the information, opinions, and conclusions contained in this report.

## Applicable Requirements

This appraisal is intended to conform to the requirements of the following:

- Uniform Standards of Professional Appraisal Practice (USPAP);
- Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute;
- Applicable state appraisal regulations;
- Appraisal requirements of Title XI of the Financial Institutions Reform, Recovery and Enforcement Act of 1989 (FIRREA), revised June 7, 1994;
- Interagency Appraisal and Evaluation Guidelines issued December 10, 2010;
- Appraisal guidelines of TSRCCD.

## Report Format

This report is prepared under the Appraisal Report option of Standards Rule 2-2(a) of USPAP. As USPAP gives appraisers the flexibility to vary the level of information in an Appraisal Report depending on the intended use and intended users of the appraisal, we adhere to the Integra Realty Resources internal standards for an Appraisal Report – Standard Format. This format summarizes the information analyzed, the appraisal methods employed, and the reasoning that supports the analyses, opinions, and conclusions.

## Prior Services

USPAP requires appraisers to disclose to the client any other services they have provided in connection with the subject property in the prior three years, including valuation, consulting, property management, brokerage, or any other services. We have not performed any services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

## Scope of Work

To determine the appropriate scope of work for the assignment, we considered the intended use of the appraisal, the needs of the user, the complexity of the property, and other pertinent factors. Our concluded scope of work is described below.

## Valuation Methodology

Appraisers usually consider the use of three approaches to value when developing a market value opinion for real property. These are the cost approach, sales comparison approach, and income capitalization approach. Use of the approaches in this assignment is summarized as follows:

---

### Approaches to Value

Approach	Applicability to Subject	Use in Assignment
Cost Approach	Not Applicable	Not Utilized
Sales Comparison Approach	Applicable	Utilized
Income Capitalization Approach	Applicable	Utilized

The **sales comparison approach** is the most reliable valuation method for the subject due to the following:

- There is an active market for similar properties, and sufficient sales data is available for analysis.
- This approach directly considers the prices of alternative properties having similar utility.
- This approach is most applicable for owner user properties.

The **income capitalization approach** is an applicable valuation method because:

- There is an active rental market for similar properties that permits us to estimate the subject's income generating potential. Estimated income is converted to a market value indication through capitalization.

The **cost approach** is not applicable to the assignment considering the following:

- The age of the property would limit the reliability of an accrued depreciation estimate.
- This approach is not typically used by market participants, except for proposed or nearly new properties.

### Research and Analysis

The type and extent of our research and analysis is detailed in individual sections of the report. This includes the steps we took to verify comparable sales, which are disclosed in the comparable sale profile sheets in the addenda to the report. Although we make an effort to confirm the arms-length nature of each sale with a party to the transaction, it is sometimes necessary to rely on secondary verification from sources deemed reliable.

### Inspection

Bruce D. Throdahl conducted an interior and exterior inspection of the property on August 11, 2022. Kendra Stevens Barry completed an inspection at an earlier date.

## Economic Analysis

### Pasco County Area Analysis

Pasco County is located in western Florida approximately 35 miles north of Tampa. It is 747 square miles in size and has a population density of 770 persons per square mile.

#### Population

Pasco County has an estimated 2022 population of 575,435, which represents an average annual 1.8% increase over the 2010 census of 464,697. Pasco County added an average of 9,228 residents per year over the 2010-2022 period, and its annual growth rate exceeded the State of Florida rate of 1.3%.

Looking forward, Pasco County's population is projected to increase at a 1.1% annual rate from 2022-2027, equivalent to the addition of an average of 6,538 residents per year. Pasco County's growth rate is expected to exceed that of Florida, which is projected to be 0.9%.

#### Population Trends

	Population			Compound Ann. % Chng	
	2010 Census	2022 Estimate	2027 Projection	2010 - 2022	2022 - 2027
Pasco County	464,697	575,435	608,125	1.8%	1.1%
Tampa-St. Petersburg MSA	2,783,243	3,277,020	3,434,000	1.4%	0.9%
FL	18,801,310	21,976,313	22,982,383	1.3%	0.9%

Source: Claritas

#### Employment

Total employment in Pasco County was estimated at 119,454 jobs as of June 2021. Between year-end 2011 and 2021, employment rose by 19,603 jobs, equivalent to a 19.6% increase over the entire period. There were gains in employment in eight out of the past ten years, with losses in 2020 and 2021 influenced by the COVID-19 pandemic. Pasco County's rate of employment growth over the last decade surpassed that of Florida, which experienced an increase in employment of 17.5% or 1,286,010 jobs over this period.

A comparison of unemployment rates is another way of gauging an area's economic health. Over the past decade, the Pasco County unemployment rate has been generally higher than that of Florida, with an average unemployment rate of 6.4% in comparison to a 6.1% rate for Florida. A higher unemployment rate is a negative indicator.

Recent data shows that Pasco County has a 2.4% unemployment rate, which is the same as the rate for Florida.

### Employment Trends

Year	Total Employment (Year End)				Unemployment Rate (Ann. Avg.)	
	Pasco County	% Change	Florida	% Change	Pasco County	Florida
2011	99,851		7,368,030		10.8%	10.0%
2012	102,250	2.4%	7,538,166	2.3%	9.3%	8.6%
2013	103,194	0.9%	7,741,539	2.7%	8.0%	7.5%
2014	108,119	4.8%	8,012,496	3.5%	6.9%	6.5%
2015	113,017	4.5%	8,314,343	3.8%	5.9%	5.5%
2016	117,109	3.6%	8,542,086	2.7%	5.2%	4.9%
2017	119,299	1.9%	8,718,087	2.1%	4.5%	4.3%
2018	123,097	3.2%	8,907,904	2.2%	3.9%	3.6%
2019	125,322	1.8%	9,094,742	2.1%	3.7%	3.3%
2020	123,679	-1.3%	8,664,195	-4.7%	7.2%	7.8%
2021*	119,454	-3.4%	8,654,040	-0.1%	4.6%	4.7%
Overall Change 2011-2021	19,603	19.6%	1,286,010	17.5%		
Avg Unemp. Rate 2011-2021					6.4%	6.1%
Unemployment Rate - April 2022					2.4%	2.4%

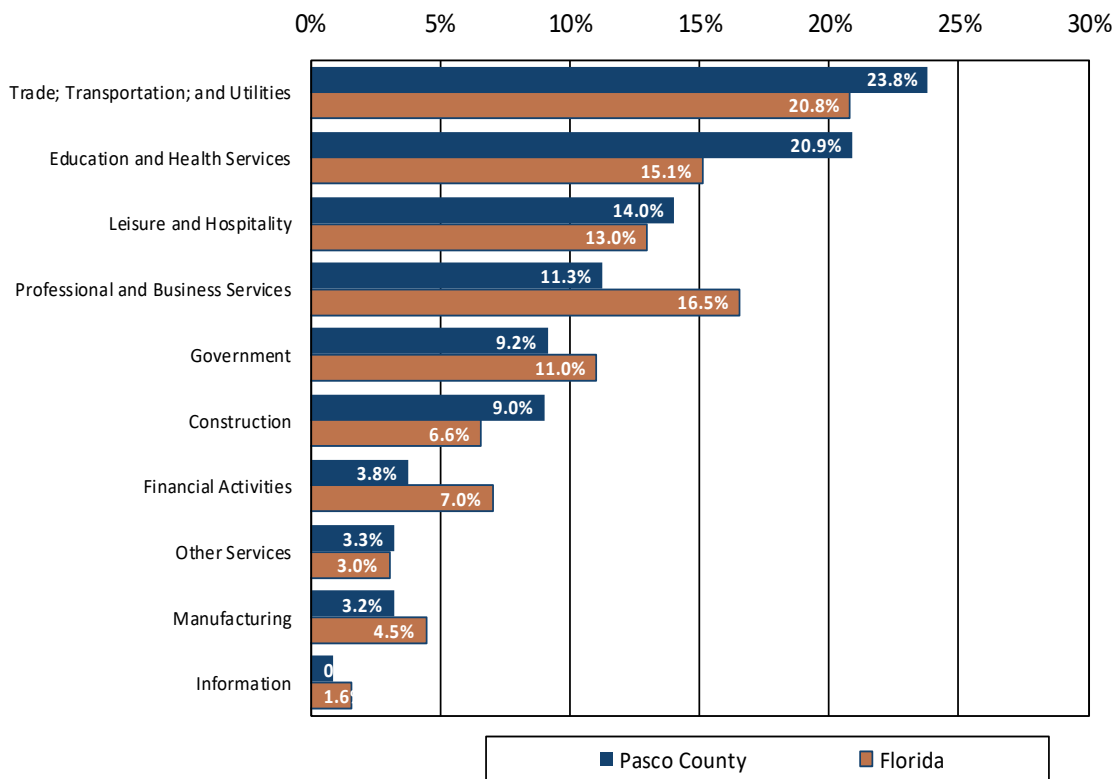
\*Total employment data is as of June 2021; unemployment rate data reflects the average of 12 months of 2021.

Source: U.S. Bureau of Labor Statistics and Moody's Analytics. Employment figures are from the Quarterly Census of Employment and Wages (QCEW). Unemployment rates are from the Current Population Survey (CPS). The figures are not seasonally adjusted.

### Employment Sectors

The composition of the Pasco County job market is depicted in the following chart, along with that of Florida. Total employment for both areas is broken down by major employment sector, and the sectors are ranked from largest to smallest based on the percentage of Pasco County jobs in each category.

**Employment Sectors - 2021**



Source: U.S. Bureau of Labor Statistics and Moody's Analytics

Pasco County has greater concentrations than Florida in the following employment sectors:

1. Trade; Transportation; and Utilities, representing 23.8% of Pasco County payroll employment compared to 20.8% for Florida as a whole. This sector includes jobs in retail trade, wholesale trade, trucking, warehousing, and electric, gas, and water utilities.
2. Education and Health Services, representing 20.9% of Pasco County payroll employment compared to 15.1% for Florida as a whole. This sector includes employment in public and private schools, colleges, hospitals, and social service agencies.
3. Leisure and Hospitality, representing 14.0% of Pasco County payroll employment compared to 13.0% for Florida as a whole. This sector includes employment in hotels, restaurants, recreation facilities, and arts and cultural institutions.
4. Construction, representing 9.0% of Pasco County payroll employment compared to 6.6% for Florida as a whole. This sector includes construction of buildings, roads, and utility systems.

Pasco County is underrepresented in the following sectors:

1. Professional and Business Services, representing 11.3% of Pasco County payroll employment



compared to 16.5% for Florida as a whole. This sector includes legal, accounting, and engineering firms, as well as management of holding companies.

2. Government, representing 9.2% of Pasco County payroll employment compared to 11.0% for Florida as a whole. This sector includes employment in local, state, and federal government agencies.
3. Financial Activities, representing 3.8% of Pasco County payroll employment compared to 7.0% for Florida as a whole. Banking, insurance, and investment firms are included in this sector, as are real estate owners, managers, and brokers.
4. Manufacturing, representing 3.2% of Pasco County payroll employment compared to 4.5% for Florida as a whole. This sector includes all establishments engaged in the manufacturing of durable and nondurable goods.

### Major Employers

Major employers in Pasco County are shown in the following table.

<b>Major Employers - Pasco County</b>	
Name	Number of Employees
1 Pasco County School District	12,725
2 HCA Healthcare	2,930
3 Pasco County Government	2,900
4 State of Florida	1,583
5 AdventHealth Wesley Chapel	1,510
6 Pasco County Sheriff	1,367
7 Morton Plant North Bay	1,360
8 Florida Medical Clinic	1,278
9 Federal Government	1,245
10 AdventHealth Dade City & Zephyrhills	966

Source:

### Gross Domestic Product

Gross Domestic Product (GDP) is a measure of economic activity based on the total value of goods and services produced in a defined geographic area, and annual changes in Gross Domestic Product (GDP) are a gauge of economic growth.

Economic growth, as measured by annual changes in GDP, has been somewhat higher in Pasco County than Florida overall during the past ten years. Pasco County has grown at a 2.8% average annual rate while Florida has grown at a 2.3% rate. Pasco County appears to be less affected by the recent downturn than Florida. The area's GDP rose by 0.6% in 2020 while Florida's GDP fell by 2.8%. GDP figures for 2021 are not yet available at the local level, but GDP on a national level increased 5.7% in 2021, in contrast to the pandemic-related decrease of 3.4% in 2020.



Pasco County has a per capita GDP of \$21,617, which is 51% less than Florida's GDP of \$43,765. This means that Pasco County industries and employers are adding relatively less value to the economy than their counterparts in Florida.

### Gross Domestic Product

Year	(\$,000s)	% Change	(\$,000s)	% Change
	Pasco County		Florida	
2011	9,629,182		772,021,300	
2012	9,872,674	2.5%	778,545,000	0.8%
2013	9,862,331	-0.1%	794,842,100	2.1%
2014	10,255,928	4.0%	817,233,500	2.8%
2015	10,534,111	2.7%	852,242,400	4.3%
2016	10,973,234	4.2%	881,539,200	3.4%
2017	11,315,216	3.1%	912,966,200	3.6%
2018	11,738,089	3.7%	943,463,400	3.3%
2019	12,256,921	4.4%	971,619,200	3.0%
2020	12,330,615	0.6%	944,000,800	-2.8%
Compound % Chg (2011-2020)		2.8%		2.3%
GDP Per Capita 2020	\$21,617		\$43,765	

Source: U.S. Bureau of Economic Analysis and Moody's Analytics; data released December 2021. The release of state and local GDP data has a longer lag time than national data. The data represents inflation-adjusted "real" GDP stated in 2012 dollars.

### Household Income

Pasco County has a lower level of household income than Florida. Median household income for Pasco County is \$62,272, which is 4.8% less than the corresponding figure for Florida.

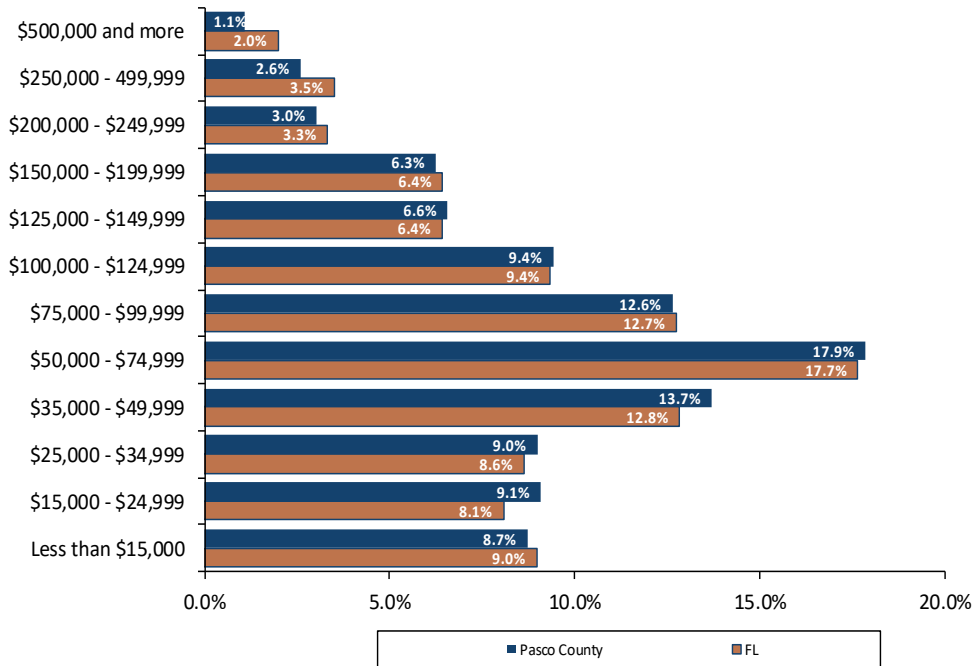
### Median Household Income - 2022

	Median
Pasco County	\$62,272
FL	\$65,445
Comparison of Pasco County to FL	- 4.8%

Source: Claritas

The following chart shows the distribution of households across twelve income levels. Pasco County has a greater concentration of households in the lower income levels than Florida. Specifically, 27% of Pasco County households are below the \$35,000 level in household income as compared to 26% of Florida households. A lesser concentration of households is apparent in the higher income levels, as 42% of Pasco County households are at the \$75,000 or greater levels in household income versus 44% of Florida households.

**Household Income Distribution - 2022**



Source: Claritas

**Education and Age**

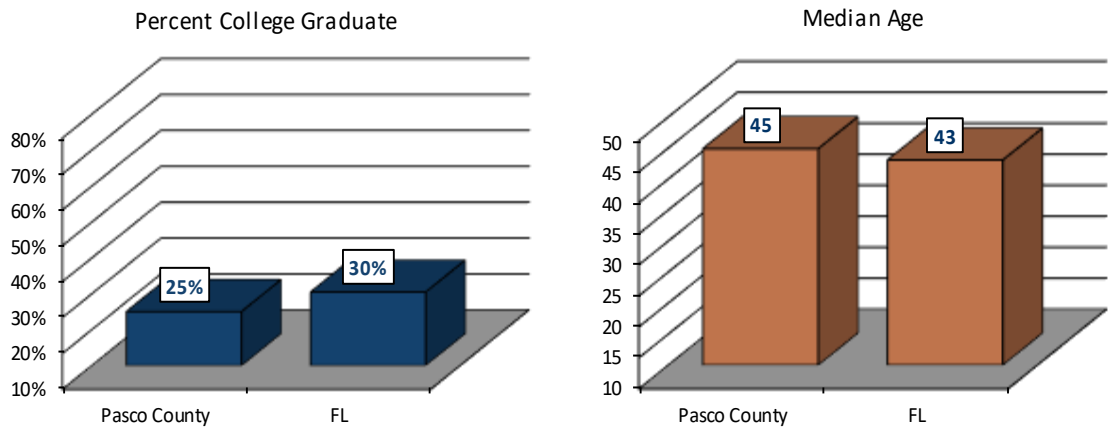
Residents of Pasco County have a lower level of educational attainment than those of Florida. An estimated 25% of Pasco County residents are college graduates with four-year degrees, versus 30% of Florida residents. People in Pasco County are older than their Florida counterparts. The median age for Pasco County is 45 years, while the median age for Florida is 43 years.



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**Education & Age - 2022**

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Source: Claritas

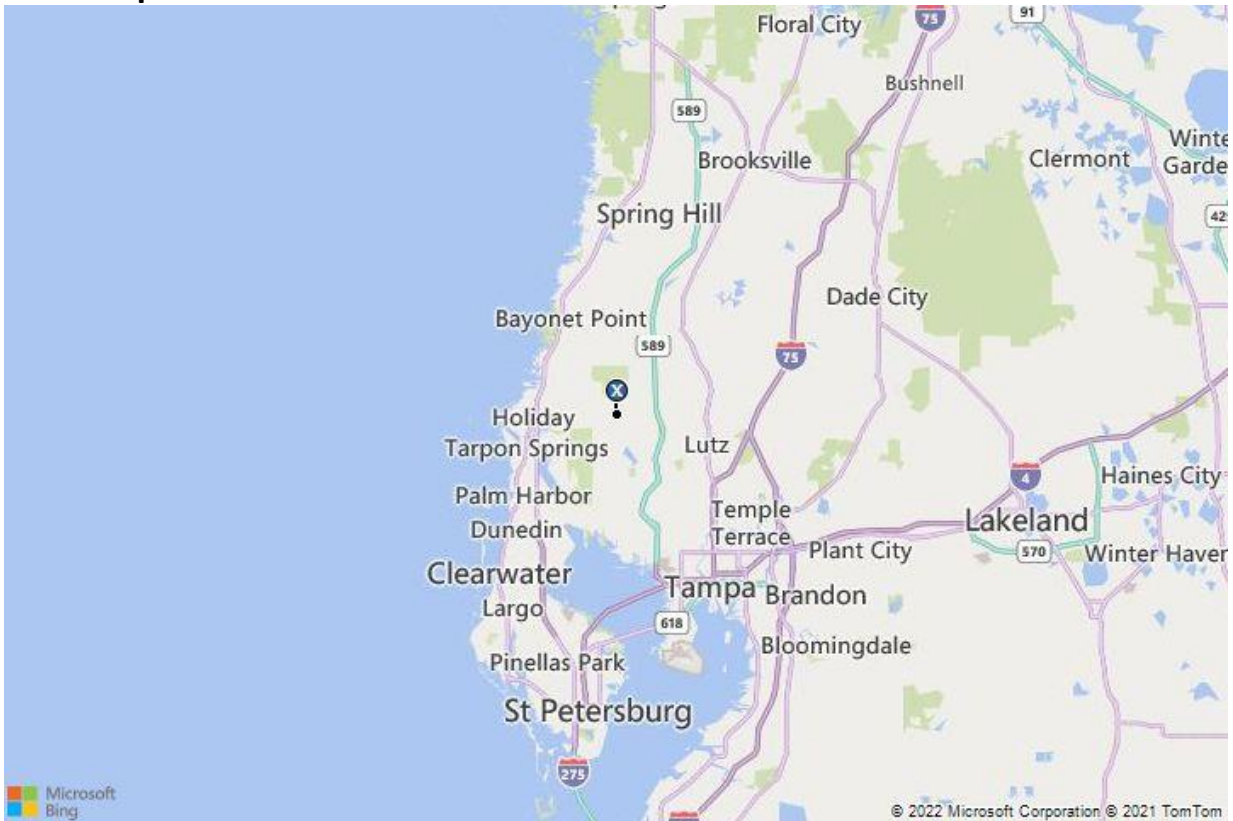
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**Conclusion**

The Pasco County economy will be affected by a growing population base and lower income and education levels. Pasco County experienced growth in the number of jobs over the past decade, and it is reasonable to assume that employment growth will occur in the future. It is anticipated that the Pasco County economy will improve and employment will grow, strengthening the demand for real estate.



### Area Map



## Surrounding Area Analysis

### Location

The subject is located in an unincorporated area of southwestern Pasco County, Florida. This area is part of the Tampa-St. Petersburg-Clearwater MSA, which had a 2022 estimated population of 3,277,020. The subject has an average commercial location along the southeast side of Heart Pine Avenue, less than 0.5 miles northeast of State Road 54. The 2021 average annual daily traffic (A.A.D.T.) count along State Road 54, in the vicinity of the subject, was 62,500 vehicles. A location map is presented above.

This area is generally delineated as follows:

<b>North</b>	State Road 52
<b>South</b>	Tarpon Springs Road
<b>East</b>	Suncoast Parkway
<b>West</b>	U.S. Highway 19/Gulf of Mexico

A map identifying the location of the property follows this section.

### Access and Linkages

Primary access to the area is provided by State Road 54, located less than 0.5 miles southwest of the subject, a major commercial east/west roadway that connects with the Suncoast Parkway, I-75 and to the east and U.S. Highway 19 to the west. Travel time from the Suncoast Parkway to the subject is less than ten minutes. U.S. Highway 19 is located 8.5 miles to the west. Overall, vehicular access is good.

Suncoast Parkway, located about five miles east of the subject, is a north–south toll road maintained and operated by Florida's Turnpike Enterprise. It is part of a 57-mile transportation corridor that extends from State Road 60 in Tampa, north to U.S. Route 98 near Chassahowitzka. The Suncoast Parkway opened in 2001, extending from the northern terminus of the Veterans Expressway to U.S. Route 98 in Hernando County with a 13-mile northern extension to State Road 44 in Lecanto.

Public transportation is provided by Pasco County Public Transportation (PCPT) and provides access to most areas in west Pasco County, as well as Zephyrhills and Dade City in east Pasco County.

The Tampa International Airport (TIA) is located approximately 25 miles southeast of the property; travel time is about 30 minutes, depending on traffic conditions. This airport is currently undergoing massive renovations that will cost approximately \$2.3 billion once all three phases are completed. This will allow passenger traffic to nearly double to 34 million passengers per year. The project will expand the airport, move the car rental facility to an off-site location, add two hotels, a 240,000 square foot office building, and a retail strip plaza, and the interior and exterior will be completely cosmetically updated. In addition, the St. Petersburg/Clearwater International Airport (PIE) is located 25 miles southwest of the subject, or about a 40-minute drive.

## Demand Generators

The subject's location in southwest Pasco County is centrally located and accessible to most major employers in the region. Major employers in the county include the Pasco County School District, HCA Healthcare, Pasco County Government, State of Florida, AdventHealth Wesley Chapel, Pasco County Sheriff, Morton Plant North Bay, Florida Medical Clinic, Federal Government and AdventHealth Dade City & Zephyrhills. The subject has average access to all of these employers within the area.

Medical Center of Trinity is a 236 bed, state-of-the-art, all-private room hospital located in the tri-county area of Pasco, Pinellas and Hillsborough Counties, near the intersection of State Road 54 and Little Road in Trinity, Florida. The facility features programs and services including Emergency Care, Heart & Vascular, Spine & Orthopedics, Cancer Care, and Women's Health & Obstetrics. Medical Center of Trinity is an Advanced Certified Primary Stroke Center and is recognized among the nation's top performers on four key quality measures - heart attack, heart failure, pneumonia, and surgical care by The Joint Commission— the leading accreditor of health care organizations in America. A four-story office building is located to the East of the Main Entrance. Medical Center of Trinity's Women's Diagnostic Center, an outpatient surgery center, physician offices and pharmacy is located in the building. This facility is located 3.5 miles northwest of the subject.

Trinity Corporate Center (TCC) is located less than 0.5 miles southwest of the subject, between State Road 54 and Trinity Boulevard and just west of the intersection of Trinity Boulevard and SR 54. It includes approximately 74 acres of commercial, retail/showroom, professional office and light industrial sites.

The subject is located northeast of the Trinity residential area, a fast-growing upscale community just north of the Pinellas and Hillsborough County borders in west Pasco County. Its tri-county location is optimal for commuters. It is currently considered part of the New Port Richey area.

Odessa Community Park, located three miles southeast of the subject, consists of 29 acres with outdoor facilities consisting of lighted basketball court, playground, lighted tennis courts, open play area and a boardwalk to observe birds, plants and trees.

The subject is located within Starkey Ranch, a developing residential community. As a master planned community, Starkey Ranch encompasses 2,400 acres divided into smaller neighborhoods centered around parks and connected by trails. The development includes the Starkey Ranch District Park, a public/private initiative that is planned to include a K-8 school, a library and community theater, baseball and multi-use sports fields, tennis and basketball courts, three playgrounds, a track, and a pavilion. The community will also have its own business park which is approved for a 220-room hotel as well as retail, medical and office uses.

These demand generators support the demographic profile described in the following section.

## Demographics

A demographic profile of the surrounding area, including population, households, and income data, is presented in the following table.

<b>Surrounding Area Demographics</b>					
2022 Estimates	1-Mile Radius	3-Mile Radius	5-Mile Radius	Pasco County	FL
Population 2010	1,064	15,711	53,038	464,697	18,801,310
Population 2022	2,521	22,740	68,018	575,435	21,976,313
Population 2027	2,688	24,219	72,190	608,125	22,982,383
Compound % Change 2010-2022	7.5%	3.1%	2.1%	1.8%	1.3%
Compound % Change 2022-2027	1.3%	1.3%	1.2%	1.1%	0.9%
Households 2010	585	6,255	21,359	189,612	7,420,802
Households 2022	1,364	9,232	26,785	230,515	8,659,093
Households 2027	1,452	9,791	28,204	242,729	9,056,800
Compound % Change 2010-2022	7.3%	3.3%	1.9%	1.6%	1.3%
Compound % Change 2022-2027	1.3%	1.2%	1.0%	1.0%	0.9%
Median Household Income 2022	\$88,059	\$91,583	\$81,834	\$62,272	\$65,445
Average Household Size	1.8	2.5	2.5	2.5	2.5
College Graduate %	37%	39%	34%	25%	30%
Median Age	71	54	49	45	43
Owner Occupied %	94%	91%	86%	78%	67%
Renter Occupied %	6%	9%	14%	22%	33%
Median Owner Occupied Housing Value	\$375,912	\$361,077	\$312,085	\$232,118	\$290,276
Median Year Structure Built	2006	2004	1998	1990	1988

Source: Claritas

As shown above, the current population within a 3-mile radius of the subject is 22,740, and the average household size is 2.5. Population in the area has grown since the 2010 census, and this trend is projected to continue over the next five years. Compared to Pasco County overall, the population within a 3-mile radius is projected to grow at a faster rate.

Median household income is \$91,583, which is higher than the household income for Pasco County. Residents within a 3-mile radius have a considerably higher level of educational attainment than those of Pasco County, while median owner occupied home values are considerably higher.

## Outlook and Conclusions

The area is in the growth stage of its life cycle. In comparison to other areas in the region, the area is rated as follows:

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**Surrounding Area Attribute Ratings**

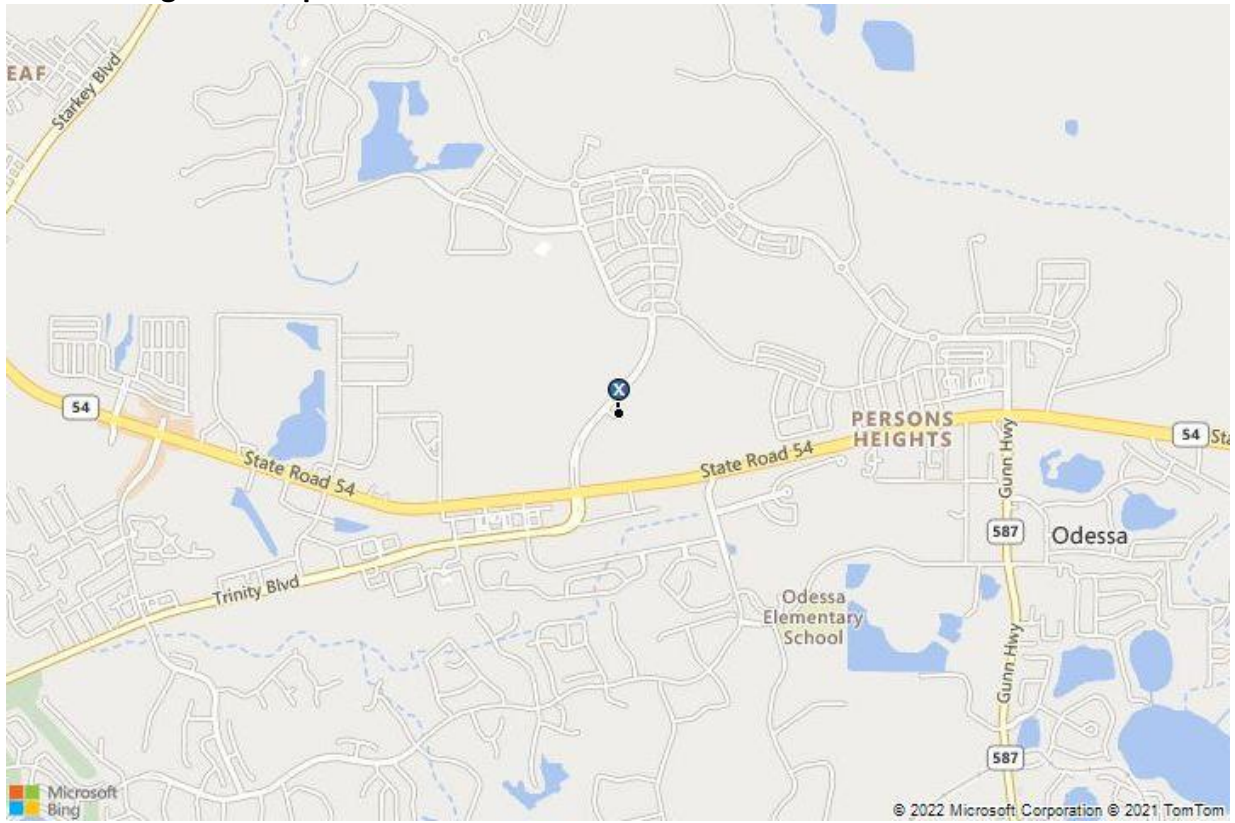
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Highway Access	Average
Demand Generators	Above Average
Convenience to Support Services	Average
Convenience to Public Transportation	Average
Employment Stability	Above Average
Police and Fire Protection	Average
Property Compatibility	Average
General Appearance of Properties	Average
Appeal to Market	Average
Barriers to Competitive Entry	Average
Price/Value Trend	Average

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### Surrounding Area Map



## Office Market Analysis

### Tampa/St. Petersburg Office Market Analysis

Supply and demand indicators for office space in the Tampa Bay area, including inventory levels, absorption, vacancy, and rental rates for all classes of space are presented below. The data is provided by *CoStar Property*, a nationally recognized source.

Total Office Market Statistics											Quarter 2, 2022
Period	Existing Inventory		Vacancy			Net Absorption	Deliveries		UC Inventory		Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %		# Blds	Total RBA	# Blds	Total RBA	
2022 Q2	10,692	127,541,946	9,283,971	11,558,346	9.1%	346,543	5	137,600	31	600,420	\$25.88
2022 Q1	10,687	127,404,346	9,492,914	11,534,596	9.1%	117,333	7	67,656	30	666,999	\$25.28
2021 Q4	10,681	127,339,828	9,545,729	11,143,046	8.8%	246,514	3	14,500	28	608,339	\$24.74
2021 Q3	10,680	127,604,944	10,057,359	11,325,423	8.9%	341,513	8	540,028	26	592,656	\$24.20
2021 Q2	10,672	127,064,916	9,858,844	11,022,828	8.7%	462,955	15	443,196	27	994,584	\$23.88
2021 Q1	10,660	126,702,241	9,959,124	11,017,937	8.7%	53,027	15	651,285	38	1,385,124	\$23.75
2020	10,647	126,058,357	9,368,267	10,195,139	8.1%	-79,169	49	1,066,787	44	1,876,909	\$23.10
2019	10,611	125,176,208	8,416,862	9,244,805	7.4%	510,586	38	793,430	48	2,316,953	\$22.72
2018	10,598	124,668,861	8,428,408	9,094,606	7.3%	1,276,129	31	782,739	38	1,078,164	\$20.38
2017	10,594	124,445,920	9,379,464	9,748,921	7.8%	498,709	43	483,966	30	881,959	\$19.47
2016	10,569	124,751,246	10,231,927	10,516,887	8.4%	1,891,884	32	656,758	41	712,131	\$18.93
2015	10,552	124,518,984	11,891,549	12,143,238	9.8%	2,458,644	27	590,451	27	622,087	\$18.45
2014	10,549	124,147,959	13,968,854	14,308,172	11.5%	1,589,043	26	379,281	21	566,950	\$17.63
2013	10,539	123,941,639	15,351,577	15,704,791	12.7%	1,817,879	38	1,010,716	17	311,596	\$17.25
2012	10,517	123,101,686	16,329,503	16,825,057	13.7%	86,653	24	464,597	33	995,933	\$17.15

The Tampa Bay area office market ended Q2 2022 with a vacancy rate of 9.1%. The vacancy rate is up 40 basis points over one-year prior. Net absorptions remain positive. The 2021 – Q2 2022 rebound reflects the release of the approved vaccine, social distancing requirements relaxing and employees returning to physical office spaces. Approximately 1,051,903 square feet have been absorbed over the past four quarters.

The effective rental rate is \$25.88 per square foot, which represents an increase from a low mark of \$17.15 per square foot in 2012 (during the most recent economic downturn). Rental rates have increased an average of nearly 5.09% per annum since 2012. Office rents are reported here on a triple net basis, which means that the tenant is responsible for a majority of the operating expenses.

A total of 23 buildings were delivered to the market over the prior year totaling 759,784 square feet, which is similar to recent surveyed years. It was also noted that, as of Q1 2022, approximately 600,420 square feet of office space is currently under construction, indicating demand for this space type remain strong.

## Pasco County Office Submarket Analysis

Total Office Submarket Statistics						Quarter 2, 2022
Market	Total RBA	Vacancy %	YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
Bayside	3,453,931	12.8%	-71,049	0	0	\$23.74
Downtown Clearwater	3,484,074	8.2%	-160,484	0	0	\$20.77
Downtown St Petersburg	4,192,677	3.8%	39,135	0	0	\$28.74
Downtown Tampa	11,410,748	9.5%	332,765	370,174	0	\$33.33
East Tampa	11,501,094	9.6%	-98,448	69,057	71,895	\$26.03
Eastern Outlying	2,350,385	5.0%	56,181	58,304	118,950	\$23.58
Gateway	9,112,993	12.1%	-129,448	0	0	\$25.18
Hernando County	2,477,025	2.9%	32,595	0	0	\$17.80
Mid-Pinellas	6,076,559	7.5%	-168,134	0	0	\$20.65
North Pinellas	7,894,067	10.4%	-309,347	4,900	39,000	\$22.34
Northeast Tampa	11,424,402	12.0%	-39,807	120,000	3,500	\$25.54
Northwest Tampa	11,564,921	9.7%	52,022	14,500	94,492	\$24.24
<b>Pasco County</b>	<b>9,771,278</b>	<b>4.1%</b>	<b>212,155</b>	<b>99,370</b>	<b>193,683</b>	<b>\$22.64</b>
South Pinellas	7,744,543	3.6%	104,126	0	45,000	\$22.58
South Tampa	5,407,347	1.5%	100,992	0	21,900	\$29.38
Southeast Hillsborough	1,130,348	2.6%	26,905	0	0	\$24.98
Westshore	18,545,554	14.2%	-50,005	0	12,000	\$33.36
<b>Totals</b>	<b>127,541,946</b>	<b>7.6%</b>	<b>-69,846</b>	<b>736,305</b>	<b>600,420</b>	<b>\$24.99</b>

The grid above highlights the subject's submarket Pasco County Office. As of Q2 2022, the vacancy rate was 4.1%, below the average vacancy rate of all of the Tampa Bay office markets. There has been 99,370 square feet of office space delivered to the market year-to-date, and there is currently 193,683 square feet under construction. Lastly, the quoted rental rate is \$22.64 psf on a NNN basis.

## Property Analysis

### Land Description and Analysis

#### Land Description

Land Area	3.09 acres; 134,600 SF
Land Area (Usable)	1.64 acres; 71,438 SF
Acreage Dedicated to the Improvements	0.99 acres; 43,124
Acreage - Excess Land	0.65 acres; 28,314 SF
Source of Land Area	Public Records
Primary Street Frontage	Heart Pine Avenue - 365 feet
Shape	Irregular
Corner	No
Rail Access	No
Topography	Generally level and at street grade
Drainage	No problems reported or observed
Environmental Hazards	None reported or observed
Ground Stability	No problems reported or observed

Flood Area Panel Number	12101C0380F
Date	September 26, 2014
Zone	A
Description	Within 100-year floodplain
Insurance Required?	Yes

#### Zoning; Other Regulations

Zoning Jurisdiction	Pasco County
Zoning Designation	MPUD
Description	Master Planned Unit Development
Legally Conforming?	Appears to be legally conforming
Zoning Change Likely?	No
Permitted Uses	The subject zoning is site specific and in this instance is for the approval of the Starkey Ranch Master Planned Unit Development. The subject Office/Welcome Center is a legally conforming use.

#### Utilities

Service	Provider
Water	Pasco County
Sewer	Pasco County
Electricity	Duke Energy
Natural Gas	TECO People's Gas
Local Phone	Various providers

We are not experts in the interpretation of zoning ordinances. An appropriately qualified land use attorney should be engaged if a determination of compliance with zoning is required.

**Easements, Encroachments and Restrictions**

We were not provided a current title report to review. We are not aware of any easements, encroachments, or restrictions that would adversely affect value. Our valuation assumes no adverse impacts from easements, encroachments, or restrictions, and further assumes that the subject has clear and marketable title.

**Conclusion of Land Analysis**

Overall, the physical characteristics of the site and the availability of utilities result in functional utility suitable for a variety of uses including those permitted by zoning. We are not aware of any other particular restrictions on development.

### Parcel Map





### Aerial Map



### Zoning Map

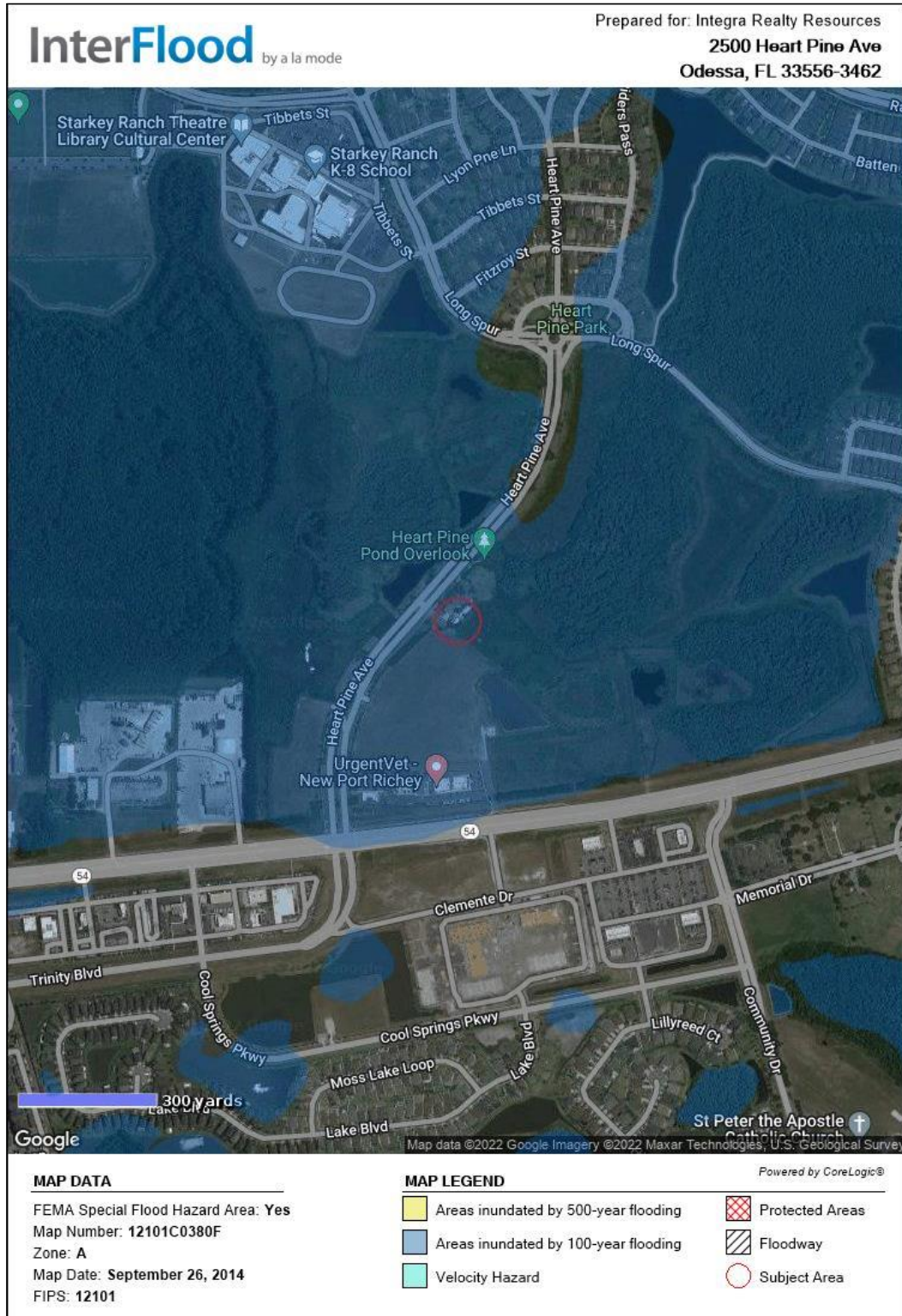




# Starkey Ranch Community



### Flood Map



## Improvements Description and Analysis

The subject property is improved with a professional office building, used as a welcome center for the Starkey Ranch master planned community. The subject single story office building consists of 4,053 gross square feet and 3,338 rentable square feet. The improvements are in good condition and were constructed in 2015. The site area totals 3.09 gross acres, of which 1.64 acres are considered usable uplands. Of the usable acreage 0.99 acres is dedicated to the improvements with 0.65 acres considered excess land, which we valued separately. The property is located along the east side of Heart Pine Avenue, 1/4 mile north of State Road 54 in Odessa, Pasco County.

### Improvements Description

Name of Property	Starkey Ranch Welcome Center & Land
General Property Type	Office
Property Sub Type	Professional Office/Welcome Center
Competitive Property Class	C
Occupancy Type	Owner Occupied
Number of Buildings	1
Stories	1
Construction Class	C
Construction Type	Masonry
Construction Quality	Average
Condition	Good
Gross Building Area (SF)	4,053
Rentable Area (SF)	3,338
Land Area (SF)	43,124
Floor Area Ratio (RA/Land SF)	0.08
Floor Area Ratio (GBA/Land SF)	0.09
Building Area Source	Inspection
Year Built	2015
Actual Age (Yrs.)	5
Estimated Effective Age (Yrs.)	20
Estimated Economic Life (Yrs.)	50
Remaining Economic Life (Yrs.)	30

### Construction Details

Foundation	Concrete slab
Structural Frame	Block
Exterior Walls	Stucco
Roof	Pitched shingle
Interior Finishes	Above Average
Floors	Tile/Carpet
Walls	Painted drywall
Ceilings	Sprayed
Lighting	Fluorescent/Incandescent
HVAC (Climate Controlled)	Central

## Improvements Analysis

### Quality and Condition

The quality and condition of the subject is considered to be consistent with that of competing properties.

### Functional Utility

The improvements appear to be adequately suited to their current use, and there do not appear to be any significant items of functional obsolescence.

### Deferred Maintenance

No deferred maintenance is apparent from our inspection.

### ADA Compliance

Based on our inspection and information provided, we are not aware of any ADA issues. However, we are not expert in ADA matters, and further study by an appropriately qualified professional would be recommended to assess ADA compliance.

### Hazardous Substances

An environmental assessment report was not provided for review and environmental issues are beyond our scope of expertise. No hazardous substances were observed during our inspection of the improvements; however, we are not qualified to detect such substances. Unless otherwise stated, we assume no hazardous conditions exist on or near the subject.

### Personal Property

No personal property items were observed that would have any material contribution to market value.

## Conclusion of Improvements Analysis

In comparison to other competitive properties in the region, the subject improvements are rated as follows:

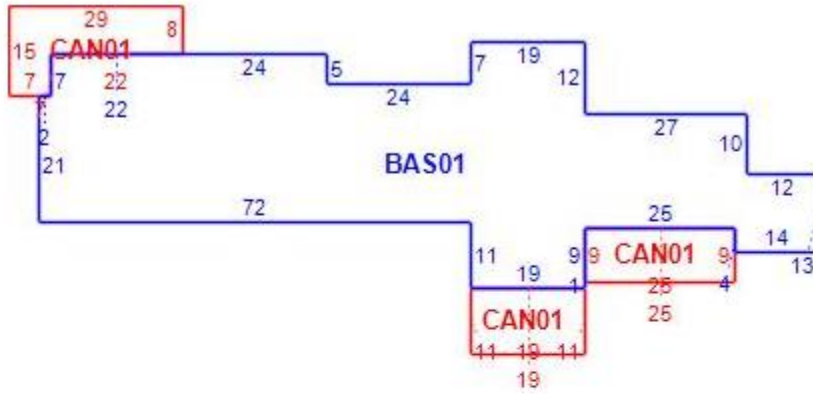
### Improvements Ratings

Visibility/Exposure	Average
Design and Appearance	Above Average
Age/Condition	Average
Lobby	Above Average
Interior Amenities	Above Average
Floor to ceiling heights	Above Average
Elevators	N/A
Parking Ratios	Average
Distance of Parking to Building Access	Average
Landscaping	Average



Overall, the quality, condition, and functional utility of the improvements are average to above average for their age and location.

## Building Sketch





Exterior view of the subject property  
(Photo Taken on August 11, 2022)



Exterior view of the subject property  
(Photo Taken on August 11, 2022)



Exterior view of the subject property  
(Photo Taken on August 11, 2022)



Interior: Entrance/reception  
(Photo Taken on August 11, 2022)



Interior: Typical common area  
(Photo Taken on August 11, 2022)



Interior: Typical common area  
(Photo Taken on August 11, 2022)

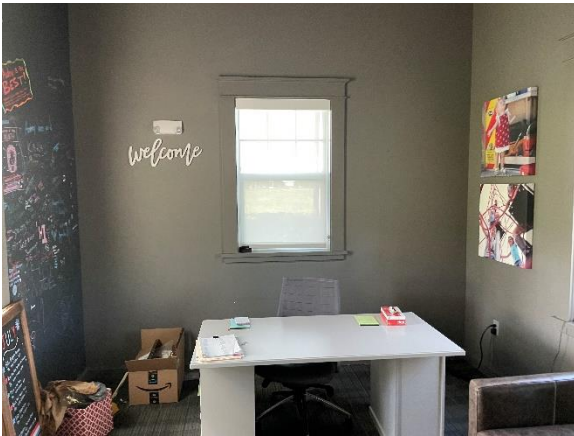




Interior: Typical corridor  
(Photo Taken on August 11, 2022)



Interior: Typical private office  
(Photo Taken on August 11, 2022)



Interior: Typical office view  
(Photo Taken on August 11, 2022)



Interior: Conference room  
(Photo Taken on August 11, 2022)



Street scene: Looking south along Heart Pine Avenue  
(Photo Taken on August 11, 2022)



Street scene: Looking north along Heart Pine Avenue  
(Photo Taken on August 11, 2022)



## Real Estate Taxes

Real estate tax assessments are administered by Pasco County and are estimated by jurisdiction on a county basis for the subject. Real estate taxes in this state and this jurisdiction represent ad valorem taxes, meaning a tax applied in proportion to value as well as an additional detail tax or non-ad valorem tax.

Taxes in Pasco County are due March 31<sup>st</sup> annually. However, if taxes are paid by November 30<sup>th</sup>, a 4% discount is applied to the total tax liability. The discount drops by 1% per month after that until they are due. For this reason, at any time the total amount of taxes paid may differ from the total tax liability.

The assessed values are based upon the current conversion assessment rate of 100% of Assessor's market value. This is called the just value, which in effect is supposed to represent 85%-90% of market value. In reality, it typically represents 60%-80% of value.

Real estate taxes and assessments for the current tax year are shown in the following table.

<b>Taxes and Assessments - 2021</b>					
Tax ID	Assessed Value		Taxes and Assessments		
	Total	Tax Rate	Ad Valorem Taxes	Direct Assessments and Interest	Total
28-26-17-0080-0C100-0000	\$458,256	1.593900%	\$7,304	\$371	\$7,675
Total	\$458,256		\$7,304	\$371	\$7,675

The 2021 assessed value was \$458,256. The total gross real estate tax liability for 2021 was \$7,675, which includes both ad valorem and non-ad valorem taxes. According to the Pasco County Tax Collector, the 2021 taxes were paid early on December 22, 2021. They received a 3% discount and were validated in the amount of \$7,444. Based on our concluded as-is market value, the tax liability appears low. As the property is not subject to a reassessment, the current tax liability was applied in our analysis.

## Highest and Best Use

### Process

Before a property can be valued, an opinion of highest and best use must be developed for the subject site, both as if vacant, and as improved or proposed. By definition, the highest and best use must be:

- Physically possible.
- Legally permissible under the zoning regulations and other restrictions that apply to the site.
- Financially feasible.
- Maximally productive, i.e., capable of producing the highest value from among the permissible, possible, and financially feasible uses.

### As If Vacant

#### Physically Possible

The physical characteristics of the site do not appear to impose any unusual restrictions on development. Overall, the physical characteristics of the site and the availability of utilities result in functional utility suitable for a variety of uses.

#### Legally Permissible

The site is zoned MPUD, Master Planned Unit Development. Based on the zoning, allowable uses include the subject zoning is site specific and in this instance is for the approval of the Starkey Ranch Master Planned Unit Development. The subject Office/Welcome Center is a legally conforming use. To our knowledge, there are no legal restrictions such as easements or deed restrictions that would effectively limit the use of the property. Given prevailing land use patterns in the area, only office use is given further consideration in determining highest and best use of the site, as though vacant.

#### Financially Feasible

Based on our analysis of the market, there is currently adequate demand for office use in the subject's area. It appears that a newly developed office use on the site would have a value commensurate with its cost. Therefore, office use is considered to be financially feasible.

#### Maximally Productive

There does not appear to be any reasonably probable use of the site that would generate a higher residual land value than office use. Accordingly, it is our opinion that office use, developed to the normal market density level permitted by zoning, is the maximally productive use of the property.

### Conclusion

Development of the site for office use is the only use that meets the four tests of highest and best use. Therefore, it is concluded to be the highest and best use of the property as if vacant.

**As Improved**

The subject site is developed with an office building used a community welcome center which is consistent with the highest and best use of the site as if it were vacant.

Based on the forthcoming Income Approach, if the property were leased, a positive cash flow would be expected.

Based on our analysis, there does not appear to be any alternative use that could reasonably be expected to provide a higher present value than the current use, and the value of the existing improved property exceeds the value of the site, as if vacant. For these reasons, continued office use is concluded to be maximally productive and the highest and best use of the property as improved.

**Most Probable Buyer**

Taking into account the size and characteristics of the property and its building design, the likely buyer is an owner user or a local or regional investor, such as an individual or partnership.

# Valuation

## Valuation Methodology

Appraisers usually consider three approaches to estimating the market value of real property. These are the cost approach, sales comparison approach and the income capitalization approach.

The **cost approach** assumes that the informed purchaser would pay no more than the cost of producing a substitute property with the same utility. This approach is particularly applicable when the improvements being appraised are relatively new and represent the highest and best use of the land or when the property has unique or specialized improvements for which there is little or no sales data from comparable properties.

The **sales comparison approach** assumes that an informed purchaser would pay no more for a property than the cost of acquiring another existing property with the same utility. This approach is especially appropriate when an active market provides sufficient reliable data. The sales comparison approach is less reliable in an inactive market or when estimating the value of properties for which no directly comparable sales data is available. The sales comparison approach is often relied upon for owner-user properties.

The **income capitalization approach** reflects the market's perception of a relationship between a property's potential income and its market value. This approach converts the anticipated net income from ownership of a property into a value indication through capitalization. The primary methods are direct capitalization and discounted cash flow analysis, with one or both methods applied, as appropriate. This approach is widely used in appraising income-producing properties.

Reconciliation of the various indications into a conclusion of value is based on an evaluation of the quantity and quality of available data in each approach and the applicability of each approach to the property type.

The methodology employed in this assignment is summarized as follows:

<b>Approaches to Value</b>		
Approach	Applicability to Subject	Use in Assignment
Cost Approach	Not Applicable	Not Utilized
Sales Comparison Approach	Applicable	Utilized
Income Capitalization Approach	Applicable	Utilized

## Excess Land Value

To develop an opinion of the subject's land value, as if vacant and available to be developed to its highest and best use, we utilize the sales comparison approach. This approach develops an indication of value by researching, verifying, and analyzing sales of similar properties.

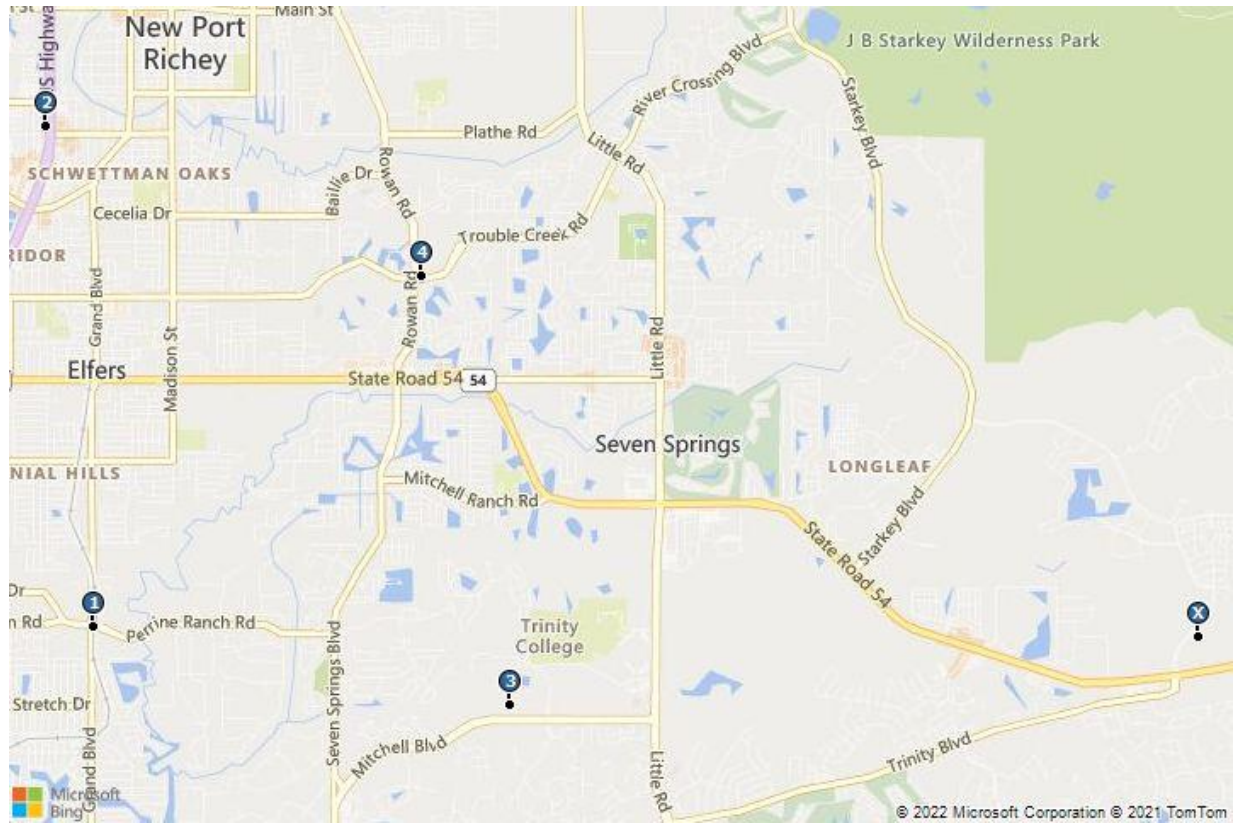
## Excess Land Area (0.65 Acres; 28,314 SF)

To apply the sales comparison approach to the excess land, we searched for sale transactions most relevant to the subject in terms of location, size, highest and best use, and transaction date. Using price per usable square foot as the appropriate unit of comparison, we summarize the most relevant sales in the following table.

### Summary of Comparable Land Sales

No.	Name/Address	Sale Date; Status	Sale Price	SF; Acres	Usable SF; Usable Acres	Zoning	\$/Usable SF	\$/Usable Acre
1	Dollar General Site - Holiday 5544 Perrine Ranch Rd. Holiday Pasco County FL	May-22 Closed	\$350,000	77,603 1.78	77,603 1.78	C-2	\$4.51	\$196,464
<i>Comments: This is the sale of a vacant commercial site. The future use of the site will be for a freestanding retail building operated by Dollar General.</i>								
2	New Port Richey Commercial Land 5525 U.S. Hwy 19 New Port Richey Pasco County FL	May-21 Closed	\$295,000	40,000 0.92	40,000 0.92	C-2	\$7.38	\$321,246
<i>Comments: This is the sale of a vacant commercial site. The property sold for \$295,000 or \$7.38 per usable square foot in May 2021. The future use of the site will likely be retail given the surrounding uses.</i>								
3	NWC Welbilt Blvd & Mitchell Blvd Land Welbilt Blvd. New Port Richey Pasco County FL	Apr-21 Closed	\$503,500	108,019 2.48	108,019 2.48	MPUD	\$4.66	\$203,041
<i>Comments: This is the sale of a vacant commercial site. The property sold for \$503,500 or \$4.66 per usable square foot in April 2021. The future use of the site will likely be office given the surrounding uses.</i>								
4	Trouble Creek Road Vacant Land 7517 Trouble Creek Rd. New Port Richey Pasco County FL	Sep-20 Closed	\$435,000	62,113 1.43	62,113 1.43	C-2	\$7.00	\$305,070
<i>Comments: The site was purchased for the development of a car wash.</i>								

### Comparable Land Sales Map – Excess Land





Sale 1  
US Highway 19 Land



Sale 2  
New Port Richey Commercial Land



Sale 3  
Proposed 7-Eleven Land



Sale 4  
Comfort Inn & Suites New Port Richey



### Analysis and Adjustment of Sales

The sales are compared to the subject and adjusted to account for material differences that affect value. Adjustments are considered for the following factors, in the sequence shown below.

Adjustment Factor	Accounts For	Comments
Effective Sale Price	Atypical economics of a transaction, such as demolition cost or expenditures by buyer at time of purchase.	No adjustments warranted.
Real Property Rights	Fee simple, leased fee, leasehold, partial interest, etc.	No adjustments warranted.
Financing Terms	Seller financing, or assumption of existing financing, at non-market terms.	No adjustments warranted.
Conditions of Sale	Extraordinary motivation of buyer or seller, assemblage, forced sale.	No adjustments warranted.
Market Conditions	Changes in the economic environment over time that affect the appreciation and depreciation of real estate.	The sales were adjusted 3% per annum for current market conditions.
Location	Market or submarket area influences on sale price; surrounding land use influences.	No adjustments warranted.
Access/Exposure	Convenience to transportation facilities; ease of site access; visibility; traffic counts.	All four sales were adjusted downward, as they are accessible from superior roadways.
Size	Inverse relationship that often exists between parcel size and unit value.	In this instance, the appropriate adjustments were applied.
Property Characteristics	Primary physical factors that affect the utility of a site for its highest and best use.	Sale 3 warranted an upward adjustment.
Zoning	Government regulations that affect the types and intensities of uses allowable on a site.	No adjustments warranted.
Entitlements	The specific level of governmental approvals attained pertaining to development of a site.	No adjustments warranted.



The following table summarizes the adjustments we make to each sale.

<b>Land Sales Adjustment Grid</b>					
	Subject	Comparable 1	Comparable 2	Comparable 3	Comparable 4
Name	Starkey Ranch Welcome Center & Land	Dollar General Site - Holiday	New Port Richey Commercial Land	NWC Welbilt Blvd & Mitchell Blvd Land	Trouble Creek Road Vacant Land
Address	2500 Heart Pine Avenue	5544 Perrine Ranch Rd.	5525 U.S. Hwy 19	Welbilt Blvd.	7517 Trouble Creek Rd.
City	Odessa	Holiday	New Port Richey	New Port Richey	New Port Richey
County	Pasco	Pasco	Pasco	Pasco	Pasco
State	Florida	FL	FL	FL	FL
Sale Date		May-22	May-21	Apr-21	Sep-20
Sale Status		Closed	Closed	Closed	Closed
Sale Price		\$350,000	\$295,000	\$503,500	\$435,000
Acres	0.65	1.78	0.92	2.48	1.43
Usable Square Feet	28,314	77,603	40,000	108,019	62,113
Usable Acres	0.65	1.78	0.92	2.48	1.43
Zoning Code	MPUD	C-2	C-2	MPUD	C-2
<b>Price per Usable Square Foot</b>		<b>\$4.51</b>	<b>\$7.38</b>	<b>\$4.66</b>	<b>\$7.00</b>
Property Rights		Fee Simple	Fee Simple	Fee Simple	Fee Simple
% Adjustment		-	-	-	-
Financing Terms		Cash to seller	Cash to seller	Cash to seller	Cash to seller
% Adjustment		-	-	-	-
Conditions of Sale		-	-	-	-
% Adjustment		-	-	-	-
Market Conditions	8/11/2022	May-22	May-21	Apr-21	Sep-20
Annual % Adjustment	3%	1%	4%	4%	6%
<b>Cumulative Adjusted Price</b>		<b>\$4.56</b>	<b>\$7.67</b>	<b>\$4.85</b>	<b>\$7.42</b>
Location		-	-	-	-
Access/Exposure		-5%	-10%	-5%	-10%
Size		10%	-	10%	5%
Property Characteristics		-	-	10%	-
Zoning		-	-	-	-
Entitlements		-	-	-	-
Net \$ Adjustment		\$0.23	-\$0.77	\$0.73	-\$0.37
Net % Adjustment		5%	-10%	15%	-5%
<b>Final Adjusted Price</b>		<b>\$4.78</b>	<b>\$6.90</b>	<b>\$5.57</b>	<b>\$7.05</b>
Overall Adjustment		6%	-6%	20%	1%
<b>Range of Adjusted Prices</b>		<b>\$4.78 - \$7.05</b>			
<b>Average</b>		<b>\$6.08</b>			
<b>Indicated Value</b>		<b>\$6.10</b>			

**Land Value Conclusion – Excess Land**

After considering the sales presented, we concluded to the following excess land value:

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<b>Land Value Conclusion</b>	
Indicated Value per Usable Square Foot	\$6.10
Subject Usable Square Feet	<u>28,314</u>
Indicated Value	\$172,715
Rounded	<u>\$170,000</u>

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## Sales Comparison Approach

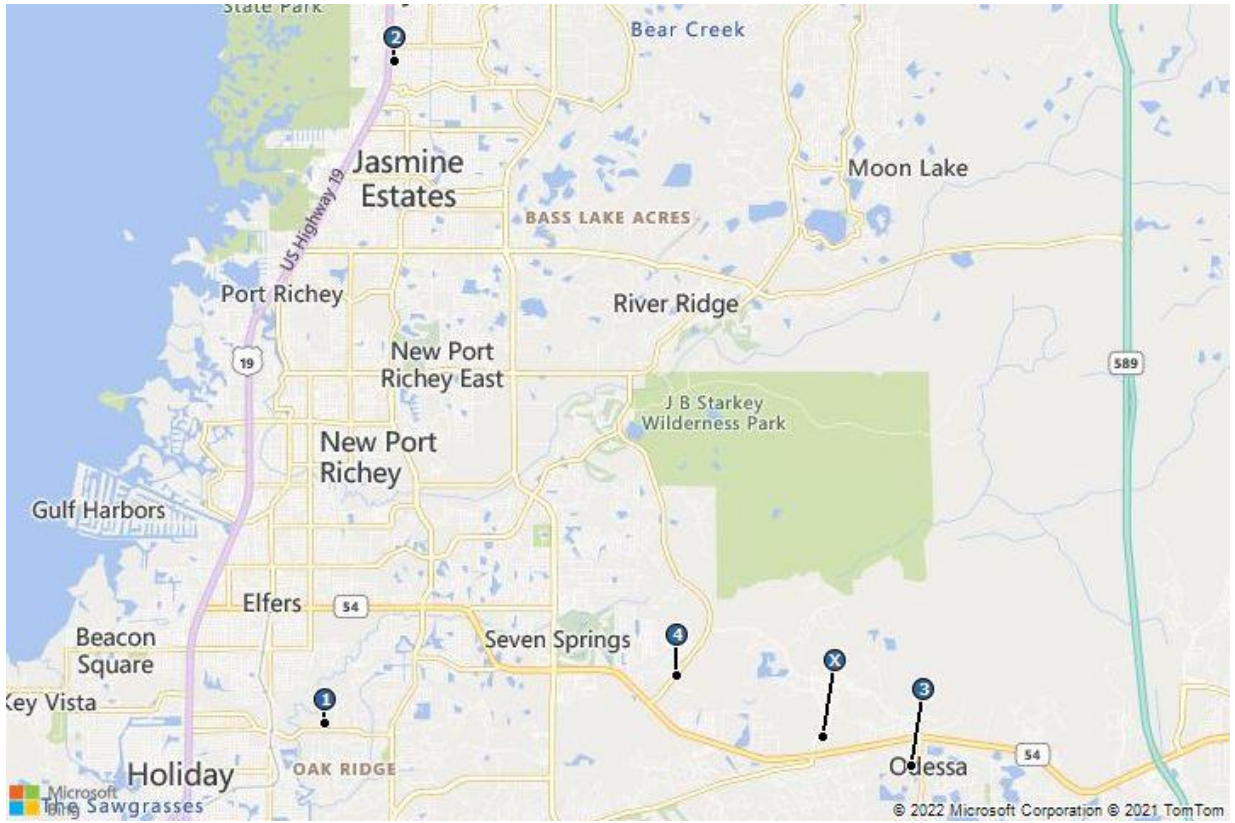
The sales comparison approach develops an indication of value by comparing the subject to sales of similar properties. The steps taken to apply this approach are:

- Identify relevant property sales;
- Research, assemble, and verify pertinent data for the most relevant sales;
- Analyze the sales for material differences in comparison to the subject;
- Reconcile the analysis of the sales into a value indication for the subject.

For this analysis, we use price per square foot of rentable area as the appropriate unit of comparison because market participants typically compare sale prices and property values on this basis. The most relevant sales are summarized in the following table.

Summary of Comparable Improved Sales								
No.	Name/Address	Sale Date; Status	Yr. Blt.; # Stories; % Occ.	Acres; FAR; Parking Ratio	Prop Class; Const Type; Prop Rights	Effective Sale Price	Rentable SF	\$/Rentable SF
1	Trinity Professional Office 2550 Permit Pl. New Port Richey Pasco County FL	May-22 Closed	2004 2	0.74 0.18	B 0	\$950,000	4,558	\$208.42
	<i>Comments: The property is located at the northern terminus of Permit Place, just north of Perrine Ranch Road in the Trinity area of New Port Richey. The improvement consist of a 2-story office building in good condition. The property was listed for \$999,000 and had been on the market for 180-days.</i>							
2	Professional Office Building 10816 US Hwy 19 N Port Richey Pasco County FL	Mar-22 Closed	1973 1	0.84 0.20	C 0	\$1,200,000	6,144	\$195.31
	<i>Comments: The property is located along the east side of U.S. Highway 19, just north of Coventry Drive. The improvements consist of a professional office. Access is from the east side of U.S. Hwy 19, there is no median cut providing access from the southbound lanes.</i>							
3	Office Odessa 2107 Gunn Hwy. Odessa Pasco County FL	Dec-21 Closed	2006 2	1.10 0.28	B Masonry	\$2,575,000	13,534	\$190.26
	<i>Comments: This property last sold in December 2021 for \$1,600,000 or \$118.22 per usable square foot. Per discussions with the buyer, the property was vacant and partially gutted at the time of sale with significant deferred maintenance. Subsequent to the sale, the buyers have been renovating the property for a total rehab \$975,000 and an expected completion date of June 2022.</i>							
4	Longleaf Medical/Professional Center 3000 Starkey Blvd. Trinity Pasco County FL	Aug-21 Closed	2007 1 100%	1.18 0.31 5.73/1,000	B Concrete block Leased Fee	\$3,750,000	15,010	\$249.83
	<i>Comments: The property is 100% leased by four (4) tenants as of the contract date. This multi-tenant medical office contains 15,010 net rentable square feet. The improvements includes a single-story masonry building that was constructed in 2007. Three (3) of the suites are medical offices and One (1) suite is a typical office build-out. The improvements are situated on a 1.18 acre site at the southeast corner of Starkey Boulevard and DeFuniak Street in New Port Richey, Pasco County, Florida.</i>							
	<b>Subject</b>		2015	3.09	C		3,338	
	Starkey Ranch Welcome Center & Land Odessa, FL		1 Owner Occupied	0.08 -	Masonry Fee Simple			

### Comparable Improved Sales Map





Sale 1  
Trinity Professional Office



Sale 2  
Professional Office Building



Sale 3  
Office Odessa



Sale 4  
Longleaf Medical/Professional Center

### Analysis and Adjustment of Sales

The sales are compared to the subject and adjusted to account for material differences that affect value. Adjustments are considered for the following factors, in the sequence shown below.

Adjustment Factor	Accounts For	Comments
Effective Sale Price	Atypical economics of a transaction, such as excess land or non-realty components.	No adjustments warranted.
Real Property Rights	Leased fee, fee simple, leasehold, partial interest, etc.	No adjustments warranted.
Financing Terms	Seller financing, or assumption of existing financing, at non-market terms.	No adjustments warranted.
Conditions of Sale	Extraordinary motivation of buyer or seller.	No adjustments warranted.
Market Conditions	Changes in the economic environment over time that affect the appreciation and depreciation of real estate.	Considering current market conditions, we have applied an upward adjustments of 3.0% per annum to account for this trend.
Location	Market or submarket area influences on sale price; surrounding land use influences.	Sale 2 located in an inferior market area was adjusted upwards.
Access/Exposure	Convenience to transportation facilities; ease of site access; visibility; traffic counts.	Sales 2 - 4 were adjusted downward for their access from superior roadways.
Size	Inverse relationship that often exists between building size and unit value.	The sales were adjusted accordingly.
Building to Land Ratio	Ratio of building area to land area; also known as floor area ratio (FAR).	All four sales warranted upward adjustments.
Building Quality	Construction quality, heated/cooled space, amenities, market appeal, functional utility.	Sales 2 and 3 with inferior curb appeal warranted upward adjustments. Sale 4 was adjusted downward for its superior build-out.
Age/Condition	Effective age; physical condition.	Sales 1 and 2 representing older construction warranted upward adjustments.

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<b>Adjustment Factor</b>	<b>Accounts For</b>	<b>Comments</b>
Economic Characteristics	Non-stabilized occupancy, above/below market rents, and other economic factors.	No adjustments warranted.

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The following table summarizes the adjustments we make to each sale.

<b>Improved Sales Adjustment Grid</b>					
	Subject	Comparable 1	Comparable 2	Comparable 3	Comparable 4
Property Name	Starkey Ranch Welcome Center & Land	Trinity Professional Office	Professional Office Building	Office Odessa	Longleaf Medical/Professional Center
Address	2500 Heart Pine Avenue	2550 Permit Pl.	10816 US Hwy 19 N	2107 Gunn Hwy.	3000 Starkey Blvd.
City	Odessa	New Port Richey	Port Richey	Odessa	Trinity
County	Pasco	Pasco	Pasco	Pasco	Pasco
State	Florida	FL	FL	FL	FL
Sale Date		May-22	Mar-22	Dec-21	Aug-21
Sale Status		Closed	Closed	Closed	Closed
Sale Price		\$950,000	\$1,200,000	\$1,600,000	\$3,750,000
Gross Building Area	4,053	5,864	7,200	13,534	16,000
Rentable Area	3,338	4,558	6,144	13,534	15,010
Year Built	2015	2004	1973	2006	2007
FAR	0.08	0.18	0.20	0.28	0.31
<b>Price per SF of Rentable Area</b>		<b>\$208.42</b>	<b>\$195.31</b>	<b>\$190.26</b>	<b>\$249.83</b>
Property Rights		Fee Simple	Fee Simple	Fee Simple	Leased Fee
% Adjustment		-	-	-	-
Financing Terms		Cash to seller	Cash to seller	Cash to seller	Cash to seller
% Adjustment		-	-	-	-
Conditions of Sale		-	-	-	-
% Adjustment		-	-	-	-
Market Conditions	8/11/2022	May-22	Mar-22	Dec-21	Aug-21
Annual % Adjustment	3%	1%	1%	2%	3%
<b>Cumulative Adjusted Price</b>		<b>\$210.51</b>	<b>\$197.27</b>	<b>\$194.07</b>	<b>\$257.33</b>
Location		-	10%	-	-
Access/Exposure		-	-10%	-5%	-10%
Size		-	5%	10%	10%
Building to Land Ratio (FAR)		5%	5%	5%	5%
Building Quality		-	10%	10%	-10%
Age/Condition		5%	10%	-	-
Economic Characteristics		-	-	-	-
Net \$ Adjustment		\$21.05	\$59.18	\$38.81	-\$12.87
Net % Adjustment		10%	30%	20%	-5%
<b>Final Adjusted Price</b>		<b>\$231.56</b>	<b>\$256.45</b>	<b>\$232.88</b>	<b>\$244.46</b>
Overall Adjustment		11%	31%	22%	-2%
<b>Range of Adjusted Prices</b>		<b>\$231.56 - \$256.45</b>			
<b>Average</b>		<b>\$241.34</b>			
<b>Indicated Value</b>		<b>\$240.00</b>			



### Value Indication

Prior to adjustment, the sales reflect a range of \$190.26 - \$249.83 per square foot. After adjustment, the range is \$231.56 - \$256.45 per square foot, with an average of \$241.34 per square foot. After considering the analysis presented, we arrive at a value indication as follows:

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#### Value Indication by Sales Comparison

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##### As Is Market Value

Indicated Value per SF	\$240.00
Subject Square Feet	3,338
Indicated Value of Improvements	<u>\$801,120</u>
Indicated Value Rounded	\$800,000
Adjustments	
Excess Land	<u>\$170,000</u>
Indicated Value	\$971,120
Rounded	<u>\$970,000</u>

---

To the estimated improvement value of \$800,000, we added the excess land value of \$170,000, equating to a total value for the subject property of \$970,000, rounded.

## Income Capitalization Approach

The income capitalization approach converts anticipated economic benefits of owning real property into a value estimate through capitalization. The steps taken to apply the income capitalization approach are:

- Analyze the revenue potential of the property.
- Consider appropriate allowances for vacancy, collection loss, and operating expenses.
- Calculate net operating income by deducting vacancy, collection loss, and operating expenses from potential income.
- Apply the most appropriate capitalization method, either direct capitalization or discounted cash flow analysis, or both, to convert anticipated net income to an indication of value.

The two most common capitalization methods are direct capitalization and discounted cash flow analysis. In direct capitalization, a single year's expected income is divided by an appropriate capitalization rate to arrive at a value indication.

In this analysis, we use direct capitalization because investors in this property type typically rely more on this method.

### Leased Status

As of the effective date, the property is 100% owner occupied.

### Market Rent Analysis

Contract rents typically establish income for leased space, while market rent is the basis for estimating income for current vacant space and/or owner occupied space. To estimate market rent, we analyze comparable rentals most relevant to the subject in terms of location, building class, size, and transaction date.

### Space Rental Analysis

Comparable rentals considered most relevant to the subject's space are summarized in the following table.

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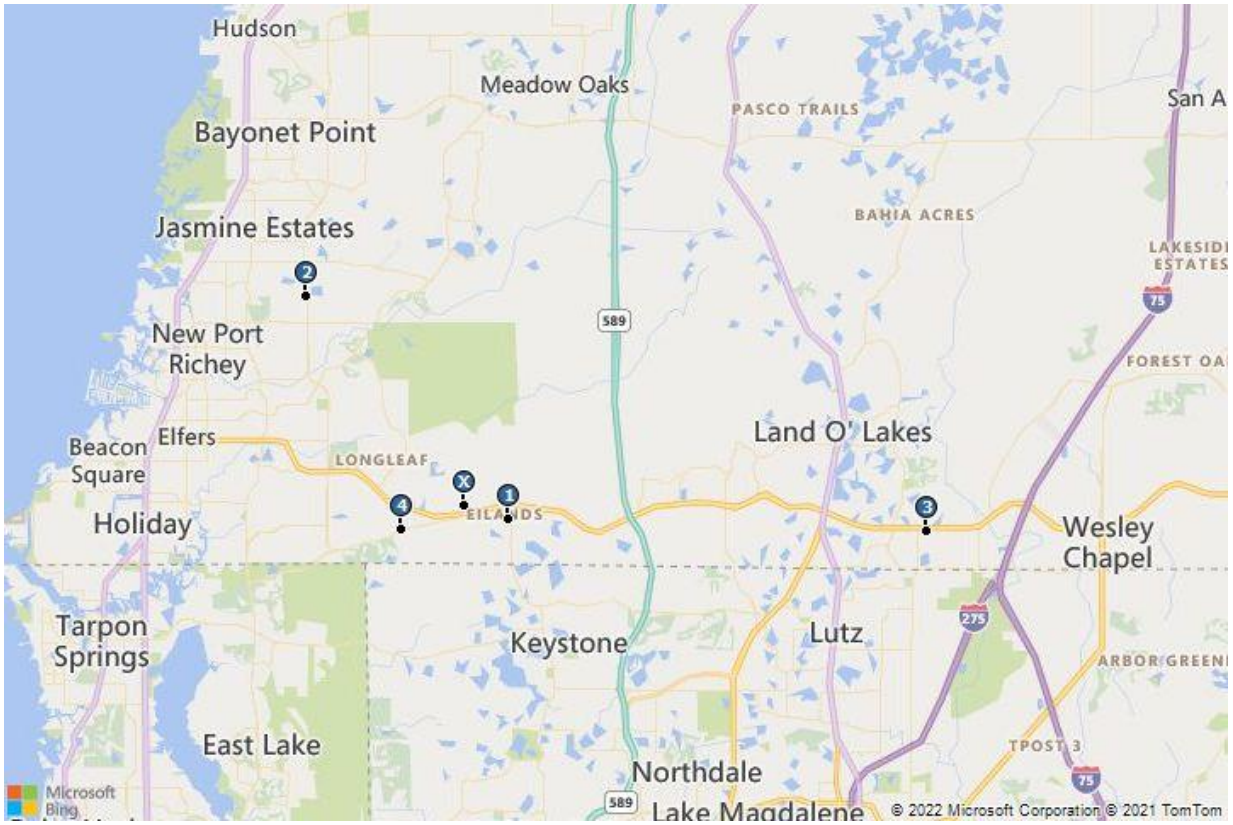
**Summary of Comparable Rentals - Office**


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No.	Property Information	Description	Tenant	SF	Lease Start	Term (Mos.)	Rent/SF	Lease Type
1	Office Odessa 2107 Gunn Hwy. Odessa Pasco County FL	Yr Blt. 2006 Stories: 2 RA: 13,534 Parking Ratio: 3.0 /1,000	30 Minute Hit	1,681	Jun-22	60	\$18.00	Triple Net
	<i>Comments: This represents the active lease of 1,681 rsf of office space within Odessa.</i>							
2	Barrister West 7701 Little Rd. New Port Richey Pasco County FL	Yr Blt. 2007 Stories: 2 RA: 30,404 Parking Ratio: 5.0 /1,000	Office Tenant	2,527	Apr-22	60	\$15.00	Triple Net
	<i>Comments: This represents 2,527 square foot office space leased in the Barrister West office building. The rent is 15.00/psf/yr on a triple net basis.</i>							
3	Kankotia Medical Office 1942 Highland Oaks Blvd. Lutz Pasco County FL	Yr Blt. 1993 Stories: - RA: 12,504 Parking Ratio: 4.8 /1,000	Guided Medical	3,723	Dec-21	36	\$17.00	Triple Net
	<i>Comments: This is the active lease of 3,723 foot medical suite. This property was built in 1993 and is in average condition.</i>							
4	1818 Short Branch Dr -Unit 103 1818 Short Branch Dr. New Port Richey Pasco County FL	Yr Blt. 2008 Stories: 1 RA: 3,300 Parking Ratio: -	Langer Family Medicine	1,920	Feb-21	24	\$21.00	Triple Net
	<i>Comments: Langer Family Medicine is leasing 1,920 square feet of medical office space for \$21 psf on a NNN lease structure. The lease commenced in February 2021 on a two year lease term. The improvements include masonry building that was constructed in 2007.</i>							

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### Comparable Rentals Map





Lease 1  
Office Odessa



Lease 2  
Barrister West



Lease 3  
Kankotia Medical Office



Lease 4  
1818 Short Branch Dr -Unit 103

### Rental Analysis Factors

The following elements of comparison are considered in our analysis of the comparable rentals.

<b>Rental Analysis Factors</b>	
Expense Structure	Division of expense responsibilities between landlord and tenants.
Conditions of Lease	Extraordinary motivations of either landlord or tenant to complete the transaction.
Market Conditions	Changes in the economic environment over time that affect the appreciation and depreciation of real estate.
Location	Market or submarket area influences on rent; surrounding land use influences.
Access/Exposure	Convenience to transportation facilities; ease of site access; visibility from main thoroughfares; traffic counts.
Size	Size of subject suite space.
Building Quality	Construction quality, % of office and or A/C space, amenities, market appeal, functional utility.
Age/Condition	Effective age; physical condition.
Economic Characteristics	Variations in rental rate attributable to such factors as free rent or other concessions, pattern of rent changes over lease term, or tenant improvement allowances.

### Analysis of Comparable Rentals

The comparable rentals are compared to the subject and adjusted to account for material differences that affect market rental value. The following table summarizes our analysis of each comparable.

**Rental Adjustment Grid - Office**

	Subject	Comparable 1	Comparable 2	Comparable 3	Comparable 4
Property Name	Starkey Ranch Welcome Center & Land	Office Odessa	Barrister West	Kankotia Medical Office	1818 Short Branch Dr -Unit 103
Address	2500 Heart Pine Avenue	2107 Gunn Hwy.	7701 Little Rd.	1942 Highland Oaks Blvd.	1818 Short Branch Dr.
City	Odessa	Odessa	New Port Richey	Lutz	New Port Richey
County	Pasco	Pasco	Pasco	Pasco	Pasco
State		FL	FL	FL	FL
Lease Start Date		Jun-22	Apr-22	Dec-21	Feb-21
Lease Term (Months)		60	60	36	24
Tenant Name		30 Minute Hit	Office Tenant	Guided Medical	Langer Family Medicine
Leased SF	3,338	1,681	2,527	3,723	1,920
Lease Type		Triple Net	Triple Net	Triple Net	Triple Net
Year Built	2015	2006	2007	1993	2008
<b>Base Rent/SF/Yr</b>		<b>\$18.00</b>	<b>\$15.00</b>	<b>\$17.00</b>	<b>\$21.00</b>
Expense Structure					
\$ Adjustment		—	—	—	—
Conditions of Lease					
% Adjustment		—	—	—	—
Market Conditions	8/11/2022	Jun-22	Apr-22	Dec-21	Feb-21
Annual % Adjustment	1.00%	—	—	1%	2%
<b>Cumulative Adjusted Rent</b>		<b>\$18.00</b>	<b>\$15.00</b>	<b>\$17.17</b>	<b>\$21.42</b>
Location		—	5%	—	—
Access/Exposure		-5%	-5%	—	—
Size		10%	—	—	—
Building Quality		—	10%	—	—
Age/Condition		—	—	5%	—
Economic Characteristics		—	—	—	—
Net \$ Adjustment		\$0.90	\$1.50	\$0.86	\$0.00
Net % Adjustment		5%	10%	5%	0%
<b>Final Adjusted Price</b>		<b>\$18.90</b>	<b>\$16.50</b>	<b>\$18.03</b>	<b>\$21.42</b>
Overall Adjustment		5%	10%	6%	2%
<b>Range of Adjusted Rents</b>		<b>\$16.50 - \$21.42</b>			
<b>Average</b>		<b>\$18.71</b>			
<b>Indicated Rent</b>		<b>\$18.75</b>			

After the analysis, the comparables indicate that a rental rate of \$18.75 per square foot per year on a triple net basis is applicable to the subject's space.

### Market Rent Conclusion

Based on the preceding analysis of comparable rentals, we conclude market lease terms for the subject as follows.

#### Concluded Market Lease Terms

Space Type	SF	Market		Rent		Lease Type	Lease Term (Mos.)
		Rent	Measure	Escalations			
Office	3,338	\$18.75	\$/SF/Yr	1% - 3% annually		Triple Net	36 - 60

### Stabilized Income and Expenses

#### Potential Gross Rent

Potential gross rent is based on market rents as shown in the following table. Income is projected for the 12-month period following the effective date of the appraisal.

#### Potential Gross Rent

Space Type	SF	Measure	Potential Rent at Market	
			\$/SF/Yr	Annual
Office	3,338	\$/SF/Yr	\$18.75	\$62,588

#### Expense Reimbursements

Under a triple net lease structure, the division of expense responsibilities between the owner and tenants is as follows:

#### Subject Expense Structures

Space Type	Office	
	Triple Net	
	Owner	Tenant
Real Estate Taxes		X
Insurance		X
Utilities		X
Repairs/Maintenance		X
General/Administrative		X
Management	X	
Reserves for Replacements	X	

We estimated expense reimbursements at \$15,519.

#### Vacancy & Collection Loss

Stabilized vacancy and collection loss is estimated at 4.0%. This estimate considers the characteristics of the subject, submarket vacancy rate, and vacancy rates at competing properties.



## Expenses

Our expense estimates were based on our knowledge of appraising similar properties, and industry benchmarks.

### Operating History and Projections

	IRR Projection
<b>Income</b>	
Base Rent	\$62,588
Expense Reimbursements	\$15,519
Potential Gross Income*	\$78,107
Vacancy & Collection Loss @ 4.0%	-\$3,124
Effective Gross Income	\$74,983
<b>Expenses</b>	
Real Estate Taxes	\$7,675
Insurance	\$1,836
Utilities	\$5,007
Repairs/Maintenance	\$668
General/Administrative	\$334
Management	\$2,624
Reserves for Replacements	\$668
Total Expenses	\$18,811
<b>Net Operating Income</b>	<b>\$56,171</b>
Operating Expense Ratio	25.1%

\*IRR projected income is the total potential income attributable to the property before deduction of vacancy and collection loss.

## Management

Management fees are considered an expense of operation, whether the services are contracted or provided by the property owner. Typical management fees for properties of this type range from 3% to 5%. Considering the subject minimal management needs, we project an overall management fee of 3.5% of effective gross income.

## Replacement Reserves

The structural maintenance expense category represents reserves for future repairs and replacements of structural components, such as the roof. We estimate this expense at \$0.20 per square foot based on the age, condition, and construction quality of the improvements.

## Total Operating Expenses

Total operating expenses are projected at \$18,811 overall, or \$5.64 per square foot, or 25.1% of the effective gross income.

### Net Operating Income

Based on the preceding income and expense projections, stabilized net operating income is estimated at \$56,171, or \$16.83 per square foot.

### Capitalization Rate Selection

A capitalization rate is used to convert net income into an indication of value. Selection of an appropriate capitalization rate considers the future income pattern of the property and investment risk associated with ownership. We consider the following data in selecting a capitalization rate for the subject.

Capitalization rates derived from similar sales are shown in the following table.

#### Capitalization Rate Comparables

No.	Property Name and/or Address	City	State	Year Built	Sale Date	Rentable Area	Cap Rate
1	6265 E. Fowler Avenue	Tampa	FL	2000	Apr-22	2,184	7.73%
2	St. Petersburg Office	St. Petersburg	FL	1955	Mar-22	10,000	7.01%
3	Pasco Professional Center	New Port Richey	FL	1974	Mar-22	1,100	7.22%
4	Brandon Office Condo	Brandon	FL	1988	Feb-22	2,100	7.50%
5	125 Indian Rocks Road	Bellair Bluffs	FL	1962	Feb-22	18,127	7.68%
6	4100 Kennedy Building	Tampa	FL	199: R 93	Dec-21	46,077	6.00%
7	4127 W. Cypress Street	Tampa	FL	1969	Dec-21	1,367	8.00%
8	Palm Harbor Medical Condo	Palm Harbor	FL	2000	Dec-21	1,192	6.00%
9	Lutz Medical Office	Lutz	FL	1987	Nov-21	10,000	6.83%
10	University Business Park	Tampa	FL	1988: R 98	Oct-21	30,456	6.30%
11	Shoppes at Countryside West	Dunedin	FL	1978	Sep-21	4,020	6.90%
12	Shoppes at Countryside West	Dunedin	FL	1978	Sep-21	4,020	6.90%
13	5319 Grand Blvd.	New Port Richey	FL	1976	Aug-21	5,626	7.00%
14	Longleaf Professional Center	New Port Richey	FL	2007	Aug-21	15,010	6.54%
15	Humphrey Office Complex	Tampa	FL	2007	Aug-21	12,300	6.51%
16	10320 N. 56th Street Office	Tampa	FL	1972	Aug-21	17,421	7.13%
17	Webb Road Office Condo	Tampa	FL	2005	Aug-21	5,034	6.86%
Average (Mean) Cap Rate:							6.95%

As shown above, based on supplemental office building sales throughout the Tampa Bay MSA, the cap rate range is 6.00% to 8.00% with an average of 6.95%.

### National Investor Surveys

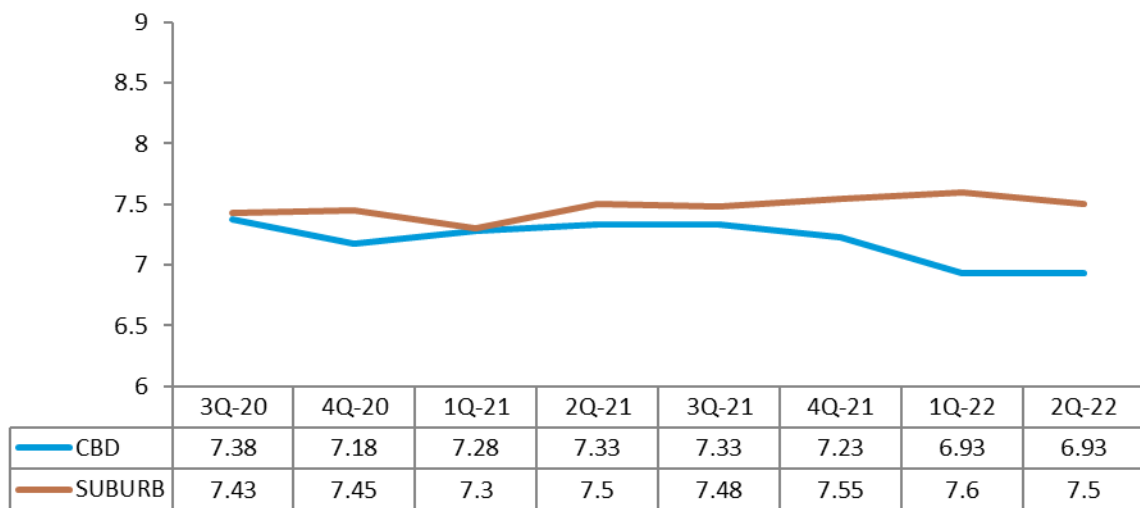
Data pertaining to investment grade properties from the PwC, ACLI, and Viewpoint surveys are summarized in the exhibits that follow.

**Capitalization Rate Surveys – Office Properties**

	IRR-ViewPoint National CBD Office	IRR-ViewPoint National Suburban Office	PwC 2Q-22 National CBD Office	PwC 2Q-22 National Suburban Office	ACLI 1Q-22 National Office
Range	5.00% - 11.00%	5.50% - 9.75%	4.25% – 8.00%	4.50% – 8.00%	NA
Average	7.31%	7.45%	5.70%	6.03%	6.01

Source: IRR-Viewpoint 2022; PwC Real Estate Investor Survey; American Council of Life Insurers Investment

**Office Discount Rate Trends**



CBD - PwC Real Estate Investor Survey - National CBD Office Market

SUBURB - PwC Real Estate Investor Survey - National Suburban Office Market

The most current national survey data indicates that an average going-in capitalization rate for institutional grade office properties range from 6.01% to 7.45% and averages 6.50%.

**Band of Investment**

The band of investment method derives a capitalization rate from the weighted average of the mortgage and equity demands on net income generated from the property. This method involves an estimate of typical financing terms as well as an estimated rate of return on equity capital sufficient to attract investors. The rate indicated by this method is shown in the following table.



**Band of Investment Method****Lender Survey**

Lender	Date	LTV	Amort. (Years)	Interest Rate
RealtyRates.com (Minimum)	2Q 2022	80%	30	2.66%
RealtyRates.com (Maximum)	2Q 2022	50%	15	7.06%
RealtyRates.com (Average)	2Q 2022	68%	23	4.36%

**Mortgage/Equity Assumptions**

Loan To Value Ratio	75%
Interest Rate	4.30%
Amortization (Years)	25
Mortgage Constant	0.0653
Equity Ratio	25%
Equity Dividend Rate	9.00%

**Weighted Average of Mortgage and Equity Requirements**

Mortgage Requirement	75%	x	6.53% =	4.90%
Equity Requirement	25%	x	9.00% =	2.25%

**Indicated Capitalization Rate****7.15%****Rounded****7.15%**

To reach a capitalization rate conclusion, we consider each of the following investment risk factors to gauge its impact on the rate. The direction of each arrow in the following table indicates our judgment of an upward, downward, or neutral influence of each factor.

Risk Factor	Issues	Impact on Rate
Income Characteristics	Credit strength of tenant, escalation pattern, above/below market rent, rollover risk.	↔
Competitive Market Position	Construction quality, appeal, condition, effective age, functional utility.	↔
Location	Market area demographics and life cycle trends; proximity issues; access and support services.	↔
Market	Vacancy rates and trends; rental rate trends; supply and demand.	↔
Highest & Best Use	Upside potential from redevelopment, adaptation, expansion.	↔
Overall Impact		↔

Based on the factors discussed above, and considering the quality of the subject improvements and its competitive position in the market, we conclude at a capitalization rate as follows:

### Capitalization Rate Conclusion

Going-In Capitalization Rate	7.00%
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### Direct Capitalization Analysis

Net operating income is divided by the capitalization rate to indicate the stabilized value of the subject. Valuation of the subject by direct capitalization is shown in the following table.

### Direct Capitalization Analysis

	SF	Space Type	Annual	\$/SF Bldg.
<b>Income</b>				
Potential Gross Rent	3,338	Office	\$62,588	\$18.75
Expense Reimbursements			\$15,519	\$4.65
Potential Gross Income			\$78,107	\$23.40
Vacancy & Collection Loss	4.00%		-\$3,124	-\$0.94
Effective Gross Income			\$74,983	\$22.46
<b>Expenses</b>				
Real Estate Taxes			\$7,675	\$2.30
Insurance			\$1,836	\$0.55
Utilities			\$5,007	\$1.50
Repairs/Maintenance			\$668	\$0.20
General/Administrative			\$334	\$0.10
Management	3.50%		\$2,624	\$0.79
Reserves for Replacements			\$668	\$0.20
Total Expenses			\$18,811	\$5.64
<b>Net Operating Income</b>			<b>\$56,171</b>	<b>\$16.83</b>
Capitalization Rate			7.00%	
Indicated Value of the Improvements			\$802,446	\$240.40
Rounded			\$800,000	\$239.66
<b>Adjustments</b>				
Excess Land			\$170,000	\$50.93
Total Adjustments			\$170,000	\$50.93
<b>Indicated Value At Completion</b>			<b>\$972,446</b>	<b>\$291.33</b>
<b>Rounded</b>			<b>\$970,000</b>	<b>\$290.59</b>

To the estimated improvement value of \$800,000, we added the excess land value of \$170,000, equating to a total value for the subject property of \$970,000, rounded.

## Reconciliation and Conclusion of Value

The values indicated by our analyses are as follows:

<b>Summary of Value Indications</b>	
	Market Value As Is
Cost Approach	N/A
Sales Comparison Approach	\$800,000
Income Capitalization Approach	\$800,000
Reconciled	\$800,000
Adjustments	
Excess Land	\$170,000
Concluded Value	\$970,000
Rounded	\$970,000

The sales comparison approach is given the greatest weight because it is the most reliable valuation method for the subject. The income approach is given less weight because it does not directly consider the sale prices of alternate properties having similar utility. The cost approach is not applicable to the subject and is not used. Accordingly, our value opinion follows.

### Value Conclusion

Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Market Value As Is	Fee Simple	August 11, 2022	\$970,000

The value conclusion(s) in this report consider the impact of COVID-19 on the subject property.

The opinions of value expressed in this report are based on estimates and forecasts that are prospective in nature and subject to considerable risk and uncertainty. Events may occur that could cause the performance of the property to differ materially from our estimates, such as changes in the economy, interest rates, capitalization rates, financial strength of tenants, and behavior of investors, lenders, and consumers. Additionally, our opinions and forecasts are based partly on data obtained from interviews and third party sources, which are not always completely reliable. Although we are of the opinion that our findings are reasonable based on available evidence, we are not responsible for the effects of future occurrences that cannot reasonably be foreseen at this time.

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**Extraordinary Assumptions and Hypothetical Conditions**

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The value conclusions are subject to the following extraordinary assumptions that may affect the assignment results. An extraordinary assumption is uncertain information accepted as fact. If the assumption is found to be false as of the effective date of the appraisal, we reserve the right to modify our value conclusions.

1. As a survey wasn't provided, we relied on public records and our measurements in estimating the excess land area.

The value conclusions are based on the following hypothetical conditions that may affect the assignment results. A hypothetical condition is a condition contrary to known fact on the effective date of the appraisal but is supposed for the purpose of analysis.

1. None
- 

**Exposure Time**

Exposure time is the length of time the subject property would have been exposed for sale in the market had it sold on the effective valuation date at the concluded market value. Based on the concluded market value stated previously, it is our opinion that the probable exposure time is 6 - 9 months.

**Marketing Period**

Marketing time is an estimate of the amount of time it might take to sell a property at the concluded market value immediately following the effective date of value. We estimate the subject's marketing period at 6 - 9 months.

## Certification

We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. We have not performed any services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice as well as applicable state appraisal regulations.
9. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
10. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
11. Bruce D. Throdahl made a personal inspection of the property that is the subject of this report. Kendra Stevens Barry inspected at an earlier date.
12. No one provided significant real property appraisal assistance to the person(s) signing this certification.



13. We have experience in appraising properties similar to the subject and are in compliance with the Competency Rule of USPAP.
14. As of the date of this report, Bruce D. Throdahl and Kendra Stevens Barry have completed the Standards and Ethics Education Requirements for Candidates/Practicing Affiliates of the Appraisal Institute.



Bruce D. Throdahl  
Managing Director  
Certified General Real Estate Appraiser  
FL Certificate # RZ2826



Kendra Stevens Barry  
Senior Managing Director  
Certified General Appraiser  
Florida Certificate # RZ3258

## Assumptions and Limiting Conditions

This appraisal and any other work product related to this engagement are limited by the following standard assumptions, except as otherwise noted in the report:

1. The title is marketable and free and clear of all liens, encumbrances, encroachments, easements and restrictions. The property is under responsible ownership and competent management and is available for its highest and best use.
2. There are no existing judgments or pending or threatened litigation that could affect the value of the property.
3. There are no hidden or undisclosed conditions of the land or of the improvements that would render the property more or less valuable. Furthermore, there is no asbestos in the property.
4. The revenue stamps placed on any deed referenced herein to indicate the sale price are in correct relation to the actual dollar amount of the transaction.
5. The property is in compliance with all applicable building, environmental, zoning, and other federal, state and local laws, regulations and codes.
6. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.

This appraisal and any other work product related to this engagement are subject to the following limiting conditions, except as otherwise noted in the report:

1. An appraisal is inherently subjective and represents our opinion as to the value of the property appraised.
2. The conclusions stated in our appraisal apply only as of the effective date of the appraisal, and no representation is made as to the effect of subsequent events.
3. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated.
4. No environmental impact studies were either requested or made in conjunction with this appraisal, and we reserve the right to revise or rescind any of the value opinions based upon any subsequent environmental impact studies. If any environmental impact statement is required by law, the appraisal assumes that such statement will be favorable and will be approved by the appropriate regulatory bodies.
5. Unless otherwise agreed to in writing, we are not required to give testimony, respond to any subpoena or attend any court, governmental or other hearing with reference to the property without compensation relative to such additional employment.
6. We have made no survey of the property and assume no responsibility in connection with such matters. Any sketch or survey of the property included in this report is for illustrative purposes only and should not be considered to be scaled accurately for size. The appraisal

- covers the property as described in this report, and the areas and dimensions set forth are assumed to be correct.
7. No opinion is expressed as to the value of subsurface oil, gas or mineral rights, if any, and we have assumed that the property is not subject to surface entry for the exploration or removal of such materials, unless otherwise noted in our appraisal.
  8. We accept no responsibility for considerations requiring expertise in other fields. Such considerations include, but are not limited to, legal descriptions and other legal matters such as legal title, geologic considerations such as soils and seismic stability; and civil, mechanical, electrical, structural and other engineering and environmental matters. Such considerations may also include determinations of compliance with zoning and other federal, state, and local laws, regulations and codes.
  9. The distribution of the total valuation in the report between land and improvements applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used. The appraisal report shall be considered only in its entirety. No part of the appraisal report shall be utilized separately or out of context.
  10. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers, or any reference to the Appraisal Institute) shall be disseminated through advertising media, public relations media, news media or any other means of communication (including without limitation prospectuses, private offering memoranda and other offering material provided to prospective investors) without the prior written consent of the persons signing the report.
  11. Information, estimates and opinions contained in the report and obtained from third-party sources are assumed to be reliable and have not been independently verified.
  12. Any income and expense estimates contained in the appraisal report are used only for the purpose of estimating value and do not constitute predictions of future operating results.
  13. If the property is subject to one or more leases, any estimate of residual value contained in the appraisal may be particularly affected by significant changes in the condition of the economy, of the real estate industry, or of the appraised property at the time these leases expire or otherwise terminate.
  14. Unless otherwise stated in the report, no consideration has been given to personal property located on the premises or to the cost of moving or relocating such personal property; only the real property has been considered.
  15. The current purchasing power of the dollar is the basis for the values stated in the appraisal; we have assumed that no extreme fluctuations in economic cycles will occur.
  16. The values found herein are subject to these and to any other assumptions or conditions set forth in the body of this report, but which may have been omitted from this list of Assumptions and Limiting Conditions.
  17. The analyses contained in the report necessarily incorporate numerous estimates and assumptions regarding property performance, general and local business and economic

- conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions, however, inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analysis will vary from our estimates, and the variations may be material.
18. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific survey or analysis of the property to determine whether the physical aspects of the improvements meet the ADA accessibility guidelines. We claim no expertise in ADA issues, and render no opinion regarding compliance of the subject with ADA regulations. Inasmuch as compliance matches each owner's financial ability with the cost to cure the non-conforming physical characteristics of a property, a specific study of both the owner's financial ability and the cost to cure any deficiencies would be needed for the Department of Justice to determine compliance.
  19. The appraisal report is prepared for the exclusive benefit of the Client, its subsidiaries and/or affiliates. It may not be used or relied upon by any other party. All parties who use or rely upon any information in the report without our written consent do so at their own risk.
  20. No studies have been provided to us indicating the presence or absence of hazardous materials on the subject property or in the improvements, and our valuation is predicated upon the assumption that the subject property is free and clear of any environment hazards including, without limitation, hazardous wastes, toxic substances and mold. No representations or warranties are made regarding the environmental condition of the subject property. Integra Realty Resources – Tampa Bay, Integra Realty Resources, Inc., Integra Strategic Ventures, Inc. and/or any of their respective officers, owners, managers, directors, agents, subcontractors or employees (the "Integra Parties"), shall not be responsible for any such environmental conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because we are not experts in the field of environmental conditions, the appraisal report cannot be considered as an environmental assessment of the subject property.
  21. The persons signing the report may have reviewed available flood maps and may have noted in the appraisal report whether the subject property is located in an identified Special Flood Hazard Area. We are not qualified to detect such areas and therefore do not guarantee such determinations. The presence of flood plain areas and/or wetlands may affect the value of the property, and the value conclusion is predicated on the assumption that wetlands are non-existent or minimal.
  22. Integra Realty Resources – Tampa Bay is not a building or environmental inspector. Integra Tampa Bay does not guarantee that the subject property is free of defects or environmental problems. Mold may be present in the subject property and a professional inspection is recommended.
  23. The appraisal report and value conclusions for an appraisal assume the satisfactory completion of construction, repairs or alterations in a workmanlike manner.
  24. It is expressly acknowledged that in any action which may be brought against any of the Integra Parties, arising out of, relating to, or in any way pertaining to this engagement, the

- appraisal reports, and/or any other related work product, the Integra Parties shall not be responsible or liable for any incidental or consequential damages or losses, unless the appraisal was fraudulent or prepared with intentional misconduct. It is further acknowledged that the collective liability of the Integra Parties in any such action shall not exceed the fees paid for the preparation of the appraisal report unless the appraisal was fraudulent or prepared with intentional misconduct. Finally, it is acknowledged that the fees charged herein are in reliance upon the foregoing limitations of liability.
25. Integra Realty Resources – Tampa Bay, an independently owned and operated company, has prepared the appraisal for the specific intended use stated elsewhere in the report. The use of the appraisal report by anyone other than the Client is prohibited except as otherwise provided. Accordingly, the appraisal report is addressed to and shall be solely for the Client's use and benefit unless we provide our prior written consent. We expressly reserve the unrestricted right to withhold our consent to your disclosure of the appraisal report or any other work product related to the engagement (or any part thereof including, without limitation, conclusions of value and our identity), to any third parties. Stated again for clarification, unless our prior written consent is obtained, no third party may rely on the appraisal report (even if their reliance was foreseeable).
26. The conclusions of this report are estimates based on known current trends and reasonably foreseeable future occurrences. These estimates are based partly on property information, data obtained in public records, interviews, existing trends, buyer-seller decision criteria in the current market, and research conducted by third parties, and such data are not always completely reliable. The Integra Parties are not responsible for these and other future occurrences that could not have reasonably been foreseen on the effective date of this assignment. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance. While we are of the opinion that our findings are reasonable based on current market conditions, we do not represent that these estimates will actually be achieved, as they are subject to considerable risk and uncertainty. Moreover, we assume competent and effective management and marketing for the duration of the projected holding period of this property.
27. All prospective value opinions presented in this report are estimates and forecasts which are prospective in nature and are subject to considerable risk and uncertainty. In addition to the contingencies noted in the preceding paragraph, several events may occur that could substantially alter the outcome of our estimates such as, but not limited to changes in the economy, interest rates, and capitalization rates, behavior of consumers, investors and lenders, fire and other physical destruction, changes in title or conveyances of easements and deed restrictions, etc. It is assumed that conditions reasonably foreseeable at the present time are consistent or similar with the future.
28. The appraisal is also subject to the following:

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**Extraordinary Assumptions and Hypothetical Conditions**

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The value conclusions are subject to the following extraordinary assumptions that may affect the assignment results. An extraordinary assumption is uncertain information accepted as fact. If the assumption is found to be false as of the effective date of the appraisal, we reserve the right to modify our value conclusions.

1. As a survey wasn't provided, we relied on public records and our measurements in estimating the excess land area.

The value conclusions are based on the following hypothetical conditions that may affect the assignment results. A hypothetical condition is a condition contrary to known fact on the effective date of the appraisal but is supposed for the purpose of analysis.

1. None
-

**Addendum A**  
**Appraiser Qualifications**



# Bruce D. Throdahl

## Experience

Bruce Throdahl is a Managing Director for Integra Realty Resources Tampa Bay.

Mr. Throdahl has over 17 years of experience in real estate valuation and consulting. He has performed valuations on a variety of property types throughout the state of Florida including, but not limited to: apartment complexes; bars and nightclubs; hotels and motels; single and multi tenant industrial buildings; truck terminals; professional office buildings; day care facilities; restaurants; retail strip centers and freestanding retail buildings; golf courses, and vacant land for numerous uses.

Mr. Throdahl specializes in the analysis and valuation of agricultural land, commercial land, proposed subdivisions, planned unit developments, master planned communities, and developments of regional impact. A list of select signature properties Mr. Throdahl has provided appraisal services for include:

- \* Village of Avalon – Hernando County
- \* Mira Bay – Hillsborough County
- \* Fishhawk Ranch – Hillsborough County
- \* Waterset – Hillsborough County
- \* Live Oak Preserve – Hillsborough County
- \* Panther Trace – Hillsborough County
- \* Stone Lake Ranch – Hillsborough County
- \* Sugar Loaf Mountain – Lake County
- \* Port Manatee Overlay District – Manatee County
- \* Woods of Moccasin Wallow – Manatee County
- \* Hillcrest Preserve – Pasco County
- \* Bexley Ranch – Pasco County
- \* Suncoast Crossings – Pasco County
- \* Lakeshore Ranch – Pasco County
- \* Longleaf – Pasco County
- \* Meadow Point – Pasco County
- \* Wentworth – Pinellas County
- \* Turtle Beach – Pinellas County
- \* Osceola Trace – Osceola County
- \* Western Grove – St. Lucie County

In addition to valuation work, Mr. Throdahl has prepared highest and best use studies, market and feasibility studies, conducted appraisal reviews, business valuations, and has provided expert witness testimony in judicial proceedings. Mr. Throdahl's clients include lenders, government agencies, law firms, developers and institutional investors.

## Licenses

Florida, Certified General Appraiser, RZ2826, Expires November 2022

## Education

MBA, University of Louisville

B.A., Psychology, University of Louisville

APPRAISAL INSTITUTE COURSES:

[bthrodahl@irr.com](mailto:bthrodahl@irr.com) - 813.287.1000 x169

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# Bruce D. Throdahl

## Education (Cont'd)

Fundamental of Separating Real, Personal Property, & Intangible Business Assets (2012)  
The Discounted Cash Flow Model: Concepts, Issues and Apps (2011)  
Course 540 – Report Writing and Valuation Analysis (2007)  
Course 530 – Advanced Sales Comparison & Cost Approach (2006)  
Course 520 – Highest and Best Use (2006)  
Course 510 – Advanced Income Capitalization (2004)  
Course 420 – Business Practices and Ethics (2004)  
Course 410 – Standards of Professional Practice Part A (2004)  
Fundamentals of Separating Real, Personal Property, and Intangible Assets (2012)  
Subdivision Valuation (2009)  
Advanced Applications (2009)

### CONTINUING EDUCATION SEMINARS:

Uniform Appraisal Standards for Federal Land Acquisitions (2007)  
Business Practices and Ethics (2014)  
Appraisal Institute Florida Appraisal Law (2014)  
National USPAP Update Course (2014)  
Appraisal Institute: Florida Appraisal Law (2014)  
U.S. Department of Housing and Urban Development, Atlanta  
HUD MAP Third Party Training, (2003)

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Ron DeSantis, Governor

Halsey Beshears, Secretary



**STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**FLORIDA REAL ESTATE APPRAISAL BD**

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PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

**THRODAHL, BRUCE DOUGLAS**

2539 GARY CIRCLE #605  
DUNEDIN FL 34698

**LICENSE NUMBER: RZ2826**

**EXPIRATION DATE: NOVEMBER 30, 2022**

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# Kendra Stevens Barry

## Experience

Kendra Barry is the Senior Managing Director for Integra Realty Resources Tampa Bay and has more than 20 years of commercial real estate and appraisal experience. Along with commercial real estate valuations, her experience includes the management of professional office buildings, strip centers and multi tenant complexes, as well as portfolio management for commercial real estate investors.

She has performed commercial real estate valuations on numerous property types in Florida, the Tampa Bay area and its surrounding counties including, but not limited to: medical facilities; professional office buildings; single and multi tenant industrial buildings; retail facilities; high rise condominium projects; residential neighborhoods; commercial buildings; warehouses; religious facilities; fast food restaurants; funeral homes; apartment buildings; ambulatory surgery centers; assisted living facilities; veterinary clinics, pet resorts and pet kennels; and vacant land for numerous uses. She has also conducted valuations and market studies on proposed structures, under construction properties, renovated properties and existing structures.

Kendra specializes in special use properties including churches, funeral homes, and educational facilities, with particular expertise in educational properties; specifically charter schools, colleges and universities and daycare facilities. She has appraised more than 75 educational properties across the southeastern United States, with considerable experience in Florida.

Practice also includes a specialization in manufactured home (MH) and recreational vehicle (RV) communities, including Class A motor coach resorts and 55+ (senior) communities. Kendra has appraised more than 75 MH/RV communities throughout the state of Florida and is one of a limited number of MH/RV community appraisers in the state.

Clients include savings and loan institutions, commercial banks and other financial institutions, as well as national charter school developers, including Charter School Properties, Inc., Red Apple Development LLC, Ryan Companies, Charter Schools, USA and MG3 Developer Group.

## Licenses

Florida, State Certified General Appraiser, RZ3258, Expires November 2022  
Alabama, State Certified General, G01343, Expires September 2023

## Education

B.S., Sociology (minor, Business and Communications), Florida State University

### CONTINUING EDUCATION:

Advanced Market Analysis & Highest and Best Use (2021)  
Advanced Concepts & Case Studies (2019)  
Qualitative and Quantitative Analysis (2019)  
Advanced Income Capitalization (2018)  
USPAP & Florida Law (Bi-Annual – Most Recent 2020)  
Supervisor Trainee Roles & Relationships (2018)

[kbarry@irr.com](mailto:kbarry@irr.com) - 813.287.1000 x110

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# Kendra Stevens Barry

## Education (Cont'd)

Florida Appraisal Laws & Regulations (2012, 2015, 2019)  
Course 410 – Uniform Standards of Professional Practice (2005, 2008, 2010, 2012, 2014, 2016, 2018)  
Business Practice & Ethics (2018)  
Real Estate Core Law (2008, 2011, 2015, 2017)  
Appraisal Fractional Ownership (2015)  
Appraising FHA/Fannie Mae/Freddie Mac (2015)  
Florida State University Real Estate Conference (2005, 2014)  
Elements of Disclosures & Disclaimers (2014)  
Oddball Appraisals (2012)  
Green Building Appraisals (2012)  
Roles/Responsibilities Supervisor/Trainee (2008, 2010, 2012)  
Bob Hogue School of Real Estate Continuing Ed (2007, 2009, 2011)  
General Appraisal Report Writing (2009)  
Course 530 – Advanced Sales & Income (2007)  
Course 310 – Basic Income Capitalization (2006)  
Appraisal Board Course III (2007)  
Appraisal Board Course II (2006)  
Cooke Real Estate School/Salesperson Post Licensing Course (2005)  
Ed O'Donnell Real Estate School/Real Estate License (2004)  
Appraisal Board Course I (2004)

## Miscellaneous

Kendra is a Advisory Board Member of OnBikes, a Tampa based 501(c)3 non-profit organization that provides bikes to at risk kids in the Tampa Bay area with the goal of promoting and restoring self-confidence, health and the overall wellbeing of children.  
Member-REIC (Real Estate Investment Council)  
Member-SOREP (Society of Real Estate Professionals)

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**BARRY, KENDRA STEVENS**

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SUITE 220  
TAMPA FL 33609

**LICENSE NUMBER: RZ3258**

**EXPIRATION DATE: NOVEMBER 30, 2022**

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## About IRR

Integra Realty Resources, Inc. (IRR) provides world-class commercial real estate valuation, counseling, and advisory services. Routinely ranked among leading property valuation and consulting firms, we are now the largest independent firm in our industry in the United States, with local offices coast to coast and in the Caribbean.

IRR offices are led by MAI-designated Senior Managing Directors, industry leaders who have over 25 years, on average, of commercial real estate experience in their local markets. This experience, coupled with our understanding of how national trends affect the local markets, empowers our clients with the unique knowledge, access, and historical perspective they need to make the most informed decisions.

Many of the nation's top financial institutions, developers, corporations, law firms, and government agencies rely on our professional real estate opinions to best understand the value, use, and feasibility of real estate in their market.

*Local Expertise...Nationally!*

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## **Addendum B**

### **Property Information**

# Pasco County Public Records

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Property Appraiser - Record Search

<b>Parcel ID</b>		28-26-17-0080-0C100-0000 (Card: 1 of 1)							
<b>Classification</b>		01700-Office 1 Story							
<b>Mailing Address</b>		<b>Just Value</b>		<b>Property Value</b>					
WS-TSR LLC		\$482,261							
660 STEAMBOAT RD FL 3		Ag Land		\$0					
GREENWICH, CT 06830-7150		Land		\$216,665					
<b>Physical Address</b>		Building		\$239,163					
2500 HEART PINE AVENUE, ODESSA, FL 33556		Extra Features		\$26,433					
<b>Legal Description (First 200 characters)</b>		Assessed		<b>Non-School</b>		<b>School</b>			
<a href="#">See Plat for this Subdivision</a>		Homestead Exemption		\$482,261		\$482,261			
STARKEY RANCH VILLAGE 1 PHASES 1-5 PB 70 PG		Additional Exemptions		-\$0		-\$0			
060 TRACT C1 (G) OR 8983 PG 247				-\$0		-\$0			
<b>Jurisdiction</b>		<b>Taxable Value</b>		\$482,261		\$482,261			
<a href="#">PASCO COUNTY, BOARD OF COUNTY COMMISSIONERS</a>									
<b>Community Dev District</b>									
N/A									
<b>Land Detail (Card: 1 of 1)</b>									
Line	Use	Code	Description	Zoning	Units	Type	Price	Condition	Value
1	1700C	PP1-1	Office 1 Story	MPUD	0.500	AC	\$103,420.00	1.00	\$51,710
2	1700R	PP1-1	Office 1 Story	MPUD	1.500	AC	\$103,420.00	0.70	\$108,591
3	1700R	PP1-1	Office 1 Story	MPUD	1.090	AC	\$103,420.00	0.50	\$56,364
<b>Additional Land Information</b>									
<b>Acres</b>	<b>Tax Area</b>	<b>FEMA Code</b>	<b>Subsidence Activity</b>			<b>Neighborhood Code(s)</b>			
3.09	9100	A	None Reported			JWCH			
<a href="#">View Sketch Building Information - Use 1700-Offices (One Story)</a> (Card: 1 of 1)									
<b>Year Built</b>	2015		<b>Stories</b>		1.0				
<b>Exterior Wall 1</b>	Board & Batten (Above Avg)		<b>Exterior Wall 2</b>		None				
<b>Roof Structure</b>	Gable or Hip		<b>Roof Cover</b>		Metal				
<b>Interior Wall 1</b>	Drywall		<b>Interior Wall 2</b>		None				
<b>Flooring 1</b>	Ceramic Clay Tile		<b>Flooring 2</b>		Carpet				
<b>Fuel</b>	Electric		<b>Heat</b>		Forced Air - Ducted				
<b>A/C</b>	Central		<b>Baths</b>		2.0				
Line	Code	Description	Sq. Feet	Value					
1	BAS01	LIVING AREA	3,338	\$224,691					
2	CAN01	CANOPY	715	\$14,472					
<b>Extra Features (Card: 1 of 1)</b>									
Line	Code	Description	Year	Units	Value				
1	CPAVASP	PAVING ASPHALT	2015	6,446	\$5,342				
2	CPAVCON	PAVING CONCRETE	2015	1,370	\$2,374				
3	CLIGHTSC	LIGHT SINGLE CONC	2015	7	\$11,627				
4	CBRKSAN	BRICK SAND BASE	2015	3,200	\$5,440				
5	CFIREPL	FIREPLACE	2015	1	\$1,650				
<b>Sales History</b>									
<b>Previous Owner:</b>		WS TSR LLC							
Month/Year	Book/Page	Type	DOR Code	Condition	Amount				
12/2013	<a href="#">8983 / 0247</a>	Warranty Deed	11	V	\$0				
12/2013	<a href="#">8972 / 1330</a>	Warranty Deed	05	V	\$0				
12/2012	<a href="#">8800 / 0876</a>	Warranty Deed	05	I	\$0				
12/2011	<a href="#">8658 / 0303</a>	Quit Claim Deed	11	I	\$0				
11/2011	<a href="#">8625 / 3436</a>	Quit Claim Deed	11	I	\$0				
4/2003	<a href="#">5302 / 1932</a>	Warranty Deed		I	\$0				
3/2003	<a href="#">5314 / 1567</a>	Warranty Deed		I	\$0				

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**Addendum C**  
**Comparable Data**

**Improved Sale**

## Location & Property Identification

Property Name:	Trinity Professional Office
Sub-Property Type:	General Purpose
Address:	2550 Permit Pl.
City/State/Zip:	New Port Richey, FL 34655
County:	Pasco
Submarket:	West Pasco
Market Orientation:	Suburban
IRR Event ID:	2905538



## Sale Information

Sale Price:	\$950,000
Effective Sale Price:	\$950,000
Sale Date:	05/31/2022
Sale Status:	Closed
\$/SF GBA:	\$162.01
\$/SF NRA:	\$208.42
Grantor/Seller:	Blessing Ranch, Inc
Grantee/Buyer:	2550 Permit Place Holdings, LLC
Property Rights:	Fee Simple
% of Interest Conveyed:	100.00
Financing:	Cash to seller
Conditions of Sale:	Arm's-length
Document Type:	Warranty Deed
Recording No.:	10625/2826
Verification Type:	Secondary Verification

M&S Class:	B
Construction Quality:	Good
Improvements Cond.:	Good
Exterior Walls:	Block
No. of Buildings/Stories:	1/2
Air-Conditioning Type:	Central
Bldg. to Land Ratio FAR:	0.18
Zoning Code:	MPUD
Zoning Desc.:	Master Planned Unit Development
Source of Land Info.:	Public Records

## Comments

The property is located at the northern terminus of Permit Place, just north of Perrine Ranch Road in the Trinity area of New Port Richey. The improvement consist of a 2-story office building in good condition. The property was listed for \$999,000 and had been on the market for 180-days.

## Improvement and Site Data

Legal/Tax/Parcel ID:	28/26/16/0000/00700/0010
GBA-SF:	5,864
NRA-SF:	4,558
Acres(Usable/Gross):	0.74/0.74
Land-SF(Usable/Gross):	32,234/32,234
Usable/Gross Ratio:	1.00
Year Built:	2004
Most Recent Renovation:	2021
Property Class:	B

## Location & Property Identification

Property Name:	Professional Office Building
Sub-Property Type:	General Purpose
Address:	10816 US Hwy 19 N
City/State/Zip:	Port Richey, FL 34668
County:	Pasco
Submarket:	West Pasco
Market Orientation:	Suburban
IRR Event ID:	2820402



## Sale Information

Sale Price:	\$1,200,000
Effective Sale Price:	\$1,200,000
Sale Date:	03/31/2022
Sale Status:	Closed
\$/SF GBA:	\$166.67
\$/SF NRA:	\$195.31
Eff. Price/Unit:	\$1,200,000 /Unit
Grantor/Seller:	Diana Paetas
Grantee/Buyer:	Tamaran Properties, LLC
Assets Sold:	Real estate only
Property Rights:	Fee Simple
% of Interest Conveyed:	100.00
Financing:	Cash to seller
Conditions of Sale:	Arm's-length
Document Type:	Warranty Deed
Recording No.:	10586/1949
Rent Controlled:	No
Verification Type:	Secondary Verification

Usable/Gross Ratio:	1.00
Year Built:	1973
Most Recent Renovation:	Various
Property Class:	C
M&S Class:	C
Construction Quality:	Average
Improvements Cond.:	Average
Exterior Walls:	Block
No. of Buildings/Stories:	1/1
Total Parking Spaces:	20
Park. Ratio 1000 SF GLA:	3.26
Park. Ratio 1000 SF GBA:	2.78
Parking Ratio(/Unit):	20.00
Air-Conditioning Type:	Central
Roof,Heating,AC Comm.:	Composition Shingle
Shape:	Rectangular
Topography:	Level
Corner Lot:	No
Frontage Feet:	146
Frontage Desc.:	U.S. Highway North
Density-Unit/Gross Acre:	1.19
Density-Unit/Usable Acre:	1.19
Bldg. to Land Ratio FAR:	0.20
Excess Land Area Acres:	1.00
Excess Land Area SF:	43,560
Zoning Code:	C2
Zoning Desc.:	General Commercial
Flood Plain:	Yes
Flood Zone Designation:	X (Shaded)

## Improvement and Site Data

MSA:	Tampa-St. Petersburg-Clearwater, FL
Legal/Tax/Parcel ID:	15-25-16-0010-02300-0011
GBA-SF:	7,200
NRA-SF:	6,144
Acres(Usable/Gross):	0.84/0.84
Land-SF(Usable/Gross):	36,546/36,546

## Professional Office Building



## Improvement and Site Data (Cont'd)

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Comm. Panel No.:	12101C0180F
Date:	09/26/2014
Source of Land Info.:	Public Records

## Comments

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The property is located along the east side of U.S. Highway 19, just north of Coventry Drive. The improvements consist of a professional office. Access is from the east side of U.S. Hwy 19, there is no median cut providing access from the southbound lanes.

## Location & Property Identification

Property Name:	Office Odessa
Sub-Property Type:	Mixed Use, Office-Retail
Address:	2107 Gunn Hwy.
City/State/Zip:	Odessa, FL 33556
County:	Pasco
Submarket:	Northwest Tampa
Market Orientation:	Suburban
Property Location:	W/S Gunn Hwy
IRR Event ID:	2791226



## Sale Information

Sale Price:	\$1,600,000
Effective Sale Price:	\$2,575,000
Sale Date:	12/31/2021
Recording Date:	12/31/2021
Sale Status:	Closed
\$/SF GBA:	\$190.26
\$/SF NRA:	\$190.26
Grantor/Seller:	AMP Commercial Properties, LLC.
Grantee/Buyer:	Gunn Hwy, LLC & Ice House of St. Petersburg, LLC.
Assets Sold:	Real estate only
Property Rights:	Fee Simple
% of Interest Conveyed:	100.00
Financing:	Cash to seller - buyer obtained financing
Document Type:	Warranty Deed
Recording No.:	10532 / 0999
Rent Controlled:	No
Verified By:	Eric Niziolek
Verification Date:	03/28/2022
Confirmation Source:	Mike L. Hooper, CFP®, CPMS - RentTheBay.com, LLC / Keystone 360
Verification Type:	Confirmed-Buyer
Secondary Verific. Source:	CoStar, Deed, Loopnet

## Improvement and Site Data

Legal/Tax/Parcel ID:	27-26-17-0020-00100-0040
GBA-SF:	13,534
NRA-SF:	13,534
Acres(Usable/Gross):	1.10/1.10
Land-SF(Usable/Gross):	47,916/47,916
Usable/Gross Ratio:	1.00
Year Built:	2006
Most Recent Renovation:	2021/2022
Property Class:	B
M&S Class:	C
Construction Quality:	Average
Improvements Cond.:	Good
Exterior Walls:	Block
Construction Desc.:	Masonry
No. of Buildings/Stories:	1/2
Total Parking Spaces:	40
Park. Ratio 1000 SF GLA:	2.96
No. Surface Spaces:	40
Park. Ratio 1000 SF GBA:	2.96
Elevators/Count:	Yes/1
Fire Sprinkler Type:	Wet
Air-Conditioning Type:	Central
Roof,Heating,AC Comm.:	Rigid Frame w/Bar Joist - Built-Up Tar and Gravel
Shape:	Rectangular
Topography:	Level
Corner Lot:	No

## Improvement and Site Data (Cont'd)

---

Frontage Feet:	160
Frontage Desc.:	Gunn Highway
Frontage Type:	2 way, 1 lane each way
Traffic Flow:	Moderate
AccessibilityRating:	Average
Visibility Rating:	Average
Bldg. to Land Ratio FAR:	0.28
Zoning Code:	C2
Zoning Desc.:	General Commercial
Flood Plain:	No
Flood Zone Designation:	X
Comm. Panel No.:	12101C0380F
Date:	09/26/2014
Utilities Desc.:	All available to site
Bldg. Phy. Info. Source:	Public Records
Source of Land Info.:	Public Records

## Comments

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This property last sold in December 2021 for \$1,600,000 or \$118.22 per usable square foot. Per discussions with the buyer, the property was vacant and partially gutted at the time of sale with significant deferred maintenance. Subsequent to the sale, the buyers have been renovating the property for a total rehab \$975,000 and an expected completion date of June 2022.



## Location & Property Identification

Property Name:	Longleaf Medical/Professional Center
Sub-Property Type:	Medical Office
Address:	3000 Starkey Blvd.
City/State/Zip:	Trinity, FL 34655
County:	Pasco
Submarket:	West Pasco
Market Orientation:	Suburban
Property Location:	SEC Starkey Blvd & DeFuniak St
IRR Event ID:	2677335



## Sale Information

Sale Price:	\$3,750,000
Effective Sale Price:	\$3,750,000
Sale Date:	08/30/2021
Listing Price:	\$3,921,545
Sale Status:	Closed
\$/SF GBA:	\$234.38
\$/SF NRA:	\$249.83
Grantor/Seller:	Skandar 100, LLC.
Grantee/Buyer:	Workman Properties, Inc.
Assets Sold:	Real estate only
Property Rights:	Leased Fee
% of Interest Conveyed:	100.00
Exposure Time:	2 (months)
Financing:	Cash to seller
Document Type:	Warranty Deed
Recording No.:	10432/0902
Rent Controlled:	No
Verified By:	Eric Niziolek
Verification Date:	07/12/2021
Confirmation Source:	David Spezza - Equity Partners Real Estate, LLC - 727-656-9867
Verification Type:	Confirmed-Seller Broker
Secondary Verific. Source:	Offering Memorandum

## Operating Data and Key Indicators

Cap Rate - Reported:	6.25%
----------------------	-------

## Occupancy

Occupancy Type Before Sale:	Multi-Tenant
Occupancy Type After Sale:	Multi-Tenant
Occupancy at Time of Sale:	100.00%
Number of Tenants at T.O.S.:	4

## Improvement and Site Data

MSA:	Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area
Legal/Tax/Parcel ID:	19-26-27-0000-00100-0090 30-26-17-0000-00200-0011
GBA-SF:	16,000
NRA-SF:	15,010
Acres(Usable/Gross):	1.18/1.18
Land-SF(Usable/Gross):	51,368/51,368
Usable/Gross Ratio:	1.00
Year Built:	2007
Most Recent Renovation:	Adequately maintained
Property Class:	B
M&S Class:	C

## Improvement and Site Data (Cont'd)

Construction Quality:	Average
Improvements Cond.:	Good
Exterior Walls:	Stucco
Construction Desc.:	Concrete block w/ stucco construction, flat composition roff, concrete foundation.
No. of Buildings/Stories:	1/1
Multi-Tenant/Condo.:	Yes/Yes
Total Parking Spaces:	86
Park. Ratio 1000 SF GLA:	5.73
No. Surface Spaces:	86
Park. Ratio 1000 SF GBA:	5.38
Fire Sprinkler Type:	Wet
Air-Conditioning Type:	Central
Roof,Heating,AC Comm.:	Roof Structure: Rigid Frame w/Bar Joist - Built-Up Tar and Gravel
Shape:	Rectangular
Topography:	Level
Corner Lot:	Yes
Frontage Desc.:	166' Starkey Blvd 185' DeFuniak St
Frontage Type:	2 way, 2 lanes each way
Traffic Control at Entry:	None
Traffic Flow:	Low
AccessibilityRating:	Average
Visibility Rating:	Good
Bldg. to Land Ratio FAR:	0.31
Zoning Code:	MPUD
Zoning Desc.:	Master Planned Unit Development
Flood Plain:	No
Flood Zone Designation:	X
Comm. Panel No.:	12101C0360F
Date:	09/26/2014
Utilities:	Electricity, Water Public, Sewer, Telephone
Utilities Desc.:	All assumed available
Bldg. Phy. Info. Source:	Public Records
Source of Land Info.:	Public Records

## Comments

The property is 100% leased by four (4) tenants as of the contract date. This multi-tenant medical office contains 15,010 net rentable square feet. The improvements includes a single-story masonry building that was constructed in 2007. Three (3) of the suites are medical offices and One (1) suite is a typical office build-out. The improvements are situated on a 1.18 acre site at the southeast corner of Starkey Boulevard and DeFuniak Street in New Port Richey, Pasco County, Florida.

This multi-tenant medical office/office property that contains 15,010 net rentable square feet. The improvements includes a single-story masonry building that was constructed in 2007. Three (3) of the suites are medical offices and One (1) suite is a typical office build-out. The improvements are situated on a 1.18 acre site at the southeast corner of Starkey Boulevard and DeFuniak Street in New Port Richey, Pasco County, Florida.

This medical office building has an average location in New Port Richey along a secondary roadway. The building contains medical suites and is in good condition.

The property is about 1 mile east from the New Trinity Community Hospital

## Lease Comparables



## Location & Property Identification

Property Name:	Office Odessa
Sub-Property Type:	Mixed Use, Office-Retail
Address:	2107 Gunn Hwy.
City/State/Zip:	Odessa, FL 33556
County:	Pasco
Submarket:	Northwest Tampa
Market Orientation:	Suburban
Property Location:	W/S Gunn Hwy
IRR Event ID:	2792496



## Space Information

Space Type:	Retail
Suite #:	101 & 102
Leased Area:	1,681

## Lease Information

Lease Status:	Signed Lease
Lessee:	30 Minute Hit
Start/Available Date:	06/01/2022
Expiration Date:	06/01/2027
Term of Lease:	60 months
Lease Measure:	\$/SF/Yr
Face Rental Rate:	\$18.00
Effective Rental Rate:	\$18.00
Verification Source:	Rent Roll
Transaction Reliability:	Imported - V

## Lease Expense Information

Reimbursement Method:	Triple Net
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## Improvement and Site Data

Legal/Tax/Parcel ID:	27-26-17-0020-00100-0040
GBA-SF:	13,534
NRA-SF:	13,534
Acres(Usable/Gross):	1.10/1.10
Land-SF(Usable/Gross):	47,916/47,916
Usable/Gross Ratio:	1.00

Year Built:	2006
Most Recent Renovation:	2021/2022
Property Class:	B
M&S Class:	C
Construction Quality:	Average
Improvements Cond.:	Good
Exterior Walls:	Block
Construction Desc.:	Masonry
No. of Buildings/Stories:	1/2
Total Parking Spaces:	40
Park. Ratio 1000 SF GLA:	2.96
No. Surface Spaces:	40
Park. Ratio 1000 SF GBA:	2.96
Elevators Count:	Yes/1
Fire Sprinkler Type:	Wet
Air-Conditioning Type:	Central
Roof,Heating,AC Comments:	Rigid Frame w/Bar Joist - Built-Up Tar and Gravel
Shape:	Rectangular
Topography:	Level
Corner Lot:	No
Frontage Feet:	160
Frontage Desc.:	Gunn Highway
Frontage Type:	2 way, 1 lane each way
Traffic Flow:	Moderate
Accessibility Rating:	Average
Visibility Rating:	Average
Bldg. to Land Ratio FAR:	0.28
Zoning Code:	C2
Zoning Desc.:	General Commercial
Flood Plain:	No

## Improvement and Site Data (Cont'd)

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Flood Zone Designation:	X
Comm. Panel No.:	12101C0380F
Date:	09/26/2014
Utilities Desc.:	All available to site
Bldg. Phy. Info. Source:	Public Records
Source of Land Info.:	Public Records

## Location & Property Identification

Property Name:	Barrister West
Sub-Property Type:	General Purpose
Address:	7701 Little Rd.
City/State/Zip:	New Port Richey, FL 34654
County:	Pasco
Submarket:	West Pasco
Market Orientation:	Suburban
Property Location:	W/S of Little Rd, north of Government Dr
IRR Event ID:	2517647



## Space Information

Space Type:	Office
Full Building Lease:	No
Leased Area:	2,527

## Lease Information

Lease Status:	Signed Lease
Lessee:	Office Tenant
Start/Available Date:	04/07/2022
Term of Lease:	60 months
Lease Measure:	\$/SF/Yr
Face Rental Rate:	\$15.00
Effective Rental Rate:	\$15.00
Escalation Type:	Fixed Percentage
Verified by:	Eric Niziolek
Verification Date:	10/22/2020
Verification Source:	Costel Vanatoru, VanWald & Associates, 407-403-5775
Leasing Agent/Company:	Costel Vanatoru, VanWald & Associates, 407-403-5775
Transaction Reliability:	Confirmed

## Lease Expense Information

Reimbursement Method:	Triple Net
Reimbursement Desc.:	NNN

## Improvement and Site Data

Legal/Tax/Parcel ID:	35-25-16-0030-02500-0010 & 0030
GBA-SF:	30,718
NRA-SF:	30,404
Acres(Usable/Gross):	2.27/4.46
Land-SF(Usable/Gross):	98,914/194,364
Usable/Gross Ratio:	0.51
Year Built:	2007
Property Class:	B
M&S Class:	C
Construction Quality:	Average
Improvements Cond.:	Average
Exterior Walls:	Block
No. of Buildings/Stories:	1/2
Total Parking Spaces:	152
Park. Ratio 1000 SF GLA:	5.00
Park. Ratio 1000 SF GBA:	4.95
Air-Conditioning Type:	Central
Shape:	Rectangular
Topography:	Level
Corner Lot:	No
Traffic Control at Entry:	None
Traffic Flow:	Moderate
Accessibility Rating:	Average
Visibility Rating:	Average
Bldg. to Land Ratio FAR:	0.16
Zoning Code:	C-1

## Improvement and Site Data (Cont'd)

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Bldg. Phy. Info. Source:	Public Records
Source of Land Info.:	Public Records

## Comments

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Barrister West is general purpose office building containing 30,404 square feet of rentable space. The improvements include a two-story concrete block building that was constructed in 2007. The building is situated on a 4.46-acre site located on the west side of Little Road north of Government Drive in New Port Richey, Pasco County, Florida.

This represents 2,527 square foot office space leased in the Barrister West office building. The rent is 15.00/psf/yr on a triple net basis.



## Location & Property Identification

Property Name:	Kankotia Medical Office
Sub-Property Type:	Medical Office
Address:	1942 Highland Oaks Blvd.
City/State/Zip:	Lutz, FL 33559
County:	Pasco
Submarket:	Northwest Tampa
Market Orientation:	Suburban
Property Location:	SEC of SR 54 & Highland Oaks Blvd
IRR Event ID:	2523422



## Space Information

Space Type:	Medical Office
Full Building Lease:	No
Leased Area:	3,723

## Lease Information

Lease Status:	Signed Lease
Lessee:	Guided Medical
Start/Available Date:	12/08/2021
Term of Lease:	36 months
Lease Measure:	\$/SF/Yr
Face Rental Rate:	\$17.00
Effective Rental Rate:	\$17.00
Escalation Type:	Fixed Percentage
Transaction Reliability:	Verified

## Lease Expense Information

Reimbursement Method:	Triple Net
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## Improvement and Site Data

Legal/Tax/Parcel ID:	32-26-19-0140-00000-00A0 & 32-26-19-0140-00000-00B0
GBA-SF:	12,504
NRA-SF:	12,504
Acres(Usable/Gross):	0.22/0.22
Land-SF(Usable/Gross):	9,407/9,407

Usable/Gross Ratio:	1.00
Year Built:	1993
Property Class:	B
M&S Class:	C
Construction Quality:	Average
Improvements Cond.:	Average
Exterior Walls:	Block
Total Parking Spaces:	60
Park. Ratio 1000 SF GLA:	4.80
Park. Ratio 1000 SF GBA:	4.80
Air-Conditioning Type:	Central
Shape:	Rectangular
Topography:	Level
Corner Lot:	Yes
Traffic Control at Entry:	None
Traffic Flow:	High
Accessibility Rating:	Average
Visibility Rating:	Average
Bldg. to Land Ratio FAR:	1.33
Zoning Code:	PO2
Zoning Desc.:	Professional Office
Source of Land Info.:	Public Records

## Comments

This is the active lease of 3,723 foot medical suite. This property was built in 1993 and is in average condition.



## Location & Property Identification

Property Name: 1818 Short Branch Dr -Unit 103  
 Sub-Property Type: Office Condominium  
 Address: 1818 Short Branch Dr.  
 City/State/Zip: New Port Richey, FL 34655  
 County: Pasco  
 Submarket: West Pasco  
 Market Orientation: Suburban

IRR Event ID: 2679011



## Space Information

Space Type: Medical Office  
 Suite #: 101  
 Full Building Lease: No  
 Leased Area: 1,920

## Lease Information

Lease Status: Signed Lease  
 Lessee: Langer Family Medicine  
 Start/Available Date: 02/01/2021  
 Expiration Date: 02/01/2023  
 Term of Lease: 24 months  
 Lease Measure: \$/SF/Yr  
 Face Rental Rate: \$21.00  
 Effective Rental Rate: \$21.00  
 Escalation Type: Fixed Percentage  
 Verified by: Eric Niziolek  
 Verification Date: 07/14/2021  
 Verification Source: CoStar & Public Records  
 Transaction Reliability: Researched

## Lease Expense Information

Reimbursement Method: Triple Net

## Improvement and Site Data

MSA: Tampa-St. Petersburg-Clearwater, FL  
 Legal/Tax/Parcel ID: 31-26-17-0060-00000-00HB  
 GBA-SF: 3,345  
 NRA-SF: 3,300  
 Acres(Usable/Gross): 0.07/0.07  
 Land-SF(Usable/Gross): 3,049/3,049  
 Usable/Gross Ratio: 1.00  
 Year Built: 2008  
 M&S Class: C  
 Construction Quality: Average  
 Improvements Cond.: Average  
 Exterior Walls: Stucco  
 Construction Desc.: Masonry  
 No. of Buildings/Stories: 1/1  
 Multi-Tenant/Condo.: Yes/Yes  
 Air-Conditioning Type: Central  
 Shape: Rectangular  
 Topography: Level  
 Vegetation: Minimal  
 Corner Lot: No  
 Frontage Type: 2 way, 2 lanes each way  
 Traffic Flow: Moderate  
 Bldg. to Land Ratio FAR: 1.10  
 Zoning Code: MPUD  
 Zoning Desc.: Master Planned Unit Development  
 Utilities Desc.: All assumed available  
 Bldg. Phy. Info. Source: Public Records  
 Source of Land Info.: Public Records

## Comments

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Langer Family Medicine is leasing 1,920 square feet of medical office space for \$21 psf on a NNN lease structure. The lease commenced in February 2021 on a two year lease term. The improvements include masonry building that was constructed in 2007.

# **Addendum D**

## **Engagement Letter**



Integra Realty Resources  
Tampa Bay

550 N. Reo Street  
Suite 220  
Tampa, FL 33609

T 813-287-1000  
F 813-281-0681  
Tampabay@irr.com  
www.irr.com/tampa



June 24, 2022

Chesley "Chuck" Adams Jr  
TSRCDD  
9220 Bonita Beach Rd, Suite 214  
Bonita Springs, FL 34135  
Phone: 239-464-7114  
Email: [adamsc@whassociates.com](mailto:adamsc@whassociates.com)

SUBJECT: Proposal/Authorization for Valuation and Consulting Services  
Property Address/Location  
Starkey Ranch  
2500 Heart Pine Ave, ODESSA, FL 33556  
Parcel-28-26-17-0080-0C100-0000

Dear Mr. Chuck Adams,

Integra Realty Resources – Tampa Bay ("IRR – Tampa Bay"), appreciates the opportunity to provide this proposal for valuation and counseling services to the undersigned (the "Client") for the Subject Property.

It is our mutual understanding that the purpose of this appraisal is to provide an opinion of the market value of the fee simple estate in the Subject Property and the intended use of the appraisal is for loan underwriting purposes. The appraisal and report will be prepared in conformance with and subject to, the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute and the *Uniform Standards of Professional Appraisal Practice* (USPAP) developed by the Appraisal Standards Board of the Appraisal Foundation. The Ethics Rule of USPAP requires us to disclose to you any prior services we have performed regarding the Subject Property within a three-year period immediately preceding the acceptance of this assignment, either as an appraiser or in any other capacity. We represent that we have not performed services that require disclosure under this rule.

In accordance with our correspondence, the scope of this assignment will require IRR – Tampa Bay to consider all relevant and applicable approaches to value as determined during our research, property analysis and preparation of the report.

Federal banking regulations require banks and other lending institutions to engage appraisers where FIRREA compliant appraisals must be used in connection with mortgage loans or other transactions involving federally regulated lending institutions. Given that requirement, this appraisal may not be accepted by a federally regulated financial institution.

The appraisal will be communicated in a Summary Report (sales comparison approach only). Our fee for this assignment will be \$4,400, which includes out-of-pocket expenses. We will require the 50% payment upfront prior to us beginning our work and other 50% prior to delivery of report. We will provide one (1) pdf copy of the report; however, additional copies of the report are available at an additional cost. The current minimum cost for each additional copy is \$100 per copy. The report will be completed and delivered to you in 4 weeks contingent upon our receipt of this fully executed engagement letter, the fee and the information requested in Attachment II.

Additional fees will be charged on an hourly basis for any work which exceeds the scope of this proposal, including performing additional valuation scenarios, additional research and conference calls or meetings with any party which exceed the time allotted for an assignment of this nature.

To complete this assignment in the designated time, we will require as much of the available information as possible, as identified in Attachment I, within five (5) business days after the execution of this engagement letter. Any delays in the receipt of this information or in the access to the property will automatically extend the final delivery date of the report(s) as proposed. Furthermore, the appraisal report and conclusions therein will be predicated upon the accuracy and completeness of the information provided by the Client and set forth in Attachment I. In the absence of some of this information, the appraisers will attempt to obtain this information from other sources and/or may require the use of Extraordinary Limiting Conditions and Assumptions within the appraisal report.

The appraisal report will be limited by our standard Assumptions and Limiting Conditions and any Extraordinary Assumptions and Limiting Conditions, which become apparent or necessary during the assignment. A copy of the standard Assumptions and Limiting Conditions is set forth in Attachment II.

In addition, this engagement letter is subject to the following terms:

1. Duration of Quote. This proposal and fees quoted are valid for a period of fourteen (14) calendar days from the date hereof. If we do not receive a signed copy of this engagement letter from you within such 14 days, the fact that we made the foregoing proposal of professional services will not preclude us from performing professional services for another client on the Subject Property.
2. Completion Date. The foregoing delivery date is also contingent upon the absence of events outside our control such as illness, lack of specific necessary data and/or Acts of God, timely access for inspection of the Subject Property, as well as our receipt of all requested information necessary to complete the assignment.
3. Information. Both parties acknowledge that real estate appraisal requires current and historical market data to competently analyze the Subject Property. Accordingly, the Client agrees that: (i) the data collected by us in this assignment will remain our property; and (ii) with respect to any data provided by the Client, Integra and its partner companies may utilize, sell and include such data (either in the aggregate or individually), in the Integra database and for use in derivative products. The Client agrees that all data already in the public domain may be utilized on an unrestricted basis. Finally, the Client agrees that we may use commercially available as well as proprietary software programs to perform your assignment (web based and others).

4. Litigation. In the event one or more Integra Parties (defined below), is called upon to provide testimony or receives a subpoena concerning any suit or proceeding or otherwise becomes involved in any litigation relating to, in which the Integra Party is not a party, the Integra Parties will make every reasonable effort to assist Client and provide such testimony. Client agrees to compensate the Integra Parties at their then current rates, on an hourly basis, plus reimbursement for all expenses incurred as a result of said litigation.
5. **Limitations of Liability**. **IRR – Tampa Bay is an independently owned and operated company. The parties hereto agree that Integra Realty Resources, Inc. (“Integra”) shall not be liable for any claim arising out of or relating to any appraisal report or any information or opinions contained therein as such appraisal report is the sole and exclusive responsibility of IRR – Tampa Bay. In addition, it is expressly agreed that in any action which may be brought against IRR – Tampa Bay and/or any of its officers, owners, managers, directors, agents, subcontractors or employees (the “Integra Parties”), arising out of, relating to, or in any way pertaining to this engagement letter, the appraisal reports or any related work product, the Integra Parties shall not be responsible or liable for any incidental or consequential damages or losses, unless the appraisal was fraudulent or prepared with intentional misconduct. It is further expressly agreed that the collective liability of the Integra Parties in any such action shall not exceed the fees paid for the preparation of the assignment (unless the appraisal was fraudulent or prepared with intentional misconduct). It is expressly agreed that the fees charged herein are in reliance upon the foregoing limitations of liability.**
6. Proprietary Software. Client acknowledges that Integra’s Marketpoint, Appraisal Template and DataPoint software is proprietary and confidential. Accordingly, Client agrees not to use such software other than in furtherance of the purposes of this engagement letter. Client further agrees not to make such software available for the use of any third party.
7. Fees. Unless arrangements are made otherwise, a late charge of 15% per annum, commencing thirty (30) days after the receipt of invoice will be charged on any balance not paid; however, in no event shall this delinquency rate of interest exceed the maximum rate permitted by law. The Integra Parties shall also be entitled to recover their costs (including attorneys’ fees), associated with collecting any amounts owed or otherwise relating to this engagement. Upon default by you, we shall be permitted to file a lien against the Subject Property for any amounts owed pursuant to this engagement letter.
8. Cancellation. In the event the assignment is canceled prior to completion, an invoice will be prepared reflecting the percentage of work completed as of that date. Any credits to Client will be promptly refunded or any remaining balances will be indicated on the invoice.
9. Purpose; Reliance. The purpose of the appraisal is to develop an opinion of the market value of the Subject Property on behalf of the Client as the intended user of the appraisal. The intended use of the appraisal is to assist the Client, as the intended user of the appraisal, in evaluating the Subject Property for valuation purposes. The use of the appraisal by anyone other than the Client is prohibited. Accordingly, the appraisal report will be addressed to and shall be solely for the Client’s use and benefit unless IRR - Tampa Bay provides its prior written consent. IRR - Tampa Bay expressly reserves the unrestricted right to withhold its consent to your disclosure of the appraisal report (or any part thereof including, without limitation, conclusions of value and

our identity), to any third parties. Stated again for clarification, unless the prior written consent of IRR - Tampa Bay is obtained, no third party may rely on the appraisal report (even if their reliance was foreseeable). In the event the Client provides a copy of this appraisal to, or permits reliance thereon by, any person or entity not authorized by IRR - Tampa Bay, the Client agrees to indemnify and hold harmless the Integra Parties from and against all damages, expenses, claims and costs, including attorneys' fees, incurred in investigating and defending any claim arising from or in any way connected to the use of, or reliance upon, the review appraisal by any such unauthorized person or entity. If the appraisal is referred to or included in any offering material or prospectus, the appraisal shall be deemed referred to or included for informational purposes only and the Integra Parties shall have no liability to such recipients. IRR - Tampa Bay disclaims any and all liability to any party other than the Client which retained IRR - Tampa Bay to prepare the appraisal.

10. Special Experts. Any out-of-pocket expenses incurred during this assignment will be billed at cost and included on the invoice. Should the Client request the assistance of any of the Integra Parties in hiring a special expert to contribute to any assignment (including but not limited to, a surveyor, environmental consultant, land planner, architect, engineer, business, personal property, machinery and equipment appraiser, among others), the Client agrees to perform their own due diligence to qualify said special expert. The Client agrees and acknowledges it is solely responsible in paying for the services of said special expert. Furthermore, the Client acknowledges that the Integra Parties, are not responsible for the actions and findings of the special expert and agrees to hold the Integra Parties harmless from any and all damages that may arise out of the Client's reliance on the special expert.
11. Responding to Review. We agree to respond to your review of our report within five (5) business days of your communication to us. Correspondingly, you will have twenty-one (21) days from receipt of our report to communicate your review. We reserve the right to bill you for responding to your review beyond this time period.
12. Choice of Law/Submission to Jurisdiction/Separate Legal Representation. The law of the State of Florida shall govern, construe, and enforce all of the rights and duties of the parties arising from or relating in any way to the subject matter of this engagement letter. Any action commenced for the purpose of enforcing the terms and provisions of this engagement letter or any accepted assignment and in any way related to the subject matter of this engagement letter shall be brought in the state in which IRR - Tampa Bay is located. In executing this engagement letter, each party agrees to submit to the personal jurisdiction of the courts of the state in which such IRR - Tampa Bay is located. In case any one or more of the provisions or parts of a provision contained in this engagement letter shall, for any reason, be held to be invalid, illegal or unenforceable in any respect in any jurisdiction, such invalidity, illegality or unenforceability shall not affect any other provision or part of a provision of this engagement letter or any other jurisdiction, but this engagement letter shall be reformed and construed in any such jurisdiction as if such invalid or illegal or unenforceable provision or part of a provision had never been contained herein and such provision or part shall be reformed so that it would be valid, legal and enforceable to the maximum extent permitted in such jurisdiction. Each party acknowledges and agrees that he has been advised and encouraged to consult an attorney in connection with this engagement letter, that he fully understands his right to discuss all aspects of this engagement letter with a private attorney, that he has carefully read and fully

TSRCDD  
June 24, 2022  
Page 5

understands all of the provisions of this engagement letter, and that he is voluntarily and knowingly entering into this engagement letter.

13. Third Party Beneficiaries. Integra and each other Local Office of Integra is an intended third-party beneficiary of this engagement letter.



TSRCDD  
June 24, 2022  
Page 6

If this proposal is acceptable, please authorize us to proceed by executing this engagement letter where noted below and returning one copy to the undersigned. Thank you for considering us for this assignment and we look forward to working with you. Please call if you wish to discuss this proposal or the assignment any further.

Sincerely,

**INTEGRA REALTY RESOURCES – TAMPA BAY**

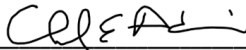


Kendra S. Barry  
Senior Managing Partner - Director  
Florida Certified General Real Estate Appraiser  
Certification # RZ3258

Attachments

AGREED & ACCEPTED THIS 24th DAY OF June, 2022.

BY: CHUCK ADAMS

  
\_\_\_\_\_  
AUTHORIZED SIGNATURE

Chesley 'Chuck' Adams jr.  
NAME (PRINT)

**ATTACHMENT I**  
**REQUEST FOR INFORMATION**

Please forward the following information to our office so we can provide the proposed services within the agreed upon time frame as discussed above. If you care to send the information as you gather it if you like, please forward the physical data such as the site plan, previous engineering reports and/or property reports describing the physical attributes of the property and all financial information such as rent roll and income and expense statements first as these items are the most time sensitive and should be received immediately to meet the time requirements of this assignment. If, at this time, you are certain you will not be providing any specific items noted below, please cross out the item and mark "NA" next to the item so that we will be notified that the information is not available and will not be forthcoming.

1. Site plan, if available. (Preferably, an AS BUILT PLAN showing an outline of building/s drawn to scale. Please do not send reductions so original scale may be used for measurement purposes.
2. Building plans, if available.
3. Prior engineering report or physical descriptions from prior appraisals or asset management report, if available.
4. Leasing brochures and/or other marketing materials, if available.
5. If the property has been offered for sale within the last two years, a copy of the offering memorandum or investment book.
6. Past feasibility or market studies and economic impact studies as well as any relevant information collected from third party sources.
7. Agreements of Sale/Options to Buy (current or during last three years), if any.
8. Income and expense statements for the past three years plus year-to-date income and expense statements. *Please sign and date.*
9. Operating budget for the current year, if available.
10. Management contracts.
11. Copy of most recent real estate tax bill. Please advise if there has been a recent assessment increase.
12. Title report, Legal Description, or copy of deed. Provide a written statement of five-year history of legal property owner. *Please advise, if there any deed restrictions or encumbrances, easements or cross easements.*
13. Personal property inventory, if available.
14. Occupancy rates for the last three years, if not revealed in the financial statements.
15. Ground leases, if any.
16. Approximate actual construction costs, if built during the past three years.
17. Environmental audits and studies disclosing any wetlands, hazardous wastes or other environmental conditions such as asbestos or radon.
18. List of any known major repairs and improvements needed.
19. Aerial photos, if available.

20. Three-year history of capital improvements.
21. Name of contact person for the on-site physical inspection.

*For Apartment Property*

22. Unit mix showing rentable area and asking rent by unit type
23. Scaled apartment unit plans showing layouts and measurements so that rentable area can be confirmed, if available.
24. Rent roll showing tenant name, apartment number, dates of leases and the type of apartment, asking/market rents for each apartment, and contractual rent for each apartment unit. *Please sign and date the rent roll for certification purposes.*
25. Terms of leases and/rent roll for leased commercial space or roof top rentals. Copies of commercial leases are desirable. If any commercial leases provide for pass through of operating expenses over a base year stop, please provide the dollar amount of the base year stop.

*For Industrial, office, retail property*

26. Rent Roll (please sign and date) and copies of leases, including addenda and all amendments. Please indicate which leases may have early termination provisions, expansion and/or purchase options. Please identify any tenants who have initiated discussions to renew, terminate or renegotiate/modify their lease(s), or who have given notice to terminate. Proposed terms for such re-negotiations should be revealed.
27. Provide letters of intent to lease or other any outstanding lease proposals that have a reasonable likelihood of being finalized into executed leases.
28. Prior Argus files, if any.
29. List of outstanding leasing commissions brokers and terms of future payments.
30. Financial information such as Annual Statements or credit report/ratings on any major tenant in the building.
31. CAM and real estate tax reimbursement worksheets or listing of base year operating expenses, if applicable.
32. Three-year history of tenant retail sales, if available.

*For lodging property:*

33. Terms of leases if any and/rent roll for leased commercial space or roof top rentals.
34. ADR and Occupancy rates for the last three years, if not revealed in the financial statements.
35. Business Plan and Marketing Strategy, if any for the upcoming fiscal year.
36. Terms of franchise agreement and management agreement, if any.

**ATTACHMENT II**  
**STANDARD ASSUMPTIONS & LIMITING CONDITIONS**

The appraisal report and any work product related to the engagement will be limited by the following standard assumptions:

1. The title is marketable and free and clear of all liens, encumbrances, encroachments, easements and restrictions. The Subject Property is under responsible ownership and competent management and is available for its highest and best use.
2. There are no existing judgments or pending or threatened litigation that could affect the value of the Subject Property.
3. There are no hidden or undisclosed conditions of the land or of the improvements that would render the Subject Property more or less valuable. Furthermore, there is no asbestos in the Subject Property.
4. The revenue stamps placed on any deed referenced herein to indicate the sale price are in correct relation to the actual dollar amount of the transaction.
5. The Subject Property is in compliance with all applicable building, environmental, zoning, and other federal, state and local laws, regulations and codes.
6. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.

The appraisal report and any work product related to the engagement will be subject to the following limiting conditions, except as otherwise noted in the report:

1. An appraisal is inherently subjective and represents our opinion as to the value of the Subject Property appraised.
2. The conclusions stated in our appraisal apply only as of the effective date of the appraisal, and no representation is made as to the effect of subsequent events.
3. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated.
4. No environmental impact studies were either requested or made in conjunction with this appraisal, and we reserve the right to revise or rescind any of the value opinions based upon any subsequent environmental impact studies. If any environmental impact statement is required by law, the appraisal assumes that such statement will be favorable and will be approved by the appropriate regulatory bodies.
5. Unless otherwise agreed to in writing, we are not required to give testimony, respond to any subpoena or attend any court, governmental or other hearing with reference to the Subject Property without compensation relative to such additional employment.
6. We have made no survey of the Subject Property and assume no responsibility in connection with such matters. Any sketch or survey of the Subject Property included in this report is for illustrative purposes only and should not be considered to be scaled accurately for size. The appraisal covers

the Subject Property as described in this report, and the areas and dimensions set forth are assumed to be correct.

7. No opinion is expressed as to the value of subsurface oil, gas or mineral rights, if any, and we have assumed that the Subject Property is not subject to surface entry for the exploration or removal of such materials, unless otherwise noted in our appraisal.
8. We accept no responsibility for considerations requiring expertise in other fields. Such considerations include, but are not limited to, legal descriptions and other legal matters such as legal title, geologic considerations, such as soils and seismic stability, and civil, mechanical, electrical, structural and other engineering and environmental matters. Such considerations may also include determinations of compliance with zoning and other federal, state, and local laws, regulations and codes.
9. The distribution of the total valuation in the report between land and improvements applies only under the reported highest and best use of the Subject Property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used. The appraisal report shall be considered only in its entirety. No part of the appraisal report shall be utilized separately or out of context.
10. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers, or any reference to the Appraisal Institute) shall be disseminated through advertising media, public relations media, news media or any other means of communication (including without limitation prospectuses, private offering memoranda and other offering material provided to prospective investors) without the prior written consent of the persons signing the report.
11. Information, estimates and opinions contained in the report and obtained from third-party sources are assumed to be reliable and have not been independently verified.
12. Any income and expense estimates contained in the appraisal report are used only for the purpose of estimating value and do not constitute predictions of future operating results.
13. If the Subject Property is subject to one or more leases, any estimate of residual value contained in the appraisal may be particularly affected by significant changes in the condition of the economy, of the real estate industry, or of the Subject Property at the time these leases expire or otherwise terminate.
14. Unless otherwise stated in the report, no consideration has been given to personal property located on the Subject Property or to the cost of moving or relocating such personal property; only the real property has been considered.
15. The current purchasing power of the dollar is the basis for the value stated in the appraisal; we have assumed that no extreme fluctuations in economic cycles will occur.
16. The values found herein are subject to these and to any other assumptions or conditions set forth in the body of this report, but which may have been omitted from this list of Assumptions and Limiting Conditions.
17. The analyses contained in the report necessarily incorporate numerous estimates and assumptions regarding property performance, general and local business and economic conditions, the absence of material changes in the competitive environment and other matters. Some estimates or

assumptions, however, inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analysis will vary from our estimates, and the variations may be material.

18. The *Americans with Disabilities Act (ADA)* became effective January 26, 1992. We have not made a specific survey or analysis of the Subject Property to determine whether the physical aspects of the improvements meet the *ADA* accessibility guidelines. We claim no expertise in *ADA* issues, and render no opinion regarding compliance of the Subject Property with *ADA* regulations. Inasmuch as compliance matches each owner's financial ability with the cost to cure the non-conforming physical characteristics of a property, a specific study of both the owner's financial ability and the cost to cure any deficiencies would be needed for the Department of Justice to determine compliance.
19. The appraisal report is prepared for the exclusive benefit of you, your subsidiaries and/or affiliates. It may not be used or relied upon by any other party. All parties who use or rely upon any information in the report without our written consent do so at their own risk.
20. No studies have been provided to us indicating the presence or absence of hazardous materials on the Subject Property or in the improvements, and our valuation is predicated upon the assumption that the Subject Property is free and clear of any environment hazards including, without limitation, hazardous wastes, toxic substances and mold. No representations or warranties are made regarding the environmental condition of the Subject Property. IRR – Tampa Bay and/or any of its officers, owners, managers, directors, agents, subcontractors or employees (the "Integra Parties") shall not be responsible for any such environmental conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because we are not experts in the field of environmental conditions, the appraisal report cannot be considered as an environmental assessment of the Subject Property.
21. The persons signing the report may have reviewed available flood maps and may have noted in the appraisal report whether the Subject Property is located in an identified Special Flood Hazard Area. However, we are not qualified to detect such areas and therefore do not guarantee such determinations. The presence of flood plain areas and/or wetlands may affect the value of the Subject Property, and the value conclusion is predicated on the assumption that wetlands are non-existent or minimal.
22. We are not a building or environmental inspector. The Integra Parties do not guarantee that the Subject Property is free of defects or environmental problems. Mold may be present in the Subject Property and a professional inspection is recommended.
23. The appraisal report and value conclusions for an appraisal assumes the satisfactory completion of construction, repairs or alterations in a workmanlike manner.
24. **IRR – Tampa Bay is an independently owned and operated company. The parties hereto agree that Integra Realty Resources, Inc. ("Integra") shall not be liable for any claim arising out of or relating to any appraisal report or any information or opinions contained therein as such appraisal report is the sole and exclusive responsibility of IRR – Tampa Bay. In addition, it is expressly agreed that in any action which may be brought against the Integra Parties arising out of, relating to, or in any way pertaining to the engagement letter, the appraisal reports or any related work product, the Integra Parties shall not be responsible or liable for any incidental or consequential damages or losses, unless the appraisal was fraudulent or prepared with intentional misconduct.**

**It is further expressly agreed that the collective liability of the Integra Parties in any such action shall not exceed the fees paid for the preparation of the assignment (unless the appraisal was fraudulent or prepared with intentional misconduct). It is expressly agreed that the fees charged herein are in reliance upon the foregoing limitations of liability.**

25. IRR – Tampa Bay is an independently owned and operated company, which has prepared the appraisal for the specific intended use stated elsewhere in the report. The use of the appraisal report by anyone other than the Client is prohibited except as otherwise provided. Accordingly, the appraisal report is addressed to and shall be solely for the Client's use and benefit unless we provide our prior written consent. We expressly reserve the unrestricted right to withhold our consent to your disclosure of the appraisal report or any other work product related to the engagement (or any part thereof including, without limitation, conclusions of value and our identity), to any third parties. Stated again for clarification, unless our prior written consent is obtained, no third party may rely on the appraisal report (even if their reliance was foreseeable).
26. The conclusions of this report are estimates based on known current trends and reasonably foreseeable future occurrences. These estimates are based partly on property information, data obtained in public records, interviews, existing trends, buyer-seller decision criteria in the current market, and research conducted by third parties, and such data are not always completely reliable. The Integra Parties are not responsible for these and other future occurrences that could not have reasonably been foreseen on the effective date of this assignment. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance. While we are of the opinion that our findings are reasonable based on current market conditions, we do not represent that these estimates will actually be achieved, as they are subject to considerable risk and uncertainty. Moreover, we assume competent and effective management and marketing for the duration of the projected holding period of the Subject Property.
27. All prospective value opinions presented in this report are estimates and forecasts which are prospective in nature and are subject to considerable risk and uncertainty. In addition to the contingencies noted in the preceding paragraph, several events may occur that could substantially alter the outcome of our estimates such as, but not limited to changes in the economy, interest rates, capitalization rates, behavior of consumers, investors and lenders, fire and other physical destruction, changes in title or conveyances of easements and deed restrictions, etc. It is assumed that conditions reasonably foreseeable at the present time are consistent or similar with the future.

As will be determined during the course of the assignment, additional extraordinary or hypothetical conditions may be required in order to complete the assignment. The appraisal shall also be subject to those assumptions.

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**



**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
JULY 31, 2022**

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
JULY 31, 2022**

	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 2015A	Capital Projects Fund Series 2016	Capital Projects Fund Series 2018	Capital Projects Fund Series 2019	Total Governmental Funds
<b>ASSETS</b>												
Cash	\$2,069,942	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,069,942
Investments												
Revenue	-	487,843	449,029	456,827	545,036	414,475	225,124	-	-	-	-	2,578,334
Reserve	-	630,256	652,500	481,322	403,163	320,366	165,100	-	-	-	-	2,652,707
Prepayment	-	1,851	16,093	-	-	-	-	-	-	-	-	17,944
Construction	-	-	-	-	-	-	-	441	86	38,808	2,418,780	2,458,115
Undeposited funds	473	-	-	-	-	-	-	-	-	-	-	473
Accounts receivable	23	-	-	-	-	-	-	-	-	-	-	23
Due from Developer C	53,909	-	-	-	-	-	-	-	-	-	-	53,909
Due from Homes by West Bay	25,957	-	-	-	39,851	-	-	-	-	-	-	65,808
Due from other	1,318	-	-	-	-	-	-	-	-	-	-	1,318
Due from general fund	-	3,361	3,389	3,334	4,161	3,328	1,715	-	-	-	-	19,288
Due from capital projects fund 2019	726	-	-	-	-	-	-	-	-	-	-	726
Utility deposit	1,500	-	-	-	-	-	-	-	-	-	-	1,500
Total assets	<u>\$2,153,848</u>	<u>\$1,123,311</u>	<u>\$1,121,011</u>	<u>\$ 941,483</u>	<u>\$ 992,211</u>	<u>\$738,169</u>	<u>\$391,939</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ 38,808</u>	<u>\$2,418,780</u>	<u>\$ 9,920,087</u>
<b>LIABILITIES</b>												
Liabilities:												
Credit card payable	\$ 1,857	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,857
Due to Developer	101,119	-	-	-	-	-	-	-	-	-	-	101,119
Due to general fund	-	-	-	-	-	-	-	-	-	-	727	727
Due to other	28	-	-	-	-	-	-	-	-	-	-	28
Due to debt service fund 2015	3,361	-	-	-	-	-	-	-	-	-	-	3,361
Due to debt service fund 2015A	3,389	-	-	-	-	-	-	-	-	-	-	3,389
Due to debt service fund 2016	3,334	-	-	-	-	-	-	-	-	-	-	3,334
Due to debt service fund 2017	4,161	-	-	-	-	-	-	-	-	-	-	4,161
Due to debt service fund 2018	3,328	-	-	-	-	-	-	-	-	-	-	3,328
Due to debt service fund 2019	1,715	-	-	-	-	-	-	-	-	-	-	1,715
Contracts payable	-	-	-	-	-	-	-	-	-	-	4,585	4,585
Accrued taxes payable	31	-	-	-	-	-	-	-	-	-	-	31
Total liabilities	<u>122,323</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>5,312</u>	<u>127,635</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>												
Unearned revenue	2,468	-	-	-	-	-	-	-	-	-	-	2,468
Deferred receipts	79,866	-	-	-	39,851	-	-	-	-	-	-	119,717
Total deferred inflows of resources	<u>82,334</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>39,851</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>122,185</u>
<b>FUND BALANCES</b>												
Restricted for												
Debt service	-	1,123,311	1,121,011	941,483	952,360	738,169	391,939	-	-	-	-	5,268,273
Capital projects	-	-	-	-	-	-	-	441	86	38,808	2,413,468	2,452,803
Unassigned	1,949,191	-	-	-	-	-	-	-	-	-	-	1,949,191
Total fund balances	<u>1,949,191</u>	<u>1,123,311</u>	<u>1,121,011</u>	<u>941,483</u>	<u>952,360</u>	<u>738,169</u>	<u>391,939</u>	<u>441</u>	<u>86</u>	<u>38,808</u>	<u>2,413,468</u>	<u>9,670,267</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$2,153,848</u>	<u>\$1,123,311</u>	<u>\$1,121,011</u>	<u>\$ 941,483</u>	<u>\$ 992,211</u>	<u>\$738,169</u>	<u>\$391,939</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ 38,808</u>	<u>\$2,418,780</u>	<u>\$ 9,920,087</u>

**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**  
**STATEMENT OF REVENUES, EXENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDING JULY 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ -	\$ 3,941,767	\$ 3,913,233	101%
Trash collection assessments	533	18,065	49,068	37%
Commercial shared costs	-	1,265	81,785	2%
Program revenue	2,546	18,711	8,000	234%
Interest	-	-	2,500	0%
Donation from MPOA	-	289,500	-	N/A
Miscellaneous	590	13,731	9,600	143%
Total revenues	<u>3,669</u>	<u>4,283,039</u>	<u>4,064,186</u>	105%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Supervisors	215	3,875	5,100	76%
Management	3,506	35,058	42,070	83%
Legal	2,253	22,026	30,000	73%
Engineering	19,086	28,421	20,000	142%
Assessment administration	833	8,333	10,000	83%
Audit	4,680	4,680	4,570	102%
Arbitrage rebate calculation	-	1,500	3,000	50%
Dissemination agent	1,083	10,833	13,000	83%
Trustee	-	30,978	26,500	117%
Telephone	21	187	250	75%
Postage	52	500	1,500	33%
Printing & binding	167	1,667	2,000	83%
Legal advertising	-	1,064	3,500	30%
Annual special district fee	-	175	175	100%
Insurance	-	6,205	6,100	102%
Other current charges	124	1,116	3,500	32%
Office supplies	-	258	500	52%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	210	210	200	105%
Property appraiser	-	150	687	22%
Tax collector	-	79,137	81,526	97%
Total professional & administrative	<u>32,230</u>	<u>236,373</u>	<u>254,883</u>	93%
<b>Field operations</b>				
Contract services				
Field services	2,360	23,604	28,325	83%
Landscape maintenance	101,449	873,695	1,491,270	59%
Landscape consulting	5,000	55,481	60,000	92%
Landscape arbor care	-	89,478	99,000	90%
Wetland maintenance	-	5,540	24,168	23%
Wetland mitigation reporting	7,075	28,715	4,500	638%
Lake maintenance	17,484	82,161	94,000	87%
Community trash hauling	27,930	246,736	246,750	100%
Off-duty traffic patrols	720	5,080	20,000	25%
Repairs & maintenance				
Repairs - general	-	26,008	20,000	130%
Operating supplies	2,407	12,353	8,000	154%
Plant replacement	-	49,267	70,000	70%
Mulch	-	98,521	155,000	64%
Playground mulch	-	-	12,000	0%
Sod	-	59,100	100,000	59%
Fertilizer/chemicals	-	23,987	20,000	120%

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDING JULY 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
Irrigation repairs	1,118	25,504	30,000	85%
Irrigation monitoring	-	600	2,280	26%
Security/alarms/repair	-	703	1,000	70%
Road & sidewalk	538	14,296	40,000	36%
Common area signage	-	-	3,000	0%
Bridge & deck maintenance	-	17,500	40,000	44%
Utilities - common area				
Electric	1,241	8,810	14,500	61%
Streetlights	34,081	304,662	340,000	90%
Irrigation - reclaimed water	4,395	46,179	70,000	66%
Gas	31	527	450	117%
Recreation facilities				
Amenity management staff/contract	26,993	244,755	296,429	83%
Office supplies	389	1,652	-	N/A
Office rental	-	-	60,000	0%
Office expenses	-	-	6,713	0%
Office utilities	-	-	6,638	0%
Office copy machine	-	-	4,875	0%
Janitorial	1,140	11,163	24,480	46%
Park A/C repairs & maintenance	-	-	5,000	0%
Pool cleaning	2,490	20,900	26,280	80%
Pool repairs & maintenance	-	2,003	2,500	80%
Pool fence & gate	-	-	2,000	0%
Pool - electric	2,396	17,077	22,000	78%
Pool - water	1,309	10,728	8,000	134%
Pool permits	-	706	1,100	64%
Pest services	-	375	500	75%
Pool resurfacing	-	59,917	60,000	100%
Insurance	-	45,436	54,900	83%
Cable/internet/telephone	476	7,147	10,000	71%
Access cards	145	3,065	5,500	56%
Activities	2,349	23,824	28,000	85%
Specialty programming	6,165	13,267	3,000	442%
Recreational repairs	-	1,028	-	N/A
Pool signage	-	616	1,000	62%
Holiday decorations	-	4,933	8,000	62%
Other				
Contingency	-	29,783	20,000	149%
Capital outlay	-	-	90,000	0%
Total field operations	<u>249,681</u>	<u>2,596,882</u>	<u>3,741,158</u>	69%
Total expenditures	<u>281,911</u>	<u>2,833,255</u>	<u>3,996,041</u>	71%
Net increase/(decrease) of fund balance	(278,242)	1,449,784	68,145	
Fund balance - beginning (unaudited)	2,227,433	499,407	592,922	
Fund balance - ending (projected)	<u>\$ 1,949,191</u>	<u>\$ 1,949,191</u>	<u>\$ 661,067</u>	

**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND SERIES 2015 BONDS**  
**STATEMENT OF REVENUES, EXENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDING JULY 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ -	\$ 664,016	\$ 661,099	100%
Interest	4	48	50	96%
Total revenues	<u>4</u>	<u>664,064</u>	<u>661,149</u>	100%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	195,000	195,000	100%
Principal prepayment	-	310,000	-	N/A
Interest - 11/1	-	225,156	225,159	100%
Interest - 5/1	-	213,550	220,894	97%
Tax collector	-	13,283	13,773	96%
Total expenditures	<u>-</u>	<u>956,989</u>	<u>654,826</u>	146%
Excess/(deficiency) of revenues over/(under) expenditures	4	(292,925)	6,323	
Beginning fund balance (unaudited)	<u>1,123,307</u>	<u>1,416,236</u>	<u>1,117,377</u>	
Ending fund balance (projected)	<u><u>\$ 1,123,311</u></u>	<u><u>\$1,123,311</u></u>	<u><u>\$1,123,700</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 JULY 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ -	\$ 669,499	\$ 666,558	100%
Assessment prepayments	16,093	16,093	-	N/A
Interest	4	44	-	N/A
Total revenues	<u>16,097</u>	<u>685,636</u>	<u>666,558</u>	103%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	175,000	175,000	100%
Principal prepayment	-	5,000	-	N/A
Interest - 11/1	-	238,244	238,244	100%
Interest - 5/1	-	234,525	234,525	100%
Tax collector	-	13,391	13,887	96%
Total expenditures	<u>-</u>	<u>666,160</u>	<u>661,656</u>	101%
Excess/(deficiency) of revenues over/(under) expenditures	16,097	19,476	4,902	
Beginning fund balance (unaudited)	<u>1,104,914</u>	<u>1,101,535</u>	<u>1,096,814</u>	
Ending fund balance (projected)	<u><u>\$1,121,011</u></u>	<u><u>\$1,121,011</u></u>	<u><u>\$1,101,716</u></u>	

**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND SERIES 2016 BONDS**  
**STATEMENT OF REVENUES, EXENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDING JULY 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ -	\$ 658,559	\$ 655,667	100%
Interest	4	39	-	N/A
Total revenues	<u>4</u>	<u>658,598</u>	<u>655,667</u>	100%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	195,000	195,000	100%
Interest - 11/1	-	221,800	221,800	100%
Interest - 5/1	-	218,387	218,388	100%
Tax collector	-	13,173	13,660	96%
Total expenditures	<u>-</u>	<u>648,360</u>	<u>648,848</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	4	10,238	6,819	
Beginning fund balance (unaudited)	<u>941,479</u>	<u>931,245</u>	<u>925,187</u>	
Ending fund balance (projected)	<u><u>\$ 941,483</u></u>	<u><u>\$ 941,483</u></u>	<u><u>\$ 932,006</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 JULY 31, 2022**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy - on-roll	\$ -	\$ 822,023	\$ 818,412	100%
Interest	4	39	-	N/A
Total revenues	<u>4</u>	<u>822,062</u>	<u>818,412</u>	100%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	235,000	235,000	100%
Principal prepayment	-	5,000	-	N/A
Interest - 11/1	-	282,194	282,194	100%
Interest - 5/1	-	277,934	277,934	100%
Tax collector	-	16,442	17,050	96%
Total expenditures	<u>-</u>	<u>816,570</u>	<u>812,178</u>	101%
Excess/(deficiency) of revenues over/(under) expenditures	4	5,492	6,234	
Beginning fund balance (unaudited)	<u>952,356</u>	<u>946,868</u>	<u>947,978</u>	
Ending fund balance (projected)	<u>\$ 952,360</u>	<u>\$ 952,360</u>	<u>\$ 954,212</u>	



**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND SERIES 2018 BONDS**  
**STATEMENT OF REVENUES, EXENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDING JULY 31, 2022**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy - on-roll	\$ -	\$ 657,353	\$ 654,466	100%
Interest	-	26	-	N/A
Total revenues	<u>-</u>	<u>657,379</u>	<u>654,466</u>	100%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	165,000	165,000	100%
Interest - 11/1	-	237,722	237,722	100%
Interest - 5/1	-	234,422	234,422	100%
Tax collector	-	13,147	13,635	96%
Total expenditures	<u>-</u>	<u>650,291</u>	<u>650,779</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	-	7,088	3,687	
Beginning fund balance (unaudited)	<u>738,169</u>	<u>731,081</u>	<u>727,492</u>	
Ending fund balance (projected)	<u><u>\$ 738,169</u></u>	<u><u>\$ 738,169</u></u>	<u><u>\$ 731,179</u></u>	

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND SERIES 2019 BONDS  
STATEMENT OF REVENUES, EXENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDING JULY 31, 2022**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ -	\$ 338,692	\$ 337,204	100%
Interest	-	13	-	N/A
Total revenues	<u>-</u>	<u>338,705</u>	<u>337,204</u>	100%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	110,000	110,000	100%
Interest - 11/1	-	109,425	109,425	100%
Interest - 5/1	-	107,775	107,775	100%
Tax collector	-	6,775	7,025	96%
Total expenditures	<u>-</u>	<u>333,975</u>	<u>334,225</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	-	4,730	2,979	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers out	-	(5)	-	N/A
Total other financing sources/(uses)	<u>-</u>	<u>(5)</u>	<u>-</u>	N/A
Fund balance:				
Net increase/(decrease) in fund balance	-	4,725	2,979	
Beginning fund balance (unaudited)	<u>391,939</u>	<u>387,214</u>	<u>385,957</u>	
Ending fund balance (projected)	<u><u>\$391,939</u></u>	<u><u>\$ 391,939</u></u>	<u><u>\$ 388,936</u></u>	

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
CAPITAL PROJECTS FUND SERIES 2015A BONDS  
STATEMENT OF REVENUES, EXENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDING JULY 31, 2022**

	<u>Current Month</u>	<u>Year To Date</u>
<b>REVENUES</b>	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 <b>EXPENDITURES</b>	 <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 JULY 31, 2022**

	<u>Current Month</u>	<u>Year To Date</u>
<b>REVENUES</b>	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 <b>EXPENDITURES</b>	 <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 2018 BONDS  
STATEMENT OF REVENUES, EXENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDING JULY 31, 2022**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ -	\$ 1
Total revenues	-	1
<b>EXPENDITURES</b>	-	-
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	1
Beginning fund balance (unaudited)	38,808	38,807
Ending fund balance (projected)	\$ 38,808	\$ 38,808

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
CAPITAL PROJECTS FUND SERIES 2019 BONDS  
STATEMENT OF REVENUES, EXENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDING JULY 31, 2022**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ -	\$ 100
Total revenues	10	100
<b>EXPENDITURES</b>		
Capital outlay - construction	-	4,585
Total expenditures	-	4,585
Excess/(deficiency) of revenues over/(under) expenditures	10	(4,485)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfers in	-	6
Total other financing sources/(uses)	-	6
Net change in fund balance	10	(4,479)
Beginning fund balance (unaudited)	2,413,458	2,417,947
Ending fund balance (projected)	\$2,413,468	\$2,413,468

## TSR CDD Check Detail July 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>0</b>	<b>07/06/2022</b>	<b>DUKE ENERGY</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-6,049.05</b>
Bill	8703 0425 070522	07/05/2022		531.307 · Street Lights	-909.51	909.51
Bill	8702 8322 070522	07/05/2022		531.307 · Street Lights	-1,601.78	1,601.78
Bill	8702 7826 070522	07/05/2022		531.307 · Street Lights	-1,845.72	1,845.72
Bill	8712 3081 070522	07/05/2022		531.307 · Street Lights	-937.89	937.89
Bill	8702 7991 063022	07/05/2022		531.301 · Electric	-35.20	35.20
Bill	8702 8942 063022	07/05/2022		531.301 · Electric	-49.05	49.05
Bill	8703 0722 063022	07/05/2022		531.301 · Electric	-30.44	30.44
Bill	8703 0805 063022	07/05/2022		531.301 · Electric	-30.46	30.46
Bill	8703 0847 063022	07/05/2022		531.301 · Electric	-30.41	30.41
Bill	8712 3156 063022	07/05/2022		531.301 · Electric	-30.46	30.46
Bill	8703 0326 063022	07/05/2022		531.301 · Electric	-30.46	30.46
Bill	8712 3320 063022	07/05/2022		531.301 · Electric	-30.44	30.44
Bill	8703 0566 063022	07/05/2022		531.301 · Electric	-30.45	30.45
Bill	8703 0178 063022	07/05/2022		531.301 · Electric	-30.45	30.45
Bill	8703 0061 063022	07/05/2022		531.301 · Electric	-30.42	30.42
Bill	8703 0269 063022	07/05/2022		531.307 · Street Lights	-30.47	30.47
Bill	8702 9109 063022	07/05/2022		531.301 · Electric	-30.42	30.42
Bill	8702 8629 063022	07/05/2022		531.301 · Electric	-30.47	30.47
Bill	8702 8786 063022	07/05/2022		531.301 · Electric	-30.48	30.48
Bill	8702 8702 063022	07/05/2022		531.301 · Electric	-30.42	30.42
Bill	8702 9430 063022	07/05/2022		531.301 · Electric	-30.46	30.46
Bill	8702 8869 063022	07/05/2022		531.301 · Electric	-30.46	30.46
Bill	8702 9696 063022	07/05/2022		531.301 · Electric	-30.46	30.46
Bill	8702 9951 063022	07/05/2022		531.301 · Electric	-30.42	30.42
Bill	8702 8554 063022	07/05/2022		531.301 · Electric	-30.42	30.42
Bill	8702 8471 063022	07/05/2022		531.301 · Electric	-30.44	30.44
Bill	8702 9836 063022	07/05/2022		531.301 · Electric	-30.45	30.45
Bill	8702 8059 063022	07/05/2022		531.301 · Electric	-30.54	30.54
<b>TOTAL</b>					<b>-6,049.05</b>	<b>6,049.05</b>
<b>Bill Pmt -Check</b>	<b>0</b>	<b>07/06/2022</b>	<b>FEDEX</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-8.58</b>
Bill	7-802-78943	07/05/2022		519.410 · Postage	-8.58	8.58
<b>TOTAL</b>					<b>-8.58</b>	<b>8.58</b>
<b>Bill Pmt -Check</b>	<b>0</b>	<b>07/13/2022</b>	<b>BRIGHT HOUSE NETWORKS</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-335.94</b>
Bill	075551201070822	07/12/2022		572.416 · Amenity Cable/Internet	-157.97	157.97
Bill	075642404070622	07/12/2022		572.416 · Amenity Cable/Internet	-177.97	177.97
<b>TOTAL</b>					<b>-335.94</b>	<b>335.94</b>

## TSR CDD Check Detail July 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>0</b>	<b>07/13/2022</b>	<b>DUKE ENERGY</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-18,098.28</b>
Bill	8712 3429 071222	07/12/2022		531.301 · Electric	-455.80	455.80
Bill	8703 0681 071122	07/12/2022		531.307 · Street Lights	-285.39	285.39
Bill	8702 8413 070822	07/12/2022		531.307 · Street Lights	-2,554.98	2,554.98
Bill	8702 9761 071122	07/12/2022		531.307 · Street Lights	-818.66	818.66
Bill	8712 3049 070622	07/12/2022		531.301 · Electric	-30.46	30.46
Bill	8702 8140 070822	07/12/2022		531.307 · Street Lights	-12,784.01	12,784.01
Bill	8702 8223 071222	07/12/2022		531.321 · Electric - Pool	-1,168.98	1,168.98
TOTAL					-18,098.28	18,098.28
<b>Bill Pmt -Check</b>	<b>0</b>	<b>07/20/2022</b>	<b>CITY OF CLEARWATER</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-31.23</b>
Bill	4224446 071522	07/19/2022		532.306 · Propane Services - G...	-28.28	28.28
				532.306 · Propane Services - G...	-2.95	2.95
TOTAL					-31.23	31.23
<b>Bill Pmt -Check</b>	<b>0</b>	<b>07/20/2022</b>	<b>DUKE ENERGY</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-10,730.08</b>
Bill	8702 9620 071522	07/19/2022		531.307 · Street Lights	-710.94	710.94
Bill	8702 9274 071522	07/19/2022		531.301 · Electric	-30.75	30.75
Bill	8703 0938 071822	07/19/2022		531.307 · Street Lights	-3,572.35	3,572.35
Bill	8702 9365 071822	07/19/2022		531.307 · Street Lights	-483.97	483.97
Bill	8702 9216 071322	07/19/2022		531.307 · Street Lights	-1,335.07	1,335.07
Bill	8702 7933 071822	07/19/2022		531.307 · Street Lights	-3,370.32	3,370.32
Bill	8712 3263 071522	07/19/2022		531.321 · Electric - Pool	-1,226.68	1,226.68
TOTAL					-10,730.08	10,730.08
<b>Bill Pmt -Check</b>	<b>0</b>	<b>07/20/2022</b>	<b>FEDEX</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-43.45</b>
Bill	7-823-21461	07/19/2022		519.410 · Postage	-28.34	28.34
Bill	7-816-18426	07/19/2022		519.410 · Postage	-15.11	15.11
TOTAL					-43.45	43.45
<b>Check</b>	<b>0</b>	<b>07/26/2022</b>	<b>SUNTRUST BANK</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-2,133.17</b>
				204.300 · Credit Card - SunTrust	-2,133.17	2,133.17
TOTAL					-2,133.17	2,133.17



**TSR CDD**  
**Check Detail**  
 July 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>0</b>	<b>07/27/2022</b>	<b>DUKE ENERGY</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-2,840.36</b>
Bill	8703 0516 072122	07/26/2022		531.307 · Street Lights	-1,590.40	1,590.40
Bill	2553 5978 071422	07/26/2022		531.307 · Street Lights	-1,249.96	1,249.96
TOTAL					-2,840.36	2,840.36
<b>Bill Pmt -Check</b>	<b>10942</b>	<b>07/06/2022</b>	<b>AMITY LOCK &amp; SAFE INC.</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-1,832.00</b>
Bill	073512	07/05/2022		538.618 · Operating Supplies	-1,832.00	1,832.00
TOTAL					-1,832.00	1,832.00
<b>Bill Pmt -Check</b>	<b>10943</b>	<b>07/06/2022</b>	<b>BERGER, TOOMBS, ELAM, ...</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-4,680.00</b>
Bill	358989	07/05/2022		513.320 · Audit	-4,680.00	4,680.00
TOTAL					-4,680.00	4,680.00
<b>Bill Pmt -Check</b>	<b>10944</b>	<b>07/06/2022</b>	<b>DOWN TO EARTH LANDSCA...</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-101,449.29</b>
Bill	INV127063	07/05/2022		538.604 · Landscape Maintena...	-101,449.29	101,449.29
TOTAL					-101,449.29	101,449.29
<b>Bill Pmt -Check</b>	<b>10945</b>	<b>07/06/2022</b>	<b>FLORIDA NATIVES NURSER...</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-7,075.00</b>
Bill	18619	07/05/2022		538.616 · Wetland Mitigation re...	-7,075.00	7,075.00
TOTAL					-7,075.00	7,075.00
<b>Bill Pmt -Check</b>	<b>10946</b>	<b>07/06/2022</b>	<b>KUTAK ROCK LLP</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-2,252.50</b>
Bill	3067705	07/05/2022		514.007 · District Counsel	-2,252.50	2,252.50
TOTAL					-2,252.50	2,252.50
<b>Bill Pmt -Check</b>	<b>10947</b>	<b>07/06/2022</b>	<b>PASCO SHERIFF'S OFFICE</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-900.00</b>
Bill	1-5/5/2022-07322	07/05/2022		538.620 · Off Duty Traffic Patrols	-900.00	900.00
TOTAL					-900.00	900.00

**TSR CDD**  
**Check Detail**  
 July 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>10948</b>	<b>07/06/2022</b>	<b>SUNCOAST POOL SERVICE</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-2,490.00</b>
Bill	8437	07/05/2022		572.712 · Pool Cleaning	-1,295.00	1,295.00
Bill	8452	07/05/2022		572.712 · Pool Cleaning	-1,195.00	1,195.00
TOTAL					-2,490.00	2,490.00
<b>Bill Pmt -Check</b>	<b>10949</b>	<b>07/06/2022</b>	<b>SUNSCAPE CONSULTING</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-5,000.00</b>
Bill	10544	07/05/2022		538.606 · Landscape Consulting	-5,000.00	5,000.00
TOTAL					-5,000.00	5,000.00
<b>Bill Pmt -Check</b>	<b>10950</b>	<b>07/06/2022</b>	<b>TRINITY HOUSEKEEPERS</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-1,140.00</b>
Bill	105794	07/05/2022		572.301 · Janitorial Service	-1,140.00	1,140.00
TOTAL					-1,140.00	1,140.00
<b>Bill Pmt -Check</b>	<b>10951</b>	<b>07/06/2022</b>	<b>WTS INTERNATIONAL, LLC.</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-6,453.00</b>
Bill	12339709	07/05/2022		538.121 · Amenity Management	-4,350.00	4,350.00
Bill	12339226	07/05/2022		538.121 · Amenity Management	-2,103.00	2,103.00
TOTAL					-6,453.00	6,453.00
<b>Paycheck</b>	<b>10952</b>	<b>07/14/2022</b>	<b>Mary E Comella</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-184.70</b>
				511.110 · Supervisor's Fees	-200.00	200.00
				511.110 · Supervisor's Fees	-12.40	12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				511.110 · Supervisor's Fees	-2.90	2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
TOTAL					-184.70	184.70

**TSR CDD**  
**Check Detail**  
 July 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>10953</b>	<b>07/13/2022</b>	<b>HEIDT DESIGN</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-15,211.49</b>
Bill	44767	07/12/2022		519.320 · Engineering	-2,711.49	2,711.49
Bill	44739	07/12/2022		519.320 · Engineering	-12,500.00	12,500.00
TOTAL					-15,211.49	15,211.49
<b>Bill Pmt -Check</b>	<b>10954</b>	<b>07/13/2022</b>	<b>TIGER PRINTING GROUP</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-45.00</b>
Bill	070722-1	07/12/2022		538.602 · Roads & Sidewalk M...	-45.00	45.00
TOTAL					-45.00	45.00
<b>Bill Pmt -Check</b>	<b>10955</b>	<b>07/13/2022</b>	<b>WRATHELL, HUNT &amp; ASSOC...</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-7,970.42</b>
Bill	2021-1452	07/12/2022		513.100 · District Management	-3,505.84	3,505.84
				513.310 · Assessment Roll Pre...	-833.33	833.33
				513.312 · Dissemination Agent	-1,083.33	1,083.33
				538.120 · Field Services	-2,360.42	2,360.42
				519.411 · Telephone	-20.83	20.83
				519.470 · Printing and Binding	-166.67	166.67
TOTAL					-7,970.42	7,970.42
<b>Bill Pmt -Check</b>	<b>10956</b>	<b>07/13/2022</b>	<b>WTS INTERNATIONAL, LLC.</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-10,263.40</b>
Bill	12341549	07/12/2022		538.121 · Amenity Management	-10,263.40	10,263.40
TOTAL					-10,263.40	10,263.40
<b>Liability Check</b>	<b>10957</b>	<b>07/25/2022</b>	<b>UNITED STATES TREASURY</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-183.60</b>
				215.000 · Accrued Taxes Paya...	-17.40	17.40
				215.000 · Accrued Taxes Paya...	-17.40	17.40
				215.000 · Accrued Taxes Paya...	-74.40	74.40
				215.000 · Accrued Taxes Paya...	-74.40	74.40
TOTAL					-183.60	183.60

## TSR CDD Check Detail July 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>10958</b>	<b>07/20/2022</b>	<b>COUNTY SANITATION</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-27,929.69</b>
Bill	27105573	07/19/2022		534.000 · Garbage/Solid Waste...	-27,363.54	27,363.54
Bill	27105574	07/19/2022		534.000 · Garbage/Solid Waste...	-566.15	566.15
TOTAL					-27,929.69	27,929.69
<b>Bill Pmt -Check</b>	<b>10959</b>	<b>07/20/2022</b>	<b>KIMLEY-HORN</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-3,875.00</b>
Bill	91719796	07/19/2022		519.320 · Engineering	-3,875.00	3,875.00
TOTAL					-3,875.00	3,875.00
<b>Bill Pmt -Check</b>	<b>10960</b>	<b>07/20/2022</b>	<b>PASCO COUNTY UTILITIES ...</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-5,704.32</b>
Bill	16881005	07/19/2022		536.301 · Irrigation - Reclaimed...	-267.40	267.40
Bill	16880659	07/19/2022		536.301 · Irrigation - Reclaimed...	-20.30	20.30
Bill	16880658	07/19/2022		536.301 · Irrigation - Reclaimed...	-128.80	128.80
Bill	16881319	07/19/2022		536.301 · Irrigation - Reclaimed...	-133.70	133.70
Bill	16881322	07/19/2022		536.301 · Irrigation - Reclaimed...	-108.50	108.50
Bill	16880639	07/19/2022		536.301 · Irrigation - Reclaimed...	-179.20	179.20
Bill	16881009	07/19/2022		536.301 · Irrigation - Reclaimed...	-151.20	151.20
Bill	16880648	07/19/2022		536.301 · Irrigation - Reclaimed...	-120.40	120.40
Bill	16880651	07/19/2022		536.301 · Irrigation - Reclaimed...	-150.50	150.50
Bill	16880652	07/19/2022		536.301 · Irrigation - Reclaimed...	-11.90	11.90
Bill	16880633	07/19/2022		536.301 · Irrigation - Reclaimed...	-107.80	107.80
Bill	16880655	07/19/2022		536.301 · Irrigation - Reclaimed...	-36.40	36.40
Bill	16891941	07/19/2022		536.301 · Irrigation - Reclaimed...	-144.90	144.90
Bill	16881330	07/19/2022		536.301 · Irrigation - Reclaimed...	-10.14	10.14
Bill	16882304	07/19/2022		536.301 · Irrigation - Reclaimed...	-611.80	611.80
Bill	16882309	07/19/2022		536.301 · Irrigation - Reclaimed...	-19.60	19.60
Bill	16881591	07/19/2022		536.301 · Irrigation - Reclaimed...	-21.70	21.70
Bill	19881621	07/19/2022		536.301 · Irrigation - Reclaimed...	-2.10	2.10
Bill	16881614	07/19/2022		536.301 · Irrigation - Reclaimed...	-75.60	75.60
Bill	16882169	07/19/2022		536.301 · Irrigation - Reclaimed...	-194.15	194.15
Bill	16881356	07/19/2022		536.321 · Utility service - Pool	-869.35	869.35
Bill	16882272	07/19/2022		536.321 · Utility service - Pool	-439.78	439.78
Bill	16882274	07/19/2022		536.301 · Irrigation - Reclaimed...	-90.30	90.30
Bill	16882297	07/19/2022		536.301 · Irrigation - Reclaimed...	-133.00	133.00
Bill	16891950	07/19/2022		536.301 · Irrigation - Reclaimed...	-45.50	45.50
Bill	16884188	07/19/2022		536.301 · Irrigation - Reclaimed...	-432.60	432.60
Bill	16882310	07/19/2022		536.301 · Irrigation - Reclaimed...	-46.90	46.90
Bill	16885644	07/19/2022		536.301 · Irrigation - Reclaimed...	-62.30	62.30
Bill	16882314	07/19/2022		536.301 · Irrigation - Reclaimed...	-410.90	410.90
Bill	16882628	07/19/2022		536.301 · Irrigation - Reclaimed...	-15.40	15.40
Bill	16884185	07/19/2022		536.301 · Irrigation - Reclaimed...	-511.00	511.00

## TSR CDD Check Detail July 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	16891995	07/19/2022		536.301 · Irrigation - Reclaimed...	-150.50	150.50
Bill	16886825	07/19/2022		536.301 · Irrigation - Reclaimed...	-0.70	0.70
TOTAL					-5,704.32	5,704.32
<b>Bill Pmt -Check</b>	<b>10961</b>	<b>07/20/2022</b>	<b>SOLITUDE LAKE MANAGEM...</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-17,484.00</b>
Bill	PI-A00847616	07/19/2022		538.700 · Lake Maintenance	-8,742.00	8,742.00
Bill	PI-A00825018	07/19/2022		538.700 · Lake Maintenance	-8,742.00	8,742.00
TOTAL					-17,484.00	17,484.00
<b>Check</b>	<b>10962</b>	<b>07/27/2022</b>	<b>PASCO SHERIFF'S OFFICE</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-720.00</b>
				538.620 · Off Duty Traffic Patrols	-720.00	720.00
TOTAL					-720.00	720.00
<b>Bill Pmt -Check</b>	<b>10963</b>	<b>07/27/2022</b>	<b>ADA SITE COMPLIANCE</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-210.00</b>
Bill	2286	07/26/2022		513.907 · ADA Website Compli...	-210.00	210.00
TOTAL					-210.00	210.00
<b>Bill Pmt -Check</b>	<b>10964</b>	<b>07/27/2022</b>	<b>DOWN TO EARTH LANDSCA...</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-1,118.33</b>
Bill	INV129554	07/26/2022		538.609 · Irrigation Repairs & ...	-236.78	236.78
Bill	INV129555	07/26/2022		538.609 · Irrigation Repairs & ...	-428.60	428.60
Bill	INV129552	07/26/2022		538.609 · Irrigation Repairs & ...	-208.43	208.43
Bill	INV129553	07/26/2022		538.609 · Irrigation Repairs & ...	-244.52	244.52
TOTAL					-1,118.33	1,118.33
<b>Bill Pmt -Check</b>	<b>10965</b>	<b>07/27/2022</b>	<b>SMARTTECH ID COMPANY, I...</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-145.00</b>
Bill	071922-SR_RIBB	07/26/2022		529.306 · Access Cards	-145.00	145.00
TOTAL					-145.00	145.00
<b>Bill Pmt -Check</b>	<b>10966</b>	<b>07/27/2022</b>	<b>TIGER PRINTING GROUP</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-492.77</b>
Bill	072122-01	07/26/2022		538.602 · Roads & Sidewalk M...	-492.77	492.77
TOTAL					-492.77	492.77

12:06 PM

09/01/22

**TSR CDD**  
**Check Detail**  
July 2022

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<u>Type</u>	<u>Num</u>	<u>Date</u>	<u>Name</u>	<u>Account</u>	<u>Paid Amount</u>	<u>Original Amount</u>
Bill Pmt -Check	10967	07/27/2022	WTS INTERNATIONAL, LLC.	101.002 · Suntrust #57080- O...		-16,441.87
Bill	12343036	07/26/2022		538.122 · Program Incentives	-6,165.20	6,165.20
Bill	12342996	07/26/2022		538.121 · Amenity Management	-10,276.67	10,276.67
TOTAL					-16,441.87	16,441.87

# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **MINUTES**

**DRAFT**

**MINUTES OF MEETING  
TSR  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the TSR Community Development District held a Regular Meeting on August 10, 2022, at 5:00 p.m., at Cunningham Park, 12131 Rangeland Boulevard, Odessa, Florida 33556.

**Present were:**

Mike Liquori	Chair
Matt Call	Vice Chair
Mary Comella	Assistant Secretary
Tim Green	Assistant Secretary
Jason Silber	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Cleo Adams (via telephone)	District Manager
Alyssa Willson (via telephone)	District Counsel
Brian Wilkes	District Engineer
Barry Mazzoni	Operations Manager
Gary Hawkins (via telephone)	Down to Earth Landscaping (DTE)
Renee Hlebak	WTS Starkey Ranch Lifestyle Director
Alex Murphy	WTS Starkey Ranch Operations Director
Peter Soety (via telephone)	SunScape Consulting, Inc. (SCI)

**Residents present were:**

Larry Sekely	Frank Stalzer	Karen Engelson
Cameron Spears	Ben Devivo	Mike Compka

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 5:02 p.m. All Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Public Comments [3 minutes per person]**



41 Resident Larry Sekely asked for an update on completion of the new Albritton Park,  
42 asked if a fence in the dog park separating the larger dogs could be adjusted so that there is  
43 more room for the smaller dogs and asked for an update on the lake bank repairs. Mr. Adams  
44 stated there is no update on completion of Albritton Park. Mr. Liquori stated the CDD will not  
45 have design control until the park is turned over by the Developer and, so far, there is no  
46 timeline for the turnover. Mrs. Adams stated information regarding the lake bank repairs is  
47 outlined in the August Field Operations Report that was distributed prior to the meeting. She  
48 contacted Chapman Services regarding its service schedule and there was no update.

49 Resident Cameron Spears presented photographs and a report and stated that several  
50 stop, yield and pedestrian crossing signs are obstructed by trees and tall grass, which, in his  
51 opinion, is endangering schoolchildren at crosswalks. He recommended using the roundabout  
52 at Rangeland and Longspur, which has perfect visibility, as a landscaping model for other  
53 roundabouts. He volunteered his services to help keep the neighborhood safe. Mr. Adams  
54 would email Mr. Spears' photographs and report to DTE and arrange a community-wide  
55 evaluation of all intersections.

56 Resident Karen Engelson stated that Esplanade HOA is transitioning from a Developer-  
57 run to Homeowner-run Board. She asked if there is a specific requirement for landscaping the  
58 Lake Blanche extension wall. Mr. Liquori stated that Taylor Morrison installed some trees and  
59 shrubs prior to construction of Lake Blanche Drive. He doubted that the CDD Board has any  
60 jurisdiction over Esplanade's landscape choices but offered to continue the conversation with  
61 Ms. Engelson in a conversation offline.

62 Resident Mike Compka recalled his previous comments on the visibility concerns located  
63 at the intersection of Heart Pine and Long Spur and asked to see documents related to the  
64 methodology for why a few intersections have highly-visible, solar-powered flashing illuminated  
65 crosswalk signs and others were not included in that plan. He voiced his opinion that installing  
66 illuminated crosswalks would benefit all four roundabouts and commented on very aggressive  
67 driving in that location. He felt that the speed limit should be reduced. He asked how often the  
68 roads are striped in Whitfield Park.

69 Mr. Liquori stated there are ongoing discussions with Pasco County about traffic calming  
70 devices but there is an issue with ownership and maintenance of the signs. He would ask the  
71 County about having illuminated crosswalks installed at the roundabouts. Regarding roadway  
72 striping, Mr. Adams stated that the initial painting of the roads should last three years and then  
73 the roads are turned over to the County for maintenance. Mr. Liquori stated there is some  
74 confusion about which entity has maintenance responsibility. Mr. Wilkes was asked to look into  
75 Long Spur and some of the Village I areas and determine what areas the County should be  
76 maintaining and what areas are the CDD's responsibility and report his findings.

77 Asked about the expectations of the off-duty police patrol, budgeted at \$20,000, Mr.  
78 Adams stated it is a brand-new schedule. The CDD will be patrolled during four-hour blocks  
79 each day. The police will issue warnings first and then citations to repeat offenders; regular  
80 summary reports will be provided. Mr. Adams will email the police roving reports to the Board.

81 Resident Ben Devivo stated residents are concerned about speeding on Lake Blanche  
82 Drive towards the school and is curious as to what the CDD's plans are to control the traffic on  
83 that road. A Board Member stated there is a plan to install a crosswalk at that intersection but  
84 no stop signs. Mr. Devivo asked the Board to consider installing a stop sign and indicated  
85 motorists are going at least 60 miles per hour plus down that road easily.

86 Mr. Wilkes was directed to add the Lake Blanche and Esplanade entrance intersection to  
87 the list of items to discuss with the County.

88 In response to Mr. Devivo's request for an update on the Rangeland Bridge, Mr. Adams  
89 stated that Kimley-Horn was engaged and is working on it; the bridge is in progress but there is  
90 no completion timeline.

91

### 92 **THIRD ORDER OF BUSINESS**

### **Consideration of Down to Earth Landscape & Irrigation Estimates**

93

94

95 Mr. Soety presented the following proposals and described the scopes of work:

96 **A. #33443 for Rangeland West Herbicide and Site Preparation [\$13,142.16]**

97 Mr. Soety recommended hiring DTE for site preparation and the herbicide application  
98 portion of the project. Discussion ensued about the cost and funding. This item was tabled.

99 **B. #35039 for Storm Damaged Tree Replacements [\$5,775.00]**

100 Conversation ensued about utilizing an existing credit with DTE and tree varieties. The  
 101 remaining \$2,210 credit will be applied to the \$5,775 estimate to reduce the cost to \$3,565.

102

103 **On MOTION by Mr. Call and seconded by Mr. Liquori, with all in favor, Estimate**  
 104 **#35039 for Storm Damaged Tree Replacements, in a not-to-exceed amount of**  
 105 **\$3,565, was approved.**

106

107

108 **FOURTH ORDER OF BUSINESS**

**Consideration of Conveyance Documents**  
*(to be provided under separate cover)*

109

110

111 Mr. Adams provided and presented the conveyance documents.

112 **▪ Consideration of Davey Tree Expert Company Proposals**

113 **This item was an addition to the agenda.**

114 Referencing handouts, Mr. Soety presented the following proposals for Albritton Park  
 115 and described the scopes of work:

116 ➤ **Proposal # 20004068-1658947955: Albritton Park Tree Pruning, \$5,900**

117 ➤ **Proposal : 20004068-1658945396: Albritton Park Soil Care, \$36,295**

118 Mr. Soety will obtain additional proposals for Albritton Park and report his findings.

119

120 **FIFTH ORDER OF BUSINESS**

**Continued Discussion: FY 2023 Proposed**  
**Budget**

121

122

123 Mr. Adams presented the proposed Fiscal Year 2023 budget, which reflects the  
 124 following changes compared to Fiscal Year 2022:

125 Operation and Maintenance (O&M) assessments will increase from 1,496.05 to  
 126 \$1,759.27, equating to a \$265 per unit increase.

127 Page 2, "Community trash hauling" was increased from \$246,750 to \$330,000.

128 Page 2, "Mulch" was increased from \$155,000 to \$200,000

129 Page 2, "Sod" was increase from \$100,000 to \$200,000

130 Page 2: "Pressure washing" line item added for \$105,000

131 Page 3, "Office rental" was increased from \$60,000 to \$80,000

132 Page 1, Revenues: "Commercial shared costs" will be increased from \$96,588 to  
133 \$112,044.50

134 Page 1, Revenues: "Trash collections assessments" will be updated.

135 Discussion ensued regarding the O&M assessment increase, trash collection  
136 assessments line item, tax bill, budget public hearing, commercial shared cost increase,  
137 doubling the sod budget, working capital, increase to fund balance and access card fees related  
138 to closings, resales and estoppels.

139 Mr. Adams, Ms. Murphy and Ms. Willson responded to questions about the landscape  
140 maintenance budget, liability insurance policy to cover fireworks, "Trustee" fee increase, "Pool-  
141 electric" increase, "Amenity management staff/contract" increase, staffing, employee salary  
142 increases, employee insurance contribution and the status of the commercial shared cost  
143 revenue. Mr. Adams will verify the due date for commercial payments and provide an update at  
144 the next meeting.

145

146 **SIXTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements as of June 30, 2022**

147

148

149 Mr. Adams presented the Unaudited Financial Statements as of June 30, 2022.

150 The financials were accepted.

151

152 **SEVENTH ORDER OF BUSINESS**

**Approval of July 13, 2022 Regular Meeting  
Minutes**

153

154

155 Mr. Adams presented the July 13, 2022 Regular Meeting Minutes. The following changes  
156 were made:

157 Line 37: Change "Mr. Liquori" to "Mr. Call"

158 Lines 172, 175, 185, 192 and 268: Change "Murphy" to "Hlebak"

159 Line 265: Delete "a representative from" and insert "report" after "District"

160 Line 269: Change "some neighborhood" to "the entrance to Cunningham Park"

161 Lines 298 through 302: Delete entire paragraph

162

163 **On MOTION by Mr. Liquori and seconded by Mr. Call, with all in favor, the July**  
164 **13, 2022 Regular Meeting Minutes, as amended, were approved.**

165  
166  
167 **EIGHTH ORDER OF BUSINESS**

**Action & Completed Items**

168 The Action/Completed Items list was reviewed, as follows:

169 Item 11 is ongoing.

170 Item 21 was completed. Mrs. Adams contacted Mr. Nabor and Ecologic.

171 Regarding Item 19, Mr. Mazzoni would follow up with the Southwest Florida Water  
172 Control District (SWFWMD) regarding hog trapping. Ms. Hlebak stated the POA Manager  
173 referred a hog trapper; she would email the information to Mr. and Mrs. Adams.

174 Item 20 is ongoing. Additional quotes are being obtained from other vendors for the  
175 project.  
176

177  
178 **NINTH ORDER OF BUSINESS**

**Staff Reports**

179  
180 **A. District Counsel: *Kutak Rock, LLP***

181 **▪ Consideration of Conveyance Documents**

182 **Discussion of this item, the Fourth Order of Business, resumed.**

183 Mr. Adams stated two warranty deeds, a quit claim deed and three exhibits identifying  
184 the tracts of the deeds were previously distributed.

185 Referencing handouts, Ms. Willson reported the following:

186 ➤ Staff is still in the process of various areas being turned over from WS-TSR, LLC to the  
187 CDD for ownership and maintenance as well as preparing final legal descriptions.

188 ➤ Contract C-1B - Mitigation Ponds: Approval of the conveyance, subject to the District  
189 Engineer's review and execution of the certification, was recommended.

190 ➤ Contract C-1C – CDD Maintenance of Trail: Approval of the conveyance, subject to final  
191 review by the District Engineer's review, was recommended.

192 ➤ Quit Claim Deed - Access Tract C-2.1: Recommended approval, in accordance with the  
193 Acquisition Agreement that allows for adjustment of boundaries, upon the District Engineer's

194 certification that no District improvements are located on the tract and confirmation that no  
195 bond funds were expended for the acquisition of the tract.

196 ➤ There may be a slight adjustment to the legal description included on access tract B-2.1.  
197 Mr. Wilkes confirmed that the legal description behind the Quit Claim Deed for tract B-  
198 2.1 needs to be adjusted slightly based upon the actual proper bank of the pond, as reflected in  
199 the colored exhibit.

200 Asked if it is in the best interest of the CDD to approve the conveyance documents, Ms.  
201 Willson replied affirmatively.

202

203 **On MOTION by Mr. Liquori and seconded by Ms. Comella, with all in favor, the**  
204 **conveyance documents related to C-1B, C-1C, C-2.1 and B-2.1, were approved.**

205

206

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

208 Mr. Wilkes reported the following:

209 ➤ He will continue checking with the County regarding traffic calming, roadway  
210 conveyances and the evaluations that were previously discussed.

211 ➤ Staff is commencing with the landscape maintenance area and is trying to establish a  
212 scope, including proceeding with survey information, design and permitting.

213 Discussion ensued regarding constructing a staging area with trailers, restroom facilities  
214 and container storage for use by the landscape contractors. A building plan, obtaining a utility  
215 permit and DTE were also discussed. A Board Member asked if quotes can be obtained for site  
216 construction by December and presented at the next meeting.

217 Staff to obtain quotes for construction of the staging area and for fill.

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

219 • **NEXT MEETING DATE: September 7, 2022 at 5:00 p.m. (Public Hearing on**  
220 **Adoption of Fiscal Year 2022/2023 Budget)**

221 ○ **QUORUM CHECK**

222 The next meeting will be held on September 7, 2022. The landscape contract will be  
223 discussed at a Workshop commencing at 3:30 p.m., just prior to the Board meeting.

224 **D. Lifestyle Director & Amenity Manager: *WTS International***

225 • **Monthly Summary Report**

226 Ms. Hlebak reviewed the July 2022 Monthly Summary Report.

227 Discussion ensued regarding an incident at the Homestead Park Pool in late July  
228 involving two residents, video footage of the altercation, a warning letter, whether to suspend  
229 the aggressor or his entire household and the CDD's Suspension and Termination Policy.

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

231 Regarding the Field Operations Report, Mrs. Adams stated her report is for  
232 informational purposes and includes a report from Mr. Mazzone. Mr. Adams stated the  
233 Operations Manager Report will be included on future agendas.

234 Mr. Mazzone presented photographs and stated that residents Mr. and Mrs. Vincent  
235 recently inquired about volunteering to clean up the brush, vines and moss that has overtaken  
236 the pathway around Cunningham Park and the pond. He asked if the Board is amenable to  
237 allowing volunteers to clean out certain areas or if the preference is to leave it all up to the  
238 landscapers. Asked about the protocol in allowing residents to participate in clean-up day  
239 events, Ms. Willson stated, under Florida Law, volunteers are essentially considered employees  
240 for workers compensation purposes; therefore, the CDD could potentially have liability; Staff  
241 will check with the CDD's insurance carrier to be certain.

242 Discussion ensued regarding DTE, foliage overgrowth, one-time community clean-up  
243 days, ongoing repair of the neighborhood parks, the Garden Club, forming a Landscaping Club  
244 and obtaining a quote for Workers' Compensation insurance coverage.

245

246 **TENTH ORDER OF BUSINESS**

**Supervisors' Requests**

247

248 Mr. Liquori asked about potential issues since there was a bid opening, the Request for  
249 Proposals (RFP) was re-issued and three vendors now know their competitors' prices. He asked  
250 about vendors changing their prices, underbidding and the potential for bid protests. Ms.  
251 Willson stated that vendors can change their fees from their previous bids if they choose to do  
252 so if the bid was defective. There is always the potential that someone could protest an award  
253 but it might not be successful, given the facts. Asked if she is comfortable with re-advertising

254 the RFP for an additional 30 days, Ms. Willson replied affirmatively and stated she  
255 recommended the approach that was taken.

256

257 **ELEVENTH ORDER OF BUSINESS**

**Adjournment**

258

259 There being nothing further to discuss, the meeting adjourned.

260

261 **On MOTION by Mr. Liquori and seconded by Mr. Call, with all in favor, the**  
262 **meeting adjourned at 7:55 p.m.**

263

264

265

266

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



267  
268  
269  
270  
271  
272  
273

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Secretary/Assistant Secretary

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Chair/Vice Chair

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**18**

**TSR CDD  
ACTION & COMPLETED ITEMS LIST  
08.10.22 FOR 09.07.22 MEETING**

#	MTG DATE ADDED TO LIST	ACTION AGENDA	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
1	01.13.21	<b>ACTION</b>	Staff/Mr. Call reviewing road turnovers and release of maintenance bonds and preparing map of the same. <b>04.14.21</b> If not turned over to County, Staff to get proposals to restripe for Fiscal Year 2022 budget. <b>12.01.21</b> Ms. Willson to discuss including the bridge in the conveyance of the roads to the County.	X			
2	08.11.21	<b>AGENDA</b>	Mr. Wilkes to provide list of areas to determine if cross-walk is needed and advise at the next meeting. <b>10.13.21</b> Staff collecting other items; work in progress. <b>11.10.21</b> Mr. Wilkes preparing designs and would provide Mr. Adams a list of resources and provide updates with Pasco County regarding cost share for pedestrian safety improvements.	X			
3	03.09.22	<b>ACTION/AGENDA</b>	<b>05.11.22</b> Mr. Adams to incorporate edits discussed and work with Mark, Pete & Alyssa to revise and finalize the landscape bid specifications to present at the June meeting and publish, then present bid submittals at the August meeting. <b>06.08.22</b> The bid opening is the day of the July meeting.	X	X		
4	03.09.22	<b>ACTION/AGENDA</b>	Mr. Adams to find vendor to review FDOT Bridge Inspection Report. <b>05.11.22</b> Resident Roddy to submit bid for the project to Mr. Adams.	X			
5	04.13.22	<b>ACTION</b>	Upon establishing a requirement of staffing needs <b>05.11.22</b> Ms. Comella to work with Staff to draft and circulate a survey to residents, which included costs.	X			
6	04.13.22	<b>ACTION</b>	Mr. Adams to have the District Engineer review the Rocchetta proposals, add his fees and bring the project under Heidt Design LLC. <b>05.11.22</b> Ongoing discussions continue.	X			
7	04.13.22	<b>ACTION</b>	Ms. Willson to send pond deed documents to TM for execution. <b>05.11.22</b> Staff to obtain deeds. Mr. Call & Ms. Willson working to transfer preserve property and roadside swale area to the CDD and issue the Esplanade HOA an easement agreement to maintain the roadway area to keep invasive species out of the preserve.	X			
8	05.11.22	<b>ACTION</b>	Mr. Adams to ensure a copy of the deed for the retaining wall on Tract B-1 is in the CDD's files.	X			

**TSR CDD  
ACTION & COMPLETED ITEMS LIST  
08.10.22 FOR 09.07.22 MEETING**

#	MTG DATE ADDED TO LIST	ACTION AGENDA	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
9	05.11.22	<b>ACTION/AGENDA</b>	Mr. Wilkes to address erosion issues for pond on NW side of Night Star Trail, pipes jutting out on residence side and 2 residences at an additional pond that need pipes running into the lake. Mr. Adams to obtain proposals for sod to re-establish slope & add littorals at Night Star Trail Lake 15-2. <b>06.08.22</b> Mr. Adams to forward erosion photographs to Mr. Wilkes. Proposals from Chapman Land Services were pending. <b>07.13.22</b> Physical work being implemented.	X		X After 07.13.22 meeting	
10	05.11.22	<b>ACTION</b>	Mrs. Adams to confirm with hog trapper there are no fees for his services & check status of submitting a copy of LLC and Cert of Ins to her. Once confirmed, Ms. Willson to prepare agreement noting compensation are items removed from property; not monetary. <b>07.13.22</b> A representative from the Water Management District stated if some trapping is occurring, a permit must be issued. They are well aware of the issue and the CDD's challenge. Letters mailed to County Commissioner & SWFWMD for assistance.	X		X After 07.13.22 meeting	
11	05.11.22	<b>ACTION/AGENDA</b>	Mr. Adams to present info on engaging community outreach officer to monitor Cunningham Park at the next meeting. Ms. Hlebak to obtain proposals for key cards & to install a camera that focuses on the gate. <b>06.08.22</b> Smart Solution preparing a proposal. Mr. Silber designated to select, purchase & connect camera system to WIFI system. <b>07.13.22</b> Smart Solutions contractor was advised that some neighborhoods lack clearance for safe turnarounds.	X			
12	05.11.22	<b>ACTION</b>	Ms. Willson to review Welcome Center lease from Developer Counsel & give copy to Mr. Silber. Ms. Comella to work with CDD on plan for new landscape maintenance yard & present at the next mtg.	X			
13	05.11.22	<b>ACTION</b>	Mr. Wilkes to give Mr. Adams contact info and language to prepare letter on CDD letterhead to County to consider making Longspur & Heart Pine Ave and Longspur & Fence Post Drive intersections into a four-way stops. <b>06.08.22</b> County acknowledged receipt of letter and will conduct a site visit. <b>07.13.22</b> The County initially claimed they do not own the roads; after follow up advised they would look into it further. Another response was expected within 30 days.	X			

**TSR CDD  
ACTION & COMPLETED ITEMS LIST  
08.10.22 FOR 09.07.22 MEETING**

#	MTG DATE ADDED TO LIST	ACTION AGENDA	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
14	05.11.22	<b>ACTION</b>	Mr. Adams to provide Ms. Hlebak guidance and templates of how other CDDs handle homeowners' requests to sponsor public events.	X			
15	06.08.22	<b>ACTION</b>	Ms. Willson to give Mr. Adams Chapter 197 language for Resolution 2022-05 and amend September date of the Public Hearing and Fiscal Year 2022 Meeting Schedule to September 7, 2022, and make changes to the proposed FY 2023 budget line items discussed.	X	X		
16	06.08.22	<b>ACTION</b>	Mr. Call to email Mr. Adams the appraisal on the land and the Welcome Center Facility to forward to the Board.	X	X		
17	06.08.22	<b>ACTION</b>	Mr. Adams to obtain another appraisal for the Welcome Center and the 0.8-acre parcel north of the Welcome Center.	X			
18	06.08.22	<b>ACTION</b>	Mr. Adams to determine if Taylor Morrison or CDD is responsible for removing a tree. <b>07.13.22</b> Tree at Huckleberry Pond being addressed today.	X	X		
19	06.08.22	<b>ACTION</b>	Mr. Mazzone to send SFWMD and the County a letter requesting they do more to control the hog population adjacent to the CDD.	X		X After 07.13.22 meeting	
20	06.08.22	<b>ACTION</b>	Ms. Hlebak was asked to research other materials to replace the crushed shells around the pool at Witfield Park.	X			
21	07.13.22	<b>ACTION</b>	Mr. Adams to revisit Eco-Logic services proposal for number of monitoring events within the Esplanade community with Mr. Nabor with regard to frequency.	X	X		
22	08.10.22	<b>ACTION</b>	Mr. Adams to forward Mr. Spears' LOS report to DTE and arrange community-wide LOS evaluations of all of the intersections.	X	X		
23	08.10.22	<b>ACTION</b>	Mr. Wiles to look into Long Spur and other Village I areas and determine what areas the County should be maintaining and what areas the CDD should be maintaining.	X			
24	08.10.22	<b>ACTION</b>	Mr. Adams to forward the police roving reports to Board Members.	X	X		
25	08.10.22	<b>ACTION</b>	Mr. Soety to obtain and present additional proposals for Albritton Park.	X			
26	08.10.22	<b>ACTION</b>	Mr. Adams to verify the due date for commercial payments and	X			

**TSR CDD  
ACTION & COMPLETED ITEMS LIST  
08.10.22 FOR 09.07.22 MEETING**

#	MTG DATE ADDED TO LIST	ACTION AGENDA	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
			update the Board at the next meeting.				
27	08.10.22	<b>ACTION</b>	Staff to obtain quotes for the construction of the staging area and for fill.	X			
28	8.10.22	<b>AGENDA</b>	Mr. Adams to include Mr. Mazzone 's Operations Report as part of Staff Reports on all future agendas.	X			
29	8.10.22	<b>ACTION</b>	Mr. Adams would contact the District's insurance carrier to inquire about allowing resident volunteers to participate in a landscape clean-up day event and potential liability.	X	X		

**TSR CDD  
ACTION & COMPLETED ITEMS LIST  
08.10.22 FOR 09.07.22 MEETING**

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
1	12.01.21	<b>ACTION</b>	Ms. Hlebak to inspect the water bowl at the dog park for leaks.			X	01.12.22
2	12.01.21	<b>ACTION</b>	Mr. Call: Follow-up on Parcels C & E landscaping turnover to CDD. 01.12.22 Taylor Morrison given Parcel E punch list. Mrs. Adams emailed Drew about pond construction debris complaints.			X	02.09.22
3	01.12.22	<b>ACTION AGENDA</b>	Mr. Adams to convey to Mr. Wilkes to present proposal to prepare the 20-Year Stormwater Needs Analysis Report.			X	02.09.22
4	12.01.21	<b>ACTION</b>	Mrs. Adams to request Accounting Dept. recode the "Pool repairs & maintenance" expense to the "Pool cleaning" budget line item.			X	02.09.22
5	12.01.21	<b>ACTION</b>	Mr. Adams/Mr. Yahn to review DTE crew count, rank performance & negotiate financial credit with DTE. 01.12.22 Mr. Adams & Mr. Call reviewing SCI Report on crew count & working on credit from DTE. Results to be presented to the Board at the next meeting.			X	02.09.22
6	12.01.21	<b>ACTION AGENDA</b>	Ms. Hlebak to obtain other options and proposals to replace mini-split A/C units and depending on progress, provide at the January or February meeting. 01.12.22 The existing Contractor's suggested keeping the existing systems due to the way the buildings were constructed. He felt the best route was to replace the compressor.			X	02.09.22
7	08.11.21	<b>AGENDA</b>	Mr. Silber & Staff to negotiate leasing Starkey Ranch Welcome Center. 10.13.21 Combined Action Item #13. Mr. Call to send Ms. Willson Welcome Center Lease. 11.10.21 Ms. Comella & Mr. Wilkes to review site plan for Cunningham CDD owned land and provide building scenarios in the next few months.			X	03.09.22
8	01.12.22	<b>ACTION AGENDA</b>	Mr. Adams & Ms. Willson to review HOA covenants and Petition language to determine who is responsible for maintenance of the sidewalk, curb and gutters and report back to the Board.			X	03.09.22
9	01.12.22	<b>ACTION AGENDA</b>	Ms. Willson to prep letter and complaint for small claims court to homeowners at 13286 Batten Lane to submit payment to the CDD.			X	03.09.22

**TSR CDD  
ACTION & COMPLETED ITEMS LIST  
08.10.22 FOR 09.07.22 MEETING**

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
10	02.09.22	<b>ACTION</b>	Mr. Adams: Post after-hours emergency numbers on CDD website.			X	03.09.22
11	02.09.22	<b>ACTION</b>	Mr. Adams: Ask Sheriff to focus patrols on Night Star Trail.			X	03.09.22
12	02.09.22	<b>ACTION</b>	Mr. Adams to research commercial shared costs revenues are escalating according to the agreements. Also research source of trash assessment revenue and apprise the Chair.			X	03.09.22
13	02.09.22	<b>ACTION</b>	Mr. Adams to assist Ms. Hlebak in finding vendors for the repairs to the structure on Lyon Pine Lane and Chapin Pass. 03.09.22 The sidewalk repairs at both locations were completed. A proposal to Mr. Hlebak to build a structure at the junction box was pending.			X	04.13.22
14	01.12.22	<b>ACTION</b>	Mr. Wilkes to work with Ms. Comella to identify locations to build or rent. Mr. Wilkes to contact the County regarding the development options for the strip of land next to Publix.			X	04.13.22
15	02.09.22	<b>ACTION</b>	Mr. Adams to give CDD's after-hours emergency phone numbers for irrigation issues to Welcome Center, to post on their website.			X	04.13.22
16	03.09.22	<b>ACTION</b>	Mr. Adams to have Rangeland wooden bridge reinspected.			X	04.13.22
17	03.09.22	<b>ACTION</b>	Mr. Adams pursuing proposal from Engineer servicing concrete bridges to perform the study on the wooden bridges.			X	04.13.22
18	03.09.22	<b>ACTION</b>	Mr. Adams to add certain signage on the other side of the lake at Rangeland and Esplanade.			X	04.13.22
19	03.09.22	<b>ACTION</b>	Mrs. Adams to have Solitude inspect the dirt pond on Mellon Drive and the area before asking Taylor Morrison to address homeowners' complaints about construction debris behind the silt fence at Westmore Court.			X	04.13.22
20	03.09.22	<b>ACTION</b>	Mr. Adams to ask patrol to focus on Night Star & Barbour Tr.			X	04.13.22
21	03.09.22	<b>ACTION</b>	Ms. Willson to review the current Hog Contractor Agreement and discuss with the CDD's insurance provider, best practices and ability to permit homeowners to hunt in the preserve.			X	04.13.22



**TSR CDD  
ACTION & COMPLETED ITEMS LIST  
08.10.22 FOR 09.07.22 MEETING**

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
22	03.09.22	<b>ACTION</b>	Mr. Yahn going over billing with DTE.			X	04.13.22
23	02.09.22	<b>ACTION/AGENDA</b>	Mr./Mrs. Adams to solicit bids from sidewalk cleaning contractors. 3.09.22 Mr. Adams to incorporate Ms. Hlebak's proposal & others into a spreadsheet to present at the next mtg.			X	05.11.22
24	02.10.21	<b>ACTION</b>	Staff to ensure that the Heidt plan and as-built drawings are exhibits to proposal for M11-A washout repairs. 04.14.21 Heidt to review upon project completion. 05.12.21 Staff waiting on survey to be completed. 08.11.21 Project would commence after rainy season. 10.13.21 Staff received surveys; project would commence in three months. 01.12.22 Contract or contacted to commence project. 4.13.22 Project is scheduled to commence on Monday, April 18 <sup>th</sup> and be completed in three weeks, weather permitting.			X	05.11.22
25	12.01.21	<b>ACTION AGENDA</b>	Mr. Adams to ask Mr. Wilkes to report on Mr. Silber's request to make Longspur & Fence Post Drive intersection a four-way stop and turn some of the parking spaces into plant beds, at the next meeting. 03.09.22 Mr. Adams to call Mr. Wilkes tomorrow.			X	05.11.22
26	03.09.22	<b>ACTION</b>	Mr. Adams to research deed to determine ownership of retaining wall on Tract B-1 and review similar process with the Builder for homeowner or HOA maintaining wall.			X	05.11.22
27	03.09.22	<b>ACTION/AGENDA</b>	Mr. Adams to present landscape bid specs at May meeting.			X	05.11.22
28	03.09.22	<b>ACTION/AGENDA</b>	Mr. Adams to include in the proposed FY 2023 budget: 1. Adjust the "Commercial shared costs" and reduce trash assessment revenue from \$49,000 to \$10,000 or \$15,000. 2. Insert funds to purchase benches along Huckleberry Pond. 3. Add funds for bridge repairs and to redo the brick pavers on the bridge.			X	05.11.22
29	04.13.22	<b>ACTION</b>	Per Mr. Silber, Staff to establish a requirement of staffing needs.			X	05.11.22
30	04.13.22	<b>ACTION</b>	Mr. Call to call for info on the current meeting location site.			X	05.11.22

**TSR CDD  
ACTION & COMPLETED ITEMS LIST  
08.10.22 FOR 09.07.22 MEETING**

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
31	04.13.22	<b>ACTION</b>	Mr. Adams & Mr. Yahn to present counter offer to DTE & request pro-ration of the credit for 6 months & report back.			X	05.11.22
32	05.11.22	<b>ACTION</b>	Staff to prepare an Agreement between the CDD and the HOA to prevent fishing at the CDD lake banks.			X	06.08.22
33	05.11.22	<b>ACTION</b>	Mr. Adams to ask vendor about missing new "No trespassing" sign in Esplanade. Ms. Hlebak to advise Mrs. Adams where it is to be re-installed.			X	06.08.22
34	05.11.22	<b>ACTION/AGENDA</b>	Mr. Soety to present his findings in evaluating the firebush shrubs damaged by frost and DTE proposals for replacement.			X	06.08.22
35	05.11.22	<b>ACTION</b>	Mr. Adams, Mr. Soety and Mr. Yahn to refine the section of the RFP for Landscape Maintenance Contract on performance score card and include the evaluation criteria with the point system in the package and ratify at the next meeting. Mr. Adams to provide Ms. Anderson a list of the vendors invited to respond to the RFP.			X	06.08.22
36	06.08.22	<b>ACTION</b>	Staff to coordinate removal of "No Trespassing" signs at Huckleberry Pond. Ms. Willson to update the language in the Amenity Policy to address late hours, in response to Mr. Liquori's recommendations.			X After 06.08.22 mtg	07.13.22
37	06.08.22	<b>ACTION</b>	Mrs. Adams to clarify if ponds 15-2 and 12-5 were transferred to the CDD and email Mr. Silber the link to the map.			X After 06.08.22 mtg	07.13.22
38	06.08.22	<b>ACTION</b>	Mr. Adams to obtain a proposal from Mr. Yahn to engage Sunscape to oversee the Down-to-Earth landscaping projects.			X After 06.08.22 mtg	07.13.22
39	04.13.22	<b>ACTION</b>	Mr. Adams to review trespass agreements that are already in place and determine if they can be amended and to check on who authorized placement of the "No fishing" on Lake Blanche.			X	07.13.22

**TSR CDD  
ACTION & COMPLETED ITEMS LIST  
08.10.22 FOR 09.07.22 MEETING**

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
40	06.08.22	<b>ACTION</b>	Mr. Adams to email the Board Mr. Wilkes' notes on his tour of the current facility and the site plan addressing the needs for the proposed meeting site at Publix.			X	07.13.22
41	06.08.22	<b>ACTION</b>	Ms. Hlebak to prepare and circulate a general overview of the roles and responsibilities of the Arch Amenities Group.			X	07.13.22
42	06.08.22	<b>ACTION</b>	Mr. Cologne to submit a request to Mr. Adams to host the Tower Foundation in the future to be held on the Third Saturday in October and include details of the event and potential impacts to the area. <b>07.13.22</b> An alternative venue was located. This is not a CDD issue. Remove.				07.13.22
43	05.11.22	<b>ACTION</b>	Mr. Mohr to use the reservation system and submit a plan regarding the July 4 <sup>th</sup> event and copy of the County permit to Mr. Adams. Ms. Willson to review the CDD's potential liability. <b>06.08.22</b> Decision deferred while Mr. Mohr obtains one-time event insurance policy, Ms. Willson revises draft Agreement and CDD's Insurance Claims Dept approves the items as being sufficient to cover the CDD's liability. <b>07.13.22</b> Remove.				07.13.22
44	06.08.22	<b>ACTION/AGENDA</b>	Mrs. Adams to present SOLitude's new rate increase at the August meeting, as the Lake Maintenance contract expires in September. <b>07.13.22</b> Remove. Looking at other options.				07.13.22
45							
46							
47							

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

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**TSR COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE**

**LOCATION**

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

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 12, 2022</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>November 9, 2022</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>December 7, 2022</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>January 11, 2023</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>February 8, 2023</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>March 8, 2023</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>April 12, 2023</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>May 10, 2023</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>June 14, 2023</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>July 12, 2023</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>August 9, 2023</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>September 13, 2023</b>	<b>Public Hearing and Regular Meeting</b>	<b>5:00 PM</b>

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual & Projected	Adopted Budget FY 2022
	Adopted Budget	Actual through 3/31/2021	Projected through 9/30/2021		
<b>REVENUES</b>					
Assessment levy: on-roll - gross O&M	\$ 2,638,549				\$ 3,873,273
Assessment levy: on-roll - gross trash	158,491				203,011
Allowable discounts (4%)	(111,882)				(163,051)
Assessment levy: on-roll - net	<u>2,685,158</u>	\$2,601,434	\$ 83,724	\$ 2,685,158	<u>3,913,233</u>
Assessment levy: off-roll O&M					
Taylor Morrison of Florida	284,728	-	279,814	279,814	-
MI Homes of Tampa	73,716	-	73,716	73,716	-
Homes by West Bay: parcel A/B	119,174	59,587	59,587	119,174	-
Homes by West Bay: parcel D/E/F	63,887	31,944	31,943	63,887	-
Lot closing	-	4,914	-	4,914	-
Trash collection assessments	48,963	15,629	5,565	21,194	49,068
Commerical shared costs	81,785	77,995	3,790	81,785	81,785
Program revenue	15,000	7,266	7,734	15,000	<u>8,000</u>
Interest	2,500	-	2,500	2,500	2,500
Insurance proceeds	-	3,030	-	3,030	-
Miscellaneous-rental revenue	9,600	4,125	5,475	9,600	9,600
Total revenues	<u>3,384,511</u>	<u>2,805,924</u>	<u>553,848</u>	<u>3,359,772</u>	<u>4,064,186</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	-	646	2,000	2,646	5,100
Management	42,070	21,035	21,035	42,070	42,070
Legal <sup>1</sup>	30,000	17,725	12,275	30,000	30,000
Engineering	5,000	500	15,000	15,500	20,000
Assessment administration	10,000	5,000	5,000	10,000	10,000
Audit	4,570	-	4,570	4,570	4,570
Arbitrage rebate calculation	3,000	600	2,400	3,000	3,000
Dissemination agent	13,000	6,500	6,500	13,000	13,000
Trustee	26,937	25,591	-	25,591	26,500
Telephone	250	125	125	250	250
Postage	1,500	451	1,049	1,500	1,500
Printing & binding	2,000	1,000	1,000	2,000	2,000
Legal advertising	3,500	964	2,536	3,500	3,500
Annual special district fee	175	175	-	175	175
Insurance	5,668	5,810	-	5,810	6,100
Credit card discount	-	344	-	344	-
Other current charges	3,500	1,155	2,345	3,500	3,500
Office supplies	500	12	488	500	500
Website					
Hosting & maintenance	705	-	705	705	705
ADA compliance	200	-	200	200	200
Property taxes	687	-	687	687	687
Property appraiser & tax collector	55,941	52,029	3,912	55,941	81,526
Total professional & administrative	<u>209,203</u>	<u>139,662</u>	<u>81,827</u>	<u>221,489</u>	<u>254,883</u>

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual & Projected	Adopted Budget FY 2022
	Adopted Budget	Actual through 3/31/2021	Projected through 9/30/2021		
<b>Field operations</b>					
Contract services					
Field services	28,325	14,163	14,162	28,325	28,325
Landscape maintenance	1,521,000	636,557	650,000	1,286,557	1,491,270
Landscape consulting	51,000	25,500	25,500	51,000	60,000
Landscape Arbor Care	20,000	6,200	13,800	20,000	99,000
Wetland maintenance	24,168	11,625	12,543	24,168	24,168
Wetland edge maintenance	8,248	-	-	-	-
Wetland mitigation reporting	4,500	550	3,950	4,500	4,500
Lake maintenance	94,000	23,481	70,519	94,000	94,000
Community trash hauling	198,660	107,416	110,000	217,416	246,750
Off-duty traffic patrols	-	-	-	-	20,000
Repairs & maintenance					
Repairs - general	15,000	3,834	11,166	15,000	20,000
Operating supplies	8,000	4,966	3,034	8,000	8,000
Plant replacement	70,000	35,247	34,753	70,000	70,000
Mulch	-	-	-	-	155,000
Playground mulch	7,200	11,485	-	11,485	12,000
Sod	-	-	-	-	100,000
Fertilizer/chemicals	15,000	11,600	3,400	15,000	20,000
Irrigation repairs	30,000	16,882	25,000	41,882	30,000
Irrigation monitoring	2,280	-	2,280	2,280	2,280
Security/alarms/camera/repair	1,000	125	875	1,000	1,000
Road & sidewalk	15,000	4,443	10,557	15,000	40,000
Common area signage	3,000	-	1,500	1,500	3,000
Bridge & Deck maintenance	30,000	10,682	19,318	30,000	40,000
Pressure washing	3,000	-	-	-	-
Utilities - common area					
Electric	9,000	7,025	7,000	14,025	14,500
Streetlights	326,340	167,671	170,000	337,671	340,000
Irrigation - reclaimed water	85,000	19,509	30,000	49,509	70,000
Gas	350	159	191	350	450

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual & Projected	Adopted Budget FY 2022
	Adopted Budget	Actual through 3/31/2021	Projected through 9/30/2021		
Recreation facilities					
Amenity management staff/contract	297,662	102,536	150,000	252,536	296,429
Misc operating expenses-WTS	1,000	1,057	1,200	2,257	-
Office rental	-	-	-	-	60,000
Office expenses	-	-	-	-	6,713
Office utilities	-	-	-	-	6,638
Office copy machine	-	-	-	-	4,875
Janitorial	14,040	10,178	3,862	14,040	24,480
Park A/C repairs and maintenance					5,000
Pool cleaning	26,280	10,940	15,340	26,280	26,280
Pool repairs & maintenance	2,500	-	2,500	2,500	2,500
Pool fence & gate repairs	2,000	-	2,000	2,000	2,000
Pool - electric	22,000	10,578	11,422	22,000	22,000
Pool - water	10,000	2,448	5,000	7,448	8,000
Pool permits and licensing	705	-	705	705	1,100
Pest services	500	250	250	500	500
Pool resurfacing	-	-	-	-	60,000
Insurance	41,000	44,063	-	44,063	54,900
Cable/internet/telephone/software	7,000	3,182	3,818	7,000	10,000
Access cards	5,500	250	5,250	5,500	5,500
Activities	28,000	13,489	14,511	28,000	28,000
Specialty programming	-	1,336	1,600	2,936	3,000
Recreational repairs	5,000	-	2,500	2,500	-
Pool signage	1,000	24	976	1,000	1,000
Holiday decorations	15,000	6,000	-	6,000	8,000
Special events	-	-	-	-	-
Other					
Contingency	20,000	-	-	-	20,000
Capital outlay	-	-	-	-	90,000
Total field operations	<u>3,069,258</u>	<u>1,325,451</u>	<u>1,440,482</u>	<u>2,765,933</u>	<u>3,741,158</u>
Total expenditures	<u>3,278,461</u>	<u>1,465,113</u>	<u>1,522,309</u>	<u>2,987,422</u>	<u>3,996,041</u>
Net increase/(decrease) of fund balance	106,050	1,340,811	(968,461)	372,350	68,145
Fund balance - beginning (unaudited)	-	220,572	1,561,383	220,572	592,922
Fund balance - ending (projected)	<u>\$ 106,050</u>	<u>\$ 1,561,383</u>	<u>\$ 592,922</u>	<u>\$ 592,922</u>	<u>\$ 661,067</u>

<sup>1</sup>budget incorporates a 6% annual increase to hourly rate since last rate adjustment



**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**

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# Monthly Summary Report

## August, 2022

**Submitted by:**

Renee Hlebak, Starkey Ranch Lifestyle Director

Alex Murphy, Operations Director



# AUGUST PROGRAM HIGHLIGHTS

PROGRAM	CATEGORY	PARTICIPATION
Food Truck Friday	Family Social	100+
Back to School Bash	Kids Social	50
Meet & Mingle	Adult Social	10
Yippy Hour	Family & Dog Social	12 Pups
Yappy Hour	Family & Dog Social	Cancel due to Weather
Music in the Park	Family Social	100+
What's for Dinner	Family Social	100+
Kid's Night Out	Kids Social	25
Drink This, Make That	Adult Social	28
Fitness	Group Fitness	5/Class



# AUGUST PROGRAMS

\*Online ordering is available for this truck.  
Just click anywhere on this flyer.\*

## Food Truck Friday



GRAB THE FAMILY AND A BLANKET AND HEAD DOWN TO WHITFIELD PARK FOR DINNER FROM VAMOS FOOD TRUCK!

TODAY!!!!  
FRIDAY, AUGUST 5TH  
6-8PM  
WHITFIELD PARK



## Back to School Bash!

What better way to kick off going back to school than with a pool party?! Join the Lifestyle Team for an afternoon of games, and a back-to-school giveaway raffle!

The **Saucy Lady** Food Truck will be here serving some amazing tummy pleasers!

SATURDAY, AUGUST 6TH  
12-2PM  
WHITFIELD PARK

# AUGUST AMENITY RENTALS

AMENITY LOCATION	FREQUENCY	REVENUE
Cunningham Hall	4 Days /20 Hours	\$1,000
Whitfield Park Pavilion	1 Days/2 Hours	\$60
Homestead Park Pavilion	0 Days/0 Hours	\$0
Albritton Park – Coming Soon!	N/A	N/A
***Rentals usually take place Friday – Sunday, pending Lifestyle Programs and needed access to the facilities. Resident Clubs, Fitness and Community Associations are not included in these numbers. Deposits for Cunningham Hall and Damage Costs are not included. Damage costs are rarely charged/a concern after rentals. Deposit Checks for Cunningham Hall are held until the Monday after the rental, they are then returned or shred per the resident’s request.***		

# SEPTEMBER PROGRAM FORECAST

PROGRAM	DATE
Food Truck Friday	September 3rd
Boats & Floats	September 5th
Coffee Club	September 8th
Parenting Workshop	September 8th
Yippy Hour	September 13th
Yappy Hour	September 15th
Music in the Park	September 16th
What's for Dinner	September 20 <sup>th</sup>
Cupcakes & Canvases	September 24th
Drink This, Make That	September 28 <sup>th</sup>
Kids Night Out	September 30 <sup>th</sup>
Little Mini Wednesdays (Little Sprouts & Toddler Time)	Every Wednesday
Fitness Classes	Every Day Except Sunday
Group, ISR & Private Swim Lessons	Daily Based on Request & Weather

September 8th, 2022  
Cunningham Hall  
6 PM - 8 PM

## Parenting Workshop

With :  
**Caroline Faifman**  
LMHC, Certified Adlerian  
Psychotherapist



**Focus:  
Power Struggles**  
an Adlerian Approach  
to Parenting

RSVP To  
[Fun@starkeyranch.com](mailto:Fun@starkeyranch.com)

## Kids Night Out!

Calling all Kids ages 5-12 years old!  
Come hang out with the Lifestyle Team to enjoy pizza, games and a movie!  
\*Kids Night Out is based on a lottery system.\*

Lottery opens Friday, September 23rd and closes Monday, September 26th.  
RSVP to [fun@starkeyranch.com](mailto:fun@starkeyranch.com) to enter the lottery!  
if you need to cancel your enrollment, please let the Lifestyle Team know.  
There will be 25 spots available.

\*There will be a waitlist for those who were not picked for the lottery\*

Friday, September 30th  
5:30pm-9:30pm  
Cunningham Hall

Fee: \$15 per child



## Little Mini Wednesdays

LET'S START THE DAY WITH LITTLE SPROUTS IN THE GARDEN & JOIN THE LIFESTYLE TEAM FOR TODDLER TIME IN THE HALL.



Every Wednesday

9:30 AM: In the Community Garden  
10 AM: In Cunningham Hall

# RESIDENT INTERACTIONS

TOTAL VISITS BY DAY/MONTH	
Monday	78
Tuesday	61
Wednesday	44
Thursday	49
Friday	75
Saturday	32
Sunday	28
TOTAL CALLS & EMAILS BY DAY/MONTH (Does NOT include Program or Rental Requests)	
Monday	52
Tuesday	47
Wednesday	56
Thursday	50
Friday	41
Saturday	36
Sunday	16

OVERALL UTILIZATION	
Total Visits (Mon – Sat 10am to 5pm, Sun 12pm to 5pm)	367
Total Calls & Emails (Does NOT include Program or Rental Requests)	298

# FACILITY OPERATIONS & MAINTENANCE

ITEM	STATUS	CONCLUSION
Homestead Park Pool Gate	Complete	Request is in for gate security team to update to a maglock. – Install scheduled for 9/6.
A/C in Cunningham Park Bathroom	In Progress	Circuit Board went, part could not be found so company switched out unit, but something is still not working properly. Working with Gulf Coast Air Systems to get is up and running again.
Tire Repair for Gator/Field Cart	Complete	One of the old tires picked up a large nail. May need to get a new tire. Old tires are repurposed for the seesaws on the playgrounds.
Lighting at Cunningham	Complete	We've had a few issues with the outside lights around Cunningham Park, but all repaired.
Whitfield Park Fire Pit	In Progress	Fire Pit will not remain lit. Working of parts to, before having to replace the entire unit.
Playground Audits	In Progress	Facilities Staff has been trying to keep up with small repairs with the playground equipment in the parks, but completing this years audit on what we may not be able to fix/could be under warranty.
Sidewalk Marking for Repairs	Completed	Facilities Staff marked several areas that need repairs and providing a map to the District Management to review.
Touch-up painting, pressure washing, filling holes at the dog parks, replacing boards & bricks on pedestrian walk ways.	In Progress	Ongoing projects in the community continually needing to be addressed. This does not include daily Park Attendant duties such as trash, park checks, rentals, etc.



**THANK YOU.**



**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS  
DI**

# PROPOSAL

## Network Upgrades

### Starkey Ranch

2500 Heart Pine Ave.  
Odessa, FL 33556 United States  
440-567-0899

Revision: 2  
Modified: 8/24/2022



Presented By:

### **SMART**Solutions

8603 East Adamo Drive  
Tampa, FL 33619 US  
877-205-4668  
<https://makingtechsimple.com/>



# SCOPE OF WORK

This proposal is to install a network solution for the following locations:

## Whitfield

- Furnish and install router and outdoor rated AP for guest Wi-Fi.

## Homestead

- Furnish and install router and outdoor rated AP for guest Wi-Fi.

## Cunningham

- Furnish and install router and outdoor rated AP for guest Wi-Fi. We are assuming that there is an indoor AP in the hall. SMARTSolutions will find, test, and replace AP. (If the indoor AP is in good standing and can be used we will remove this from your final invoice)

## Whitfield



<b>10</b>	<b>Conduit</b> Smart Conduit - Per Foot	\$27.50
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<b>1</b>	<b>Single Data_AP</b> (1) Cat6 run for Wi-Fi access point (up to 100ft)	\$43.00
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<b>1</b>	<b>Ubiquiti</b> Access Point WiFi 6 Mesh	\$214.80
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<b>1</b>	<b>Ubiquiti Networks</b> All-in-one WiFi 6 router with a 3 Gbps aggregate throughput rate.	\$425.52 *
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## Homestead

\* Price Includes Accessories



**10 Conduit** \$27.50  
Smart Conduit - Per Foot



**1 Single Data\_AP** \$43.00  
(1) Cat6 run for Wi-Fi access point (up to 100ft)



**1 Ubiquiti** \$214.80  
Access Point WiFi 6 Mesh



**1 Ubiquiti Networks** \$425.52 \*  
All-in-one WiFi 6 router with a 3 Gbps aggregate throughput rate.

## Cunningham



**10 Conduit** \$27.50  
Smart Conduit - Per Foot



**1 Single Data\_AP** \$43.00  
(1) Cat6 run for Wi-Fi access point (up to 100ft)



**1 Ubiquiti** \$214.80  
Access Point WiFi 6 Mesh



**1 Ubiquiti Networks** \$130.60  
UniFi 6 Lite Access Point



**1 Ubiquiti Networks** \$425.52 \*  
All-in-one WiFi 6 router with a 3 Gbps aggregate throughput rate.

\* Price Includes Accessories

## Network Upgrades

# PROJECT SUMMARY

	<b>Items</b>	<b>Budgetary</b>	<b>Total</b>
Equipment:	\$2,263.06	\$0.00	\$2,263.06
Labor:	\$1,768.00	\$0.00	\$1,768.00
<b>Grand Total:</b>	<b>\$4,031.06</b>	<b>\$0.00</b>	<b>\$4,031.06</b>

**Payment Schedule**

	<b>Amount</b>
50% - Deposit	\$2,015.53
50% - Due Upon Completion	\$2,015.53

# TERMS & CONDITIONS

## **SMARTSolutions: Standard Terms & Conditions of Our Services**

**General:** These Terms & Conditions are incorporated into and considered a part of any proposal, quote, or statement of work we provided you relating to the products and / or services you requested. The proposal, quote, or statement of work we provided shall be referred to as the "Quote". The products and / or services we propose to provide shall be referred to as the "Services". "We", "our", or SMARTSolutions refers to SMARTSolutions, a division of Digital Reception Services, Inc., a Florida Corporation, the provider of the Services; and, "You", "your", or the "Customer" refers to you, our customer, who has agreed to pay us for the Services. Together, we both can be referred to as the "parties".

**Binding Agreement:** Upon your written or verbal acceptance of our Quote for Services, the Quote for Services and these Terms & Conditions shall comprise the entire agreement between the parties, and supersede all prior understandings, agreements, negotiations, representations and warranties, and communications, both written and oral. The accepted Quote for Services and these Terms & Conditions shall be referred to as the "Agreement" between the parties.

**Price:** Prices outlined in our Quote for Services shall remain valid for 30 days, unless we notify you differently prior to your acceptance of our Quote. Quoted prices do not include any applicable sales, use, or service taxes, which shall be added to the invoices for our Services submitted to you for payment.

**Payment Terms:** Payment terms may vary dependent on the Quote and Services and will be presented in the Quote and listed on your invoice. If no specific payment terms are presented in the Quote, then you agree to pay our invoices within 30 days of the date of the invoice. All Special-Order products require 100% prepayment. A late fee of 1.5 % will be assessed on all invoices over 30 days old. All products remain our property until paid in full. Returned checks will incur a charge of \$35.00 to cover the banking fees and administrative costs. We reserve the right to seek recovery of any money remaining unpaid 90 days from the date of invoice via collection agencies and/or through legal proceedings. In such circumstances, you shall be responsible to pay our attorney's fees and additional administrative and/or court costs associated with collection of the unpaid balance.

**Schedule:** We will use our best efforts to complete the Services in accordance with the schedule in the Quote, unless otherwise agreed in writing by the parties. You acknowledge that our performance is dependent upon the timely and effective satisfaction of your responsibilities, as well as your timely decisions, approvals, and payment of invoices, upon which we will rely.

**Changes:** If any change affects the time or cost of performance under the applicable Quote for Services, an adjustment in the time and/or compensation to be paid thereunder shall be agreed to in writing by the parties before such modification shall be effective. Changes in the Quote for Services that are requested by you do not become binding unless we accept the change in writing. Any such changes may result in additional or increased charges, and you agree to pay such increased charges.

**Return of Products:** As noted above, all Special-Order products require 100% prepayment and cannot be returned. Once ordered, most other products and equipment are non-cancellable, non-refundable and/or subject to a 15% restocking and return fee in accordance with the manufacturer's or our vendor's requirements. Completion & Final Acceptance of Services. Upon our completion of the Services, you will be available for consultation, final walk-through, and final sign-off for the project. If you are unavailable, unless otherwise agreed in writing, then you accept that the Services have been completed to your satisfaction and payment in full is due.

**Warranty:** We warrant that all Services will be performed in a professional manner consistent with industry standards and free from defects for a period of 90 days after we have completed the Services. To have an effective warranty claim within the 90-day warranty period, you must provide us notice within 10 days of your discovery of the breach of warranty. We also warrant that all products will conform to their published specifications and, to the extent allowed, we pass on the manufacturer's warranty to you. We will attempt to assist you in resolving any material defects you may encounter with the products; however, upon completion of our Services, product warranty issues become your obligation, and any repair, warranty, service, defect or replacement obligations are the sole responsibility of the product manufacturer. You are responsible for product registration for warranty purposes if this is required by the manufacturer. All warranties exclude exposure to chemicals, odors, heat or light; normal wear and tear; modifications; or damage caused by abuse, improper use, or use which exceeds published limitations.

**Limitation on Warranty:** EXCEPT AS EXPRESSLY PROVIDED IN THE AGREEMENT, TO THE MAXIMUM EXTENT PERMITTED BY LAW, WE DISCLAIM ALL WARRANTIES AND CONDITIONS, WHETHER EXPRESS, IMPLIED OR STATUTORY, RELATING TO THE SERVICES OR PRODUCTS PROVIDED UNDER THIS AGREEMENT, INCLUDING, BUT NOT BEING LIMITED TO, ALL WARRANTIES AND CONDITIONS OF MERCHANTABILITY, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, TITLE, LACK OF VIRUSES, AND NON INFRINGEMENT.

**Cancellation:** In the event you want to cancel the Agreement, you agree to notify SMARTSolutions in writing or by email 15 days before the scheduled start date. Except for your payment of any Special Orders, if you provide us proper cancellation notice, you will not be assessed any cancellation fees. If you do not provide us proper 15-day cancellation notice, you agree to pay for all Special Orders plus a cancellation fee equal to 15% of the total Quote cost to cover our administration, lost work and scheduling costs. If you elect to cancel our Services after we have begun work, you agree to pay for all Special Orders plus a cancellation fee equal to 50% of the total Quote cost to cover our administration, lost work and scheduling costs. Postponement of scheduled Services rather than cancellation is acceptable only if the rescheduled date is bona fide and within four weeks of the initial date scheduled.

**Insurance:** We maintain at our sole expense: (a) general commercial liability insurance with limits of no less than \$1,000,000 per occurrence and \$2,000,000 aggregate; (b) worker's compensation and employer's liability insurance; and (c) all insurance required by law.

**Miscellaneous: Choice of Law and Venue:** The parties agree that this Agreement is to be governed by and construed under the law of the State of Florida without regard to its conflicts of law provisions. The parties further agree that all disputes shall be resolved exclusively in state or federal court in Hillsborough County, Florida.

**Severability:** If any part of this Agreement is declared unenforceable or invalid, the remainder will continue to be valid and enforceable.

**Attorney Fees:** In the event either party retains an attorney for the enforcement of any of the provisions of this Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees and court costs incurred whether said attorney's fees are incurred for the purpose of negotiation, mediation, trial, appellate or other legal services.

**Force Majeure:** Neither party will be liable nor in breach of its obligations under this Agreement (except the obligation to make payments when due) to the extent such performance is delayed or prevented due to causes beyond such party's reasonable control ("Event of Force Majeure"), including but not limited to, Acts of God; terrorism; pandemics; national, state or local state of emergencies; war; material shortages; acts (or omissions) of the other party or its contractors, suppliers, employee or agents; act of government; labor disputes; or transportation shortages.

**Amendment and Modification:** These Terms & Conditions may only be amended or modified in a writing signed by each party.



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**Client:** Renee Gillooly Hiebak

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**Date**

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**Contractor:** SMARTSolutions  
EC13010353

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**Date**

## Preventative Maintenance Support

The value of preventative maintenance cannot be understated in the world of audio and video technology. Even with the most reliable equipment in the industry, technical faults can happen and priorities often change. Make the SMART decision and sign up for a preventative maintenance program.

INCLUDED IN PLAN:	STANDARD PACKAGE	PROACTIVE SUPPORT	SMART PROACTIVE	BRILLIANTLY PROACTIVE
<b>Remote Phone Support</b> (Weekdays 8am-5pm)	✓	✓	✓	✓
<b>Email and Text Support</b> (Weekdays 8am-5pm)	✓	✓	✓	✓
<b>24/7 Email, Text and Chat Support</b> Our team and Partners are available to communicate with you in whichever manner best fits your lifestyle.		✓	✓	✓
<b>App Control</b> You'll get a mobile app enabling you to fix many of the common issues that technology systems experience.		✓	✓	✓
<b>Trip charge for service</b> If we can't solve your issue remotely, this would be the trip charge for the tech visit (also covers the first hour of service, each additional hour is \$100)	\$125 trip charge	\$125 trip charge	\$100 trip charge	\$0 trip charge
<b>Reactive Remote Repair</b> Upon hearing from you, your system will be accessed remotely and often times repaired without a service call.			✓	✓
<b>Proactive Monitoring</b> Our team proactively monitor your technology system and troubleshoot potential issues before they arise.			✓	✓
<b>24/7 Phone Support</b> Experience the convenience of a live answer by one of our knowledgeable technicians.			✓	✓
<b>Priority Service</b> We'll prioritize you to the front of the queue. You'll receive discounted on-site rates if we can't solve your issue remotely.			✓	✓
<b>Annual On-Site Preventative Maintenance</b> Includes device firmware updates, device cleanings (fingerprints, dust, and debris), follow-up wire management, etc.			✓	✓
<b>Priority Scheduling for new projects</b> Jump to the front of the scheduling line for all your new projects			✓	✓

Here are the monthly prices for each package:

Standard Service - \$0.00 (you are current on this package now, which gives you the basic remote support M-F 8am-5pm)

Proactive Support - \$75.00

SMART Proactive Support \$135

BRILLIANTLY Proactive Support \$295

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS  
E**



**Wrathell, Hunt and Associates, LLC**

TO: TSR Board of Supervisors  
FROM: Barry Mazzone – Operations Manager  
DATE: August 31, 2022  
SUBJECT: Status Report – Field Operations

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**Landscape Contract RFP:** Staff will be opening and reading aloud the sealed landscaping bids at the meeting scheduled for Friday, September 2nd. Following that meeting, staff will be preparing a comparison report of the bids submitted. Staff will present the report to the Board for discussion/consideration at your September 7<sup>th</sup> Public Hearing and Regular meeting.

**Heart Pine Avenue Bridge Project:** Per the FDOT report, staff is in the process of completing the recommendations and requirements listed. We requested a proposal from ACP to do a complete pick-up and re-lay of the bricks, changing from a Soldier course pattern to Herringbone pattern. The vendor visited the community in early August to complete their assessment and staff is awaiting the proposal for this project.

**Rangeland Wood Bridge:** Staff received a report concerning noise and loose boards on the wooden bridge at Rangeland Blvd. Staff confirmed that a second wood replacement of the bridge was completed by Southern Land Service the first week of August. After a walking inspection of the bridge and several vehicular pass-thru inspections, staff could not recreate any significant noise levels from the boards driving within the speed limit. Staff will continue to monitor the bridge and schedule wood replacement as needed.



**Hog Hunt / SWFWMD:**

Staff was put in contact with Felicia Nudo, Land Manager of the Land Resources Bureau for the Southwest Florida Water Management District. Ms. Nudo communicated that hog hunts were completed in the Starkey Preserve areas in early August. Additional hunts will be scheduled as needed throughout the balance of the year.

**Landscaper Staging Area:** Staff is in the process of assembling proposals for elements of the proposed staging area, including the perimeter fencing and the lime rock vehicle path from the entry to the exit. These proposals will be utilized to help with the budgeting process for the staging area.

**Landscape Maintenance Access Concerns:**

**Woods Rider Loop:** Staff received communication from homeowners about a lack of lawn maintenance in the CDD paths behind the homes located on Woods Rider Loop. Upon further investigation, there appears to be constraints, limiting access. More specifically, except for the areas around the ponds surrounding Woods Ryder Loop, there does not appear to be a significant amount of CDD property behind certain homes to allow sufficient room for mowers to pass and maintain the areas. Staff will be meeting with DTE on 9/2 to get a better understanding of the challenges in this area and come up with additional access options. Staff has also reached out to the District Engineer for recommendations and suggestions for maintaining this area, along with requesting clarification on lot boundaries relative to the retaining fences along the CDD's property.





**Rancher Gap Drive:** Like Woods Rider Loop, a homeowner expressed concerns with the maintenance behind homes on Rancher Gap Drive. Staff will be meeting with DTE on 9/2 to get a better understanding of the challenges in this area and come up with additional options to maintain this area.

### **Sidewalk Review / Remediation:**

#### **13227 & 13297 Rangeland Blvd:**

Staff received reports of two potential sidewalk tripping hazards located at front of 13227 & 13297 Rangeland Blvd. Upon further investigation, it was determined that these areas should be able to be mitigated without replacement. Proposals were requested from **Chapman Land Services** and **Superior Sidewalk Services**. Superior Sidewalk Services responded promptly and is sending a proposal which is expected to be under \$1,000.



**Tallfield Lane and Dunn Avenue:** staff reviewed concerns about standing water and mold growth at the corner of Tallfield Lane and Dunn Avenue. The issue appears to be related to drainage and runoff from the adjacent property. Staff will be meeting with DTE on 9/2 to review this issue and elicit a potential solution.

