

TSR

**COMMUNITY DEVELOPMENT
DISTRICT**

July 10, 2024

BOARD OF SUPERVISORS

**REGULAR
MEETING AGENDA**

TSR

COMMUNITY DEVELOPMENT DISTRICT

**AGENDA
LETTER**

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

July 3, 2024

Board of Supervisors
TSR Community Development District

<p style="text-align:center"><u>ATTENDEES:</u> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>

Dear Board Members:

The Board of Supervisors of the TSR Community Development District will hold a Regular Meeting on July 10, 2024 at 6:00 p.m., at the Welcome Center, 2500 Heart Pine Avenue, Odessa, Florida 33556. The agenda is as follows:

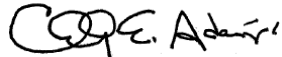
1. Call to Order/Roll Call/Pledge of Allegiance
2. Public Comments (*agenda items*) [3 minutes per person]
3. Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2023, Prepared by Grau & Associates
4. Consideration of Resolution 2024-07, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2023
5. Consideration of Award of Contract - Pond & Lake Maintenance
 - Respondents
 - A. Blue Water Aquatics, Inc.
 - B. Premier Lakes
 - C. Sitex Aquatics, LLC
 - D. Solitude
 - E. Steadfast Environmental, LLC
6. Presentation/Discussion: Holiday Lighting 2024
 - A. Consideration of American Illuminations and Décor Estimate for Upgrade Options
7. Discussion: Rangeland West Blvd.

8. Consideration of Landscaping & Arbor Care Proposals
 - A. The Davey Tree Expert Company
 - B. Landscape Maintenance Professionals, Inc.
 9. Consideration of Kompan, Inc. Quote No. SP137910-2 for Whitfield Park Teeter Totter
 10. Discussion/Update: License Agreement with Landscape Maintenance Professionals, Inc.
 11. Acceptance of Unaudited Financial Reports as of May 31, 2024
 12. Approval of Minutes
 - A. June 12, 2024 Workshop
 - B. June 12, 2024 Regular Meeting
 13. Action & Completed Items
 14. Staff Reports
 - A. District Counsel: *Kutak Rock, LLP*
 - B. District Engineer: *Johnson Engineering, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - 4,862 Registered Voters in District as of April 15, 2024
 - NEXT MEETING DATE: August 14, 2024 at 6:00 PM [Adoption of FY25 Budget]
 - QUORUM CHECK
- | | | | | |
|--------|----------------|------------------------------------|--------------------------------|-----------------------------|
| SEAT 1 | DAVID DEENIHAN | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 2 | FRANK STALZER | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 3 | KAREN ANDERSON | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 4 | MATT BRUNO | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 5 | MARY COMELLA | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
- D. Lifestyle Director & Amenity Manager: *Arch Amenities Group*
 - E. Operations Manager: *Wrathell, Hunt and Associates, LLC*
 15. Supervisors' Requests
 16. Public Comments (*non-agenda items*) [3 minutes per person]

17. Adjournment

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

Sincerely,

A handwritten signature in black ink, appearing to read "C.E. Adams, Jr.", written in a cursive style.

Chesley E. Adams, Jr.
District Manager

TSR

COMMUNITY DEVELOPMENT DISTRICT

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**TSR
COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2023**

**TSR COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA**

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Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
TSR Community Development District
Pasco County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of TSR Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2023, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 25, 2024, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.



June 25, 2024

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of TSR Community Development District, Pasco County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2023. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$1,584,644).
- The change in the District's total net position in comparison with the prior fiscal year was \$1,761,153, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2023, the District's governmental funds reported combined ending fund balances of \$7,452,213, a decrease of (\$1,549,454), in comparison with the prior fiscal year. The total fund balance is restricted for debt service and capital projects, and the remainder is unassigned fund balance in the general fund.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management), maintenance and recreation functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		
	2023	2022
Current and other assets	\$ 7,949,142	\$ 9,437,310
Capital assets, net of depreciation	44,323,423	42,127,864
Total assets	52,272,565	51,565,174
Current liabilities	1,455,395	2,495,912
Long-term liabilities	52,401,814	52,415,059
Total liabilities	53,857,209	54,910,971
Net position		
Net investment in capital assets	(8,078,391)	(115,979)
Restricted	4,554,530	1,566,590
Unrestricted	1,939,217	(4,796,408)
Total net position	\$ (1,584,644)	\$ (3,345,797)

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2023	2022
Revenues:		
Program revenues		
Charges for services	\$ 8,626,504	\$ 7,899,461
Operating grants and contributions	275	-
Capital grants and contributions	42	-
General revenues	59,152	328,708
Total revenues	8,685,973	8,228,169
Expenses:		
General government	356,576	387,536
Maintenance and operations	3,418,586	2,678,469
Recreation	613,409	546,804
Interest	2,536,249	2,583,993
Total expenses	6,924,820	6,196,802
Change in net position	1,761,153	2,031,367
Net position - beginning	(3,345,797)	(5,377,164)
Net position - ending	\$ (1,584,644)	\$ (3,345,797)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2023 was \$6,924,820. The costs of the District's activities primarily funded by program revenues. Program revenues were comprised primarily of assessments. The majority of the increase in expenses is attributed to an increase in landscape maintenance.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budgeted amounts, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2023.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2023, the District had \$44,399,374 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$75,951 has been taken, which resulted in a net book value of \$44,323,423. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2023, the District had \$52,555,000 in Bonds outstanding. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District anticipates that operating costs will increase as the District is built out.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the TSR Community Development District's Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, FL 33431.

**TSR COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2023**

	Governmental Activities
<hr/>	
ASSETS	
Cash	\$ 2,203,673
Accounts receivable	92,926
Assessments receivable	29,446
Restricted assets:	
Investments	5,623,097
Capital assets	
Nondepreciable	44,230,540
Depreciable, net	92,883
Total assets	<hr/> 52,272,565 <hr/>
LIABILITIES	
Accounts payable	301,899
Due to other	101,147
Accrued interest payable	1,052,349
Non-current liabilities:	
Due within one year	1,140,000
Due in more than one year	51,261,814
Total liabilities	<hr/> 53,857,209 <hr/>
NET POSITION	
Net investment in capital assets	(8,078,391)
Restricted for debt service	4,303,135
Restricted for capital projects	251,395
Unrestricted	1,939,217
Total net position	<hr/> \$ (1,584,644) <hr/>

See notes to the financial statements

**TSR COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 356,576	\$ 356,576	\$ -	\$ -	\$ -
Maintenance and operations	3,418,586	3,418,586	-	42	42
Recreation	613,409	1,046,932	-	-	433,523
Interest on long-term debt	2,536,249	3,804,410	275	-	1,268,436
Total governmental activities	6,924,820	8,626,504	275	42	1,702,001
General revenues:					
Miscellaneous revenue					59,152
Total general revenues					59,152
Change in net position					1,761,153
Net position - beginning					(3,345,797)
Net position - ending					<u>\$ (1,584,644)</u>

See notes to the financial statements

**TSR COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2023**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash	\$ 2,203,673	\$ -	\$ -	\$ 2,203,673
Investments	-	5,365,313	257,784	5,623,097
Due from other funds	23,124	-	-	23,124
Assessments receivable	16,151	13,295	-	29,446
Accounts receivable	53,075	39,851	-	92,926
Total assets	<u>\$ 2,296,023</u>	<u>\$ 5,418,459</u>	<u>\$ 257,784</u>	<u>\$ 7,972,266</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 295,510	\$ -	\$ 6,389	\$ 301,899
Due to other	101,147	-	-	101,147
Due to other funds	-	23,124	-	23,124
Total liabilities	<u>396,657</u>	<u>23,124</u>	<u>6,389</u>	<u>426,170</u>
Deferred inflows of resources:				
Unavailable revenue	54,032	39,851	-	93,883
Total deferred inflows of resources	<u>54,032</u>	<u>39,851</u>	<u>-</u>	<u>93,883</u>
Fund balances:				
Restricted for:				
Debt service	-	5,355,484	-	5,355,484
Capital projects	-	-	251,395	251,395
Unassigned				
General fund	1,845,334	-	-	1,845,334
Total fund balances	<u>1,845,334</u>	<u>5,355,484</u>	<u>251,395</u>	<u>7,452,213</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 2,296,023</u>	<u>\$ 5,418,459</u>	<u>\$ 257,784</u>	<u>\$ 7,972,266</u>

See notes to the financial statements

**TSR COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2023**

Fund balance - governmental funds	\$	7,452,213
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Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	44,399,374	
Accumulated depreciation	(75,951)	44,323,423

Assets recorded in the governmental fund financial statements that are not available to pay for current-period expenditures are unavailable revenue in the governmental funds.	93,883
--	--------

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(1,052,349)	
Bonds payable	(52,401,814)	(53,454,163)
Net position of governmental activities	\$	(1,584,644)

See notes to the financial statements

**TSR COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Project	
REVENUES				
Assessments	\$ 4,839,573	\$ 3,804,410	\$ -	\$ 8,643,983
Miscellaneous revenue	59,152	-	-	59,152
Interest	-	275	42	317
Total revenues	4,898,725	3,804,685	42	8,703,452
EXPENDITURES				
Current:				
General government	293,335	63,241	-	356,576
Maintenance and operations	3,406,268	-	-	3,406,268
Recreation	613,409	-	-	613,409
Debt service:				
Principal	-	1,120,000	-	1,120,000
Interest	-	2,548,776	-	2,548,776
Capital outlay	16,500	-	2,191,377	2,207,877
Total expenditures	4,329,512	3,732,017	2,191,377	10,252,906
Excess (deficiency) of revenues over (under) expenditures	569,213	72,668	(2,191,335)	(1,549,454)
OTHER FINANCING SOURCES (USES)				
Interfund transfers	-	(8)	8	-
Total other financing sources (uses)	-	(8)	8	-
Net change in fund balances	569,213	72,660	(2,191,327)	(1,549,454)
Fund balances - beginning	1,276,121	5,282,824	2,442,722	9,001,667
Fund balances - ending	\$ 1,845,334	\$ 5,355,484	\$ 251,395	\$ 7,452,213

See notes to the financial statements

**TSR COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

Net change in fund balances - total governmental funds	\$ (1,549,454)
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures; however, the cost of those assets is eliminated in the statement of activities and capitalized in the statement of net position.	2,207,877
Depreciation on capital assets is not recognized in the governmental fund financial statements but is reported as an expense in the statement of activities.	(12,318)
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the governmental fund financial statements.	93,883
Certain revenues were unavailable for the governmental fund financial statements in the prior fiscal year. In the current fiscal year, these revenues were recorded in the governmental fund financial statements.	(111,362)
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	1,120,000
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(6,755)
The change in accrued interest on long-term liabilities between the current and prior fiscal years is recorded in the statement of activities, but not in the governmental fund financial statements.	19,282
Change in net position of governmental activities	<u>\$ 1,761,153</u>

See notes to the financial statements

**TSR COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

TSR Community Development District ("the District") was created by Ordinance No. 14-14 enacted by the Commission of the Pasco County, Florida on July 8, 2014, under the provisions of the Act. The District is an independent unit of local government created pursuant to, and established in accordance with, the Act enacted in 1980 and otherwise known as Chapter 190, Florida Statutes.

The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue Bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. (Operating-type special assessments for maintenance and debt service are treated as charges for services.); and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted budget and levied annually at a public hearing of the District. Debt Service Assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the Debt Service Assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service funds are used to account for the accumulation of resources for the annual payment of principal and interest on debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of inter-fund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Improvements	15
Equipment	5 - 7

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for all governmental funds. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2023:

	Amortized Cost	Credit Risk	Maturities
US Bank	\$ 5,623,097	N/A	N/A
	<u>\$ 5,623,097</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indentures limit the type of investments held using unspent proceeds.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital assets activity for the fiscal year ended September 30, 2023 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land	\$ 1,938,304	\$ -	\$ -	\$ 1,938,304
Construction in progress	40,100,859	2,191,377	-	42,292,236
Total capital assets, not being depreciated	42,039,163	2,191,377	-	44,230,540
Capital assets, being depreciated				
Improvements	117,264	-	-	117,264
Equipment	35,070	16,500	-	51,570
Total capital assets, being depreciated	152,334	16,500	-	168,834
Less accumulated depreciation for:				
Improvements	8,907	4,500	-	13,407
Equipment	54,726	7,818	-	62,544
Total accumulated depreciation	63,633	12,318	-	75,951
Total capital assets, being depreciated, net	88,701	4,182	-	92,883
Governmental activities capital assets	\$ 42,127,864	\$ 2,195,559	\$ -	\$ 44,323,423

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$60,586,000 and will be developed in phases. The infrastructure will include roadways, stormwater management system, water/sewer facilities, and parks and recreational facilities. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. Certain improvements will be conveyed to other entities upon completion of the project.

NOTE 6 – LONG TERM LIABILITIES

Series 2015

On February 27, 2015, the District issued \$9,930,000 of Special Assessment Revenue Bonds (Village 1 Project), Series 2015 consisting of \$875,000 Term Bonds due on November 1, 2020 with a fixed interest rate of 3.625%, \$1,060,000 Term Bonds due on November 1, 2025 with a fixed interest rate of 4.375%, \$3,425,000 due on November 1, 2036 with a fixed interest rate of 5.000%, and \$4,570,000 Term Bonds due on November 1, 2045 with a fixed interest 5.125%. The Bonds were issued to finance the cost of acquisition, construction, installation and equipment for the 2015 Project.

The Series 2015 Bonds are subject to redemption prior to maturity at the option of the District, in whole or in part, on any date on or after November 1, 2025. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2023.

Series 2015A

On October 14, 2015, the District issued \$9,455,000 of Special Assessment Revenue Bonds (Village 4 Project), Series 2015A consisting of \$935,000 Term Bonds due on November 1, 2021 with a fixed interest rate of 4.250%, \$3,635,000 Term Bonds due on November 1, 2035 with a fixed interest rate of 5.375%, and \$4,885,000 due on November 1, 2045 with a fixed interest rate of 5.625%. The Bonds were issued to finance the cost of acquisition, construction, installation and equipment of the 2015A Project.

The Series 2015A Bonds are subject to redemption prior to maturity at the option of the District, in whole or in part, on any date on or after November 1, 2028. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2023.

Series 2016

On October 5, 2016, the District issued \$10,235,000 of Special Assessment Revenue Bonds (2016 Project), Series 2016 consisting of \$745,000 Term Bonds due on November 1, 2021 with a fixed interest rate of 3.500%, \$1,340,000 Term Bonds due on November 1, 2027 with a fixed interest rate of 4.000%, \$3,160,000 due on November 1, 2037 with a fixed interest rate of 4.625%, and \$4,990,000 Term Bonds due on November 1, 2047 with a fixed interest 4.750%. The Bonds were issued to finance the cost of acquisition, construction, installation and equipment of the 2016 Project.

The Series 2016 Bonds are subject to redemption prior to maturity at the option of the District, in whole or in part, on any date on or after November 1, 2026. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2023.

NOTE 6 – LONG TERM LIABILITIES (Continued)

Series 2017

On December 12, 2017, the District issued \$12,870,000 of Special Assessment Revenue Bonds Series 2017, consisting of multiple Term Bonds with maturity dates from November 1, 2023 to November 1, 2048, and fixed interest rates ranging from 3.625% to 4.75%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing November 1, 2019 through November 1, 2048.

The Series 2017 are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond indenture

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2023.

Series 2018

On September 26, 2018, the District issued \$9,785,000 of Special Assessment Revenue Bonds Series 2018, consisting of multiple Term Bonds with maturity dates from November 1, 2024 to November 1, 2049, and fixed interest rates ranging from 4% to 5.125%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing November 1, 2020 through November 1, 2049.

The Series 2018 are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond indenture

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2023.

Series 2019

On October 10, 2019, the District issued \$5,710,000 of Special Assessment Revenue Bonds Series 2019, consisting of multiple Term Bonds with maturity dates from November 1, 2024 to November 1, 2050, and fixed interest rates ranging from 3% to 4%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing November 1, 2021 through November 1, 2050.

The Series 2019 are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond indenture

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2023.

NOTE 6 – LONG TERM LIABILITIES (Continued)

Long-term debt transactions

Changes in long-term liability activity for the fiscal year ended September 30, 2023 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2015	\$ 8,520,000	\$ -	\$ 200,000	\$ 8,320,000	\$ 200,000
Less: Original issue discount	(49,618)	-	(2,213)	(47,405)	-
Series 2015A	8,495,000	-	195,000	8,300,000	190,000
Less: Original issue discount	(54,358)	-	(2,363)	(51,995)	-
Series 2016	9,490,000	-	200,000	9,290,000	210,000
Series 2017	12,105,000	-	245,000	11,860,000	250,000
Series 2018	9,465,000	-	170,000	9,295,000	175,000
Less: Original issue discount	(82,646)	-	(3,162)	(79,484)	-
Series 2019	5,600,000	-	110,000	5,490,000	115,000
Plus: Original issue premium	26,681	-	983	25,698	-
Total	\$ 53,515,059	\$ -	\$ 1,113,245	\$ 52,401,814	\$ 1,140,000

At September 30, 2023, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2024	\$ 1,140,000	\$ 2,502,200	\$ 3,642,200
2025	1,195,000	2,453,531	3,648,531
2026	1,245,000	2,401,291	3,646,291
2027	1,295,000	2,345,431	3,640,431
2028	1,360,000	2,286,238	3,646,238
2029-2033	7,785,000	10,400,110	18,185,110
2034-2038	9,850,000	8,286,425	18,136,425
2039-2043	12,490,000	5,554,569	18,044,569
2044-2048	13,340,000	2,168,841	15,508,841
2049-2051	2,855,000	135,022	2,990,022
Total	\$ 52,555,000	\$ 38,533,658	\$ 91,088,658

NOTE 7 – DEVELOPER TRANSACTIONS

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

NOTE 8 – MANAGEMENT COMPANY

The District has contracted with Wrathell, Hunt and Associates, LLC to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 9 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations.

**TSR COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

	Budgeted Amounts <u>Original & Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 4,729,585	\$ 4,839,573	\$ 109,988
Miscellaneous	33,000	-	(33,000)
Interest	2,500	59,152	56,652
Total revenues	<u>4,765,085</u>	<u>4,898,725</u>	<u>133,640</u>
EXPENDITURES			
Current:			
General government	275,418	293,335	(17,917)
Maintenance and operations	3,698,723	3,406,268	292,455
Recreation	784,375	613,409	170,966
Capital outlay	-	16,500	(16,500)
Total expenditures	<u>4,758,516</u>	<u>4,329,512</u>	<u>429,004</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ 6,569</u>	569,213	<u>\$ 562,644</u>
Fund balance - beginning		<u>1,276,121</u>	
Fund balance - ending		<u>\$ 1,845,334</u>	

See notes to required supplementary information

**TSR COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2023.

**TSR COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023
UNAUDITED**

Element	Comments
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	7
Employee compensation	\$0.00
Independent contractor compensation	\$1,103,806.94
Construction projects to begin on or after October 1, (\$65,000)	N/A
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Non Ad valorem special assessments:	
Special assessment rate	Operation and Maintenance \$1,752.91
	Debt Service \$901.00 - \$1.877
Special assessment collected	O&M and DS \$8,643,983.00
Outstanding Bonds:	see Note 6 for details



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
TSR Community Development District
Pasco County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of TSR Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon June 25, 2024.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

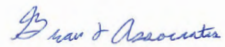
Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in blue ink, appearing to read "B. K. & Associates".

June 25, 2024



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
TSR Community Development District
Pasco County, Florida

We have examined TSR Community Development District, Pasco County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2023. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2023.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of TSR Community Development District, Pasco County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

June 25, 2024



Grau & Associates

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MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors
TSR Community Development District
Pasco County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of TSR Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2023 and have issued our report thereon dated June 25, 2024.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 25, 2024, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. **Current year findings and recommendations.**
- II. **Status of prior year findings and recommendations.**
- III. **Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of TSR Community Development District, Pasco County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank TSR Community Development District, St Lucie County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

Grau & Associates

June 25, 2024

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.
2. There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2022.
2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2023.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2023.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.

TSR

COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2024-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TSR
COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE
AUDITED FINANCIAL REPORT FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2023**

WHEREAS, the District's Auditor, Grau & Associates, has heretofore prepared and submitted to the Board, for accepting, the District's Audited Financial Report for Fiscal Year 2023;

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

1. The Audited Financial Report for Fiscal Year 2023, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2023, for the period ending September 30, 2023; and
2. A verified copy of said Audited Financial Report for Fiscal Year 2023 shall be attached hereto as an exhibit to this Resolution, in the District's "Official Record of Proceedings".

PASSED AND ADOPTED this 10th day of July, 2024.

ATTEST:

**TSR COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

TSR

COMMUNITY DEVELOPMENT DISTRICT

5



Wrathell, Hunt and Associates, LLC

TO: TSR CDD Board of Supervisors
From: Barry Mazzoni – Operations Manager
Subject: Consideration for Award of Contract – Pond & Lake Maintenance
Date: July 1, 2024

The District's current Pond & Lake Maintenance contract is set to expire on August 31, 2024. In May, staff solicited a Request for Proposals (RFP) from seven (7) contractors, based on the contract specifications previously used by the District. The one change that was made, over the previous specifications, added the use of dye as part of the contract. This change was made as the use of dye has reduced the number of algae related calls on the ponds where dye has been deployed.

RFP packets were sent out to **Solitude, Sitex, Earth Balance, Bluewater Aquatics, Steadfast, TIGRIS Aquatic Services and Premier Lakes**. The following firms submitted proposals: **Solitude, Steadfast, Sitex, Premier Lakes, and Bluewater Aquatics**. Earth Balance declined to bid but would be interested in future opportunities to maintain the wetland mitigation areas, as that is their specialty area. The TIGRIS Aquatic Services proposal was not received by the deadline.

As is typical with the District's contracts, this is a one-year contract with a second-year option, at the sole discretion of the District. As the Board is reviewing the proposals, please note that the District is currently paying \$10,760.33 per month for service or \$129,123.96 annually.

PROPOSALS (In Alphabetical Order by Firm)

VENDOR NAME	ANNUAL CONTRACT (YEAR 1)	ANNUAL CONTRACT (YEAR 2)	PRICING FORCE RANK (YR 1)	PRICING FORCE RANK (YR 2)
BLUE WATER AQUATICS	\$114,480.00	\$120,204.00	2	2
PREMIER LAKES	\$123,000.00	\$127,920.00	4	4
SITEX AQUATICS	\$156,707.00	\$156,707.00	5	5
SOLITUDE	\$121,916.00	\$121,916.00	3	3
STEADFAST	\$101,865.00	\$101,865.00	1	1

BID SUMMARY (In Alphabetical Order by Firm)

BLUE WATER AQUATICS



About the Firm/ Location: (Principal Location: New Port Richey, FL) They are a local, service-disabled veteran owned lake and pond management company that has been in business since 1999 and have a combined experience base of over 60 years. Recently, they have expanded their workforce, revamped their processes, and invested in new equipment and technology. All their technicians are fully trained and hold aquatic spray certifications from the State of Florida. In addition to their Kubota UTV spray fleet, they also own airboats, spray skiffs and a Marsh Master.

The full spectrum of their services includes lake and wetland management, invasive weed control, wetland brush mowing, littoral shelf planting and maintenance, native plantings, fountain installation and maintenance, aeration systems installation and maintenance, mosquito control, riprap installation and SOX-certified erosion control.

Service Frequency/ Visits: A minimum of Forty-Eight (48) Inspections per year, with treatments performed as necessary. Follow-up treatments performed within 1 business day of request at no additional cost.

Additional Recommendations/ Start-Up Costs: None provided.

OP Mgr. Notes: A 2020 memo lists Blue Water Aquatics as the previous vendor for the District's services before the current vendor. Their agreement with the District ended 8/31/2020. In speaking with a former Board member and the District Manager, it seems there was a staffing issue due to the size of the project and a recommendation to change over to the current vendor, Solitude.

PREMIER LAKES



About the Firm/ Location: (Principal Location: Punta Gorda, FL) Premier Lakes is a Florida-based company founded by some of the foremost experts in lake and wetland management, with over 75 years of combined experience. They take pride in caring for some of Florida's most respected golf courses, commercial properties, residential communities, and CDDs. Most of their business comes from referrals from satisfied customers who have experienced the Premier Lakes difference firsthand and appreciate their service and communication.

Their team is dedicated to using the right tool for every job. By partnering with the best herbicide, remediation, and equipment manufacturers, they can continuously improve their control methods. Their extensive experience and science-backed approach enables them to deliver the best results consistently.

Service Frequency/ Visits Included: Four (4) scheduled visits per month, others as needed.

Additional Recommendations/ Start-Up Costs: Premier Lakes included a current assessment of the ponds. **Based upon that assessment, they are recommending a Sonar treatment start-up for 5.7, 7-1B, 12.5, 14.1, M10C, M12D, M14G, Huckleberry (B2), 5-5B. The proposal for this treatment is \$6,000.00.**

From their assessment: "Algae is present and has been noted as a significant concern of the CDDs. Algae growth seems to coincide with lakes that have aquatic weeds. It is difficult to say for certain without managing the lakes, but it is possible that some of the algae concerns within the CDD may be due to improper control of the aquatic weeds that create a surface for algae to grow on. When aquatic weeds reach large volumes, it also will cause a significant nutrient release into the water after a treatment, potentially causing an algae bloom. In addition to proper control of aquatic weeds, Premier Lakes would utilize proactive measures such as lake dye & beneficial bacteria to reduce algae growth and the need for treatments. If more significant recommendations are necessary, Premier Lakes can work with the board of directors to make improvements in the most cost-effective manner."

SITEX AQUATICS



About the Firm/ Location: (Principal Location: Parrish, FL) Sitex Aquatics is a full-service aquatic management company that specializes in the control and prevention of nuisance aquatic weeds, underwater vegetation, and various types of algae. Their staff members are all licensed applicators and regularly update their knowledge through seminars and continuing education programs. Servicing the whole state of Florida, they offer fast, efficient, reliable and affordable service that will meet your needs and assure your satisfaction. Their customer base has grown steadily over time because their clients have come to trust them and have experienced the benefits of their services.

Service Frequency/ Visits Included: Four (4) scheduled visits per month, 48 visits annually. 48-hour algae call service, as needed.

Additional Recommendations/ Start-Up Costs: None Suggested.

OP Mgr. Notes: Sitex provided a June report with an aerial assessment of the ponds. **Sitex was the company that provided the second opinion and made the recommendation to dye the ponds to District Staff.**

SOLITUDE (Current Vendor)



About the Firm/ Location: (Principal Location: Wesley Chapel, FL) Solitude's aquatic management professionals are passionate, highly experienced and well-educated with degrees in Aquatic Biology, Ecology, Fisheries Biology, Environmental Science, and other related fields of study. They incorporate the most rigorous certification training and continuing education program in the industry to ensure that your lake or pond receives the best, most up-to-date care available anywhere.

Service Frequency/ Visits Included: Four (4) scheduled visits per month, others as needed. Currently, Solitude has been averaging twice per week visits.

Additional Recommendations/ Start-Up Costs: None. They provided a pond assessment at your June 2024 meeting.

STEADFAST ENVIROMENTAL



About the Firm/ Location: (*Principal Location: San Antonio, FL*) Steadfast Environmental specializes in best management practices by identifying invasive and exotic plant species within your Lakes, Ponds and Conservation areas. Applicators are licensed through the Florida Department of Agriculture & Consumer Services to ensure proper herbicide application rates as well as waterway approved products.

Treatment Summary: Selective treatments are the key to success. Each technician is trained in identification of native beneficial species as well as nuisance/invasive species to ensure we target specifically the vegetation that will decrease the functionality and quality of your individual waterway. John Deere Gators, equipped with dual spray-tank systems and outfitted with extendable hose reel will be utilized to carry out topical & subsurface applications of algaecide approved for controlling filamentous, planktonic, & cyanobacterial algae growth in accordance with regulations defined by the Florida Department of Agriculture and Consumer Services. Utilization of EPA approved herbicides to target invasive/emergent nuisance grasses/brush (vegetation) as defined by Florida Exotic Pest Plant Council, including category 1 & 2 species.

Service Frequency/ Visits Included: Four (4) scheduled visits per month, others as needed.

Additional Recommendations/ Start-Up Costs: None

FACTORS / CONSIDERATIONS:

The District has a significant number of ponds and waterways. After Landscaping Maintenance, the second largest activity, and time-consuming part of field operations for the District, centers around the ponds and waterways. Having good rapport, a consistent process, timely results, and a reliable vendor makes all the difference towards our success.

All the firms that were invited to provide a proposal have the experience and qualifications to support the District's needs. Ultimately it comes down to whether Operations, and ultimately the Board, believes that the current vendor has performed well enough during the last two years and deserves the opportunity to continue servicing the District. Alternatively, does Operations, and ultimately the Board, believe selecting another firm would provide better pricing, performance, and/or other key factors that would benefit the District over current provider of the same services.

STAFF RECOMMENDATION & RANKINGS:

STAFF RANK	VENDOR NAME	ANNUAL CONTRACT (YEAR 1)	ANNUAL CONTRACT (YEAR 2)
1	SOLITUDE	\$121,916.00	\$121,916.00
2	PREMIER LAKES	\$123,000.00	\$127,920.00
-	BLUE WATER AQUATICS	\$114,480.00	\$120,204.00
-	SITEX	\$156,707.00	\$156,707.00
-	STEADFAST	\$101,865.00	\$101,865.00

Making a recommendation comes with built-in challenges as all the firms that were invited to provide a proposal have the experience and qualifications to support the District. That makes this ranking an opinion and is not intended to be or meant to be a disparagement of any firm not selected. Individual supervisors from the Board may have differing opinions than Operations, either based on feedback they have received or subsequently forming their own opinions after reviewing the proposals provided.

When the current vendor is performing well, Operations staff tends to gravitate towards remaining with the current vendor, unless there is budget pressure, or an experience factor present in another potential service provider that we feel would greatly benefit the District. In this case, with an annual reduction of \$7,207.96 off the current pricing, the inclusion of dye applications, and their existing experience with ponds within the community, we recommend that the District continue with their current vendor under a new agreement.

If the Board is seeking an alternative to the current vendor, our recommendation would be to select Premier Lakes, which has a strong reputation, and their pricing was comparable to the existing vendor's submission.

TSR

COMMUNITY DEVELOPMENT DISTRICT

5A



June 28, 2024

Dear TSR Community Development District,

Attached please find our proposal for the aquatic maintenance at Starkey Ranch.

Allow me to introduce you to Blue Water Aquatics, Inc. and what we offer.

We are a local, service-disabled veteran owned lake and pond management company that has been in business since 1999 and have a combined experience base of over 60 years. Everyone in our organization is committed to doing things the right way and treating everyone as our most valuable customer.

Over the past few years, to better serve our customers, we have expanded our workforce, revamped our processes, and invested in new equipment and technology. ALL our technicians are fully trained and hold aquatic spray certifications from the State of Florida. In addition to our Kubota UTV spray fleet, we also own airboats, spray skiffs and a Marsh Master.

The full spectrum of our services includes lake and wetland management, invasive weed control, wetland brush mowing, littoral shelf planting and maintenance, native plantings, fountain installation and maintenance, aeration systems installation and maintenance, mosquito control, riprap installation and SOX-certified erosion control.

Blue Water Aquatics would love to be your choice for lake and pond management services. Thank you in advance for your consideration.

Sincerely,

Chris Thompson
President



DUNS: 03-856-5458

SAM: J5VDWTAHZE51

Cage: 94VF9

HEADQUARTERS: 5119 State Road 54 ♦ New Port Richey, FL 34652
Phone: 727-842-2100 ♦ E-mail: Chris@BlueWaterAquaticsInc.com



Aquatic Management Agreement

This Agreement, with an agreed upon service start date of **September 1, 2024**, is made between **Blue Water Aquatics, Inc.** (hereinafter “Blue Water Aquatics”) located at 5119 State Road 54, New Port Richey, FL 34652, and **TSR Community Development District** (Hereinafter the “Customer”), c/o Wrathell Hunt and Associates, LLC, 2300 Glades Road, Ste 410W, Boca Raton, FL 33431.

Both Blue Water Aquatics and the Customer agree to the following terms and conditions:

General Conditions: Blue Water Aquatics will provide aquatic management services on behalf of the Customer in accordance with the term and conditions of this agreement at the following location(s):

91 waterways as outlined in the attached bid schedule.

Contract Term: The term of this Agreement shall be for twenty-four (24) consecutive months (commencing September 1, 2024 through August 31, 2026) unless sooner terminated as provided herein.

Contract Services: Customer agrees to pay Blue Water Aquatics, Inc. the amounts outlined in the attached bid schedule during the term of this Agreement for these specific waterway management services:

⇒ Monthly Maintenance Program for Aquatic Weeds/Algae	Included
⇒ Invasive Non-Native Plant Control	Included
⇒ Border Grass and Brush Control	Included
⇒ Algae and Submersed Aquatic Weed Control	Included
⇒ Inspection of Outflow Structures	Included
⇒ Pond Dye program (<i>Where Needed</i>)	Included
⇒ Water Testing (<i>See Addenda</i>)	Included
⇒ Trash & Foreign Debris Removal (<i>Bi-Weekly</i>)	Included
⇒ Monthly Technician Service Reporting	Included
⇒ Monthly Management Reports with Photos	Included
⇒ Aquatic Management Meeting Attendance	Included
⇒ Aquatics Consulting	Included

Pond Maintenance – A minimum of Forty-Eight (48) Inspections per year, with treatments performed as necessary. Follow-up treatments performed within 1 business day of request at no additional cost.

Customer is aware that weather conditions such as, but not limited to, rain, cloud cover and wind may cause a delay in service. In which case, Blue Water Aquatics may not service property on a normally scheduled day. It is understood that depending on the length and severity of weather conditions, it may take Blue Water Aquatics varying amounts of time to fulfill all work covered under this Agreement. Blue Water Aquatics will exercise its best judgment for the services needed, based upon growth and existing conditions at that time. Blue Water Aquatics shall not be liable for any delay in performing the

TSR CDD WWM 06-28-2024

HEADQUARTERS: 5119 State Road 54 ■ New Port Richey, FL 34652
Phone: 727-842-2100 ■ Email: Office@BlueWaterAquaticsInc.com



services, nor liable for any failure to provide the services, due to any cause beyond its reasonable control.

Third Party Fees: Customer agrees to reimburse Blue Water Aquatics for all processing fees for registering with third party companies for compliance monitoring services and/or invoicing portals. Customer agrees to reimburse Blue Water Aquatics for any Waiver of Subordination fees.

Payment of Services: Customer agrees to pay Blue Water Aquatics within thirty (30) days of invoice for work performed. *Accepted forms of payments are Cash, Check, Money Order, Zelle, ACH or Credit Card (credit card payments will incur a 3% credit card fee for every credit card transaction).* Any account over sixty (60) days past due is subject to suspension of future work under this Agreement. The Customer is responsible for all money owed on the account from the time it was established to the time Blue Water Aquatics receives a written notice of termination of services under the terms of this Agreement. If the account of Customer is not fully paid within sixty (60) days after the date of any invoice for work performed pursuant to this Agreement, Customer will be charged interest at the rate of one and one-half percent (1 ½%) per month until the account is fully paid.

In the event that Blue Water Aquatics shall institute any collection proceedings against Customer with respect to its delinquent account, then Customer agrees to pay to Blue Water Aquatics on demand, an amount which is equal to all costs, charges and expenses paid or incurred by Blue Water Aquatics in pursuing such collection, including, without limitation, all reasonable attorney's fees, court costs and other litigation expenses in connection therewith.

Disclaimer: While Blue Water Aquatics makes every effort to thoroughly inspect the site before providing this contract proposal or beginning any work, it is possible, without fault or negligence, that unforeseen circumstances may arise, or that hidden conditions on the site might be found in the course of the performance of the contract work. Such conditions may result in additional time or material costs that exceed this contract pricing. Should this occur, the Customer will be notified of these unforeseen circumstances or conditions and what the anticipated costs may be.

Customer understands that there are irrigation restrictions associated with some of the products used to treat their ponds and waterways. The Customer is responsible for notifying Blue Water Aquatics in advance of signing this contract if they utilize any of the water in their ponds or waterways for irrigation purposes. Blue Water Aquatics will note any irrigation restrictions on their service reports. Customer accepts full responsibility for any issues arising from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of using treated water for irrigation without prior notification to Blue Water Aquatics.

By signing this Agreement, the Customer acknowledges that they have informed Blue Water Aquatics of all known and relevant current site conditions that would be reasonable to successfully complete the contracted work. (Possible conditions may include site access, site parking, staging areas, fencing, obstructions, irrigation being drawn from pond(s) or gate codes.)

Early Termination: In the event that either party believes the other party has materially breached any obligations under this Agreement (except for failing to pay an invoice when due), such party shall so notify the breaching party in writing of such breach. The breaching party shall have thirty (30) days from the receipt of notice to cure the alleged breach and to notify the non-breaching party in writing that cure has been affected. If the breach is not cured within the stated period, the non-breaching party shall have

TSR CDD WWM 06-28-2024

HEADQUARTERS: 5119 State Road 54 ■ New Port Richey, FL 34652
Phone: 727-842-2100 ■ Email: Office@BlueWaterAquaticsInc.com



the right to terminate the Agreement without further notice. Upon termination of this Agreement, Blue Water Aquatics shall be entitled to payment for all work and/or services rendered up until the effective termination date of the Agreement.

Insurance: Blue Water Aquatics will maintain the following insurance coverage: Workers' Compensation, General Liability, Pollution Liability, Automotive Liability and Property and Casualty. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming the Customer as "Additional Insured" may be provided upon Customer request, with Customer agreeing to pay for any additional costs associated with such request.

E-Verify: Blue Water Aquatics utilizes the federal E-Verify program in contracts with public employers as required by Florida State Law and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

Written Notice: All written notices under the terms of this Agreement shall be sent Certified U.S. Mail, Return Receipt Requested, to the principal place of business of the party being noticed (as indicated herein above).

Addenda: See attached map and bid schedule (where applicable).

- a. Water chemistry testing shall be conducted at the sole discretion of Blue Water Aquatics, Inc., for the specific purpose of improving the Aquatic Weed Control Program results.
- b. Additional work requested by Customer that is not covered in this contract can be performed by our staff. Extra service work will be invoiced separately at our current hourly equipment and labor rates.

Aquatics Consulting: Blue Water Aquatics, Inc. management and personnel are available by appointment for Aquatic demonstrations designed to help understand lake and waterway problems and their respective solutions.

*Virgil Stoltz, VP/General Manager
Blue Water Aquatics, Inc.*

Customer Signature

Printed Name & Title

06/28/2024
Date

Date

TSR COMMUNITY DEVELOPMENT DISTRICT*Maintenance of Water Management Areas**Aquatic Management**Bid Schedule 2024***09/01/2024 thru 08-31-2025****09/01/2025 thru 08-31-2026**

Description	LD #	FIRST YEAR		SECOND YEAR	
Lake	4-A	\$	1,824	\$	1,915
Lake	4-B	\$	1,068	\$	1,121
Lake	5-A	\$	1,668	\$	1,751
Lake	5-1A	\$	492	\$	517
Lake	5-7	\$	1,350	\$	1,418
Lake	7-1B	\$	1,584	\$	1,663
Lake	10-1	\$	360	\$	378
Lake	10-2	\$	264	\$	277
Lake	11-1	\$	1,176	\$	1,235
Lake	11-2	\$	612	\$	643
Lake	12-1	\$	1,068	\$	1,121
Lake	12-2	\$	2,280	\$	2,394
Lake	12-3	\$	324	\$	340
Lake	12-4	\$	1,908	\$	2,003
Lake	12-5	\$	1,128	\$	1,184
Lake	12-6	\$	240	\$	252
Lake	13-1	\$	684	\$	718
Lake	13-2	\$	372	\$	391
Lake	14-1	\$	312	\$	328
Lake	15-1	\$	852	\$	895
Lake	15-2	\$	1,020	\$	1,071
Lake	15-3	\$	1,956	\$	2,054
Lake	16-1	\$	1,956	\$	2,054
Lake	16-2	\$	396	\$	416
Lake	16-3	\$	156	\$	164
Lake	16-4	\$	108	\$	113
Lake	16-5	\$	240	\$	252
Lake	17-1	\$	192	\$	202
Lake	17-2	\$	324	\$	340
Lake	17-3	\$	1,464	\$	1,537
Lake	B1	\$	7,476	\$	7,850
Lake	D-1	\$	384	\$	403
Lake	D-2	\$	1,632	\$	1,714
Lake	M6C	\$	2,556	\$	2,684
Lake	M10B	\$	168	\$	176
Lake	M10C	\$	2,388	\$	2,507
Lake	M10D	\$	192	\$	202
Lake	M11A	\$	2,040	\$	2,142
Lake	M12A	\$	396	\$	416
Lake	M12D	\$	396	\$	416

TSR COMMUNITY DEVELOPMENT DISTRICT*Maintenance of Water Management Areas**Aquatic Management**Bid Schedule 2024***09/01/2024 thru 08-31-2025****09/01/2025 thru 08-31-2026**

Description	LD #	FIRST YEAR	SECOND YEAR
Lake	M14A	\$ 648	\$ 680
Lake	M14B	\$ 264	\$ 277
Lake	M14D	\$ 600	\$ 630
Lake	M14E	\$ 132	\$ 139
Lake	M15-A	\$ 468	\$ 491
Lake	M20C	\$ 2,280	\$ 2,394
Lake	1-2	\$ 336	\$ 353
Lake	1-3	\$ 216	\$ 227
Lake	3-1	\$ 2,460	\$ 2,583
Lake	M3A	\$ 420	\$ 441
Lake	M3C	\$ 252	\$ 265
Lake	M3B	\$ 1,452	\$ 1,525
Lake	Exist M8A	\$ 2,916	\$ 3,062
Lake	8-1	\$ 732	\$ 769
Lake	M3D	\$ 444	\$ 466
Lake	4-1	\$ 1,500	\$ 1,575
Lake	3-2	\$ 708	\$ 743
Lake	9-2	\$ 528	\$ 554
Lake	M9D	\$ 192	\$ 202
Lake	M9E	\$ 60	\$ 63
Lake	9-1	\$ 1,902	\$ 1,997
Lake	M9C	\$ 1,116	\$ 1,172
Lake	M22B	\$ 3,456	\$ 3,629
Lake	Exist M22C	\$ 996	\$ 1,046
Lake	3-3	\$ 2,772	\$ 2,911
Lake	9-3	\$ 816	\$ 857
Lake	M-14G	\$ 432	\$ 454
Lake	18-10	\$ 192	\$ 202
Lake	18-9	\$ 192	\$ 202
Lake	14-5	\$ 1,092	\$ 1,147
Lake	14-7	\$ 1,932	\$ 2,029
Lake	ESP-1A	\$ 588	\$ 617
Lake	ESP-1B	\$ 564	\$ 592
Lake	ESP-2A	\$ 660	\$ 693
Lake	ESP-2B	\$ 828	\$ 869
Lake	ESP-3A	\$ 1,476	\$ 1,550
Lake	ESP-3B	\$ 408	\$ 428
Lake	5-1	\$ 708	\$ 743
Lake	5-2	\$ 756	\$ 794
Lake	5-4	\$ 1,020	\$ 1,071

TSR COMMUNITY DEVELOPMENT DISTRICT*Maintenance of Water Management Areas**Aquatic Management**Bid Schedule 2024*

09/01/2024 thru 08-31-2025

09/01/2025 thru 08-31-2026

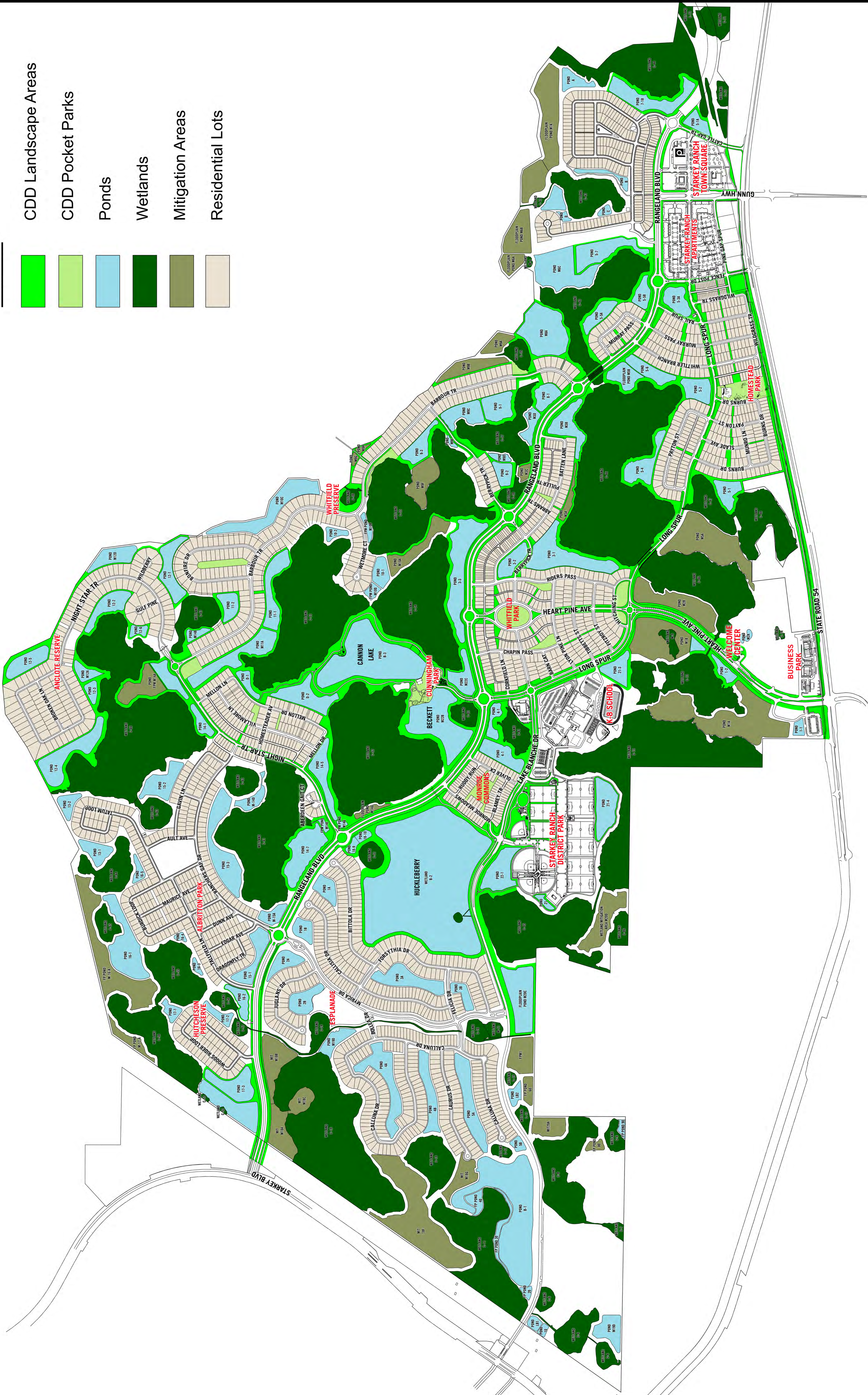
Description	LD #	FIRST YEAR	SECOND YEAR
Lake	5-5A	\$ 528	\$ 554
Lake	5-5B	\$ 444	\$ 466
Lake	5-B	\$ 756	\$ 794
Lake	5-3A	\$ 636	\$ 668
Lake	M5B	\$ 780	\$ 819
Lake	Huckleberry	\$ 20,592	\$ 21,622
Lake	Cannon Lake	\$ 6,108	\$ 6,413
Lake	Stansil A	\$ 480	\$ 504
Lake	Stansil B	\$ 384	\$ 403
Lake	Stansil C	\$ 120	\$ 126
Lake	Stansil D	\$ 132	\$ 139

Grand Totals (Annual) \$ **114,480.00** \$ **120,204.00**

Monthly Amounts: \$ **9,540.00** \$ **10,017.00**

LEGEND

- CDD Landscape Areas
- CDD Pocket Parks
- Ponds
- Wetlands
- Mitigation Areas
- Residential Lots



Starkey Ranch
Maintenance Exhibit

Starkey Ranch CDD
Pasco County

Rev	Date	Revision Description	By
1	07/17/2020	Initial Design	JTB
2	07/17/2020	Final Design	JTB
3	07/17/2020	Final Design	JTB
4	07/17/2020	Final Design	JTB
5	07/17/2020	Final Design	JTB
6	07/17/2020	Final Design	JTB
7	07/17/2020	Final Design	JTB
8	07/17/2020	Final Design	JTB
9	07/17/2020	Final Design	JTB
10	07/17/2020	Final Design	JTB
11	07/17/2020	Final Design	JTB
12	07/17/2020	Final Design	JTB
13	07/17/2020	Final Design	JTB
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97	07/17/2020	Final Design	JTB
98	07/17/2020	Final Design	JTB
99	07/17/2020	Final Design	JTB
100	07/17/2020	Final Design	JTB

TSR

COMMUNITY DEVELOPMENT DISTRICT

5B



June 28th, 2024

TSR CDD
2500 Heart Pine Avenue
Odessa, Florida 33556
ATTN: Wrathell, Hunt, & Associates, LLC, Barry Mazzoni

Dear Mr. Mazzoni,

Thank you for considering our proposal to manage the lakes at TSR CDD.

Premier Lakes is a Florida-based company founded by some of the foremost experts in lake and wetland management, with over 75 years of combined experience. We take pride in caring for some of Florida's most respected golf courses, commercial properties, residential communities, and CDDs. Most of our business comes from referrals from satisfied customers who have experienced the Premier Lakes difference firsthand and appreciate our service and communication.

Our team is dedicated to using the right tool for every job. By partnering with the best herbicide, remediation, and equipment manufacturers, we can continuously improve our control methods. Our extensive experience and science-backed approach enable us to deliver the best results consistently.

When you choose Premier Lakes, you are partnering with a team of dedicated professionals who are passionate about achieving the best results for your lakes and wetlands. Our entire team at Premier Lakes will work tirelessly to earn your trust and provide you with an unmatched customer experience.

Sincerely,

A handwritten signature in black ink that reads "Alex Kurth".

Alex Kurth
President





TSR CDD - Waterway Inspection Report

Prepared By: Alex Kurth

6/19/2024

www.premierlakesfl.com

CustomerSupport@PremierLakesFL.com

844-Lakes-FL (844-525-3735)



5-1A



Comments:

Significant Chara just beneath the surface. Torpedo grass and broadleaf weeds around the pond. This lake is non-compliant with bid specs.

Action Required

Immediate Treatment for Chara and Shoreline Weeds.

Target:

Chara, Torpedo Grass, and Broadleaf weeds.

7-1B



Comments:

Significant Torpedo Grass out 10+ ft in areas as well as significant southern naiad and slender spikerush. This lake is non-compliant with bid specs.

Action Required

Immediate SONAR Treatment for slender spikerush and southern naiad as well as Shoreline Weeds.

Target:

Slender Spikerush, Southern Naiad, Torpedo Grass, and Broadleaf weeds.



A



Comments:

Algae and torpedo grass. One species of algae looks like it could be a toxin producing blue-green algae. Also Tall broadleaf weeds.

Action Required

Immediate Algae treatment for potentially toxic algae. Broadleaf weed treatment.

Target:

Algae and Broadleaf weeds.

B



Comments:

Significant Torpedo Grass and Algae.

Action Required

Immediate algae treatment & shoreline grass treatment

Target:

Algae & Torpedo Grass



5-7



Comments:

Hydrilla is significantly out of control. Topped-out growth has created a surface for algae to grow on. Substantial broadleaf weeds and Torpedo Grass. This lake is non-compliant with bid specs.

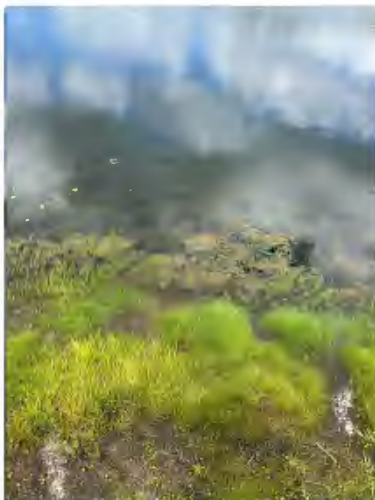
Action Required

SONAR treatment for Hydrilla. Shoreline weeds treatment

Target:

Hydrilla, Torpedo Grass, and broadleaf weeds.

M6C



Comments:

Torpedo grass, broadleaf weeds, and cattails. Slender spikerush and algae. This lake is non-compliant with bid specs.

Action Required

Immediate treatment for shoreline weeds and algae. Monitor Slender spikerush.

Target:

Torpedo Grass, Broadleaf weeds, and algae.



C



Comments:

Torpedo grass and alligator weed. Minor potential toxin-producing algae present.

Action Required

Shoreline weeds and algae treatment

Target:

Algae, Torpedo Grass and Alligator Weed

D



Comments:

Significant Torpedo Grass and Algae.

Action Required

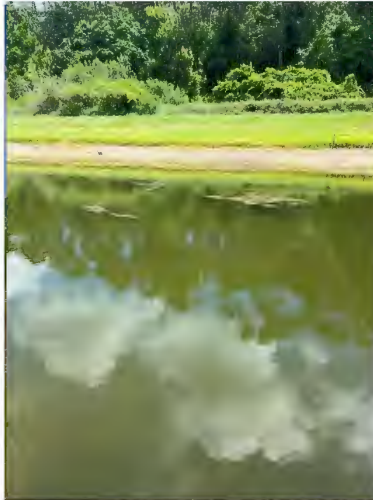
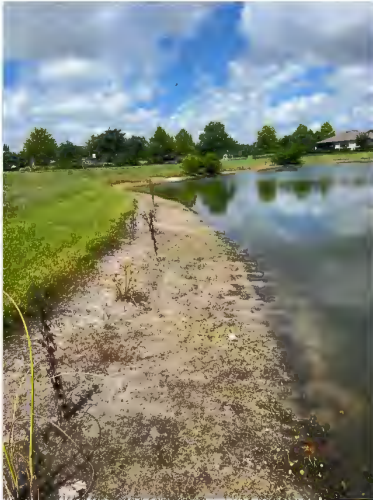
Immediate shoreline weeds treatment. Algae treatment.

Target:

Torpedo Grass & algae



5-5B



Comments:

Grasses and broadleaf weeds recently sprayed. Slender Spikerush and algae observed. This lake is non-compliant with bid specs.

Action Required

SONAR treatment for Slender Spikerush.

Target:

Slender Spikerush

5-3A



Comments:

Torpedo Grass, broadleaf weeds, and cattails recently treated. Allowed to grow tall prior to treatment.

Action Required

Monitor Regrowth

Target:



5-2



Comments:

Recent Shoreline Grass and broadleaf weed treatment. Minor southern naiad observed.

Action Required

Monitor Southern Naiad

Target:

5-B



Comments:

Recent shoreline grasses and broadleaf weed treatment.

Action Required

Monitor Shoreline Weeds

Target:



M-5B



Comments:

Minor planktonic algae and slender spikerush. Recent grass and broadleaf weed treatment. Allowed to grow tall before spraying on small portion of Lake.

Action Required

Monitor Slender Spikerush

Target:

5-4



Comments:

Recent shoreline grass and broadleaf weed treatments. Damage to beneficial plants. Minor Slender Spikerush observed.

Action Required

Monitor Slender Spikerush

Target:



5-1



Comments:

Recent shoreline grass and broadleaf weeds treated.

Action Required

Monitor Regrowth

Target:

1-2



Comments:

Significant algae bloom. Shoreline grasses and broadleaf weeds.

Action Required

Immediate algae treatment. Shoreline Grass treatment.

Target:

Algae, Torpedo Grass, and broadleaf weeds.



1-3



Comments:

Significant algae bloom. Shoreline grasses and broadleaf weeds.

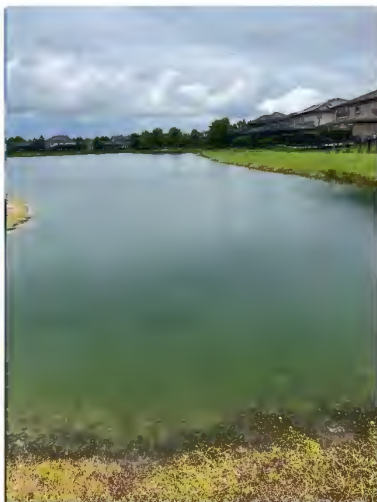
Action Required

Immediate algae treatment. Shoreline Grass treatment.

Target:

Algae, Torpedo Grass, and broadleaf weeds.

3-1



Comments:

Recent shoreline grass and broadleaf weed treatment. Minor algae observed.

Action Required

Monitor Algae.

Target:



M3A



Comments:

Recent shoreline grass and broadleaf weed treatment. Minor algae observed.

Action Required

Monitor Algae and regrowth.

Target:

3-2



Comments:

Minor pennywort observed.

Action Required

Routine Maintenance

Target:

Pennywort



5-5A



Comments:

Grasses and broadleaf weeds recently sprayed. Slender Spikerush and algae observed.

Action Required

Algae Treatment. Monitor Slender Spikerush

Target:

Algae

M8A



Comments:

Significant Grasses and broadleaf weeds observed. Slender Spikerush and algae observed.

Action Required

Immediate Shoreline weed and algae treatment. Monitor Slender spikerush

Target:

Algae, Torpedo Grass, and Broadleaf weeds.



M3B



Comments:

Recent shoreline grass and broadleaf weed treatment observed. Algae and Chara present.

Action Required

Algae treatment

Target:

Chara and Algae

8-1



Comments:

Shoreline grasses and broadleaf weeds observed. One side of the lake worse than the other.

Action Required

Immediate shoreline Grass and Broadleaf weeds treatment.

Target:

Torpedo Grass and broadleaf weeds.



M3D



Comments:

Slender spikerush and algae observed. Torpedo grass on preserve side has not been sprayed in a long time.

Action Required

Preserve Shoreline weed treatment and immediate algae treatment. Monitor Slender Spikerush

Target:

Torpedo Grass and Algae

M3C



Comments:

Slender spikerush and algae observed. Torpedo grass on preserve side has not been sprayed in a long time.

Action Required

Preserve Shoreline weed treatment and immediate algae treatment. Monitor Slender Spikerush

Target:

Torpedo Grass and Algae



9-2



Comments:

Shoreline grasses and broadleaf weeds observed.

Action Required

Routine maintenance

Target:

Torpedo Grass and broadleaf weeds.

M9D



Comments:

Slender Spikerush observed. Minor broadleaf weeds.

Action Required

Slender Spikerush Treatment

Target:

Slender Spikerush



M9E



Comments:

Shoreline grasses and broadleaf weeds observed.

Action Required

Routine maintenance

Target:

Torpedo Grass and Broadleaf weeds

M9C



Comments:

Minor shoreline grasses, broadleaf weeds, and slender spikerush observed.

Action Required

Routine maintenance

Target:

Torpedo Grass and Broadleaf weeds.



9-1



Comments:

Minor grasses and broadleaf weeds observed

Action Required

Routine maintenance

Target:

Torpedo Grass and broadleaf weeds.

9-3



Comments:

Shoreline grasses and broadleaf weeds observed.

Action Required

Immediate Shoreline weed treatment

Target:

Torpedo Grass and broadleaf weeds.



M10B



Comments:

Shoreline grasses and broadleaf weeds observed. Planktonic algae built up in corner.

Action Required

Shoreline weed and Algae treatment.

Target:

Algae, Torpedo Grass, and broadleaf weeds.

10-1



Comments:

Shoreline grasses and broadleaf weeds observed. Minor algae

Action Required

Routine maintenance

Target:

Torpedo Grass and broadleaf weeds.



M10D



Comments:

Shoreline grasses and broadleaf weeds observed. Minor algae

Action Required

Routine maintenance

Target:

Torpedo Grass and broadleaf weeds.

Cannon Lake



Comments:

Significant shoreline grasses, broadleaf weeds, and slender spikerush observed on the bank.

Action Required

Immediate Shoreline weed treatment.

Target:

Slender Spikerush, Torpedo Grass and broadleaf weeds.



D2



Comments:

Shoreline grasses and broadleaf weeds observed.

Action Required

Shoreline weed treatment

Target:

Torpedo Grass and broadleaf weeds.

D1



Comments:

Minor shoreline grasses and broadleaf weeds.

Action Required

Shoreline weed treatment

Target:

Torpedo Grass and broadleaf weeds.



M11A



Comments:

Minor grasses and broadleaf weeds on homeowner side. Significant on preserve side.

Action Required

Shoreline weed treatment

Target:

Torpedo Grass and broadleaf weeds.

14-1



Comments:

Significant slender spikerush on bank and in water. This lake is non-compliant with bid specs.

Action Required

SONAR treatment for Slender Spikerush

Target:

Slender Spikerush



M14A



Comments:

Significant torpedo grass on preserve side.

Action Required

Shoreline weed treatment

Target:

Torpedo Grass

M14B



Comments:

Minimal shoreline grasses and broadleaf weeds observed.

Action Required

Routine maintenance

Target:

Torpedo Grass and broadleaf weeds.



11-2



Comments:

Minor shoreline grasses and broadleaf weeds observed.

Action Required

Routine maintenance

Target:

Torpedo Grass and broadleaf weeds.

11-1



Comments:

Shoreline grasses and broadleaf weeds observed.

Action Required

Routine maintenance

Target:

Torpedo Grass and broadleaf weeds.



M10C



Comments:

Significant Slender Spikerush observed. This lake is non-compliant with bid specs.

Action Required

SONAR treatment for Slender Spikerush

Target:

Slender Spikerush

10-2



Comments:

Shoreline grasses and broadleaf weeds observed.

Action Required

Shoreline weed treatments

Target:

Torpedo Grass and broadleaf weeds.



3-3



Comments:

Algae observed, potentially a toxin producer.
Hydrilla observed.

Action Required

Algae treatment. Monitor Hydrilla

Target:

Algae

M22C



Comments:

Algae observed, potentially a toxin producer.
Hydrilla observed.

Action Required

Algae treatment. Monitor Hydrilla

Target:

Algae



M22B



Comments:

Torpedo grass in littorals.

Action Required

Selective littoral treatment

Target:

Torpedo Grass

4-1



Comments:

Torpedo grass and broadleaf weeds observed.

Action Required

Shoreline weed treatment

Target:

Torpedo Grass and broadleaf weeds.



Huckleberry



Comments:

Significant topped-out hydrilla and Southern Naiad were observed. Recent shoreline grass and broadleaf weeds were treated, but grew to unacceptable heights before spraying. This lake is non-compliant with bid specs.

Action Required

Immediate Hydrilla and Southern Naiad treatment

Target:

Hydrilla and Southern Naiad

M20C



Comments:

Minor shoreline grasses and broadleaf weeds. Algae observed. Minor slender spikerush

Action Required

Algae treatment. Monitor shoreline weeds and slender spikerush.

Target:

Algae



5B



Comments:

Severe Duckweed observed. Minor shoreline grasses and broadleaf weeds.

Action Required

Immediate Duckweed treatment

Target:

Duckweed

B1 LK Blanche



Comments:

Shoreline grasses and broadleaf weeds observed.

Action Required

Routine maintenance

Target:

Torpedo grass and broadleaf weeds



4A



Comments:

Lake is dyed. Shoreline grasses and broadleaf weeds observed. Minor algae observed growing on hydrilla.

Action Required

Shoreline weed treatment. Monitor Hydrilla

Target:

Torpedo grass and broadleaf weeds

4B



Comments:

Lake is dyed. Shoreline grasses and broadleaf weeds observed.

Action Required

Shoreline weed treatment

Target:

Torpedo grass and broadleaf weeds



5A



Comments:

Lake is dyed. Shoreline grasses and broadleaf weeds observed.

Action Required

Shoreline weed treatment

Target:

Torpedo grass and broadleaf weeds

3A



Comments:

Shoreline grasses and broadleaf weeds observed.

Action Required

Routine maintenance

Target:

Torpedo grass and broadleaf weeds



3B



Comments:

Shoreline grasses and broadleaf weeds observed. Minor baby tears observed

Action Required

Shoreline weed treatment. Monitor baby tears.

Target:

Torpedo grass and broadleaf weeds

1A



Comments:

Significant algae observed. Shoreline grasses and broadleaf weeds observed.

Action Required

Immediate algae treatment. Shoreline weed treatment.

Target:

Algae, Torpedo grass, and broadleaf weeds



1B



Comments:

Shoreline grasses and broadleaf weeds observed. Minor algae observed.

Action Required

Routine maintenance

Target:

Torpedo grass and broadleaf weeds

2A



Comments:

Minor shoreline grasses and broadleaf weeds observed.

Action Required

Routine maintenance

Target:

Torpedo grass and broadleaf weeds



2B



Comments:

Shoreline grasses and broadleaf weeds observed. Significant Pennywort

Action Required

Immediate shoreline weed treatment

Target:

Torpedo grass and broadleaf weeds

18-9



Comments:

Algae and slender spikerush observed.

Action Required

Algae treatment. Monitor Slender Spikerush

Target:

Algae



18-10



Comments:

Algae and broadleaf weeds observed

Action Required

Algae and shoreline weed treatment.

Target:

Algae and broadleaf weeds

M14G



Comments:

Significant slender spikerush. Grasses on the back side have not been sprayed in a long time. This lake is non-compliant with bid specs.

Action Required

SONAR treatment for Slender Spikerush. Preserve side shoreline weed treatment.

Target:

Slender Spikerush and Torpedo Grass.



14-5



Comments:

Minor planktonic algae observed.

Action Required

Minor Algae treatment

Target:

Algae

M14E



Comments:

Shoreline grasses and broadleaf weeds observed.

Action Required

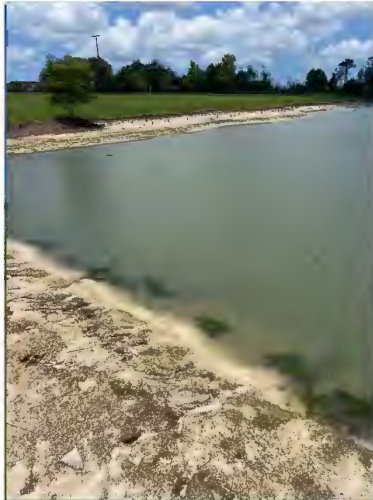
Shoreline weed treatment

Target:

Torpedo grass and broadleaf weeds



14-7



Comments:

Minor algae observed.

Action Required

Minor Algae treatment

Target:

Algae

M15A



Comments:

Minor algae and slender spikerush observed.

Action Required

Monitor slender spikerush

Target:



15-1



Comments:

This lake is in good condition.

Action Required

Monitor for new growth

Target:

16-2



Comments:

Lake is in good condition

Action Required

Monitor for new growth

Target:



17-3



Comments:

Minor shoreline grasses and broadleaf weeds observed.

Action Required

Routine maintenance

Target:

17-2



Comments:

Shoreline grasses and broadleaf weeds observed.

Action Required

Routine maintenance

Target:

Torpedo grass and broadleaf weeds



17-1



Comments:

Shoreline grasses and broadleaf weeds observed.

Action Required

Routine maintenance

Target:

Torpedo grass and broadleaf weeds

16-3



Comments:

Severe algae bloom. Shoreline grasses and broadleaf weeds observed.

Action Required

Immediate algae and shoreline weed treatment.

Target:

Algae, Torpedo grass, and broadleaf weeds



16-4



Comments:

Severe algae bloom. Shoreline grasses and broadleaf weeds observed.

Action Required

Immediate algae and shoreline weed treatment.

Target:

Algae, Torpedo grass, and broadleaf weeds

16-1



Comments:

Severe grasses, slender spikerush, southern naiad, and Azolla. This lake is non-compliant with bid specs.

Action Required

Immediate shoreline, floating, and aquatic weed treatments.

Target:

Torpedo Grass, broadleaf weeds, slender spikerush, southern naiad, and Azolla.



16-5



Comments:

Severe algae bloom. Shoreline grasses and broadleaf weeds observed. Slender spikerush and southern naiad observed.

Action Required

Immediate algae treatment. Shoreline weed treatment. Monitor Slender Spikerush and Southern Naiad

Target:

Algae, Torpedo grass, and broadleaf weeds

13-1



Comments:

Shoreline grasses and broadleaf weeds observed

Action Required

Routine maintenance

Target:

Torpedo grass and broadleaf weeds



13-2



Comments:

Shoreline grasses and broadleaf weeds observed.

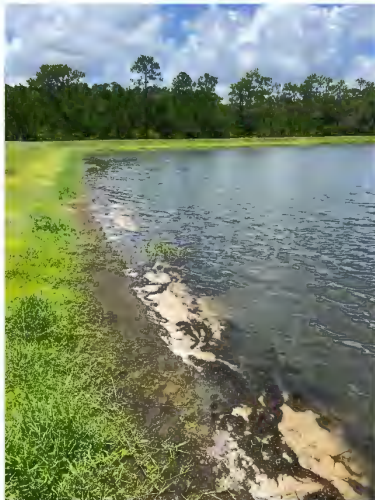
Action Required

Routine maintenance

Target:

Torpedo grass and broadleaf weeds

12-4



Comments:

Algae, slender spikerush, torpedo grass and broadleaf weeds observed.

Action Required

Algae and shoreline weed treatment

Target:

Algae, Torpedo grass and broadleaf weeds



12-3



Comments:

Algae, slender spikerush, torpedo grass and broadleaf weeds observed.

Action Required

Algae and shoreline weed treatment

Target:

Algae, Torpedo grass, and broadleaf weeds

M12A



Comments:

Severe algae observed. Slender Spikerush, shoreline grasses and broadleaf weeds observed.

Action Required

Immediate algae and shoreline weed treatment. Monitor Slender Spikerush

Target:

Algae, Torpedo grass, and broadleaf weeds



12-5



Comments:

Severe Southern Naiad that you could almost walk across. Severe grasses and broadleaf weeds. This lake is non-compliant with bid specs.

Action Required

SONAR treatment for Southern Naiad and immediate shoreline weed treatment.

Target:

Southern Naiad, Torpedo Grass, and broadleaf weeds.

12-2



Comments:

Algae, slender spikerush, grasses, and broadleaf weeds observed.

Action Required

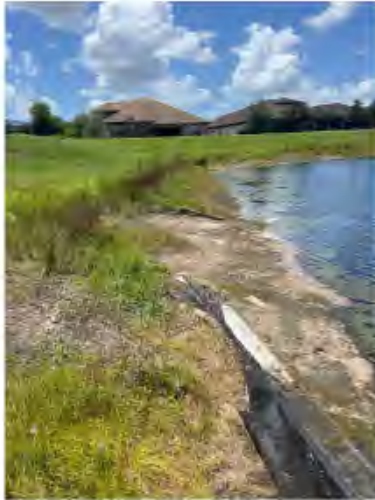
Algae and shoreline weed treatment.

Target:

Algae, Torpedo grass, and broadleaf weeds



M12D



Comments:

Severe slender spikerush and algae.
Grasses and broadleaf weeds observed.

Action Required

SONAR treatment for Slender Spikerush.
Immediate treatment for shoreline weeds
and algae.

Target:

Slender Spikerush, Algae, Torpedo grass
and broadleaf weeds

12-1



Comments:

Minor grasses and broadleaf weeds
observed.

Action Required

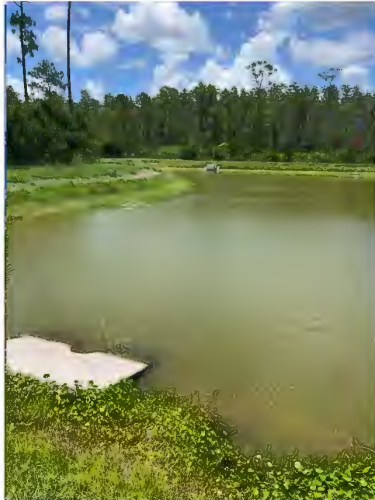
Routine maintenance

Target:

Torpedo grass and broadleaf weeds



12-6



Comments:

Shoreline and broadleaf weeds observed.

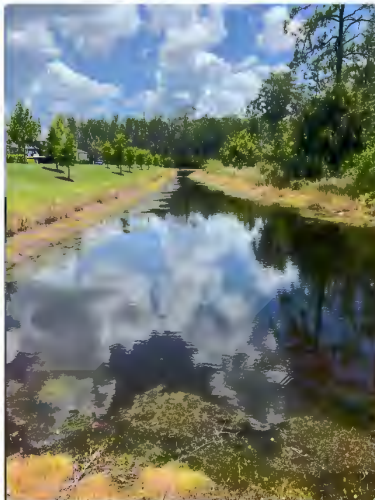
Action Required

Shoreline weed treatment.

Target:

Torpedo grass and broadleaf weeds

M14D



Comments:

Severe Slender Spikerush. Recent shoreline treatment.

Action Required

Slender Spikerush treatment

Target:

Slender Spikerush



15-2



Comments:

Recent shoreline grasses and broadleaf weed treatment observed.

Action Required

Routine maintenance

Target:

15-3



Comments:

Significant Algae Bloom

Action Required

Immediate algae treatment

Target:

Algae



Summary

The vast majority of the lakes within the CDD have significant room for improvement. Many lakes require immediate treatment for various issues, including aquatic weeds, algae, and shoreline weeds. Including some lakes that are out of compliance with bid specs.

Algae is present and has been noted as a significant concern of the CDDs. Algae growth seems to coincide with lakes that have aquatic weeds. It is difficult to say for certain without managing the lakes, but it is possible that some of the algae concerns within the CDD may be due to improper control of the aquatic weeds that create a surface for algae to grow on. When aquatic weeds reach large volumes, it also will cause a significant nutrient release into the water after a treatment, potentially causing an algae bloom. In addition to proper control of aquatic weeds, Premier Lakes would utilize proactive measures such as lake dye & beneficial bacteria to reduce algae growth and the need for treatments. If more significant recommendations are necessary, Premier Lakes can work with the board of directors to make improvements in the most cost-effective manner.

It is also apparent that shoreline weeds are allowed to grow to a significant height and volume prior to treatments. This results in large bands of tall dead material, which creates an unpleasant aesthetic. Premier Lakes would more consistently spray for shoreline weeds so that the dead material is minimal at any given time, creating a much more pleasant shoreline appearance.

Premier Lakes will work diligently to prevent significant growth of all shoreline weeds, algae, and aquatic weeds. We are confident that our control methods are second to none and will result in a significantly improved aesthetic for TSR CDD.

CONTRACT PERIOD
SEPTEMBER 1, 2024
TO
AUGUST 31, 2026



TSR CDD LAKE & POND MAINTENANCE RFP



SUBMISSION DEADLINE: JUNE 28, 2024
BID REVIEW & BOARD PRESENTATION DATE: JULY 10, 2024
CONTACT: BARRY MAZZONI, OPERATIONS MANAGER
EMAIL: MAZZONIB@WHHASSOCIATES.COM

TSR COMMUNITY DEVELOPMENT DISTRICT LAKE MAINTENANCE SERVICE SAMPLE AGREEMENT

THIS AGREEMENT, (the "Contract") made and entered into this **1st day of September, 2024** by and between Premier Lakes, Inc. (hereinafter referred to as Contractor) with an address of 1936 Bruce B Downs Blvd., Suite 308, Wesley Chapel, FL 33544 and TSR Community Development District, a community development district established pursuant to Chapter 190, Florida Statutes, with an address c/o Wrathell Hunt and Associates, LLC, 2300 Glades Rd Ste 410W, Boca Raton, FL 33431 (hereinafter the "District")

WHEREAS, the District's solicited proposals from various vendors for work necessary for the on-going lake and wetland maintenance within the District, as outlined on the attached Exhibit "A" (Map) and,

WHEREAS Contractor has represented to the District's that Contractor possesses all of the necessary licenses, skill, knowledge, expertise, equipment and personnel necessary to competently perform and maintain the lake's and,

WHEREAS, Contractor has represented to the District's that Contractor has physically inspected the existing conditions of the lake's system and is aware of and is knowledgeable to the current conditions of the lakes and based its proposal thereon.

NOW THEREFORE, for and in consideration of the premises, the terms, conditions, and representations contained herein, and for other good and valuable consideration Contractor and the District's agree as follows:

1. The above and foregoing are true and correct.
2. Contractor will maintain the Lakes (as denoted above and on the attached Exhibit A (Map); Exhibit B (Detailed Specifications) (the "Services").
3. District agrees to pay \$ 10,250.00 ; per month in compliance with this Agreement to the satisfaction of the District, up to a maximum total cost of \$ 123,000.00 (1st year) per year for the Services. The District shall pay within 30 days of completion on a monthly basis and the District determines all work has been completed in accordance with the specifications of the contract.
4. Contractor will provide all material, equipment, supplies, and labor necessary to maintain the lakes within the District.
5. Within three (3) days of the date of execution of this Agreement, and prior to the issuance of a Notice To Proceed, Contractor shall furnish District with Certificates of Workers Compensation, General Liability and vehicle policy limits, as follows:
 - A. Commercial General Liability: Coverage shall have minimum limits of \$1,000,000 Per Occurrence, Combined Single Limit for Bodily Injury Liability and Property Damage Liability. This shall include Premises and Operations; Independent Managers; Products and Completed Operations and Contractual Liability.

B. Workers' Compensation: Insurance covering all employees meeting Statutory Limits in compliance with the applicable state and federal laws.

The coverage must include Employers' Liability with a minimum limit of \$1,000,000 for each accident.

Current, valid insurance policies meeting the requirement identified herein shall be maintained by **Contractor** during the duration of this Agreement. There shall be a thirty (30) day written notification to the District in the event of cancellation or modification of any insurance coverage. The District shall be listed as the Certificate Holder and included as an Additional Insured on the Comprehensive General Liability Policy, and **Contractor** shall have the insurance carriers deliver copies of such Certificate(s) to the District.

6. This Contract and work may not be assigned by **Contractor** without the express prior written approval of the District, which approval may be withheld in the sole discretion of the District.
7. The District shall have the right to unilaterally cancel the Contract for refusal by **Contractor** to allow public access to all documents, papers, letters, or other materials subject to the provisions of Chapter 119, F.S. and made or received by the Contractor in conjunction with the Contract.

Contractor agrees to comply with Florida's public records laws, specifically to:

- (a) Keep and maintain public records that ordinarily and necessarily would be required by the District's in order to perform the service.
- (b) Provide the public with access to public records on the same terms and conditions that the District's would provide the records and at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law.
- (c) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law.
- (d) Meet all requirements for retaining public records and transfer, at no cost, to the District's all public records in possession of **Contractor** upon termination of the Contract and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

(e.) IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (561) 571-0010 OR AT GILLYARDD@WHHASSOCIATES.COM OR BY MAIL AT P.O. Box 810036 Boca Raton, FL 33481.

8. **Contractor** shall be responsible to apply for, obtain and pay for all permits or development orders necessary to begin and perform the work. **Contractor** shall perform all work in strict compliance with all applicable statutes, rules, laws, ordinances, and regulations.
9. The District's performance and obligation to pay under this Contract is contingent upon an annual appropriation by the District.
10. Unless a contract between **Contractor** and any subcontractor provides otherwise, the provisions of Section 287.0585, F.S. shall apply as to late payments by **Contractor** to subcontractors.
11. **Contractor** shall pay all subcontractors, sub-subcontractors, materialmen, and suppliers in accordance with the provisions of Section 255.001, F.S..
12. **Contractor** warrants and certifies to the District that neither **Contractor** nor any affiliate of **Contractor** have been convicted of a public entity crime as such is defined in Section 287.133, F.S.
13. **Contractor** warrants that **Contractor** has not employed or retained any company or person, other than a bona fide employee working solely for **Contractor** to solicit or secure this agreement and that **Contractor** has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for **Contractor** any fee, commission, percentage, gift or other consideration contingent upon or resulting from the award of this agreement.
14. Contractor shall defend, indemnify and hold the District, and District's officers, directors and employees, harmless from and against any third party claims, damages or losses, including reasonable attorney's fees and costs (whether based on negligence, contract or any other legal theory), to the extent such claims, damages or losses are attributable to the negligence of Contractor or Contractor's failure to perform in accordance with the terms and conditions set forth herein. To the extent allowed by applicable law from time to time, and without waiving the provisions of Section 768.28, Florida Statutes, the District shall defend, indemnify and hold Contractor, and Contractor's officers, directors and employees, harmless from and against any third party claims, damages or losses, including reasonable attorney's fees and costs (whether based on negligence, contract or any other legal theory), to the extent such claims, damages or losses are attributable to the negligence of District or District's failure to perform in accordance with the terms and conditions set forth herein.

NOTWITHSTANDING ANYTHING TO THE CONTRARY ELSEWHERE IN THIS AGREEMENT, THE CONTRACTOR'S LIABILITY TO DISTRICT SHALL NOT EXCEED 1 MILLION. THIS CAPPED LIABILITY PROVISION SHALL APPLY TO 1) DIRECT CLAIMS BY THE DISTRICT AGAINST CONTRACTOR; 2) CONTRACTOR'S OBLIGATION TO DEFEND, INDEMNIFY AND HOLD THE DISTRICT HARMLESS FOR THIRD PARTY CLAIMS; OR 3) THE DISTRICT'S ACCESS TO CONTRACTOR'S INSURANCE COVERAGE AS AN ADDITIONAL INSURED.

15. TERMS OF CONTRACT

The Contract shall be for a period of two years, commencing **September 1, 2024**. The Contract shall terminate on **August 31, 2026**. The District reserves the right to cancel this Contract as outlined in these specifications if work is not performed in a satisfactory manner as determined in the sole and absolute discretion of the District. Notice shall be in writing and delivered by certified mail to the Contractor.

The aggregate amount of proposal(s) within the Contract is in the sum of \$ 123,000.00 for the first twelve (12) month period.

The aggregate amount of proposal(s) within the Contract is in the sum of \$ 127,920.00 for the second twelve (12) month period.

TSR Community Development District reserves the right to terminate the Contract in accordance with the following provisions:

TERMINATION- The performance of the work under this Contract may be terminated by the District's in the District's sole and absolute discretion, with or without cause in accordance with this clause in whole, or from time to time in part, whenever the District's shall determine that such termination is necessary. Any such termination shall be affected by delivery to the Contractor of a notice of termination specifying the extent to which performance of the work under the Contract is terminated, and the date upon which such termination becomes effective. In the event of District's termination without cause the date of termination shall be at least thirty (30) days from date of delivery of written notice either hand delivered or sent certified mail return receipt requested.

After receipt of a notice of termination, and except as otherwise directed the Contractor shall:

- a. Stop work under this Contract on the date and to the extent specified in the notice of termination.
- b. Place no further orders or subcontract for materials, services, facilities except as may be necessary for completion of such portion of the work under this Contract as is not terminated.
- c. Terminate all orders and subcontracts to the extent that they relate to the performance of the work terminated by the notice of termination.
- d. Settle all outstanding liabilities and all claims arising out of such termination of orders and subcontracts, the approval of ratification of the District to the extent he may require, which approval or ratification shall be final for all purposes of this clause.
- e. Transfer title and deliver to the District's, in the manner, at the times, and to the extent, if any, directed by the District's, the fabricated or non-fabricated parts, work in process, completed work, supplies, and other material produced as part of, or acquired in connection with the performance of, the work terminated by the notice of termination.
- f. Complete performance of such part of the work which shall not have been terminated by the notice of termination.
- g. Take such action as may be necessary or as the District's may direct, for the protection and preservation of the property related to this Contract which is in the possession of the Contractor and in which the District's has or may acquire an interest.

- h. Deliver to the District's waivers and releases of liens and / or satisfaction of liens, for all labor, materials and supplies provided prior to the effective date of the notice of termination.

After receipt of a notice of termination, the Contractor shall submit to the District's his termination claim, in satisfactory form. Such claim shall be submitted promptly, but no later than one (1) month from the effective date of termination unless one or more extensions in writing are granted by the District's. No claim will be allowed for any expense incurred by Contractor after the effective date of the termination. Upon failure of the Contractor to submit his termination claim within the time allowed, the Contractor shall be deemed to waive any right to any further compensation.

The Contractor and the District's may agree upon the whole or any part of the amount or amounts to be paid to the Contractor by reason of the total or partial termination of work pursuant to this clause, PROVIDED HOWEVER, that such agreed amount or amounts, exclusive of settlement costs shall not exceed the total contract price as amended accordingly and the Contractor shall be paid the agreed amount.

The total sum to be paid to the Contractor shall not exceed the total contract price as reduced by the amount of payments otherwise made and as for further reduced by the contract price of work not terminated. Except for normal spoilage, and except to the extent that the District's shall have otherwise expressly assumed the risk of loss, these shall be excluded from the amounts payable to the Contractor the fair value, as determined by the District's, or property which is destroyed, lost, stolen, or damaged so as to become undeliverable to the District.

In arriving at the amount due the Contractor under this clause these amounts that shall be deducted (1) all non-liquidated advance or other payments on account therefore made to the Contractor, applicable to the terminated portion of this Contract, (2) any claim which the District may have against the Contractor in connection with this Contract, and (3) the agreed price for, or in the proceeds or sale of, any materials, supplies, or other things kept by the Contractor or sold, pursuant to the provisions of this clause, and not otherwise recovered by or credited to the District's.

Should the Contractor desire to give notice of termination to the District, it must be given by a sixty (60) day written notice, sent by certified United States mail, with return receipt requested, addressed to the party for whom it is intended, at the place last specified, and the place for giving of notice in compliance with the provisions of this paragraph. For the present, the parties designate the following as the respective places for giving of notice, to-wit:

FOR Contractor

Name: Alex Kurth, President, Premier Lakes, Inc.
Address: 1936 Bruce B Downs Blvd., Suite 308, Wesley Chapel, FL 33544
Telephone: 239-707-1575
SS#/Tax ID: 88-2680031

FOR DISTRICT:

TSR CDD
P.O. Box 810036
Boca Raton, FL 33481
(877) 276-0889

With copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

16. Venue and jurisdiction for any litigation arising out of this agreement shall be in the state court of appropriate jurisdiction in Pasco County, Florida.

IN WITNESS WHEREOF the parties hereto have executed this agreement on the day and date first above written.

Attest:

TSR
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS


By: _____
Chesley "Chuck" Adams; Secretary

By: _____
Mary Comella; Chair

Signed, sealed, and witnessed in the
presence of:

By: 

As to Contractor:

By: 
Alex Kurth, President
Its: Premier Lakes, Inc.

TSR COMMUNITY DEVELOPMENT DISTRICT

Maintenance of Water Management Areas
Aquatic Management
Bid Schedule

9/1/2024 thru 8/31/2025

9/1/2025 thru 8/31/2026

First Year			Second Year		
Description:	I.D. #	12 Month Price	Description:	I.D. #	12 Month Price:
Lake	4-A	\$ 2633.00	Lake	4-A	\$ 2738.00
Lake	4-B	\$ 1937.00	Lake	4-B	\$ 2014.00
Lake	5-A	\$ 2199.00	Lake	5-A	\$ 2287.00
Lake	5-1A	\$ 812.00	Lake	5-1A	\$ 844.00
Lake	5.7	\$ 1894.00	Lake	5.7	\$ 1970.00
Lake	7-1B	\$ 2312.00	Lake	7-1B	\$ 2404.00
Lake	10.1	\$ 641.00	Lake	10.1	\$ 667.00
Lake	10.2	\$ 663.00	Lake	10.2	\$ 690.00
Lake	11.1	\$ 1904.00	Lake	11.1	\$ 1980.00
Lake	11.2	\$ 870.00	Lake	11.2	\$ 905.00
Lake	12.1	\$ 1821.00	Lake	12.1	\$ 1894.00
Lake	12.2	\$ 1355.00	Lake	12.2	\$ 1409.00
Lake	12.3	\$ 619.00	Lake	12.3	\$ 644.00
Lake	12.4	\$ 2331.00	Lake	12.4	\$ 2424.00
Lake	12.5	\$ 1293.00	Lake	12.5	\$ 1345.00
Lake	12.6	\$ 506.00	Lake	12.6	\$ 526.00
Lake	13-1	\$ 969.00	Lake	13-1	\$ 1008.00
Lake	13-2	\$ 710.00	Lake	13-2	\$ 738.00
Lake	14.1	\$ 743.00	Lake	14.1	\$ 773.00
Lake	15-1	\$ 1569.00	Lake	15-1	\$ 1632.00
Lake	15-2	\$ 1373.00	Lake	15-2	\$ 1428.00
Lake	15-3	\$ 2574.00	Lake	15-3	\$ 2677.00
Lake	16-1	\$ 2265.00	Lake	16-1	\$ 2356.00
Lake	16.2	\$ 885.00	Lake	16.2	\$ 920.00
Lake	16-3	\$ 452.00	Lake	16-3	\$ 470.00
Lake	16-4	\$ 386.00	Lake	16-4	\$ 401.00
Lake	16-5	\$ 663.00	Lake	16-5	\$ 690.00
Lake	17.1	\$ 495.00	Lake	17.1	\$ 515.00
Lake	17.2	\$ 848.00	Lake	17.2	\$ 882.00
Lake	17.3	\$ 1435.00	Lake	17.3	\$ 1492.00
Lake	B1	\$ 4610.00	Lake	B1	\$ 4794.00
Lake	D.1	\$ 907.00	Lake	D.1	\$ 943.00
Lake	D.2	\$ 1894.00	Lake	D.2	\$ 1970.00
Lake	M6C	\$ 1992.00	Lake	M6C	\$ 2072.00
Lake	M10B	\$ 692.00	Lake	M10B	\$ 720.00
Lake	M10C	\$ 2946.00	Lake	M10C	\$ 3064.00
Lake	M10D	\$ 433.00	Lake	M10D	\$ 450.00
Lake	M11A	\$ 2531.00	Lake	M11A	\$ 2632.00
Lake	M12A	\$ 816.00	Lake	M12A	\$ 849.00
Lake	M12D	\$ 1711.00	Lake	M12D	\$ 1779.00
Lake	M14A	\$ 1078.00	Lake	M14A	\$ 1121.00
Lake	M14B	\$ 652.00	Lake	M14B	\$ 678.00
Lake	M14D	\$ 1937.00	Lake	M14D	\$ 2014.00
Lake	M14E	\$ 517.00	Lake	M14E	\$ 538.00
Lake	M15-A	\$ 757.00	Lake	M15-A	\$ 787.00
Lake	M20C	\$ 1781.00	Lake	M20C	\$ 1852.00
Lake	1.2	\$ 757.00	Lake	1.2	\$ 787.00
Lake	1.3	\$ 484.00	Lake	1.3	\$ 503.00
Lake	3.1	\$ 2604.00	Lake	3.1	\$ 2708.00
Lake	M3A	\$ 1296.00	Lake	M3A	\$ 1348.00
Lake	M3C	\$ 506.00	Lake	M3C	\$ 526.00
Lake	M3B	\$ 1803.00	Lake	M3B	\$ 1875.00
Lake	Exist M8A	\$ 1748.00	Lake	Exist M8A	\$ 1818.00
Lake	8.1	\$ 863.00	Lake	8.1	\$ 898.00
Lake	M3D	\$ 918.00	Lake	M3D	\$ 955.00
Lake	4.1	\$ 2039.00	Lake	4.1	\$ 2121.00

Lake	3.2	\$ 990.00
Lake	9.2	\$ 757.00
Lake	M9D	\$ 521.00
Lake	M9E	\$ 291.00
Lake	9.1	\$ 1041.00
Lake	M9C	\$ 1344.00
Lake	M22B	\$ 2498.00
Lake	Exist M22C	\$ 1318.00
Lake	3.3	\$ 3030.00

Lake	3.2	\$ 1030.00
Lake	9.2	\$ 787.00
Lake	M9D	\$ 542.00
Lake	M9E	\$ 303.00
Lake	9.1	\$ 1083.00
Lake	M9C	\$ 1398.00
Lake	M22B	\$ 2598.00
Lake	Exist M22C	\$ 1371.00
Lake	3.3	\$ 3151.00

TSR COMMUNITY DEVELOPMENT DISTRICT

Maintenance of Water Management Areas
Aquatic Management
Bid Schedule

Description:	First Year		Description:	Second Year	
	I.D. #	12 Months Price		I.D. #	12 Months Price
Lake	9.3	\$ 1220.00	Lake	9.3	\$ 1269.00
Lake	M-14G	\$ 1092.00	Lake	M-14G	\$ 1136.00
Lake	18-10	\$ 481.00	Lake	18-10	\$ 500.00
Lake	18-9	\$ 510.00	Lake	18-9	\$ 530.00
Lake	14-5	\$ 1664.00	Lake	14-5	\$ 1731.00
Lake	14-7	\$ 1762.00	Lake	14-7	\$ 1832.00
Lake	ESP-1A	\$ 827.00	Lake	65E.-1	\$ 860.00
Lake	ESP-1B	\$ 816.00	Lake	65E.-2	\$ 849.00
Lake	ESP-2A	\$ 1023.00	Lake	ESP-2A	\$ 1064.00
Lake	ESP-2B	\$ 1071.00	Lake	ESP-2B	\$ 1114.00
Lake	ESP-3A	\$ 1810.00	Lake	ESP-3A	\$ 1882.00
Lake	ESP-3B	\$ 863.00	Lake	ESP-3B	\$ 898.00
Lake	5.1	\$ 998.00	Lake	5.1	\$ 1038.00
Lake	5.2	\$ 921.00	Lake	5.2	\$ 958.00
Lake	5.4	\$ 1650.00	Lake	5.4	\$ 1716.00
Lake	5-5A	\$ 998.00	Lake	5-5A	\$ 1038.00
Lake	5-5B	\$ 801.00	Lake	5-5B	\$ 833.00
Lake	5-B	\$ 1209.00	Lake	5-B	\$ 1257.00
Lake	5-3A	\$ 856.00	Lake	5-3A	\$ 890.00
Lake	M5B	\$ 980.00	Lake	M5B	\$ 1019.00
Lake	Huckleberry	\$ 5888.00	Lake	Huckleberry	\$ 6124.00
Lake	Cannon Lk	\$ 3084.00	Lake	Cannon Lk	\$ 3207.00
Lake	Stansil A	\$ 980.00	Lake	Stansil A	\$ 1019.00
Lake	Stansil B	\$ 1415.00	Lake	Stansil B	\$ 1472.00
Lake	Stansil C	\$ 432.00	Lake	Stansil C	\$ 449.00
Lake	Stansil D	\$ 430.00	Lake	Stansil D	\$ 447.00
Lakes Subtotal		\$	Lakes Subtotal		\$

Grand Total 1st Year \$ 123,000.00

Grand Total 2nd Year \$ 127,920.00

TSR COMMUNITY DEVELOPMENT DISTRICT

DETAILED SPECIFICATIONS

SCOPE OF WORK - The contractor shall furnish all labor, materials, supervision, equipment, supplies, tools, services, and all other necessary incidentals required to perform complete maintenance of water management areas as detailed below.

Each bidder shall submit one bid encompassing all proposal areas.

EXISTING FACILITIES

Exhibit "A" is a map showing the locations to be maintained by this contract.

DETAILED SPECIFICATIONS

1. General.

Work under this section includes furnishing all labor, supplies, equipment, and materials, and performing all operations connected with the completion of required water management areas maintenance and monitoring of area ponds, as depicted within Exhibit "A", the size, and locations of which shall be independently verified by Contractor.

- The aquatic weed control program includes the mechanical removal or spraying of water management areas, as designated in Exhibit "A" accompanying this specification. These operations are for the removal of water hyacinths, cattails, bulrush, broadleaf weeds and grasses, torpedo grass, Thalya, Hydrilla and other noxious or invasive weeds, including bottom rooted aquatic weeds that are unsightly or may impede the flow of water in the lakes and flow ways.
- Algae is an ongoing problem and will be treated accordingly to District satisfaction as well as the aquatics mentioned above. **The Contractor shall deploy pond dye, as included as part of the pricing and monthly service, to limit sun exposure, protect fish, and promote a balanced ecosystem in lakes and ponds.**
- Aquatic weeds mentioned above shall occupy no more than 1% of any lake, or flow way at any one time. Noxious plants are defined as any water borne plant that will, if not managed properly through chemical or mechanical means, overtake the desirable aquatic plants causing an unbalance of the waterway ecology system.
- All non-beneficial & invasive lake bank grasses and weeds, including torpedo grass, will be controlled from the water bodies control elevation into the water body during all times of the year. During times of drought, when the water bodies recede, it will be required to keep these undesirable lake bank grasses and weeds eradicated from the exposed lake banks.

- Hydrilla, bladderwort, cattail, Chara, and other matting type aquatic plants shall be treated or removed immediately upon identification in the water body, either on the surface or below it.
- The Contractor is required to make, at minimum, weekly visits to the site to ensure the success of the Aquatic Weed Control Program. The Contractor shall make such additional site visits as required by the District to treat the District's Water Management System. Required additional visits shall be made within 24 hours of request from the Districts Resident Project Representative.

2. Miscellaneous Requirements.

- The Contractor shall use only approved chemicals and methods. In the event a chemical or method is banned by a governing agency in the State of Florida, or the Federal Government, during the term of the contract, the Contractor shall continue work using other approved chemicals or methods.
- All weeds removed by physical or mechanical means shall be hauled away and shall be disposed of by the Contractor, unless otherwise arranged.
- The area to be treated includes all water surfaces and shall extend from the water's edge to the top of the bank on each side where vegetation exists.
- The Contractor shall use due care to avoid damage to adjacent lawns and shrubbery. The rate of application of chemicals shall be limited to avoid fish kills and unnecessary impacts to non-weedy or desirable wetland vegetation.
- The Contractor will make sure that nuisance aquatic vegetation is removed from all equipment prior to entry into ponds to preclude introduction of the weeds into other ponds.
- Trash and other foreign debris will be removed from each pond and mitigation area on at least a bi-weekly basis.

3. Reports.

The Contractor shall email to the District, on a monthly basis, a detailed report, including pictures indicating the water management areas treated, chemicals used, and condition of weed growth.

4. Payment.

The Contractor will be paid on or about the 25th day of each month for work accomplished to the time schedule during the previous month. Payment will be a pro-ration of the annual price for maintenance work outlined in the Bid Proposal section of this contract.

5. **Selection of Bid Items.**

In the event the bid prices exceed the funds available, the District reserves the right to delete certain items from the Schedule of Bid items before making the award of the contract. Additionally, certain facilities bid may not be ready for maintenance upon award of this bid, therefore those items shall be withheld from monthly billing until maintenance is required and authorized by the District.

6. **Tools, Plants and Equipment.**

If at any time before the commencement or during the progress of the work, the equipment appears to the District to be insufficient, inefficient or inappropriate to secure the quality of work required, or the proper rate of progress, the District may order the Contractor to increase their efficiency, to improve the character, to augment their number or substitute new equipment, as the case may be, and the Contractor shall conform to such order; the failure of the District to demand such increase of efficiency shall not relieve the Contractor of his obligation to secure the quality of work and the rate of progress necessary to complete the work within the time required by the contract and to the satisfaction of the District.

7. **Inspection.**

The work will be conducted under the direction of the District and is subject to inspection by its appointed inspectors to ensure compliance with the terms of the contract. No inspector is authorized to change any provision of the specifications without written authorization by the District, nor shall the presence or absence of an inspector relieve the Contractor from any requirements of the contract. Contractor "Manager", not applicator, shall attend the Aquatic Management meetings at a time and date to be mutually determined. A ride through of the maintenance areas will be done at this time to check progress and correct problem areas.

8. **Acceptance of Finished Work.**

As needed, the District will make a final inspection of the work covered by this contract when it is completed monthly.

9. **Contract Drawings and Specifications**

One (1) set of the drawings and specifications will be furnished to the Contractor without charge. Additional sets will be furnished upon request at the cost of reproduction.

10. **Qualifications.**

The Contractor shall be insured, licensed, and certified by the State of Florida to apply aquatic and industrial herbicides. The Contractor assumes full responsibility for obtaining all permits required in the performance of this work. All contractor employees applying chemicals on the project shall have in their possession, at all times, an appropriate and current chemical applicators license.

EXHIBIT A





Reference List

Community Name: Fiddler's Creek CDD #1, River Ridge CDD, Sarasota National CDD

Primary Contact: Cleo Adams

Position: District Manager

Email: Crismondc@whhassociates.com

Community Name: Habitat CDD, Heritage Palms CDD, Colonial Country Club CDD

Primary Contact: Christopher Pepin

Position: Field Services Manager @ Premier District Management

Phone: (239) 284-6662

Email: Cpepin@CDDmanagement.com

Community Name: Orchid Island Golf and Beach Club

Primary Contact: Matt Boyd

Position: Golf Course Superintendent

Phone: (772)633-0074

Email: mboyd@orchidislandclub.com

Community Name: Esplanade at Azario, Esplanade at the Heights, Esplanade at Traditions

Primary Contact: Lori Clemence

Position: Regional Community Landscape Director

Phone: (941) 374-8449

Email: lori.clemence@troon.com





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

06/26/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER SCHUMAN FAMILY INSURANCE 1216 SW 4th St, #1 Cape Coral FL 33991		CONTACT NAME: Matt Schuman PHONE (A/C, No, Ext): (239) 242-1234 E-MAIL: matt@sflins.com ADDRESS: matt@sflins.com		FAX (A/C, No): (239) 938-0052																						
INSURED Premier Lakes Inc. 25551 Technology Blvd., Unit 6 Punta Gorda FL 33950		<table><tr><th colspan="2">INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A:</td><td>GuideOne National Insurance Company</td><td></td></tr><tr><td>INSURER B:</td><td>Progressive Express Insurance Company</td><td>10193</td></tr><tr><td>INSURER C:</td><td></td><td></td></tr><tr><td>INSURER D:</td><td></td><td></td></tr><tr><td>INSURER E:</td><td></td><td></td></tr><tr><td>INSURER F:</td><td></td><td></td></tr></table>				INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A:	GuideOne National Insurance Company		INSURER B:	Progressive Express Insurance Company	10193	INSURER C:			INSURER D:			INSURER E:			INSURER F:		
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INSURER C:																										
INSURER D:																										
INSURER E:																										
INSURER F:																										

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY			ENV562011113-01	08/01/2023	08/01/2024	EACH OCCURRENCE	\$ 2,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
							MED EXP (Any one person)	\$ 5,000
							PERSONAL & ADV INJURY	\$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	\$ 2,000,000
	<input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						PRODUCTS - COMP/OP AGG	\$ 2,000,000
	OTHER:							\$
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY			962834073	10/25/2023	10/25/2024	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person)	\$
	<input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						BODILY INJURY (Per accident)	\$
	<input type="checkbox"/> HIRED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	\$
								\$
	<input type="checkbox"/> UMBRELLA LIAB						EACH OCCURRENCE	\$
	<input type="checkbox"/> EXCESS LIAB						AGGREGATE	\$
	DED							\$
	RETENTION \$							
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE	OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y / N	N / A				E.L. EACH ACCIDENT	\$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$
A	Contractors Pollution Liability			ENV562011113-01	08/01/2023	08/01/2024	Aggregate Limit	2,000,000
							Each Pollution Condit	
							Limit	2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
06/27/2024

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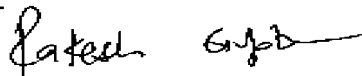
PRODUCER BIBERK P.O. Box 113247 Stamford, CT 06911	CONTACT NAME:	
	PHONE (A/C, No, Ext): 844-472-0967	FAX (A/C, No): 203-654-3613
INSURED Premier Lakes, Inc. 25551 Technology Blvd Unit 6 Punta Gorda, FL 33950	E-MAIL ADDRESS: customerservice@biBERK.com	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A: Berkshire Hathaway Direct Insurance Company	
	INSURER B:	
	INSURER C:	
	INSURER D:	
INSURER E:		
INSURER F:		
NAIC #		
10391		

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE \$ 0
	<input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 0
							MED EXP (Any one person) \$ 0
							PERSONAL & ADV INJURY \$ 0
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE \$ 0
	<input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						PRODUCTS - COMP/OP AGG \$ 0
	OTHER:						\$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$
	<input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS						BODILY INJURY (Per accident) \$
	<input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident) \$
							\$
	UMBRELLA LIAB						EACH OCCURRENCE \$
	EXCESS LIAB						AGGREGATE \$
	<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE						\$
	DED RETENTION \$						
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			N9WC783014	12/01/2023	12/01/2024	X PER STATUTE OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y/N	N/A				E.L. EACH ACCIDENT \$1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$1,000,000
	Professional Liability (Errors & Omissions): Claims-Made						E.L. DISEASE - POLICY LIMIT \$1,000,000
							Per Occurrence/Aggregate

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Exclusions: Alexander Kurth; William R Kurth;

CERTIFICATE HOLDER	CANCELLATION
	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

Florida Department of Agriculture and Consumer Services
Pesticide Certification Office
Commercial Applicator License
License # CM22972

KURTH, ALEXANDER NICHOLAS
8837 CASCADE PRICE CIRCLE
NORTH FORT MYERS, FL 33917

Categories
5A

Issued: July 28, 2022

Expires: May 31, 2026

Alex Kurth

Signature of Licensee

Nicole Fried

NICOLE "NIKKI" FRIED, COMMISSIONER

The above individual is licensed under the provisions of Chapter 487, F.S. to purchase and apply restricted use pesticides.

Licensed Pesticide Applicator Detail

Print

Close

Applicator's Name	City, State
HORMANN, DUSTIN RYANN	PUNTA GORDA,FL

License No.	License Status	License Type:
CM17754	Normal	Commercial RUP Applicator License

License Categories

Aquatic Pest Control, Right-Of-Way Pest Control, Natural Areas Weed Management
--

Original Issue Date	Last Issue Date	Expiration Date
3/31/2006	2/21/2022	3/31/2026

Company Name

--

Agent Count: 0



One-Time Work Order Agreement

Customer Name: TSR CDD

Management Company: Wrathell, Hunt, & Associates LLC, Barry Mazzoni

Work Order Description: Start-up Sonar

Premier Lakes Consultant: Alex Kurth

Consultant Phone Number: 239-707-1575

This Agreement, dated **06/27/2024**, is made by and between Premier Lakes, Inc., hereinafter known as "Premier Lakes," and **TSR CDD**, hereinafter known as "Customer."

Both Customer and Premier Lakes agree to the following terms and conditions:

1. **General Conditions:** Premier Lakes will provide the contract services enumerated below to the Customer under the terms and conditions of this Agreement, and the Customer agrees to pay Premier Lakes for those services as listed below under the terms and conditions of this agreement.
2. **Service Area:** The "Service Area" is described as **lakes 5.7, 7-1B, 12.5, 14.1, M10C, M12D, M14C, Huckleberry (B2), 5-5B.**
3. **One-Time Services:** Premier Lakes will perform **SONAR herbicide application to bring service area lakes back into management condition.**
4. **Payment Terms:** The total agreement amount is **\$6,000.00**. The total agreement amount will be invoiced upon completion of services. The customer agrees to pay Premier Lakes within thirty (30) days of the invoice. If the customer fails to pay any invoice within sixty (60) days of the invoice date, then a service charge of 1% per month (12% per annum) will be charged to the customer by Premier Lakes on balances not paid within sixty (60) days.
5. **Forms of Payment:** Premier Lakes accepts payment by check, ACH, debit, and credit card.
6. **Credit & Debit Card Fees:** Premier Lakes will charge customers a 3% processing fee for invoices paid by Credit or Debit card.
7. **Contract Void Ab Initio:** This contract will be void ab initio if Premier Lakes, in its sole discretion, determines that the condition of the Service Area has materially declined between the date of this Agreement and the commencement date of the Agreement.



If Premier Lakes commences services under this Agreement, this paragraph will not apply.

8. **Force Majeure:** Premier Lakes shall not be liable for any delay in performing the Services nor for any failure to provide the Services due to any cause beyond its reasonable control.
9. **Enforcement and Governing Law:** A default by either Party under this agreement shall entitle the other Party to all remedies available at law or in equity, which shall include, but not be limited to, the right to damages and injunctive relief under Florida law.
10. **Safety:** Premier Lakes agrees to use its best efforts and specialized equipment, products, and procedures to provide safe and effective results hereunder, and Premier Lakes will use all due care to protect the property of the Customer. Premier Lakes will not be liable for plant damage due to disease, pestilence, flood, weather, or any other means unrelated to Premier Lakes' activities. In addition, some collateral damage to beneficial plants might be necessary to treat nuisance plants. Premier Lakes will use its best efforts and professional expertise to limit any damage to beneficial plants, but in no event will Premier Lakes be liable for collateral damage that is less than ten percent (10%) of the beneficial plant population.
11. **Insurance:** Premier Lakes will maintain general liability and other insurances as necessary, given the scope and nature of the services. Premier Lakes will be responsible for those damages, claims, causes of action, injuries, or legal costs to the extent of its direct negligence or misconduct. No party to this agreement will be liable to the other for incidental, consequential, or purely economic damages.
12. **E-Verify:** Premier Lakes utilizes the federal E-Verify program in contracts with public employers as required by Florida State Law and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.
13. **Limited Offer:** This proposal expires sixty (60) days from the issuance date unless modified in writing by Premier Lakes.

Total Agreement Amount: \$6,000.00

Accepted and Approved:

TSR CDD

Signature:

Printed Name:

Title:

Date:

Customer Address for Notice Purposes:

Premier Lakes, Inc.

Signature: *Alex Kurth*

Name: Alex Kurth

Title: President

Date: 06/27/2024

Please Remit All Payments & Contracts to: 1936 Bruce B Downs Blvd, Suite 308, Wesley Chapel, FL 33543.

TSR

COMMUNITY DEVELOPMENT DISTRICT

5C

Aquatic Management Agreement

This agreement is between Sitex Aquatics, LLC. Hereafter called Sitex and TSR CDD hereafter called "customer"

Customer: TSR CDD
C/O: Wrathell, Hunt & Associates, LLC.
Contact: Mr. Barry Mazzoni
Address: 2300 Glades Rd Suite 410W Boca Raton, FL 33431
Email: mazzonib@whhassociates.com
Phone: 813.399.0865

Sitex agrees to provide aquatic management services for a period of 12 months in accordance with the terms and conditions of this agreement in the following sites:

Ninety-One (91) Waterways (308 acres) located at the Starkey Ranch Community in Trinity, FL (see attached map)

Customer agrees to pay Sitex the following amounts during the term of this agreement for the specific service:

- | | |
|--|----------|
| 1. Shoreline Grass and Brush Control | Included |
| 2. Underwater, Floating and Algae Treatment | Included |
| 3. All Services Performed by State Licensed Applicator | Included |
| 4. Treatment Report Issued Monthly | Included |
| 5. Use of EPA Regulated Materials Only | Included |
| 6. 48hr Algae callback service as needed | Included |
| 7. Blue dye added as needed | Included |
| 8. Non-construction trash removal (see terms) | Included |

Service shall consist of Forty-Eight (48) site visits w/treatments as needed.

Customer agrees to pay Sitex the following amount during the term of this agreement which shall be 9/01/24 thru 8/31/25 Agreement will automatically renew as per Term and Conditions:

Total Monthly Service Amount: \$13,058.00
Total Annual Maintenance Cost: \$156,696.00

Invoice is due and payable within 30 days. Overdue accounts may accrue a service charge.

Customer acknowledges that he/she has read and is familiar with the additional terms and conditions printed on the reverse side, which are incorporated in this agreement.

Accepted By

Date

President, Sitex Aquatics Ilc.

Date



06/25/2024

Terms & Conditions

Sitex agrees to provide all labor, supervision, and equipment necessary to carry out the work. There shall be no variance from these specifications unless expressly stated through an addendum.

The Annual Cost will be paid to Sitex in Twelve (12) equal payments, which are due and payable in advance of each month in which the service will be rendered and will be considered late on the 30th of that month. A surcharge of two percent (2%) per month will be added for delinquent payments. The Customer is responsible for any collection or attorney's fees required to collect on this agreement.

This Agreement will be for a twelve (12) month period. This Agreement shall be automatically renewed at the end of the twelve (12) months. The monthly service amount may be adjusted, as agreed upon by both Parties, and set forth in writing to Customer. Both parties agree that service shall be continuous without interruption.

Additional Services requested by the customer such as trash clean up, physical cutting or paint removal, and other additional services performed will be billed separately at the current hourly equipment and labor rates.

Cancellation by either the Customer or Sitex may terminate the Agreement without cause at any time. Termination shall be by written notice, received by either the customer or Sitex at least thirty (30) days prior to the effective date of the termination.

Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. • Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.

It is agreed by both Parties that the work performed under this Agreement will be done on a schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week (Monday-Friday) unless otherwise stipulated.

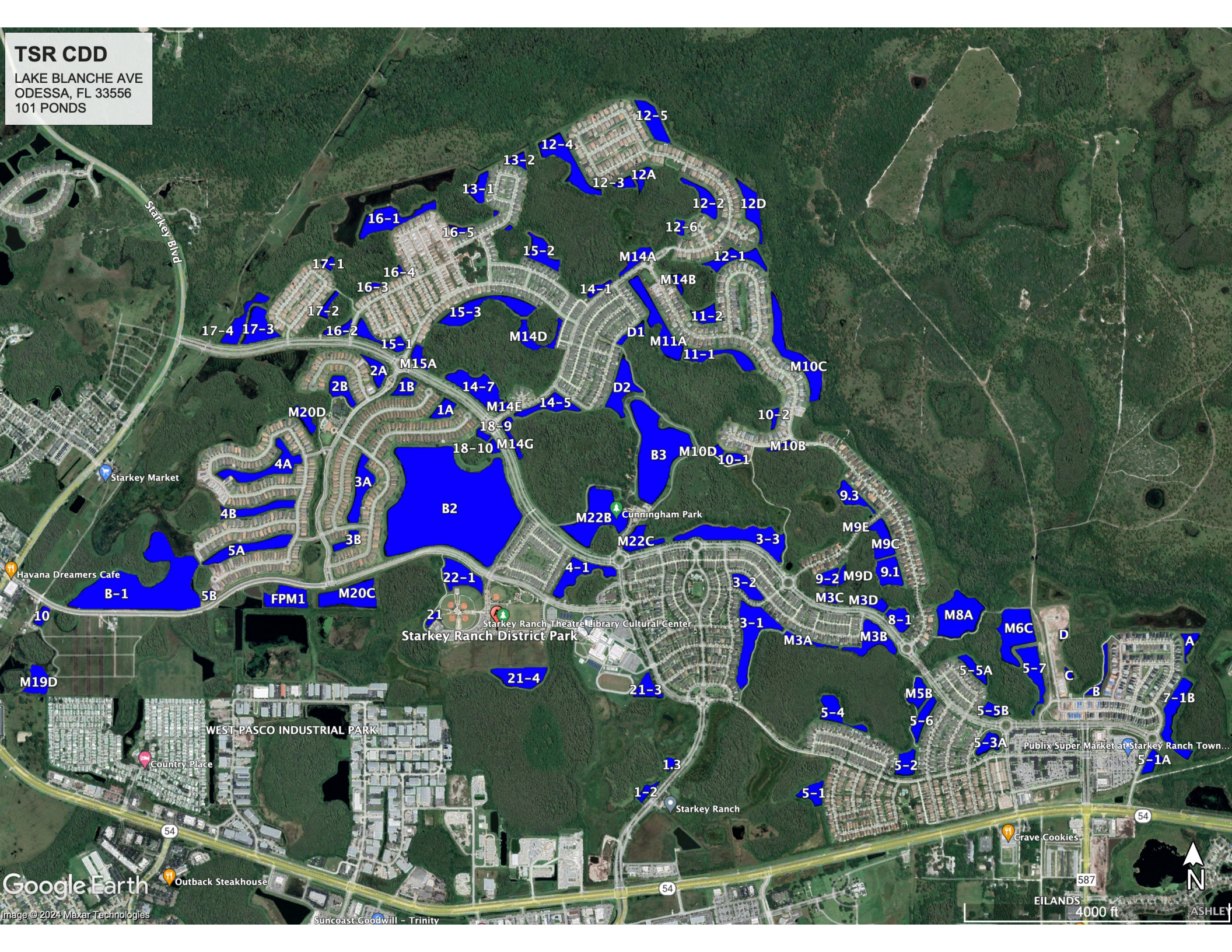
Sitex shall maintain the following insurance coverage and limits;

- (a) Workman's Compensation with statutory limits;
- (b) Automobile Liability;
- (c) Comprehensive General Liability including Property Damage, Completed Operations, and Product Liability.

A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage. • This Agreement shall be governed by the laws of the state of Florida.

"NON-CONSTRUCTION TRASH REMOVAL INCLUDES SMALL ITEMS ONLY I.E, CUPS, PLASTIC BAGS, ETC. ITEMS TOTALING NO MORE THAN A 5 GALLON BUCKET WORTH ARE INCLUDED AFTER CONSTRUCTION IS COMPLETED, IN WATER ONLY"

TSR CDD
LAKE BLANCHE AVE
ODESSA, FL 33556
101 PONDS



TSR COMMUNITY DEVELOPMENT DISTRICT

Maintenance of Water Management Areas
Aquatic Management
Bid Schedule

9/1/2024 thru 8/31/2025

9/1/2025 thru 8/31/2026

First Year			Second Year		
Description:	I.D. #	12 Month Price	Description:	I.D. #	12 Month Price:
Lake	4-A	\$ 3,404.00	Lake	4-A	\$ 3,404.00
Lake	4-B	\$ 2,475.00	Lake	4-B	\$ 2,475.00
Lake	5-A	\$ 2,863.00	Lake	5-A	\$ 2,863.00
Lake	5-1A	\$ 1,060.00	Lake	5-1A	\$ 1,060.00
Lake	5.7	\$ 2,543.00	Lake	5.7	\$ 2,543.00
Lake	7-1B	\$ 3,015.00	Lake	7-1B	\$ 3,015.00
Lake	10.1	\$ 875.00	Lake	10.1	\$ 875.00
Lake	10.2	\$ 868.00	Lake	10.2	\$ 868.00
Lake	11.1	\$ 2,468.00	Lake	11.1	\$ 2,468.00
Lake	11.2	\$ 1,101.00	Lake	11.2	\$ 1,101.00
Lake	12.1	\$ 2,357.00	Lake	12.1	\$ 2,357.00
Lake	12.2	\$ 1,788.00	Lake	12.2	\$ 1,788.00
Lake	12.3	\$ 797.00	Lake	12.3	\$ 797.00
Lake	12.4	\$ 2,946.00	Lake	12.4	\$ 2,946.00
Lake	12.5	\$ 1,768.00	Lake	12.5	\$ 1,768.00
Lake	12.6	\$ 682.00	Lake	12.6	\$ 682.00
Lake	13-1	\$ 1,297.00	Lake	13-1	\$ 1,297.00
Lake	13-2	\$ 916.00	Lake	13-2	\$ 916.00
Lake	14.1	\$ 950.00	Lake	14.1	\$ 950.00
Lake	15-1	\$ 2,000.00	Lake	15-1	\$ 2,000.00
Lake	15-2	\$ 1,798.00	Lake	15-2	\$ 1,798.00
Lake	15-3	\$ 3,265.00	Lake	15-3	\$ 3,265.00
Lake	16-1	\$ 2,916.00	Lake	16-1	\$ 2,916.00
Lake	16.2	\$ 1,140.00	Lake	16.2	\$ 1,140.00
Lake	16-3	\$ 617.00	Lake	16-3	\$ 613.00
Lake	16-4	\$ 498.00	Lake	16-4	\$ 498.00
Lake	16-5	\$ 884.00	Lake	16-5	\$ 884.00
Lake	17.1	\$ 612.00	Lake	17.1	\$ 612.00
Lake	17.2	\$ 1077.00	Lake	17.2	\$ 1077.00
Lake	17.3	\$ 1,770.00	Lake	17.3	\$ 1,770.00
Lake	B1	\$ 6,364.00	Lake	B1	\$ 6,364.00
Lake	D.1	\$ 1,234.00	Lake	D.1	\$ 1,234.00
Lake	D.2	\$ 2,321.00	Lake	D.2	\$ 2,321.00
Lake	M6C	\$ 2,585.00	Lake	M6C	\$ 2,585.00
Lake	M10B	\$ 915.00	Lake	M10B	\$ 915.00
Lake	M10C	\$ 3,828.00	Lake	M10C	\$ 3,828.00
Lake	M10D	\$ 551.00	Lake	M10D	\$ 551.00
Lake	M11A	\$ 3,225.00	Lake	M11A	\$ 3,225.00
Lake	M12A	\$ 996.00	Lake	M12A	\$ 996.00
Lake	M12D	\$ 2,185.00	Lake	M12D	\$ 2,185.00
Lake	M14A	\$ 1,419.00	Lake	M14A	\$ 1,419.00
Lake	M14B	\$ 780.00	Lake	M14B	\$ 780.00
Lake	M14D	\$ 2,475.00	Lake	M14D	\$ 2,475.00
Lake	M14E	\$ 522.00	Lake	M14E	\$ 522.00
Lake	M15-A	\$ 988.00	Lake	M15-A	\$ 988.00
Lake	M20C	\$ 2,300.00	Lake	M20C	\$ 2,300.00
Lake	1.2	\$ 1,009.00	Lake	1.2	\$ 1,009.00
Lake	1.3	\$ 642.00	Lake	1.3	\$ 642.00
Lake	3.1	\$ 3,401.00	Lake	3.1	\$ 3,401.00
Lake	M3A	\$ 1,739.00	Lake	M3A	\$ 1,739.00
Lake	M3C	\$ 734.00	Lake	M3C	\$ 734.00
Lake	M3B	\$ 2,372.00	Lake	M3B	\$ 2,372.00
Lake	Exist M8A	\$ 2,206.00	Lake	Exist M8A	\$ 2,206.00
Lake	8.1	\$ 1,115.00	Lake	8.1	\$ 1,115.00
Lake	M3D	\$ 1,215.00	Lake	M3D	\$ 1,215.00
Lake	4.1	\$ 2,651.00	Lake	4.1	\$ 2,651.00

Lake	3.2	\$ 1,309.00
Lake	9.2	\$ 1,008.00
Lake	M9D	\$ 735.00
Lake	M9E	\$ 470.00
Lake	9.1	\$ 1,390.00
Lake	M9C	\$ 1,724.00
Lake	M22B	\$ 3,231.00
Lake	Exist M22C	\$ 1,706.00
Lake	3.3	\$ 3,868.00

Lake	3.2	\$ 1,309.00
Lake	9.2	\$ 1,008.00
Lake	M9D	\$ 735.00
Lake	M9E	\$ 470.00
Lake	9.1	\$ 1,390.00
Lake	M9C	\$ 1,724.00
Lake	M22B	\$ 3,231.00
Lake	Exist M22C	\$ 1,706.00
Lake	3.3	\$ 3,868.00

TSR COMMUNITY DEVELOPMENT DISTRICT

Maintenance of Water Management Areas
Aquatic Management
Bid Schedule

Description:	First Year		Description:	Second Year	
	I.D. #	12 Months Price		I.D. #	12 Months Price
Lake	9.3	\$ 1,606.00	Lake	9.3	\$ 1,606.00
Lake	M-14G	\$ 1,450.00	Lake	M-14G	\$ 1,450.00
Lake	18-10	\$ 608.00	Lake	18-10	\$ 608.00
Lake	18-9	\$ 642.00	Lake	18-9	\$ 642.00
Lake	14-5	\$ 2,158.00	Lake	14-5	\$ 2,158.00
Lake	14-7	\$ 2,265.00	Lake	14-7	\$ 2,265.00
Lake	ESP-1A	\$ 1,042.00	Lake	65E.-1	\$ 1,042.00
Lake	ESP-1B	\$ 1,038.00	Lake	65E.-2	\$ 1,038.00
Lake	ESP-2A	\$ 1,325.00	Lake	ESP-2A	\$ 1,325.00
Lake	ESP-2B	\$ 1,385.00	Lake	ESP-2B	\$ 1,385.00
Lake	ESP-3A	\$ 2,373.00	Lake	ESP-3A	\$ 2,373.00
Lake	ESP-3B	\$ 1,150.00	Lake	ESP-3B	\$ 1,150.00
Lake	5.1	\$ 1,244.00	Lake	5.1	\$ 1,244.00
Lake	5.2	\$ 1,163.00	Lake	5.2	\$ 1,163.00
Lake	5.4	\$ 2,109.00	Lake	5.4	\$ 2,109.00
Lake	5-5A	\$ 1,262.00	Lake	5-5A	\$ 1,262.00
Lake	5-5B	\$ 987.00	Lake	5-5B	\$ 987.00
Lake	5-B	\$ 495.00	Lake	5-B	\$ 495.00
Lake	5-3A	\$ 1,090.00	Lake	5-3A	\$ 1,090.00
Lake	M5B	\$ 1,238.00	Lake	M5B	\$ 1,238.00
Lake	Huckleberry	\$ 6,892.00	Lake	Huckleberry	\$ 6,892.00
Lake	Cannon Lk	\$ 4,017.00	Lake	Cannon Lk	\$ 4,017.00
Lake	Stansil A	\$ 1,213.00	Lake	Stansil A	\$ 1,213.00
Lake	Stansil B	\$ 1,847.00	Lake	Stansil B	\$ 1,847.00
Lake	Stansil C	\$ 508.00	Lake	Stansil C	\$ 508.00
Lake	Stansil D	\$ 541.00	Lake	Stansil D	\$ 541.00
Lakes Subtotal		\$	Lakes Subtotal		\$
Grand Total 1st Year		\$ 156,707.00	Grand Total 2nd Year		\$ 156,707.00



MONTHLY REPORT

JUNE, 2024



Prepared for:

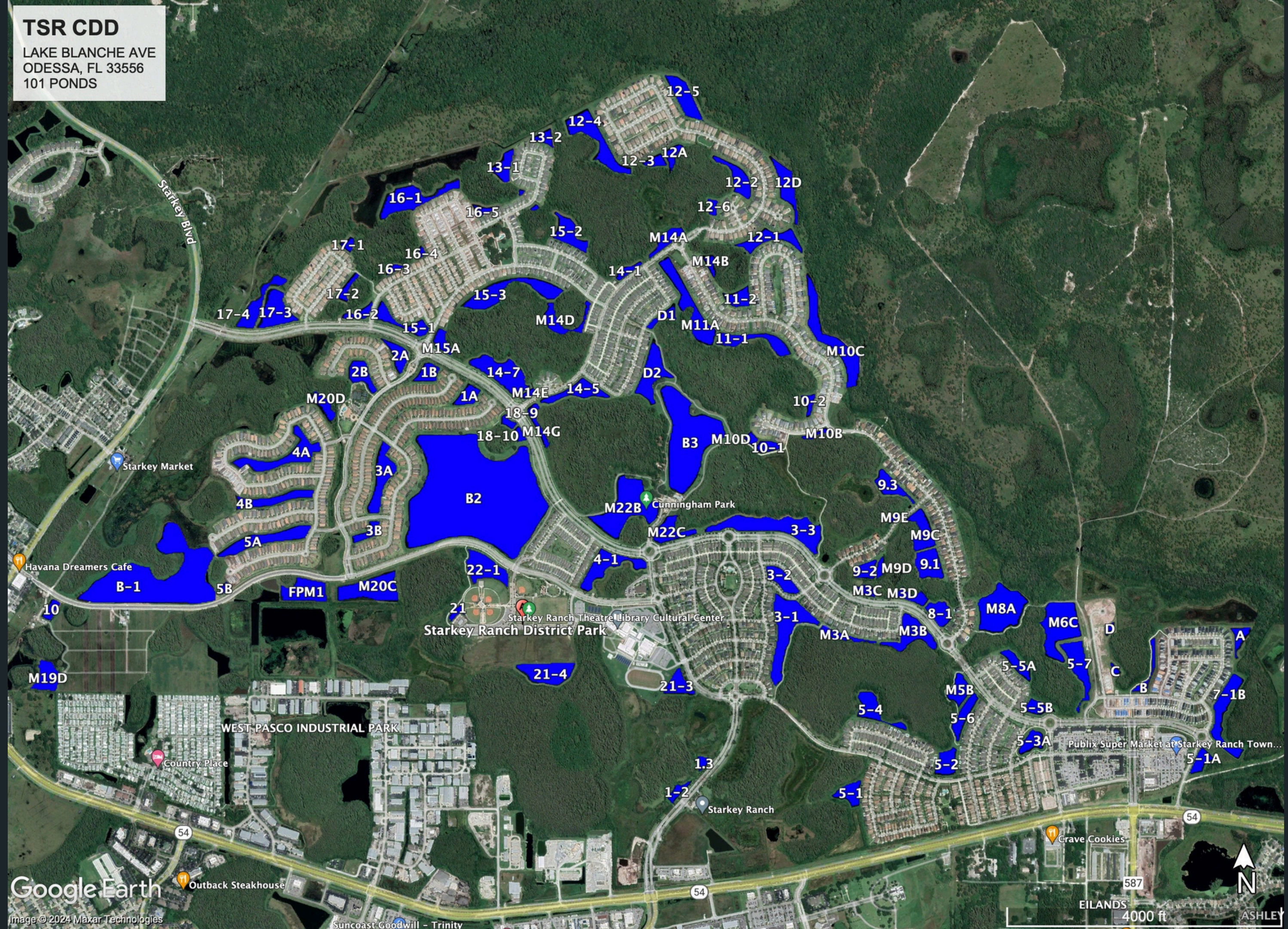
Prepared By: Devon Craig

SUMMARY:

In this section we would give a little info as to what's going on in the ponds & what we are generally seeing around the community. The water levels are very low & a substantial amount of vegetation is present & exposed. Now is a good time to be proactive about applications & get ahead of treatments before more rain comes & the water level rises making vegetation a little tougher to manage. We appreciate the opportunity to submit a bid & are excited about the possibility to partner with the district.

LAKE BLANCHE AVE
ODESSA, FL 33556
101 PONDS

LAKE BLANCHE AVE
ODESSA, FL 33556
101 PONDS





Pond #B2 Treated for Shoreline Vegetation.



Pond #B2 Treated for Shoreline Vegetation.



Pond #22-1 Treated for Algae and Shoreline Vegetation.



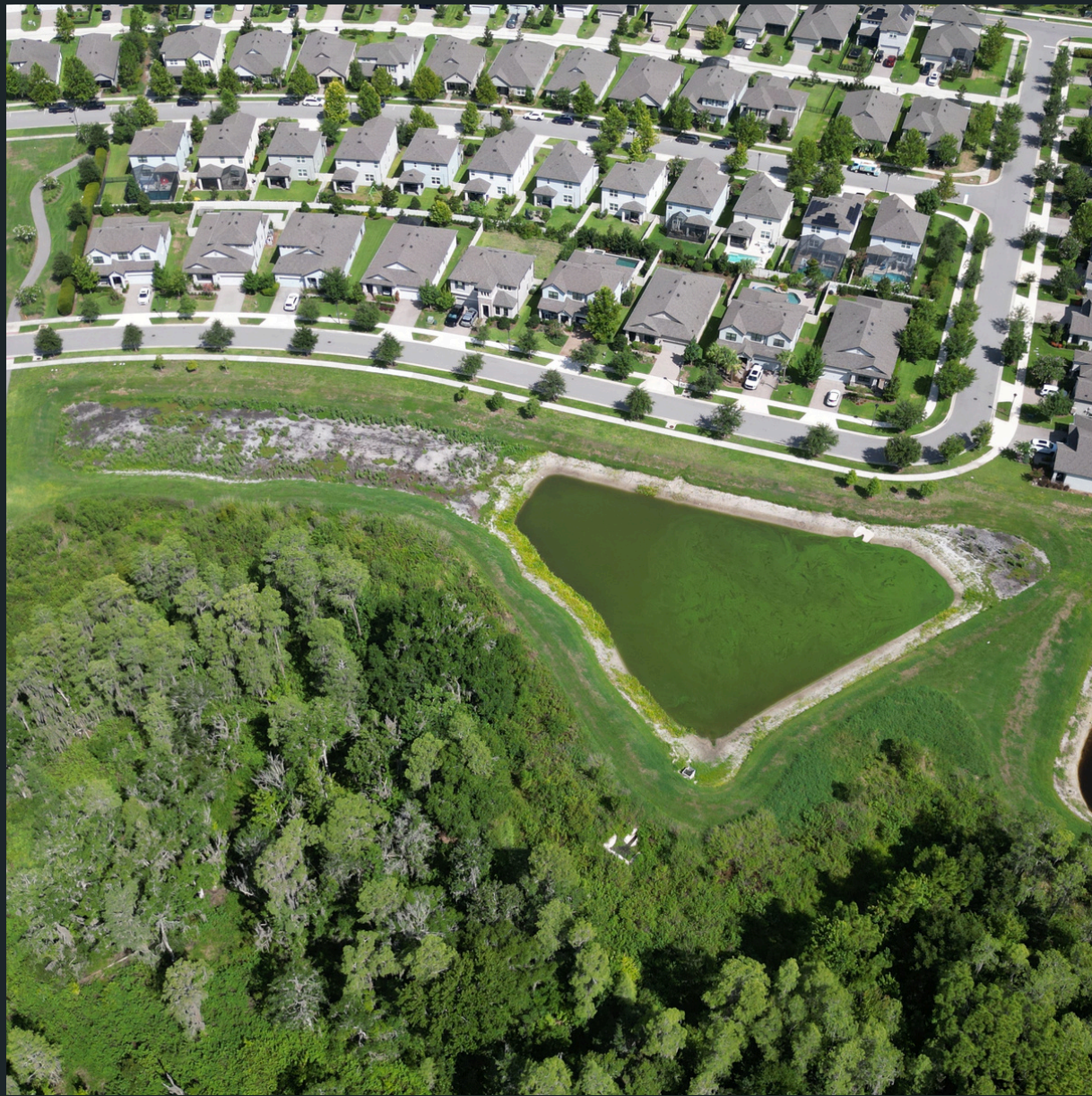
Pond #18-9 Treated for Shoreline Vegetation.



Pond #D2 Treated for algae and Shoreline Vegetation.



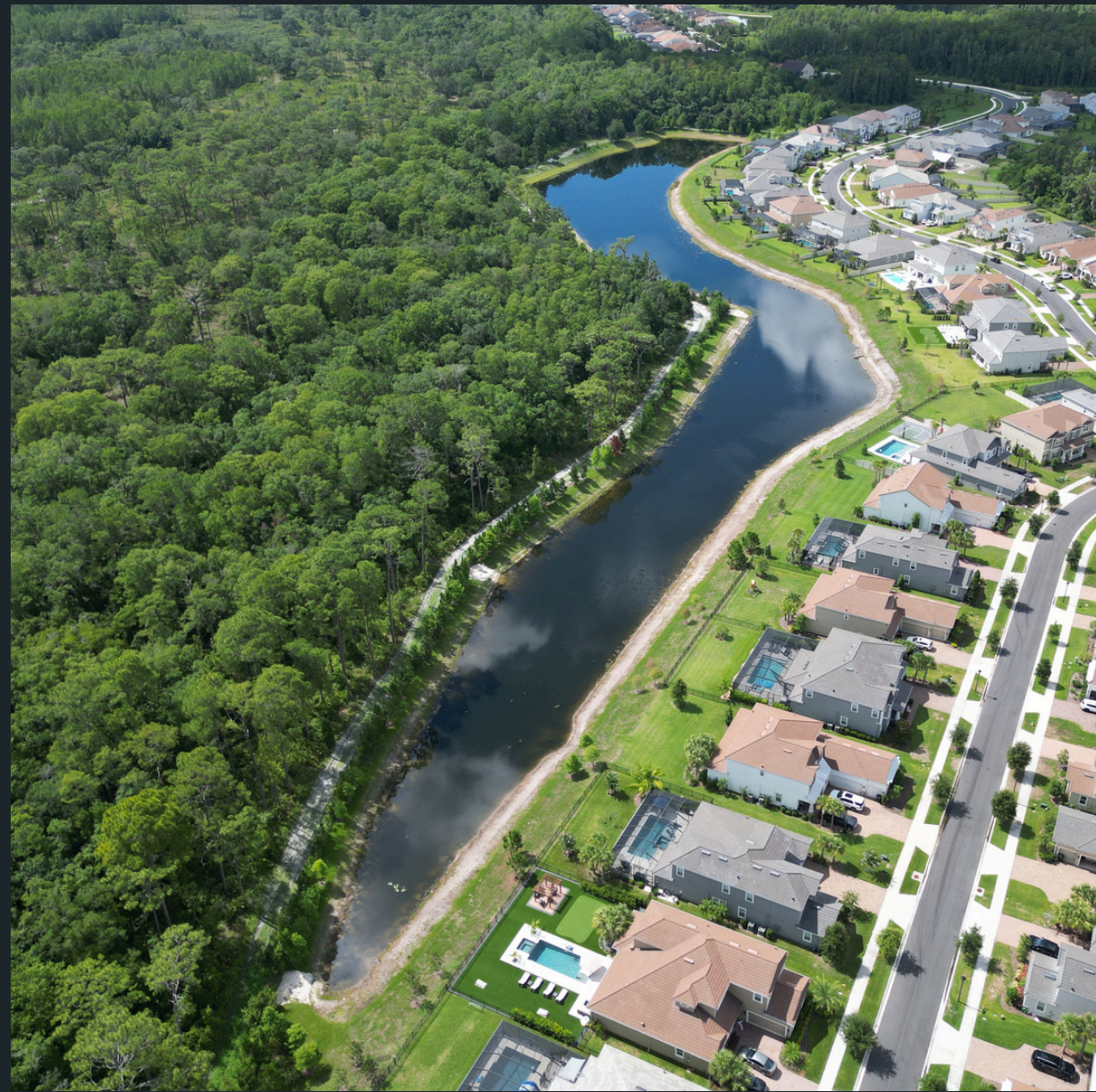
Pond #B3 Treated for Algae and Shoreline Vegetation.



Pond #D1 Treated for Algae and Shoreline Vegetation.



Pond #D1 Treated for Shoreline Vegetation.



Pond #M10C Treated for Shoreline Vegetation.



Pond #M10B Treated for Shoreline Vegetation.



Pond #9.3 Treated for Shoreline Vegetation.



Pond #M9C Treated for Algae and Shoreline Vegetation.



Pond #M8A Treated for Shoreline Vegetation.



Pond #5-5A Treated for Shoreline Vegetation.



Pond #M5B Treated for Algae and Shoreline Vegetation.



Pond #5-3A Treated for Shoreline Vegetation.



Pond #B Treated for Shoreline Vegetation.



Pond #A Treated for Algae and Shoreline Vegetation.

TSR

COMMUNITY DEVELOPMENT DISTRICT

5D

TSR COMMUNITY DEVELOPMENT DISTRICT

Maintenance of Water Management Areas
Aquatic Management
Bid Schedule

9/1/2024 thru 8/31/2025

9/1/2025 thru 8/31/2026

First Year			Second Year		
Description:	I.D. #	12 Month Price	Description:	I.D. #	12 Month Price:
Lake	4-A	\$ 935.68	Lake	4-A	\$ 935.68
Lake	4-B	\$ 935.66	Lake	4-B	\$ 935.66
Lake	5-A	\$ 935.66	Lake	5-A	\$ 935.66
Lake	5-1A	\$ 953.64	Lake	5-1A	\$ 953.64
Lake	5.7	\$ 1,976.20	Lake	5.7	\$ 1,976.20
Lake	7-1B	\$ 2,317.91	Lake	7-1B	\$ 2,317.91
Lake	10.1	\$ 962.69	Lake	10.1	\$ 962.69
Lake	10.2	\$ 750.17	Lake	10.2	\$ 750.17
Lake	11.1	\$ 1,923.87	Lake	11.1	\$ 1,923.87
Lake	11.2	\$ 994.98	Lake	11.2	\$ 994.98
Lake	12.1	\$ 1,816.64	Lake	12.1	\$ 1,816.64
Lake	12.2	\$ 1,440.70	Lake	12.2	\$ 1,440.70
Lake	12.3	\$ 780.53	Lake	12.3	\$ 780.53
Lake	12.4	\$ 2,274.59	Lake	12.4	\$ 2,274.59
Lake	12.5	\$ 1,323.13	Lake	12.5	\$ 1,323.13
Lake	12.6	\$ 649.40	Lake	12.6	\$ 649.40
Lake	13-1	\$ 1,183.02	Lake	13-1	\$ 1,183.02
Lake	13-2	\$ 936.85	Lake	13-2	\$ 936.85
Lake	14.1	\$ 885.82	Lake	14.1	\$ 885.82
Lake	15-1	\$ 1,049.24	Lake	15-1	\$ 1,049.24
Lake	15-2	\$ 2,024.00	Lake	15-2	\$ 2,024.00
Lake	15-3	\$ 1,304.40	Lake	15-3	\$ 1,304.40
Lake	16-1	\$ 1,953.59	Lake	16-1	\$ 1,953.59
Lake	16.2	\$ 1,011.78	Lake	16.2	\$ 1,011.78
Lake	16-3	\$ 712.70	Lake	16-3	\$ 712.70
Lake	16-4	\$ 687.51	Lake	16-4	\$ 687.51
Lake	16-5	\$ 797.32	Lake	16-5	\$ 797.32
Lake	17.1	\$ 650.69	Lake	17.1	\$ 650.69
Lake	17.2	\$ 945.89	Lake	17.2	\$ 945.89
Lake	17.3	\$ 1,475.58	Lake	17.3	\$ 1,475.58
Lake	B1	\$ 2,899.00	Lake	B1	\$ 2,899.00
Lake	D.1	\$ 1,029.87	Lake	D.1	\$ 1,029.87
Lake	D.2	\$ 1,826.98	Lake	D.2	\$ 1,826.98
Lake	M6C	\$ 1,669.37	Lake	M6C	\$ 1,669.37
Lake	M10B	\$ 896.15	Lake	M10B	\$ 896.15
Lake	M10C	\$ 2,799.79	Lake	M10C	\$ 2,799.79
Lake	M10D	\$ 551.21	Lake	M10D	\$ 551.21
Lake	M11A	\$ 2,418.03	Lake	M11A	\$ 2,418.03
Lake	M12A	\$ 946.54	Lake	M12A	\$ 946.54
Lake	M12D	\$ 1,758.51	Lake	M12D	\$ 1,758.51
Lake	M14A	\$ 1,200.40	Lake	M14A	\$ 1,200.40
Lake	M14B	\$ 801.84	Lake	M14B	\$ 801.84
Lake	M14D	\$ 817.99	Lake	M14D	\$ 817.99
Lake	M14E	\$ 562.84	Lake	M14E	\$ 562.84
Lake	M15-A	\$ 1,355.43	Lake	M15-A	\$ 1,355.43
Lake	M20C	\$ 1,939.38	Lake	M20C	\$ 1,939.38
Lake	1.2	\$ 912.30	Lake	1.2	\$ 912.30
Lake	1.3	\$ 671.36	Lake	1.3	\$ 671.36
Lake	3.1	\$ 2,518.80	Lake	3.1	\$ 2,518.80
Lake	M3A	\$ 1,377.39	Lake	M3A	\$ 1,377.39
Lake	M3C	\$ 719.16	Lake	M3C	\$ 719.16
Lake	M3B	\$ 1,872.40	Lake	M3B	\$ 1,872.40
Lake	Exist M8A	\$ 1,769.49	Lake	Exist M8A	\$ 1,769.49
Lake	8.1	\$ 984.65	Lake	8.1	\$ 984.65
Lake	M3D	\$ 1,037.62	Lake	M3D	\$ 1,037.62
Lake	4.1	\$ 2,034.33	Lake	4.1	\$ 2,034.33

Lake	3.2	\$ 1,102.86
Lake	9.2	\$ 901.32
Lake	M9D	\$ 706.89
Lake	M9E	\$ 490.49
Lake	9.1	\$ 1,157.77
Lake	M9C	\$ 1,413.57
Lake	M22B	\$ 2,443.87
Lake	Exist M22C	\$ 1,407.75
Lake	3.3	\$ 2,901.86

Lake	3.2	\$ 1,102.86
Lake	9.2	\$ 901.32
Lake	M9D	\$ 706.89
Lake	M9E	\$ 490.49
Lake	9.1	\$ 1,157.77
Lake	M9C	\$ 1,413.57
Lake	M22B	\$ 2,443.87
Lake	Exist M22C	\$ 1,407.75
Lake	3.3	\$ 2,901.86

TSR COMMUNITY DEVELOPMENT DISTRICT

Maintenance of Water Management Areas
Aquatic Management
Bid Schedule

Description:	First Year		Description:	Second Year	
	I.D. #	12 Months Price		I.D. #	12 Months Price
Lake	9.3	\$ 1,319.26	Lake	9.3	\$ 1,319.26
Lake	M-14G	\$ 1,217.84	Lake	M-14G	\$ 1,217.84
Lake	18-10	\$ 663.61	Lake	18-10	\$ 663.61
Lake	18-9	\$ 650.69	Lake	18-9	\$ 650.69
Lake	14-5	\$ 1,704.89	Lake	14-5	\$ 1,704.89
Lake	14-7	\$ 1,763.03	Lake	14-7	\$ 1,763.03
Lake	ESP-1A	\$ 928.45	Lake	65E.-1	\$ 928.45
Lake	ESP-1B	\$ 932.97	Lake	65E.-2	\$ 932.97
Lake	ESP-2A	\$ 1,146.78	Lake	ESP-2A	\$ 1,146.78
Lake	ESP-2B	\$ 1,172.62	Lake	ESP-2B	\$ 1,172.62
Lake	ESP-3A	\$ 1,808.25	Lake	ESP-3A	\$ 1,808.25
Lake	ESP-3B	\$ 980.13	Lake	ESP-3B	\$ 980.13
Lake	5.1	\$ 1,085.42	Lake	5.1	\$ 1,085.42
Lake	5.2	\$ 1,020.18	Lake	5.2	\$ 1,020.18
Lake	5.4	\$ 1,686.81	Lake	5.4	\$ 1,686.81
Lake	5-5A	\$ 1,080.25	Lake	5-5A	\$ 1,080.25
Lake	5-5B	\$ 917.47	Lake	5-5B	\$ 917.47
Lake	5-B	\$ 1,292.77	Lake	5-B	\$ 1,292.77
Lake	5-3A	\$ 984.00	Lake	5-3A	\$ 984.00
Lake	M5B	\$ 1,066.04	Lake	M5B	\$ 1,066.04
Lake	Huckleberry	\$ 5,229.04	Lake	Huckleberry	\$ 5,454.04
Lake	Cannon Lk	\$ 2,728.53	Lake	Cannon Lk	\$ 2,953.53
Lake	Stansil A	\$ 900.00	Lake	Stansil A	\$ 900.00
Lake	Stansil B	\$ 900.00	Lake	Stansil B	\$ 900.00
Lake	Stansil C	\$ 900.00	Lake	Stansil C	\$ 900.00
Lake	Stansil D	\$ 900.00	Lake	Stansil D	\$ 900.00
Lakes Subtotal		\$ 121,916.08	Lakes Subtotal		\$ 121,916.08
Grand Total 1st Year		\$ 121,916.00	Grand Total 2nd Year		\$ 121,916.00

TSR

COMMUNITY DEVELOPMENT DISTRICT

5E

2024

STEADFAST

ENVIRONMENTAL



Wrathell, Hunt and Associates, LLC

Proposal for Pond Maintenance:

Starkey Ranch

2500 Heart Pine Avenue, Odessa, FL 33556





STEADFAST

Steadfast
Environmental Division
30435 Commerce Drive, Suite 102
San Antonio, FL 33576
844-347-0702 | office@steadfastalliance.com

June 25th, 2024

Wrathell, Hunt and Associates, LLC

Attn: Barry Mazzoni

We greatly appreciate the opportunity to bid on this project for you.

Attached is the agreement for waterway services at Starkey Ranch.

Program to consist of 91 areas as indicated on attached map.

Area to be serviced measures 169,774 LF. & 315.26 AC.

Occurrence: **4** events/month

Annual Cost: **\$101,865.00**

(\$8,488.75 per month)

Special services can also be provided outside of the routine monthly maintenance at the Boards request.

These will be proposed on separate estimates outside of the monthly maintenance service agreement.

We pride ourselves on providing the highest level of service in the industry and look forward to the opportunity of exceeding your expectations!

Respectfully yours,



Steadfast Environmental, LLC.
Joseph C. Hamilton, Owner/Operator

TSR COMMUNITY DEVELOPMENT DISTRICT

Maintenance of Water Management Areas
Aquatic Management
Bid Schedule

9/1/2024 thru 8/31/2025

9/1/2025 thru 8/31/2026

First Year			Second Year		
Description:	I.D. #	12 Month Price	Description:	I.D. #	12 Month Price:
Lake	4-A	\$ 2,171.41	Lake	4-A	\$ 2,171.41
Lake	4-B	\$ 1,579.81	Lake	4-B	\$ 1,579.81
Lake	5-A	\$ 1,808.41	Lake	5-A	\$ 1,808.41
Lake	5-1A	\$ 672	Lake	5-1A	\$ 672
Lake	5.7	\$ 1,613.41	Lake	5.7	\$ 1,613.41
Lake	7-1B	\$ 1,909.21	Lake	7-1B	\$ 1,909.21
Lake	10.1	\$ 548.20	Lake	10.1	\$ 548.20
Lake	10.2	\$ 547.80	Lake	10.2	\$ 547.80
Lake	11.1	\$ 1,566.61	Lake	11.1	\$ 1,566.61
Lake	11.2	\$ 714.60	Lake	11.2	\$ 714.60
Lake	12.1	\$ 1,434.61	Lake	12.1	\$ 1,434.61
Lake	12.2	\$ 1,138.21	Lake	12.2	\$ 1,138.21
Lake	12.3	\$ 521.40	Lake	12.3	\$ 521.40
Lake	12.4	\$ 1,856.41	Lake	12.4	\$ 1,856.41
Lake	12.5	\$ 1,051.21	Lake	12.5	\$ 1,051.21
Lake	12.6	\$ 417	Lake	12.6	\$ 417
Lake	13-1	\$ 795.60	Lake	13-1	\$ 795.60
Lake	13-2	\$ 590.40	Lake	13-2	\$ 590.40
Lake	14.1	\$ 607.80	Lake	14.1	\$ 607.80
Lake	15-1	\$ 1289.41	Lake	15-1	\$ 1289.41
Lake	15-2	\$ 1,112.41	Lake	15-2	\$ 1,112.41
Lake	15-3	\$ 2,065.21	Lake	15-3	\$ 2,065.21
Lake	16-1	\$ 1,866.01	Lake	16-1	\$ 1,866.01
Lake	16.2	\$ 733.80	Lake	16.2	\$ 733.80
Lake	16-3	\$ 379.80	Lake	16-3	\$ 379.80
Lake	16-4	\$ 319.80	Lake	16-4	\$ 319.80
Lake	16-5	\$ 564	Lake	16-5	\$ 564
Lake	17.1	\$ 400.20	Lake	17.1	\$ 400.20
Lake	17.2	\$ 696.20	Lake	17.2	\$ 696.20
Lake	17.3	\$ 2,655.20	Lake	17.3	\$ 2,655.20
Lake	B1	\$ 3,992.42	Lake	B1	\$ 3,992.42
Lake	D.1	\$ 743.40	Lake	D.1	\$ 743.40
Lake	D.2	\$ 1,580.41	Lake	D.2	\$ 1,580.41
Lake	M6C	\$ 1,656.01	Lake	M6C	\$ 1,656.01
Lake	M10B	\$ 562.20	Lake	M10B	\$ 562.20
Lake	M10C	\$ 2,400.01	Lake	M10C	\$ 2,400.01
Lake	M10D	\$ 351	Lake	M10D	\$ 351
Lake	M11A	\$ 2,059.81	Lake	M11A	\$ 2,059.81
Lake	M12A	\$ 657.60	Lake	M12A	\$ 657.60
Lake	M12D	\$ 1,369.81	Lake	M12D	\$ 1,369.81
Lake	M14A	\$ 894.61	Lake	M14A	\$ 894.61
Lake	M14B	\$ 511.80	Lake	M14B	\$ 511.80
Lake	M14D	\$ 1,551.01	Lake	M14D	\$ 1,551.01
Lake	M14E	\$ 409.80	Lake	M14E	\$ 409.80
Lake	M15-A	\$ 624	Lake	M15-A	\$ 624
Lake	M20C	\$ 1,462.21	Lake	M20C	\$ 1,462.21
Lake	1.2	\$ 659.40	Lake	1.2	\$ 659.40
Lake	1.3	\$ 410.40	Lake	1.3	\$ 410.40
Lake	3.1	\$ 2,123.41	Lake	3.1	\$ 2,123.41
Lake	M3A	\$ 1,083.01	Lake	M3A	\$ 1,083.01
Lake	M3C	\$ 455.40	Lake	M3C	\$ 455.40
Lake	M3B	\$ 1,506.61	Lake	M3B	\$ 1,506.61
Lake	Exist M8A	\$ 1,453.21	Lake	Exist M8A	\$ 1,453.21
Lake	8.1	\$ 702.60	Lake	8.1	\$ 702.60
Lake	M3D	\$ 775.80	Lake	M3D	\$ 775.80
Lake	4.1	\$ 1,679.41	Lake	4.1	\$ 1,679.41

Lake	3.2	\$ 820.20
Lake	9.2	\$ 626.40
Lake	M9D	\$ 425.40
Lake	M9E	\$ 207
Lake	9.1	\$ 878.41
Lake	M9C	\$ 1,077.61
Lake	M22B	\$ 2,051.41
Lake	Exist M22C	\$ 1,085.41
Lake	3.3	\$ 2,456.41

Lake	3.2	\$ 820.20
Lake	9.2	\$ 626.40
Lake	M9D	\$ 425.40
Lake	M9E	\$ 207
Lake	9.1	\$ 878.41
Lake	M9C	\$ 1,077.61
Lake	M22B	\$ 2,051.41
Lake	Exist M22C	\$ 1,085.41
Lake	3.3	\$ 2,456.41

TSR COMMUNITY DEVELOPMENT DISTRICT

Maintenance of Water Management Areas
Aquatic Management
Bid Schedule

Description:	First Year		Description:	Second Year	
	I.D. #	12 Months Price		I.D. #	12 Months Price
Lake	9.3	\$ 1,017.61	Lake	9.3	\$ 1,017.61
Lake	M-14G	\$ 933.01	Lake	M-14G	\$ 933.01
Lake	18-10	\$ 391.20	Lake	18-10	\$ 391.20
Lake	18-9	\$ 408	Lake	18-9	\$ 408
Lake	14-5	\$ 1,383.01	Lake	14-5	\$ 1,383.01
Lake	14-7	\$ 1,443.61	Lake	14-7	\$ 1,443.61
Lake	ESP-1A	\$ 675.60	Lake	65E.-1	\$ 675.60
Lake	ESP-1B	\$ 660	Lake	65E.-2	\$ 660
Lake	ESP-2A	\$ 840	Lake	ESP-2A	\$ 840
Lake	ESP-2B	\$ 872.41	Lake	ESP-2B	\$ 872.41
Lake	ESP-3A	\$ 1,488.61	Lake	ESP-3A	\$ 1,488.61
Lake	ESP-3B	\$ 702.60	Lake	ESP-3B	\$ 702.60
Lake	5.1	\$ 810	Lake	5.1	\$ 810
Lake	5.2	\$ 749.40	Lake	5.2	\$ 749.40
Lake	5.4	\$ 1,356.61	Lake	5.4	\$ 1,356.61
Lake	5-5A	\$ 816	Lake	5-5A	\$ 816
Lake	5-5B	\$ 642.60	Lake	5-5B	\$ 642.60
Lake	5-B	\$ 301.80	Lake	5-B	\$ 301.80
Lake	5-3A	\$ 708	Lake	5-3A	\$ 708
Lake	M5B	\$ 801.60	Lake	M5B	\$ 801.60
Lake	Huckleberry	\$ 4,800.63	Lake	Huckleberry	\$ 4,800.63
Lake	Cannon Lk	\$ 2,521.81	Lake	Cannon Lk	\$ 2,521.81
Lake	Stansil A	\$ 810.60	Lake	Stansil A	\$ 810.60
Lake	Stansil B	\$ 1,142.41	Lake	Stansil B	\$ 1,142.41
Lake	Stansil C	\$ 316.20	Lake	Stansil C	\$ 316.20
Lake	Stansil D	\$ 340.80	Lake	Stansil D	\$ 340.80
Lakes Subtotal		\$	Lakes Subtotal		\$
Grand Total 1st Year		\$ 101,865.00	Grand Total 2nd Year		\$ 101,865.00

Maintenance Contract

Aquatic Maintenance Program

1. **Algaecide Application:** John Deere Gators, equipped with dual spray-tank systems and outfitted with extendable hose reel will be utilized to carry out topical & subsurface applications of algaecide approved for controlling filamentous, planktonic, & cyanobacterial algae growth in accordance with regulations defined by the Florida Department of Agriculture and Consumer Services. Technicians will utilize easements to access CDD owned property around the pond bank. Applications cover surface waters 7 feet from the shoreline and 2 feet below the surface; up to the high-water mark/edge. Treatment events will occur as listed per month, spaced evenly (pending weather) with additional services available on request.¹
2. **Herbicide Application:** Utilization of EPA approved herbicides to target invasive/emergent nuisance grasses/brush (vegetation) as defined by Florida Exotic Pest Plant Council; including category 1 & 2 species. Carried out in accordance to regulations defined by Florida Department of Agriculture and Consumer Services. Applications will cover surface waters 5 feet from the shoreline and include vegetation above the water's surface. Along shoreline areas & littoral zones; up to the high-water mark/edge. Treatment events to occur with the same frequency of algaecide applications.²
3. **Submersed Vegetation Control:** Submersed Vegetation Control: Treatments with EPA approved herbicides for the removal of submersed vegetation & otherwise undesired aquatic weeds, as defined by Florida Exotic Pest Plant Council. Including, but not limited to both non-native & nuisance species such as Tapegrass, Dwarf Babytears, Chara, etc. Applications to cover entirety of ponds equal to or lesser than 1 surface acre. In ponds greater than 1 surface acre, applications to cover waters 10 feet from shoreline areas & littoral zones, with additional treatment to be provided as a separate proposal at an additional cost.
4. **Debris Collection:** Collection of "litter" items along the shoreline, within reach or up to 1 ft below the surface, during routine maintenance visitations. Individual items to be removed are limited to non-natural materials, such as plastics, Styrofoam, paper, aluminum. Oversized items such as household appliances or large construction debris items are not included in this service; but will instead be logged and brought to the attention of the CDD board. An estimate can be provided to remove these large items on a case-by-case basis. The collection of significant/sudden or profuse influx of debris items may be subject to a mobilization fee.
5. **Pond Dye Application:** Available on request. If so desired, applications of pond dye can be done to enhance aesthetics. Offered in black and hues of blue.
6. **Outflow Inspections:** Water Outflow / Drainage System Inspection: At the commencement of the contract, the Steadfast Environmental will require notification of known drainage issues. Throughout the contract, outflow structures will be inspected regularly to insure proper drainage/functionality.*³

Enhancement Services: Not included as part of the routine maintenance scope. These services can be provided as a separate proposal at an additional cost if desired

1. **Physical & Mechanical Removals of Invasive/Exotic Vegetation.** – Utilization of crews with handheld cutting equipment to flush cut, remove and dispose of vegetation off-site. Alternative method of heavy machinery to mulch in-place vegetation within the conservation buffer zones. Buffer zones lie in between the wetland jurisdiction line and the sod of resident properties and common area.
2. **Planting of Native & Desirable, Low-lying Aquatic Vegetation** – Installation of Florida-native flora to improve aesthetics & assist in the control of aquatic algae. Bare root installation as well as container grown plants are available.
3. **Aquatic Fountain & Aeration Installation** – Installation of aquatic fountains to improve the aesthetics of ponds. Installation of bottom diffused aeration to circulate water and to increase its oxygen content to reduce algal growth, while also improving the health of a pond's fish, allowing for better insect control.
4. **Native Fish Stocking** – Stocking of Florida-native species such as Bluegill, Redear Sunfish/Shell Crackers, Gambusia will greatly impact the populations of mosquito and midge fly larvae in your waterway. Seasonal availability will affect pricing for stocking different varieties of fish.
5. **Triploid Grass Carp Stocking** – Introduction of sterile Grass Carp as a biological control of submersed aquatic plant/weed species.
6. **Excess Trash/Oversize Object Collection Visits** – Proposals to remove excess debris from heavy construction, bizarre & oversize items that may make their way into your lakes and ponds.
7. **Seasonal Midge Fly Treatments** – Applications of larvicide for the control of Midge Fly larvae. This is done twice a year to control and maintain Midge Fly populations. Most effective in summer (April-June) and fall (September-October).

*These services to be performed at Steadfast Environmental's discretion, and for the success of the aquatic maintenance program. ¹ There may be light regrowth following a treatment event. This growth will be addressed during the following treatment event, or in extreme cases by service request. ² Herbicide applications may be reduced during the rainy season/in anticipation of significant rain/wind events to avoid damaging submerged stabilizing grasses, and to prevent leaving a ring of dead grasses on the upper bank. ³ Identification of improper drainage or damaged outflow structures does not imply responsibility for repairs. Responsibility for repairs is not included in the scope of work.



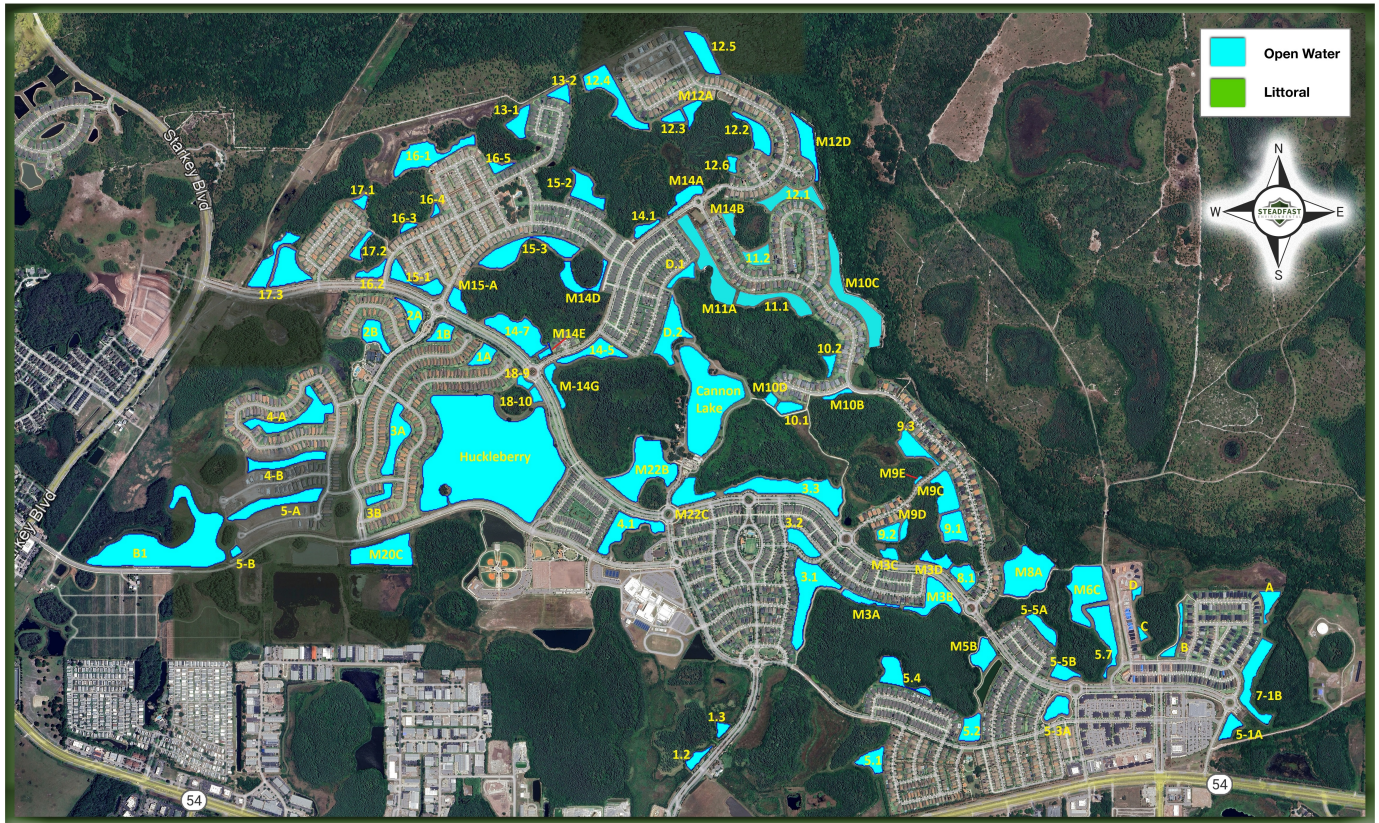
Steadfast
Environmental Division
30435 Commerce Drive, Suite 102
San Antonio, FL 33576
844-347-0702 | office@steadfastalliance.com

Service Area



Starkey Ranch
2500 Heart Pine Avenue, Odessa, FL 33556

Gate Code:





Steadfast
Environmental Division
30435 Commerce Drive, Suite 102
San Antonio, FL 33576
844-347-0702 | office@steadfastalliance.com

Compensation

Contractor shall be paid monthly. On the first (1st) day of the month, the Contractor shall tender to the Customer and bill or invoices for those services rendered during the current month which shall be paid by the Customer by the first day of the following month.

Conditions:

This contract is for a period of (24) twenty-four months. This agreement shall remain in force for a period of 2 years. If, upon expiration of this agreement, a new agreement has not been executed by both parties, this agreement shall automatically be renewed for a period of 1 year from the date of expiration of the previous term at the annual fees stated with the addition of a 3.5% cost of living increase. Either party may cancel this contract, with or without cause, with a thirty (30) day written notice by certified mail.

No Finance Charge will be imposed if the total of such purchases is paid in full within 30 days of invoice date. If not paid in full within 30 days, then a FINANCE CHARGE will be imposed from the invoice date on the balance of purchases at a periodic rate of 1 1/2 % per month (18% Annual) until paid and Steadfast Contractors Alliance, LLC. / HC Property Maintenance, LLC, DBA Steadfast, shall have the right to elect to stop work under this Contract until all outstanding amounts, including Finance Charges, are paid in full. Payments will be applied to the previously billed Finance Charges, and thereafter, in order, to the previous invoices and finally to the New Invoices. In the event, any or all the amounts due under this Agreement are collected by or through an attorney, the Purchaser/Owner agrees to pay all reasonable attorneys' fees.

Utilities Usage: The Client shall allow the Contractor usage of utilities if needed.

Fuel Surcharge: For purposes of this agreement, the standard price for (1) gallon of regular unleaded fuel shall be specified as the Florida average price per the Florida Attorney General's office. In the event that the average price is escalated over that of \$4.00 per gallon, a 3% fuel surcharge shall be added to each invoice. The 3% fuel surcharge will be suspended from all future invoices when the average gallon price drops below that of \$4.00 per gallon, however, the charge may again be implemented in the future invoices should the average gallon price again escalates over the established \$4.00 base price.

Change in Law: This Agreement is based on the laws and regulations existing at the date of execution. In the event that a governmental authority enacts laws or modifies regulations in a manner that increases the Contractor's costs associated with providing the services under this Agreement, the Contractor reserves the right to notify Client in writing of such material cost increase and to adjust pricing accordingly as of the effective date of such cost increase. Contractor must submit clear documentation supporting the cost increase and can only increase pricing to the extent of actual costs incurred.

This contract is withdrawn unless executed within ninety (90) days of the date of this document.

Thank you for the opportunity to submit this contract. We look forward to becoming part of your team.

By signing this Agreement in the space provided below, the undersigned Client signatory hereby represents and confirms that it has full power and authority to enter this Agreement on its own behalf and on behalf of the record owner of the service area, and that this Agreement is a legally binding obligation of the undersigned and the record owner of the service area.

In witness, whereof the parties to this agreement have signed and executed it this _____ day of _____ 2024.

Kevin Riemensperger
Steadfast Representative

Aquatics Director
Title

Signature of Owner or Agent

Title

TSR

COMMUNITY DEVELOPMENT DISTRICT

6



Starkey Ranch

Holiday Lighting 2024

Will Butler

CEO

Chassidy Butler
VP of Operations





Starkey
RANCH







RIGHT LANE
MUST
TURN RIGHT

PASC
RECLAIMED
WATER





Cunningham Park



12' Multi Colored Tree of
Lights











Thank you

Will, Chassidy and The Elves



TSR

COMMUNITY DEVELOPMENT DISTRICT

6A



You have a new estimate from American Illuminations & Decor

Prepared for:

The Starkey Ranch

Address:

2500 Heart Pine Avenue, Odessa, FL 33556

Services	Total
Holiday Bliss 2024 w/ Add-Ons	\$12,000.00
Heart Pine Entrance: Entrance sign- Warm White C9 LED lights Entrance sign- (2) 36" Warm White Pre-lit Wreaths (6) Oak Trees wrapped w/ Warm White mini lights (add-on) Gunn Highway Entrance: Entrance sign- Warm White C9 LED lights Entrance sign- (2) 36" Warm White Pre-lit Wreaths (3) Palm Trees wrapped w/ Warm White mini lights (add-on) Starkey Blvd Entrance: Entrance sign- Warm White C9 LED lights (2) Tree Trunks wrapped w/ Warm White mini lights (add-on) (2) Tree Canopies wrapped w/ Green mini lights (add-on) Welcome Center: Warm White C9 LED lights on lower level roofline (3 sides visible from Heart Pine) 48" Warm White Pre-lit Wreath above entrance Cunningham Park: Multi C9 LED lights on lower level roofline of clubhouse, garden roofline, and windmill 48" Multi Pre-lit Wreath on clubhouse	

Services

Total

Holiday Bliss 2024 Add-Ons plus Cunningham Park	\$15,000.00
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Heart Pine Entrance: Entrance sign- Warm White C9 LED lights Entrance sign- (2) 36" Warm White Pre-lit Wreaths (6) Oak Trees wrapped w/ Warm White mini lights (add-on) Gunn Highway Entrance: Entrance sign- Warm White C9 LED lights Entrance sign- (2) 36" Warm White Pre-lit Wreaths (3) Palm Trees wrapped w/ Warm White mini lights (add-on) Starkey Blvd Entrance: Entrance sign- Warm White C9 LED lights (2) Tree Trunks wrapped w/ Warm White mini lights (add-on) (2) Tree Canopies wrapped w/ Green mini lights (add-on) Welcome Center: Warm White C9 LED lights on lower level roofline (3 sides visible from Heart Pine) 48" Warm White Pre-lit Wreath above entrance Cunningham Park: Multi-Color C9 LED lights on lower level roofline of clubhouse, garden roofline, and windmill 48" Multi-Color Pre-lit Wreath on clubhouse (3) Metal Support Pillars (near Wreath) wrapped w/ Multi-Color Pre-lit Garland (add-on) 12' Multi-Color Tree of Lights in open grass area to the left of clubhouse (add-on)

Note

These are two upgrade options. Option 1- \$12,000 Option 2- \$15,000 This is an either/or option as option 2 builds off of option 1. 50% Deposit required.
Estimate date: Jun 04, 2024
Contact us

American Illuminations & Decor

[\(813\) 716-5999](tel:8137165999)

william@american-powerwashing.com

See our

[Terms & Conditions](#)

TSR

COMMUNITY DEVELOPMENT DISTRICT

8A



**DAVEY TREE
PROPOSALS FISCAL
YEAR 2024-25**

SUMMARY

GL 538.320 - \$36,841 (ARBOR CARE - PRUNING)
GL 538.611 - \$37,553 (FERT/ BIO-CHAR)

SUNSCAPE PROJECT MGMT FEE (5%) \$3,719.70

Client	Service Location	4/22/2024
TSR CDD Peter Soety 9220 BONITA BEACH RD SE STE 214 Bonita Springs, FL 34135-4231	TSR CDD - STARKEY RANCH CDD 2500 HEART PINE AVE Odessa, FL 33556-3462 Home: (407) 841-5524 Work: (407) 841-5524 Fax: (407) 839-1526	Proposal #: 20004068-1713273724 Account #: 7890952 Ship To #: 7881408 Mobile: (407) 489-7919 Fax: (407) 804-1155 Email: psoety@sunscapeconsulting.com

Tree Care	Service Period	Price	Tax	Total
<input type="checkbox"/> Tree Pruning Structure Prune all (18) Oaks and Sycamores on both sides of Fence Post Dr. to SR54.	October	\$1,674.00		\$1,674.00
<input type="checkbox"/> Tree Pruning Wild Grass Trail - Structure Prune all (36) trees on one side of street where townhomes are located.	October	\$3,348.00		\$3,348.00
<input type="checkbox"/> Tree Pruning Batten Lane Park - Structure Prune (7) Oaks only in the park.	October	\$651.00		\$651.00
<input type="checkbox"/> Tree Pruning Barry Pick Trail Entrance - Structure prune (2) Sycamores and (6) Oaks.	October	\$744.00		\$744.00
<input type="checkbox"/> Tree Pruning Cunningham Park-Demoss Park to the west from clubhouse all the way to picnic tables. This also includes (2) trees stands heading further west around pond. Remove Large clumps at ends for weight reduction (Roughly 40%). While demossing, remove any major deadwood 3" and greater.	October	\$8,910.00		\$8,910.00
<input type="checkbox"/> Tree Pruning Elevate trees along trail heading around entire back pond. While elevating, include large deadwood and large clumps of moss on ends.	October	\$3,300.00		\$3,300.00
<input type="checkbox"/> Tree Pruning Albritton Park - At entrance of pool, fix cuts on stubbed branches back to proper lateral. Demoss by 50% all oaks around amenities, seating areas, and corners of park as focal points. Also remove any large deadwood 3 inches and greater.	October	\$11,125.00		\$11,125.00
<input type="checkbox"/> Tree Pruning Homestead Park: SLIGHTLY prune the oaks around the park. Perform very little tip elevation and any major deadwood 3" and bigger in the trees. Remove moss from the ends to help alleviate weight and also other large clumps throughout the trees. (roughly 40%). 1. North oak by pool fence 2. Large Live oak in middle of park. 3. Live oak in SE corner of park (with petrified limb on ground). 4. Live oak along south perimeter fence. 5. Live oak on east side of gravel path.	October	\$4,950.00		\$4,950.00
Total of All Services		\$34,702.00	\$0.00	\$34,702.00

☐ Yes, please schedule the services marked above.

Client	Service Location	4/22/2024
TSR CDD Peter Soety 9220 BONITA BEACH RD SE STE 214 Bonita Springs, FL 34135-4231	TSR CDD - STARKEY RANCH CDD 2500 HEART PINE AVE Odessa, FL 33556-3462 Home: (407) 841-5524 Work: (407) 841-5524 Fax: (407) 839-1526	Proposal #: 20004068-1713273724 Account #: 7890952 Ship To #: 7881408 Mobile: (407) 489-7919 Fax: (407) 804-1155 Email: psoety@sunscapeconsulting.com

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
Tree Risk Assessor Qual.

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 aerification, 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.

Client	Service Location	4/23/2024
TSR CDD Peter Soety 9220 BONITA BEACH RD SE STE 214 Bonita Springs, FL 34135-4231	TSR CDD - STARKEY RANCH CDD 2500 HEART PINE AVE Odessa, FL 33556-3462 Home: (407) 841-5524 Work: (407) 841-5524 Fax: (407) 839-1526	Proposal #: 20004068-1713398748 Account #: 7890952 Ship To #: 7881408 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 (*) Cunningham Deep Root Fertilize and Biochar. Stand west of the clubhouse this also includes (2) trees stands heading further west around pond.	October	\$8,995.00		\$8,995.00
<input type="checkbox"/> Arbor GreenPro + Biochar (*) Fence Post Dr Deep Root Fertilize and Biochar (18) Oaks and Sycamores	October	\$1,422.00		\$1,422.00
<input type="checkbox"/> Arbor GreenPro + Biochar (*) Wild Grass Trail Deep Root Fertilize and Biochar. (36) Trees on the side of street where townhomes are located.	October	\$2,844.00		\$2,844.00
<input type="checkbox"/> Arbor GreenPro + Biochar (*) Batten Trail Park Deep Root Fertilize and Biochar. (7) Oaks only in the park.	October	\$553.00		\$553.00
<input type="checkbox"/> Arbor GreenPro + Biochar (*) Barry Pick Trail Entrance Deep Root Fertilize and Biochar. (2) Sycamores and (6) Oaks	October	\$712.00		\$712.00
<input type="checkbox"/> Arbor GreenPro + Biochar (*) Albritton Park Deep Root Fertilize and Biochar. ONLY AROUND POOL. ONLY BIOCHAR around picnic area.	October	\$2,940.00		\$2,940.00
<input type="checkbox"/> Arbor GreenPro + Biochar (*) Deep Root Fertilize and Biochar. Fertilize all maples on Rangeland in roundabouts and at the North and South end of Whitfield.	October	\$6,715.00		\$6,715.00
<input type="checkbox"/> Deep Root Fertilize w/ Arbor Green PRO (*) Deep Root Fertilization; ALL large Oaks in Homestead Park. Davey's patented Arbor Green - Pro works with nature to fertilize without burning or leaching, building stronger root systems and healthier foliage. Our advanced formula is applied by hydraulic injections directly into the root zone to ensure a gradual and uniform release resulting in healthier trees which naturally resist pests and disease. This treatment is recommended for every 6 months. Please note that The Davey Tree Expert Company injects into the ground around the drip zone of the tree / plants and is not responsible for irrigation damage that has not been presented in the quote by the client.	October	\$3,140.00		\$3,140.00
Total of All Services		\$27,321.00	\$0.00	\$27,321.00

(*) Please note these services automatically renew annually. By signing you agree to the terms appended to this form.

☐ Yes, please schedule the services marked above.

Client	Service Location	4/23/2024
TSR CDD Peter Soety 9220 BONITA BEACH RD SE STE 214 Bonita Springs, FL 34135-4231	TSR CDD - STARKEY RANCH CDD 2500 HEART PINE AVE Odessa, FL 33556-3462 Home: (407) 841-5524 Work: (407) 841-5524 Fax: (407) 839-1526	Proposal #: 20004068-1713398748 Account #: 7890952 Ship To #: 7881408 Mobile: (407) 489-7919 Fax: (407) 804-1155 Email: psoety@sunscapeconsulting.com

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
Tree Risk Assessor Qual.

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.

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.

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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 aerification, 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.

Client	Service Location	4/22/2024
TSR CDD Peter Soety 9220 BONITA BEACH RD SE STE 214 Bonita Springs, FL 34135-4231	TSR CDD - STARKEY RANCH CDD 2500 HEART PINE AVE Odessa, FL 33556-3462 Home: (407) 841-5524 Work: (407) 841-5524 Fax: (407) 839-1526	Proposal #: 20004068-1713274106 Account #: 7890952 Ship To #: 7881408 Mobile: (407) 489-7919 Fax: (407) 804-1155 Email: psoety@sunscapeconsulting.com

MARCH 2025

Tree Care	Service Period	Price	Tax	Total
<input type="checkbox"/> Tree Pruning	March	\$2,139.00		\$2,139.00
Cunningham Park Entrance - Structure Prune all (23) Oaks from Rangeland, into park to parking lot. Prune trees on both sides.				
Total of All Services		\$2,139.00	\$0.00	\$2,139.00

☐ 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
Tree Risk Assessor Qual.

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 aerification, 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.

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

Client	Service Location	4/22/2024
TSR CDD Peter Soety 9220 BONITA BEACH RD SE STE 214 Bonita Springs, FL 34135-4231	TSR CDD - STARKEY RANCH CDD 2500 HEART PINE AVE Odessa, FL 33556-3462 Home: (407) 841-5524 Work: (407) 841-5524 Fax: (407) 839-1526	Proposal #: 20004068-1713555315 Account #: 7890952 Ship To #: 7881408 Mobile: (407) 489-7919 Fax: (407) 804-1155 Email: psoety@sunscapeconsulting.com

MARCH 2025

Fertilization/SoilCare	Service Period	Price	Tax	Total
<input type="checkbox"/> Arbor GreenPro + Biochar	March	\$5,925.00		\$5,925.00
Deep Root Fertilize and Biochar: Night Star Trail - AG (75) Oaks along both sides of street to gated community.				
<input type="checkbox"/> Arbor GreenPro + Biochar (*)	March	\$4,307.00		\$4,307.00
Deep Root Fertilize and Biochar: Homestead Park (Not to include gravel/ hardscape areas)				
-North Oak by Pool Fence				
-Live Oak East Side by Gravel Path				
-Live Oak in Center of Park Area				
-Live Oak Southeast Corner of Park (with petrified limb on ground)				
-Live Oak along fence South Perimeter fence				
-Laurel Oaks (2) and Live Oaks (2) by covered Pavillion and Swing Set Area.				
NOTE: Proposal includes use of developer, builders onsite water meter, pump, spicket to fill application tanks.				
Total of All Services		\$10,232.00	\$0.00	\$10,232.00

(*) Please note these services automatically renew annually. By signing you agree to the terms appended to this form.

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Ben Wasielewski

Ben Wasielewski
Tree Risk Assessor Qual.

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.

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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

8B



RANGELAND EAST
TURF REPLACEMENT PROPOSAL
FISCAL YEAR 2024-25

SUMMARY:

- **BAHIA REMOVAL / ZOYSIA INSTALL**
- **PROPOSAL: \$261,599.80 (GL 538.630)**
- **IRRIGATION: SEPARATE - TIME AND MATERIALS**
- **SUNSCAPE PROJECT MGMT (5%) - \$13,077.99**



PO Box 267
Seffner, FL 33583
O: 813-757-6500
F: 813-757-6501

Estimate

Submitted To:
TSR CDD 2300 Glades Road Suite 410 W Boca Raton, FL 33431

Date	4/18/2024
Estimate #	89256
LMP REPRESENTATIVE	
SMS	
PO #	
Work Order #	

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DESCRIPTION	QTY	COST	TOTAL
Rangeland East remove all Bahia sod and replace with Empire Zoysia along each side of roadway and center islands, any irrigation modifications will be separate from this proposal for time and material.			
Sod - Zoysia/ Empire 186,857 SQ FT	186,857	1.40	261,599.80

TERMS AND CONDITIONS:

TOTAL	\$261,599.80
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LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices. If paying by credit card, please add a 3% processing fee of the Invoice Total.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

DATE



**LANDSCAPING
ENHANCEMENTS
FISCAL YEAR 2024-25**

**REVISED
JULY 2ND**

Estimate

Submitted To:

TSR CDD
2300 Glades Road Suite 410 W
Boca Raton, FL 33431

Date	4/15/2024
Estimate #	89133
LMP REPRESENTATIVE	
SMS	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
Hitching St. and Heartpine bothsides of roadway and center islands, this includes triangle island before and after Witfield park.			
Remove dead or 50% declining plants and replace with new plants. Irrigation will be a separate estimate for time and material.			
Coontie Palm 3 GAL	35	36.75	1,286.25
Mulhy Grass 3 GAL	275	20.00	5,500.00
Cord Grass 3 GAL	115	20.00	2,300.00
Fakahatchee Grass - Dwarf 3 GAL	110	20.00	2,200.00
Bed Prep/ Debris/ Disposal 3 GAL	1	350.00	350.00

TERMS AND CONDITIONS:

TOTAL	\$11,636.25
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OWNER / AGENT

DATE _____



PO Box 267
Seffner, FL 33583
O: 813-757-6500
F: 813-757-6501

Estimate

Submitted To:

TSR CDD
2300 Glades Road Suite 410 W
Boca Raton, FL 33431

Date	5/1/2024
Estimate #	89483
LMP REPRESENTATIVE	
KP PI	
PO #	
Work Order #	

Hitching St. and Heartpine

DESCRIPTION	QTY	COST	TOTAL
Irrigation modifications as needed for proposal # 89133			
Drip irrigation tubing XFDe912 (\$0.65 - 10%)	2,250	0.59	1,327.50
Drip irrigation tee (\$0.85 - 10%)	909	0.77	699.93
6 inch soil staple (\$0.18 - 10%)	750	0.16	120.00
Labor: 2 men @ \$ 110.00 per hour (\$65.00 / \$45.00)	26	110.00	2,860.00
Add drip irrigation as needed for new plant material.			

TERMS AND CONDITIONS:

TOTAL	\$5,007.43
--------------	-------------------

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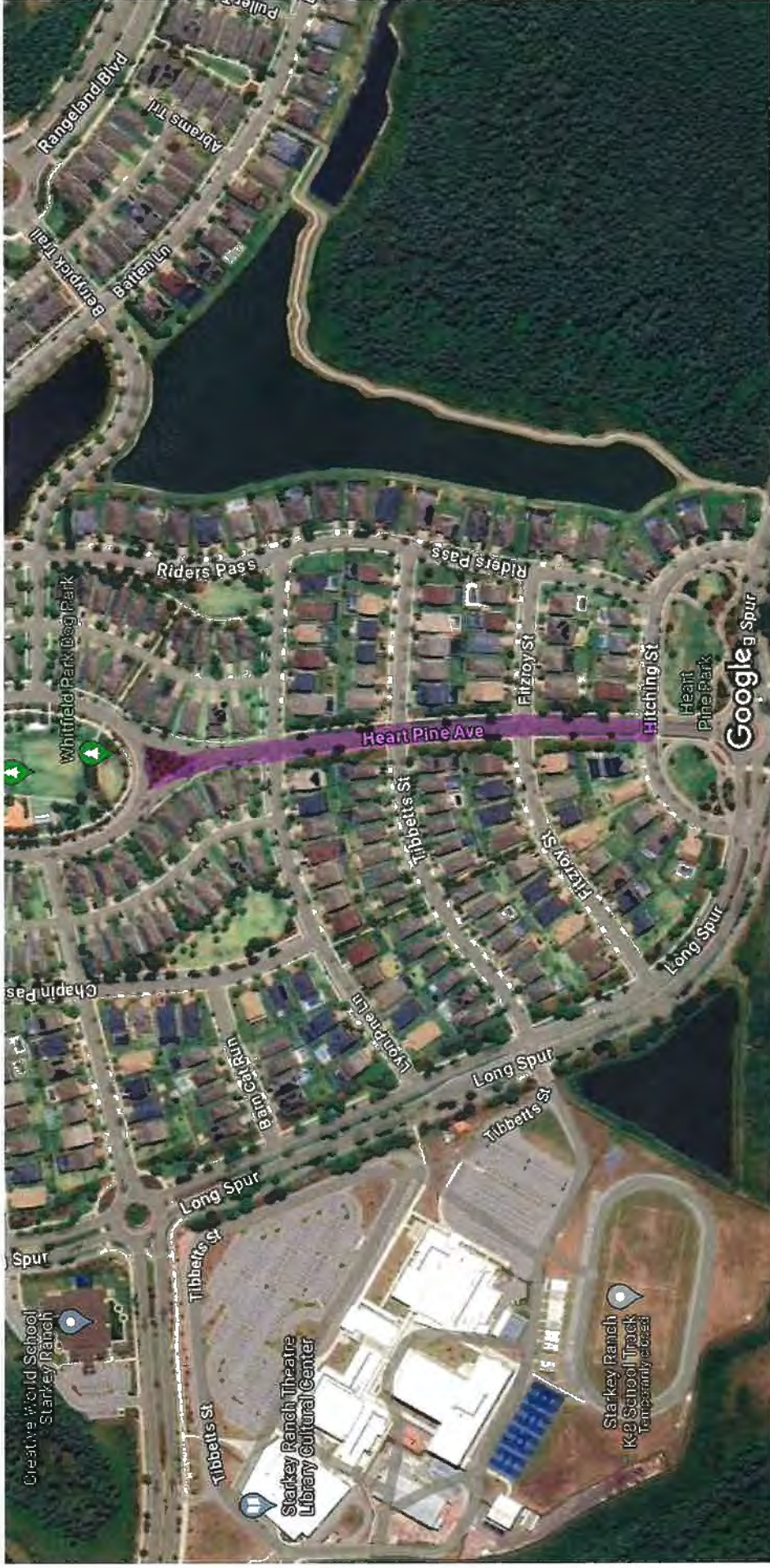
OWNER / AGENT

DATE

Est

89133

Google Maps



Imagery ©2024 Airbus, Maxar Technologies, Map data ©2024 200 ft



PO Box 267
Seffner, FL 33583
O: 813-757-6500
F: 813-757-6501

Estimate

Submitted To:

TSR CDD
2300 Glades Road Suite 410 W
Boca Raton, FL 33431

Date 4/15/2024

Estimate # 89134

LMP REPRESENTATIVE

SMS

PO #

Work Order #

DESCRIPTION	QTY	COST	TOTAL
East entrance off SR 54 Cattlegap Trail, remove dead or 50% declining plants and replace with new plants. Irrigation will be a separate estimate for time and material.			
Mulhy Grass 3 GAL	50	20.00	1,000.00
Cord Grass 3 GAL	25	20.00	500.00
Sabal Minor 7 gal	2	85.00	170.00
Bed Prep/ Debris/ Disposal	1	125.00	125.00

TERMS AND CONDITIONS:

TOTAL \$1,795.00

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OWNER / AGENT

DATE



PO Box 267
Seffner, FL 33583
O: 813-757-6500
F: 813-757-6501

Estimate

Submitted To:

TSR CDD
2300 Glades Road Suite 410 W
Boca Raton, FL 33431

Date	5/1/2024
Estimate #	89477
LMP REPRESENTATIVE	
KP PI	
PO #	
Work Order #	

East entrance off SR 54 Cattlegap Trail.

DESCRIPTION	QTY	COST	TOTAL
Irrigation modifications as needed for proposal # 89134			
Drip irrigation tubing XFD ϕ 12 (\$0.65 - 10%)	320	0.59	188.80
Drip irrigation tee (\$0.85 - 10%)	136	0.77	104.72
6 inch soil staple (\$0.18 - 10%)	106	0.16	16.96
Labor: 2 men @ \$ 110.00 per hour (\$65.00 / \$45.00)	4	110.00	440.00
Add drip irrigation as needed for new plant material.			

TERMS AND CONDITIONS:

TOTAL	\$750.48
--------------	-----------------

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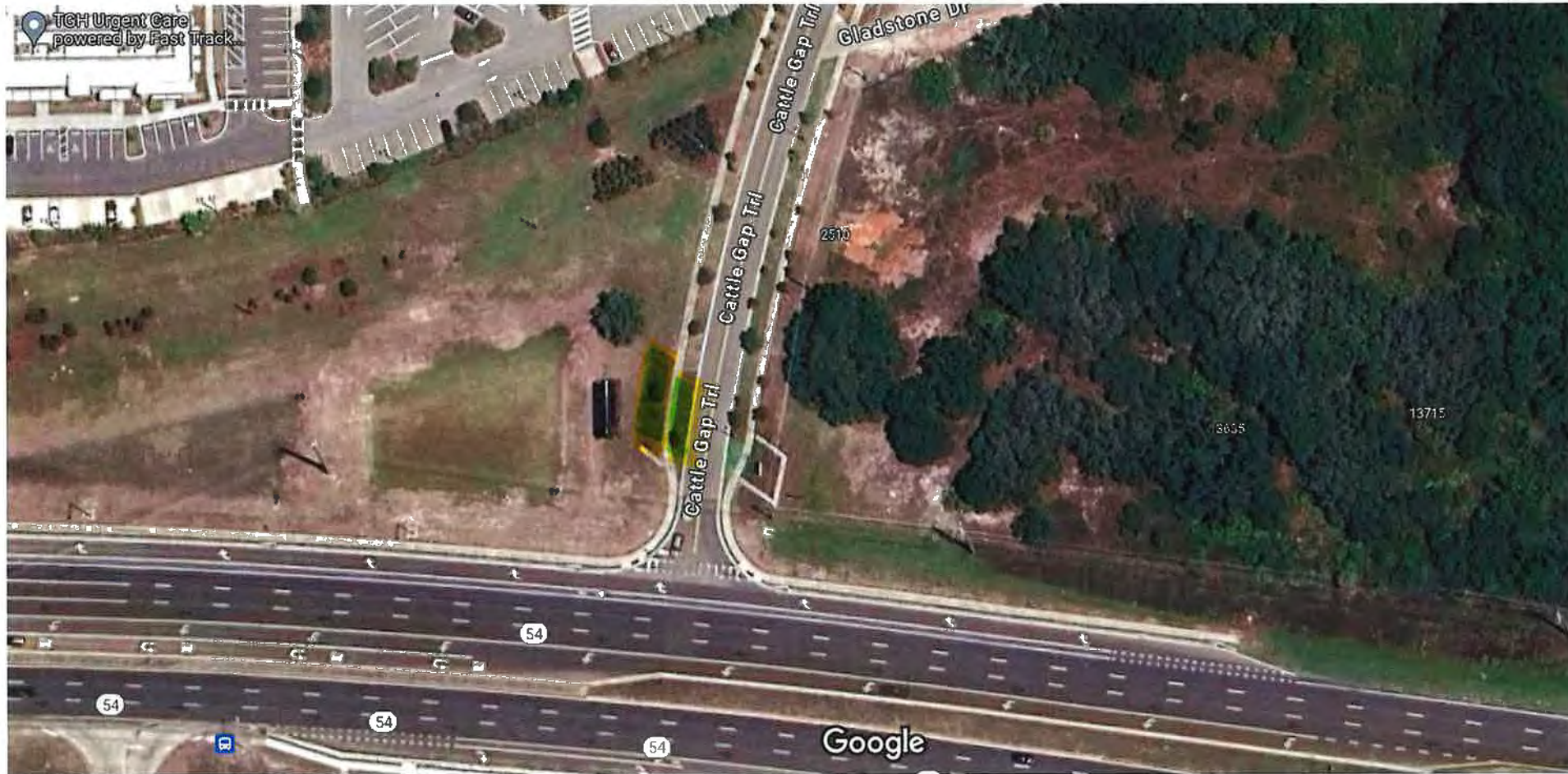
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OWNER / AGENT

DATE

Google Maps

Est.
89134



Imagery ©2024 Airbus, Maxar Technologies, Map data ©2024 Google 100 ft



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F: 813-757-6501

Estimate

Submitted To:

TSR CDD
2300 Glades Road Suite 410 W
Boca Raton, FL 33431

Date	4/15/2024
Estimate #	89135
LMP REPRESENTATIVE	
SMS	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
Homestead Park and walking path, remove dead or 50% declining plants and replace with new plants. Irrigation will be a separate estimate for time and material.			
Fakahatchee Grass - Dwarf 3 GAL	180	20.00	3,600.00
Mulhy Grass 3 GAL	140	20.00	2,800.00
Cord Grass 3 GAL	40	20.00	800.00
Depressa 1 GAL	65	10.00	650.00
Beautyberry plant 3 GAL	10	20.00	200.00
Sabal Minor Palm 7 GAL	21	157.50	3,307.50
Bed Prep/ Debris/ Disposal	1	400.00	400.00

TERMS AND CONDITIONS:**TOTAL \$11,757.50**

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OWNER / AGENT

DATE

PO Box 267
Seffner, FL 33583
O: 813-757-6500
F: 813-757-6501

Estimate

Submitted To:

TSR CDD
2300 Glades Road Suite 410 W
Boca Raton, FL 33431

Date	5/1/2024
Estimate #	89479
LMP REPRESENTATIVE	
KP PI	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
Irrigation modifications as needed for proposal # 89135			
Drip irrigation tubing XFDe912 (\$0.65 - 10%)	1,824	0.59	1,076.16
Drip irrigation tee (\$0.85 - 10%)	775	0.77	596.75
6 inch soil staple (\$0.18 - 10%)	608	0.16	97.28
Labor: 2 men @ \$ 110.00 per hour (\$65.00 / \$45.00)	22	110.00	2,420.00
Add drip irrigation as needed for new plant material.			

TERMS AND CONDITIONS:

TOTAL	\$4,190.19
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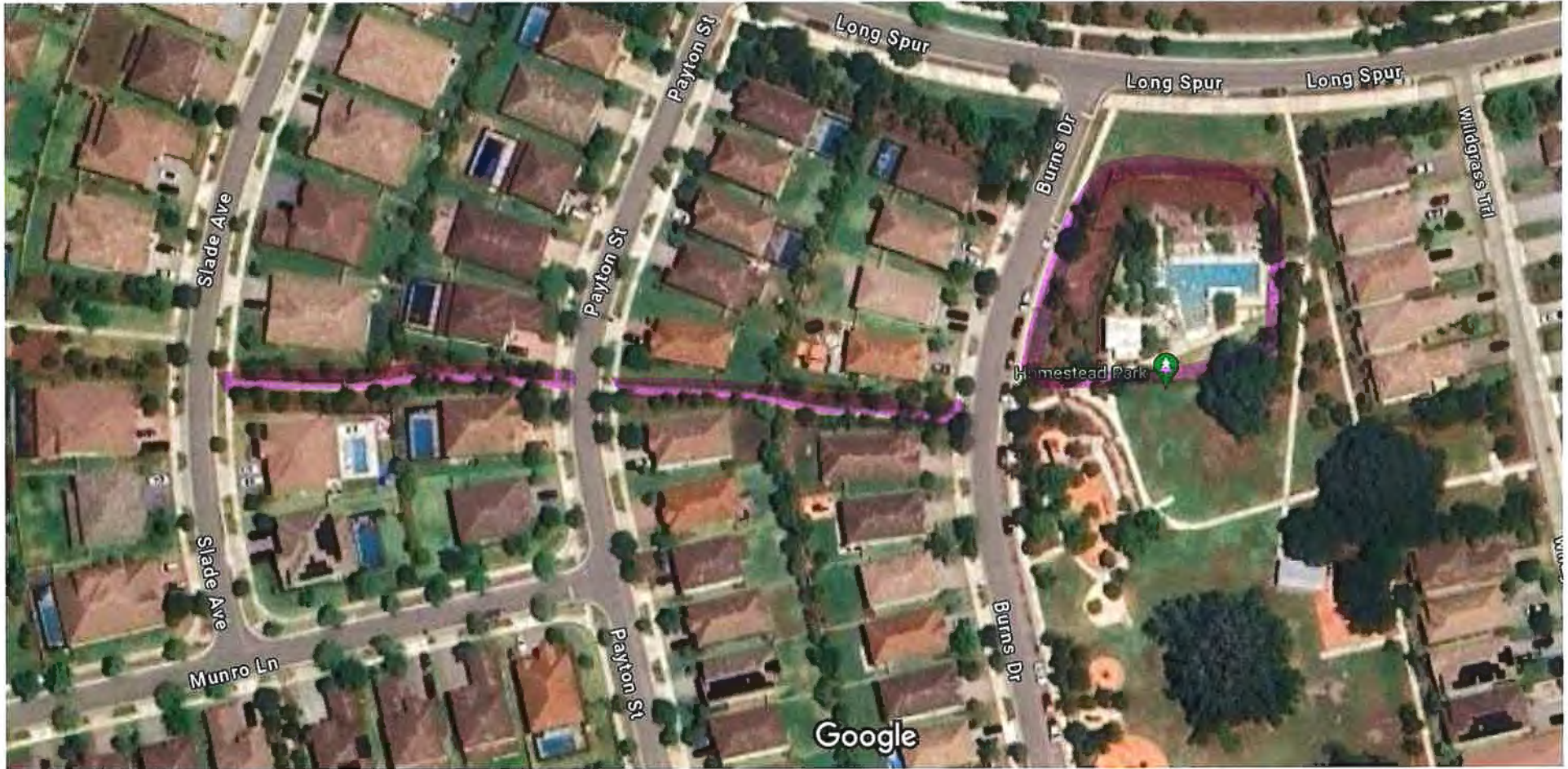
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OWNER / AGENT

DATE _____

Est.
89135

Google Maps



Imagery ©2024 Airbus, Maxar Technologies, Map data ©2024 100 ft



PO Box 267
Seffner, FL 33583
O: 813-757-6500
F: 813-757-6501

Estimate

Submitted To:

TSR CDD
2300 Glades Road Suite 410 W
Boca Raton, FL 33431

Date	4/15/2024
Estimate #	89130
LMP REPRESENTATIVE	
SMS	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
Albritton Park, remove dead and or 50% declining plant material and replace with new plants. Irrigation will be a separate estimate for time and material.			
Mulhy Grass 3 GAL	300	19.00	5,700.00
Viburnum - Walters Dwarf 3 GAL	40	20.00	800.00
Beautyberry plant 3 GAL	5	20.00	100.00
Lantana - gold 1 GAL	180	8.25	1,485.00
Fakahatchee Grass - Dwarf 3 GAL	25	20.00	500.00
Fakahatchee Grass 3 GAL	50	20.00	1,000.00
Firebush - Dwarf 3 GAL	55	20.00	1,100.00
Coontie Palm 3 GAL	10	36.75	367.50
Bed Prep/ Debris/ Disposal 3 GAL	1	400.00	400.00

TERMS AND CONDITIONS:**TOTAL \$11,452.50**

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OWNER / AGENT

DATE



PO Box 267
Seffner, FL 33583
O: 813-757-6500
F: 813-757-6501

Estimate

Submitted To:

TSR CDD
2300 Glades Road Suite 410 W
Boca Raton, FL 33431

Albritton Park

Date	5/1/2024
Estimate #	89478
LMP REPRESENTATIVE	
KP PI	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
Irrigation modifications as needed for proposal # 89130			
Drip irrigation tubing XFDe912 (\$0.65 - 10%)	2,660	0.59	1,569.40
Drip irrigation tee (\$0.85 - 10%)	1,130	0.77	870.10
6 inch soil staple (\$0.18 - 10%)	880	0.16	140.80
Labor: 2 men @ \$ 110.00 per hour (\$65.00 / \$45.00)	33	110.00	3,630.00
Add drip irrigation as needed for new plant material.			

TERMS AND CONDITIONS:

TOTAL	\$6,210.30
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OWNER / AGENT

DATE

Est.
89130



Estimate

Submitted To:

TSR CDD
2300 Glades Road Suite 410 W
Boca Raton, FL 33431

Date	4/15/2024
Estimate #	89125
LMP REPRESENTATIVE	
SMS	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
Fill in voided areas from Rangeland Blvd to Barber Trail including surrounding areas. Remove dead or 50% or less declining plant material and replace with new plants. Irrigation will be separate from this estimate and will be for time and material.			
Firebush - Dwarf 3 GAL	50	20.00	1,000.00
Mulhy Grass 3 GAL	535	19.00	10,165.00
Fakahatchee Grass - Dwarf 3 GAL	170	20.00	3,400.00
Cord Grass 3 GAL	200	20.00	4,000.00
Ilex - Schellings Dwarf 3 GAL	10	20.00	200.00
Bed Prep/ Debris/ Disposal, removals	1	570.00	570.00

TERMS AND CONDITIONS:

TOTAL	\$19,335.00
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OWNER / AGENT

DATE _____



PO Box 267
Seffner, FL 33583
O: 813-757-6500
F: 813-757-6501

Estimate

Submitted To:

TSR CDD
2300 Glades Road Suite 410 W
Boca Raton, FL 33431

Date	5/1/2024
Estimate #	89484
LMP REPRESENTATIVE	
KP PI	
PO #	
Work Order #	

Fill in voided areas from Rangeland Blvd to Barber Trail
including surrounding areas.

DESCRIPTION	QTY	COST	TOTAL
Irrigation modifications as needed for proposal # 89125			
Drip irrigation tubing XFD912 (\$0.65 - 10%)	4,000	0.59	2,360.00
Drip irrigation tee (\$0.85 - 10%)	1,640	0.77	1,262.80
6 inch soil staple (\$0.18 - 10%)	1,280	0.16	204.80
Labor: 2 men @ \$ 110.00 per hour (\$65.00 / \$45.00)	48	110.00	5,280.00
Add drip irrigation as needed for new plant material.			

TERMS AND CONDITIONS:

TOTAL	\$9,107.60
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OWNER / AGENT

DATE

Est
89125





PO Box 267
Seffner, FL 33583
O: 813-757-6500
F: 813-757-6501

Estimate

Submitted To:

TSR CDD
2300 Glades Road Suite 410 W
Boca Raton, FL 33431

Date	4/15/2024
Estimate #	89127
LMP REPRESENTATIVE	
SMS	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
From entrance of Rangeland to Lake Blanche including jogging path and Monroe Meadows common area park between houses. Remove any dead or 50% decline and replace with new plant material. Irrigation will be separate estimate for time and material			
Mulhy Grass 3 GAL	220	20.00	4,400.00
Firebush - Dwarf 3 GAL	110	20.00	2,200.00
Coontie Palm 3 GAL	10	20.00	200.00
Fakahatchee Grass - Dwarf 3 GAL	130	20.00	2,600.00
Cord Grass 3 GAL	100	20.00	2,000.00
Saw Palmetto, Green 3 GAL	40	36.75	1,470.00
Sabal Minor Palm 7 gal	12	85.00	1,020.00
Bed Prep/ Debris/ Disposal, removals	1	600.00	600.00

TERMS AND CONDITIONS:

TOTAL \$14,490.00

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OWNER / AGENT

DATE



PO Box 267
Seffner, FL 33583
O: 813-757-6500
F: 813-757-6501

Estimate

Submitted To:

TSR CDD
2300 Glades Road Suite 410 W
Boca Raton, FL 33431

Date	5/1/2024
Estimate #	89482
LMP REPRESENTATIVE	
KP PI	
PO #	
Work Order #	

From entrance of Rangeland to Lake Blanche including jogging path & Monroe Meadows common area park.

DESCRIPTION	QTY	COST	TOTAL
Irrigation modifications as needed for proposal # 89127			
Drip irrigation tubing XFD912 (\$0.65 - 10%)	2,500	0.59	1,475.00
Drip irrigation tee (\$0.85 - 10%)	1,057	0.77	813.89
6 inch soil staple (\$0.18 - 10%)	830	0.16	132.80
Labor: 2 men @ \$ 110.00 per hour (\$65.00 / \$45.00)	31	110.00	3,410.00
Add drip irrigation as needed for new plant material.			

TERMS AND CONDITIONS:

TOTAL	\$5,831.69
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OWNER / AGENT

DATE

Est.

89127





PO Box 267
Seffner, FL 33583
O: 813-757-6500
F: 813-757-6501

Estimate

Submitted To:

TSR CDD
2300 Glades Road Suite 410 W
Boca Raton, FL 33431

Date	4/15/2024
Estimate #	89132
LMP REPRESENTATIVE	
SMS	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
Longspur from Creative world to roundabout, this includes roundabout and surrounding areas. Remove dead and or 50% or less declining plants and replace with new. Irrigation will be a separate estimate for time and material.			
Mulhy Grass 3 GAL	330	19.00	6,270.00
Firebush 7 GAL	10	65.00	650.00
Fakahatchee Grass - Dwarf 3 GAL	20	20.00	400.00
Cord Grass 3 GAL	80	20.00	1,600.00
Firebush - Dwarf 3 GAL	50	20.00	1,000.00
Bed Prep/ Debris/ Disposal, removals	1	350.00	350.00

TERMS AND CONDITIONS:**TOTAL \$10,270.00**

LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices. If paying by credit card, please add a 3% processing fee of the Invoice Total.

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OWNER / AGENT

DATE



PO Box 267
Seffner, FL 33583
O: 813-757-6500
F: 813-757-6501

Estimate

Submitted To:

TSR CDD
2300 Glades Road Suite 410 W
Boca Raton, FL 33431

Date	5/1/2024
Estimate #	89476
LMP REPRESENTATIVE	
KP PI	
PO #	
Work Order #	

Longspur from Creative world to roundabout.

DESCRIPTION	QTY	COST	TOTAL
Irrigation modifications as needed for proposal # 89132			
Drip irrigation tubing XFDe912 (\$0.65 - 10%)	1,960	0.59	1,156.40
Drip irrigation tee (\$0.85 - 10%)	833	0.77	641.41
6 inch soil staple (\$0.18 - 10%)	650	0.16	104.00
Labor: 2 men @ \$ 110.00 per hour (\$65.00 / \$45.00)	24	110.00	2,640.00
Add drip irrigation as needed for new plant material.			

TERMS AND CONDITIONS:

TOTAL	\$4,541.81
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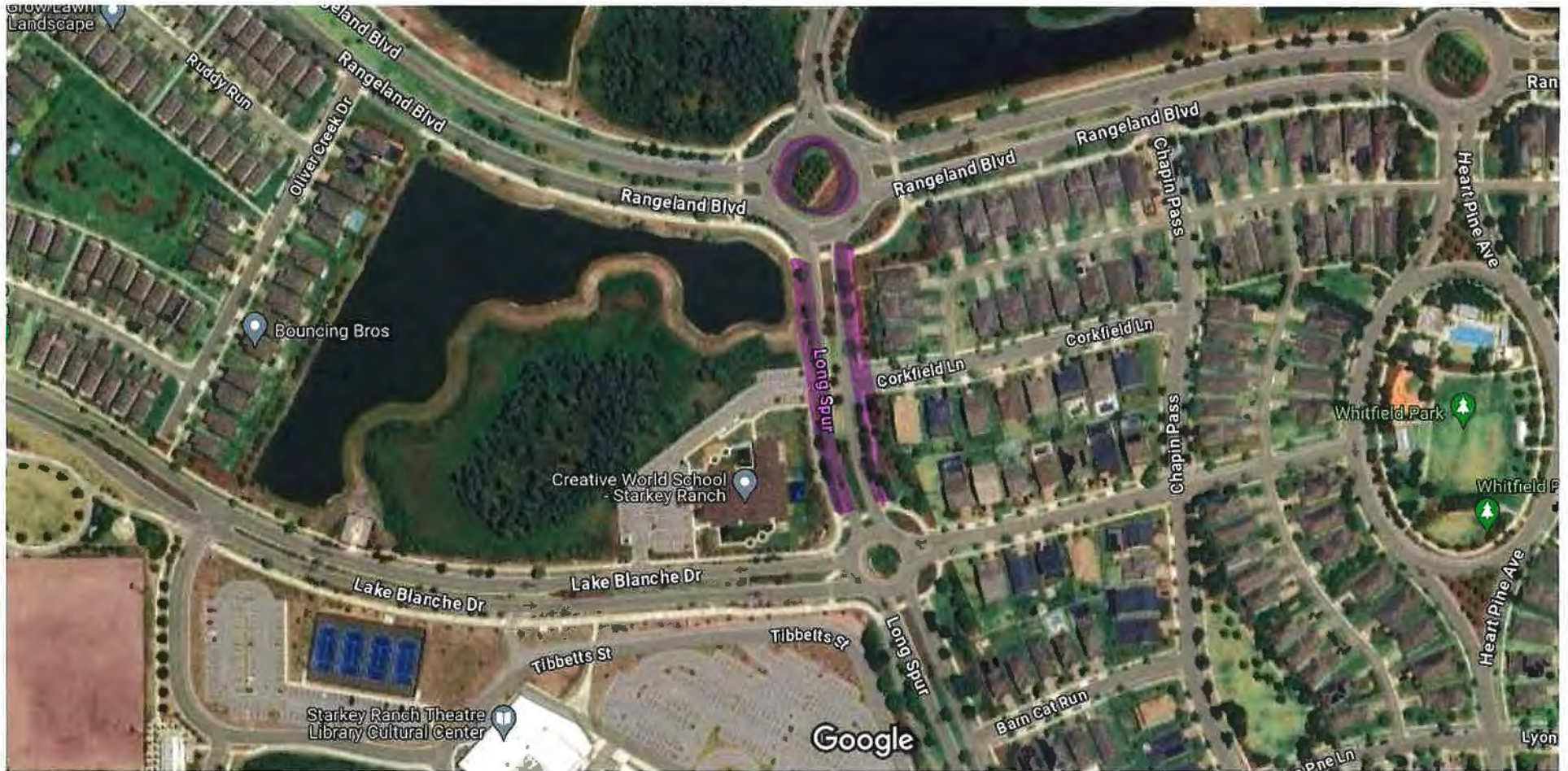
LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices. If paying by credit card, please add a 3% processing fee of the Invoice Total.

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OWNER / AGENT

DATE

Est.
89132



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PO Box 267
Seffner, FL 33583
O: 813-757-6500
F: 813-757-6501

Estimate

Submitted To:
TSR CDD 2300 Glades Road Suite 410 W Boca Raton, FL 33431

Date	4/30/2024
Estimate #	89443
LMP REPRESENTATIVE	
SMS	
PO #	
Work Order #	

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DESCRIPTION	QTY	COST	TOTAL
Remove Bahia sod at entrance of Rangeland Blvd and Starkey road both sides and center island, install Zoysia to these areas.			
Sod - Zoysia/ Empire 3500 sq ft	3,500	1.25	4,375.00
Bed Prep/ Debris/ Disposal	1	1,000.00	1,000.00
Ops Mgr Note: Irrigation repairs are expected to be minimal, not to exceed \$500			

TERMS AND CONDITIONS:

TOTAL	\$5,375.00
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OWNER / AGENT

DATE

TSR

COMMUNITY DEVELOPMENT DISTRICT

9

Sales Proposal


Homestead Park
Renee Gillooly Hlebak
12959 State Road 54
Odessa, FL 33556

Quote No. SP137910-2
Customer No. 161695
Document Date 06/17/2024
Expiration Date 08/16/2024

Sales Representative Dara Sizemore
Email DarSiz@Kompan.com
Phone No. 813-404-9534 / 800-426-9788

Bill-to Name WS-TSR, LLC

Project Name US317606 Whitfield Park Seesaw

No.	Description	Qty Unit	Unit Price	Net Price
<u>Equipment</u>				
NRO106-1003 	Seesaw, 4 people - Untreated In-ground 100cm	1 Pieces	4,080.00	4,080.00
US ROBINIA SERVICE	Robinia Service Program included in sales price			
FREIGHT	Freight	1 Pieces	979.20	979.20
<u>Sitework</u>				
INSTALL SPECIAL	Installation of Kompan Equipment	1 Pieces	4,916.67	4,916.67
<u>Notes</u>				
Please read attached General Assumptions and Exclusion document for information on Install/Sitework.				
Excludes sitework, products, & services not listed.				
Assumes site to be accessible & install ready.				
Please allow 8 to 10 weeks for product delivery upon order placement.				

Description	Qty	Net Price
No. of Products	1	
Subtotal - Products		4,080.00
Subtotal - Installation		4,916.67
Subtotal - Freight		979.20
Total USD		9,975.87

Payment Terms 50% Prepayment , 50% Net 30 days

Sales Proposal

Quote No. SP137910-2
Customer No. 161695
Document Date 06/17/2024
Expiration Date 08/16/2024

Sales Representative Dara Sizemore
Email DarSiz@Kompan.com
Phone No. 813-404-9534 / 800-426-9788

Homestead Park
Renee Gillooly Hlebak
12959 State Road 54
Odessa, FL 33556

Bill-to Name WS-TSR, LLC

Project Name US317606 Whitfield Park Seesaw

Installation Site Address

Starkey Ranch
12401 Berrypick Trail
Odessa, FL 33556



Note that the color and texture of products and surfacing made with recycled content are subjected by the differences from the used recycled raw materials. Therefore, minor differences in the appearance and texture can occur.

Applicable sales tax will be added unless a valid tax exemption certificate is provided. This amount is only an estimate of your tax liability.

Your acceptance of this proposal constitutes a valid order request and includes acceptance of terms and conditions contained within this Master Agreement, which is hereby acknowledged.

Acceptance of this proposal from KOMPAN is acknowledged by issuance of an order confirmation by an authorized KOMPAN representative.

Prices in this quotation are good until expiration date, shown in the top of this document. After that date, this proposal may be withdrawn.

Prevailing Wage and Payment & Performance Bonds are not included unless stated in body of Sales Proposal. If Payment & Performance Bonds are needed, add 2.2% of the entire sales proposal.

This information required for order placement:

Accepted By (Please Print): _____

Accepted By (Title): _____

Accepted By (signature): _____

Date: _____

Date Equipment needed on site: _____

Bill To: _____

Ship To: _____

Address: _____

Address: _____

City, State, Zip: _____

City, State, Zip: _____

Contact: _____

Contact: _____

Contact Email: _____

Contact Email: _____

Contact Phone (Office): _____

Contact Phone (Office): _____

Contact Phone (Cell): _____

SALES TAX EXEMPTION CERTIFICATE #: _____

(PLEASE PROVIDE A COPY OF CERTIFICATE)

General Assumptions

- Pricing is based on all equipment being direct delivery to the project address identified in KOMPANs Sales Proposal (SP).
- Placement of order into fabrication is contingent with deposit being received by KOMPAN as agreed to during the pricing phase.
- If cost proposal is to be considered as Tax-Exempt a current tax exemption form must be provided or on file at KOMPAN main office.
- Customer shall provide a lay down area for deliveries of materials within proximity of final installation site. Site access must be clear and unobstructed with at least ten (10') foot wide access to allow delivery of materials. Any size restrictions contributing to additional handling or downsizing of deliver trucks shall be addressed as a change of conditions and will be invoiced as additional costs to the customer.
- Installation site must be level to no more than one (1") inch in then (10') feet slope or change in elevation over the full length and width of the playground area.
- Price assumes NO overhead obstructions within thirteen feet, six inches (13'-6") or lower and NO underground utilities or obstructions within the playground footprint.
- Soils are to be suitable for the installation of all playground equipment and surfacing and compacted to 95% compaction prior to installation crews arriving on-site.
- All underground utilities, boulders, rock ledge or other obstructions not visible without subsurface investigation shall be considered "unforeseen conditions", all costs shall be invoiced to the customer as a change order to the contract.
- All spoils generated during the excavation of footings shall be disposed of on site at no cost to KOMPAN.
- Customer to provide at no additional costs a 120 V (15 amp) power source and standard hose bib connection for water supply within one hundred (100') feet from work site.
- Customer shall have removed all existing equipment or obstacles from playground area prior to the arrival of the installation crews.
- Time is of the essence in the installation of all materials delivered to project site. KOMPAN shall have delivered all equipment and materials as scheduled to project site. If delays to the installation schedule accrue outside KOMPANs control equipment shall be delivered to project site as scheduled and equipment and materials invoiced at the time of delivery. Unless additional storage arrangements are made in writing between Customer and KOMPAN, additional costs may apply. Unloading of equipment and materials shall be performed by the installation crews at the time of installation. If site is not ready for installation by cause outside of KOMPAN, it will be the responsibility of the Customer to off load and store equipment and materials at the project site. KOMPAN shall not be held liable for offloading costs, storage fees or equipment damage.

- If site requires installation of a drainage system within the proposed playground area, playground equipment footing shall be installed prior to the installation of the drainage system and playground footing locations shall take precedence over drainage system requirements.
- Site layout and dimensions shall be based of KOMPAN's 2D drawing or CAD drawings. Customer to provide site "benchmark" to be used for layout and final elevation calculations.
- Unless otherwise noted on KOMPAN's SP, proposal assumes that there are no Prevailing Wages requirement on the project.
- Any additional costs which maybe incurred during installation shall be negotiated between Customer and KOMPAN in writing prior to the start of additional work. If written approval is not received during the time the installation crews are on-site, additional mobilization costs will apply.

Exclusions (Unless Explicitly Stated in KOMPAN Sales Proposal)

- Stamped engineered drawings/calculations or costs to secure permits are not included, if required these costs will be added as a change order payable to Kompan.
- Demolition and off-site disposal of any existing equipment or site amenities.
- Any sitework, including but not limited to grading, excavation outside playground equipment footing and soils compaction and testing.
- Concrete work outside of play equipment footing requirements.
- Relocation of any existing equipment.
- Any required drainage system for playground area.
- Third party testing of materials and playground installation.
- Site landscaping or trimming of vegetation encroaching within the play equipment and safety zones
- Play area surfacing and base materials if not noted in KOMPAN proposal.
- Installation of Poured in Place surfacing does not include the use of aliphatic binder, solid or custom colors.
- Site security during Poured in Place surfacing cure time and any vandalism which may accrue during surfacing cure time.
- Borders for play area surfacing containment
- Any required retaining walls for proposed play area.
- Site storage for equipment.
- Site safety fencing beyond standard four (4') foot orange construction fencing
- Utilities site location services and/or relocation of any underground utilities
- On site dumpster for disposal of shipping containers and general construction debris

Terms & conditions

1. APPLICATION

These standard terms and conditions of sale ("STC") govern any KOMPAN, Inc. ("KOMPAN") sales proposal, quotation, or other offer ("Sales Proposal") to sell and supply by KOMPAN to a customer (the "Customer") of KOMPAN goods and services (hereinafter referred to as "Products") and the assembly and installation of Products by either KOMPAN or independent contractors retained by KOMPAN to perform such assembly and/or installation ("Services") described in the Sales Proposal that is on the face of this document or in a Sales Proposal that incorporates these STCs by attachment, reference to a copy of the STCs on KOMPAN's website at www.kompan.com, or by delivery of a copy thereof to the Customer.

2. ACCEPTANCE

KOMPAN shall not be bound by this Sales Proposal unless and until an authorized representative of Customer unconditionally accepts the Sales Proposal and these STCs by executing and returning to KOMPAN the acknowledgement of the Sales Proposal. Such acknowledgement shall be received by KOMPAN within five (5) Business days after the date of the Sales Proposal unless the Sales Proposal constitutes a firm offer, in which case the acknowledgement shall be received by KOMPAN within sixty (60) days. Customer's acceptance of the Sales Proposal is expressly limited to the terms and conditions contained herein and no additional or different terms shall be binding on KOMPAN unless agreed to by KOMPAN in writing either in the accompanying Sales Proposal or in a subsequent written agreement. KOMPAN hereby objects to and rejects any different or additional terms and conditions proposed by Customer in its purchase order of acceptance or otherwise, unless expressly agreed by KOMPAN in writing. Commencement of any work or of any deliveries pursuant to a Sales Proposal shall, in the absence of any written acceptance, be deemed an unconditional acceptance by Customer of these conditions.

3. CONFLICTS

In case of conflict between the provisions contained in the accompanying Sales Proposal and these STCs, the particular provisions in the Sales Proposal shall prevail.

4. LIMITATION OF AUTHORITY

KOMPAN's employees or agents purportedly acting on behalf of KOMPAN have no authority orally (a) to vary, modify or waive expressly or impliedly any of these terms and conditions whatsoever or to make any oral representations as to their effect; or (b) to give advice to Customers as to the suitability of the KOMPAN's Products and units for any specific situation or purpose. It is strongly recommended that all Customers seeking such advice should read KOMPAN's published materials.

5. PRICE AND PAYMENT

(a) Price. The prices of the Products and/or Services are those set forth in the Sales Proposal or, if not reflected in the Sales Proposal, are the current published prices offered by KOMPAN ("Prices"). The Sales Proposal will indicate, apart from the Prices, other charges such as transport costs, shipping and minimum insurance coverage, to the destination agreed in the Sales Proposal. Unless expressly stated otherwise in writing, Prices in the Sales Proposal are net of all charges relating to sales, use or

other taxes or tariffs. Any increases in these charges which may come into force after the date of the Sales Proposal shall be borne by the Customer.

(b) Payment Terms. Unless expressly stated otherwise in writing, invoices for payment will be issued upon acceptance of the Sales Proposal in accordance with the terms set out in the accepted Sales Proposal. If the terms of payments are not set out in the accepted Sales Proposal: (i) 50% of the Price will be due upon acceptance; and (ii) the remaining balance upon shipment in the case of the supply of Products or upon completion of the Services in the case of the provision of Services. The payment of the total value of each invoice shall be made within thirty (30) days starting from the date of invoice unless otherwise expressly agreed in writing.

(c) Payment. Payment for Products must be made to and received by KOMPAN prior to delivery of the Products to Customer unless special arrangements are made in writing with KOMPAN. Where special arrangements are made relating to the payment for Products, notwithstanding anything to the contrary therein, no offsets or retention by Customer shall be allowed. In connection with payment for Services which are considered construction services subject to applicable laws requiring the withholding of retainage until completion of the construction-related Services, Customer may retain such applicable retainage pending completion of the Services. Interest shall accrue on all sums due and outstanding at 1 1/2% per month or at the highest rate permitted by applicable law, whichever is less. Such remedy shall be in addition to, and without prejudice to, any further damages and any other remedies for nonpayment which KOMPAN may have at law or in equity.

6. PRICE REVISION

Except in the case of prices quoted in a written Sales Proposal by KOMPAN constituting a firm offer, which shall be good for sixty (60) days from quotation, prices are subject to change without previous notice, and the Customer shall pay for all Products at the prices in effect on the date of shipment. Payment of such increases must precede delivery, and the Customer shall not be entitled to rescind the contract as a result thereof.

7. DELIVERIES

(a) Where delivery periods have been indicated in the Sales Proposal, such periods are estimates only. Although KOMPAN will use its commercially reasonable efforts to deliver the Products promptly, KOMPAN shall not be liable for any delay (howsoever caused) or for any incidental or consequential damages arising therefrom. Customer also shall not be entitled to rescind the agreement for such delay unless expressly provided in the Sales Proposal.

(b) Delivery shall be made to areas readily accessible by truck. KOMPAN reserves the right to charge extra for any special delivery requirements.

(c) The carrier of the Products shall deliver them at a point reasonably accessible by truck. In the event the Sales Proposal is for Products only and not for Services, Customer shall be responsible for offloading, final moving, location, and storage of the Products after delivery. The Customer shall ensure that unloading by the carrier is not delayed. In the event the unloading of the Product is delayed, KOMPAN reserves the right to make a fair charge therefore. In the event the Sales Proposal includes Services, the terms of delivery of such Services are set out in Section 14.

(d) The Customer shall indemnify KOMPAN against all damage to or delay of the carrier's or KOMPAN's vehicles or damage to property belonging to the Customer or to any third party attributable to accessing the Customer's premises.

(e) Delivery of the Products by KOMPAN shall be scheduled with Customer, and KOMPAN and Customer

will make the necessary arrangements for delivery in accordance with such schedule. If delivery is canceled or delayed for reasons outside of KOMPAN's control, including the Customer not being available or prepared to accept delivery when scheduled, KOMPAN may (i) take away the Products and redeliver them at a later date, charging the Customer for any additional expense thereby incurred (including temporary storage, demurrage, and remobilization).

8. RETURNS

Except as agreed to in writing, all items of Product returned will be subject to inspection and approval by KOMPAN prior to acceptance and will result in a restocking charge for all costs associated with the return, but not less than 50% of the full list price of such returned KOMPAN items or 75% for custom or third party items.

9. LIMITED WARRANTY

KOMPAN warrants that the Product(s) described herein and delivered hereunder will be free from defects in material and workmanship and conform to KOMPAN's published specifications and the other express warranties set forth in the Warranty Certificate for the Product(s). This warranty applies only if the Products have been properly installed according to the instructions provided by KOMPAN and maintained correctly according to the KOMPAN Maintenance Manual. This warranty does not cover any damage caused by accident, improper care, negligence by Customer or its invitees, normal wear and tear, surface corrosion on metal parts, discolored surfaces and other cosmetic issues or failures due to misuse or vandalism.

This limited warranty shall not apply to components which are not manufactured by KOMPAN, in respect of which, KOMPAN shall, to the extent it is able, pass on any warranty given to it by the manufacturer of the component in question. KOMPAN also warrants that any Services shall be performed in a good and workmanlike manner. The Customer shall indemnify and hold harmless KOMPAN against all damages, losses, costs, expenses, claims, demands and liabilities arising out of or related to the use of the Products by the Customer or its invitees and/or use or application by the Customer or its representatives of any information disclosed or provided by or on behalf of KOMPAN. The foregoing limited warranty is exclusive and is in lieu of all other warranties, express or implied, including any implied warranty of merchantability or fitness for a particular purpose, except to the extent that KOMPAN expressly gives any such warranty in a separate instrument executed by both the company and its customer.

10. DISCLAIMER OF LIABILITY

The customer acknowledges that KOMPAN exercises no control over the customer's methods of selection, use, resale, installation or construction of the products sold hereunder and the customer therefore assumes all risk of liability for the result obtained from or the safety of any products sold hereunder. In particular, KOMPAN shall not be responsible or liable for, and the customer assumes, all risk of compliance with applicable governmental laws and regulations, and any incidental or consequential damages, losses, or expenses, including without limitation personal injury or property damage to any person, and whether based on warranty, contract, negligence, strict liability in tort or any other applicable legal theory, arising out of the selection, installation, inability to use, or the use of any product, whether alone or in combination with other goods.

11. NOTICE OF CLAIMS

The Customer shall inspect the Products sold hereunder immediately upon receipt thereof. Any claim relating to the Products damaged in transit shall be made within ten (10) days by written notice to KOMPAN. Any claim relating to the quantity of Products shipped shall be made within thirty days by written notice to KOMPAN. All claims other than those relating to the quantities shipped or damage in transit must be made in accordance with the conditions set forth herein. The Customer must submit claims for any damage, defect or discrepancy in the Products supplied as follows, (a) where the damage, defect or discrepancy is visible on inspection, the receipt note must be marked accordingly with written details signed by the Customer or his authorized representative and a written claim must be submitted to KOMPAN within ten (10) days of receipt of the Product, (b) where the damage, defect or discrepancy is not visible on inspection, the claim must be made in writing to KOMPAN within ten (10) days after the Customer learns of the facts upon which such a claim is based, but in no event more than six weeks after receipt of the Products. Written notice from the Customer of a claim hereunder shall be deemed insufficient and ineffective unless such notice includes a list of the identifying code marks on the outside of

KOMPAN's shipping container or package, and unless the Customer grants KOMPAN permission to inspect such Products. Any claim not made within the time period and in the manner hereinabove set forth shall be deemed waived. Notwithstanding the foregoing, any legal action against KOMPAN relating to any of the Products sold or Services performed hereunder must be commenced within one (1) year after the Customer's receipt of the Products sold hereunder or be forever barred.

12. EXCLUSIVE REMEDY

It is expressly agreed that the Customer's exclusive remedy for a breach by KOMPAN of the Limited Warranty set forth herein or for any other claim based upon a defect in the Products sold shall be, at the election of KOMPAN, either repair or replacement of the Product or the making of a fair allowance therefore, provided that the Customer shall have given written notice of such claim within the time period and in the manner set forth in Section 11 hereof. The exclusive remedy for a breach by KOMPAN of the Limited Warranty set forth herein for Services shall be the re-performance of such Services. KOMPAN's liability with respect to any claim whatsoever arising out of the Products delivered or Services performed shall in no event exceed the price paid by the Customer hereunder for the Products or Services giving rise to the claim in question. The foregoing remedy is agreed to be adequate and

exclusive, and in no event shall the customer be entitled to any other remedy, whether for personal injury, property damage, business loss, or for any other injury or loss, or for any incidental or consequential damages, whether based on warranty, contract, negligence, strict liability in tort or any other applicable legal theory.

13. TITLE AND RISK OF LOSS

(a) Unless otherwise expressly agreed by the parties, all Products are shipped F.O.B. destination.

(b) Unless otherwise specifically agreed in writing, all risks of loss relating to the Products are transferred to the Customer when the same are delivered to the Customer or its designated representative at the destination named on the Purchase Order. Notwithstanding the foregoing, until payment in full is received by KOMPAN, title and beneficial ownership of the Products shall remain with KOMPAN until either (i) KOMPAN receives payment in full for the Products, or (ii) KOMPAN or its agent removes the Products from the Customer's premises.

(c) Until full payment is received by KOMPAN, the Customer shall keep and store any delivered Products in such a manner that they may be identified as being the property of KOMPAN.

(d) The Customer in entering into a contract with KOMPAN is deemed to have given its irrevocable authority to KOMPAN or its agents to enter the Customer's property or property controlled by the Customer for the purpose of removing the goods in accordance with (b) hereof.

(e) If the Customer shall sell the Products before payment in full is received by KOMPAN the following provisions shall apply: (i) the Customer shall act as principal towards its purchaser and not as agent for KOMPAN; (ii) the Customer shall hold the proceeds of sale up to the amount due to KOMPAN under the agreement as trustee to KOMPAN; (iii) the Customer shall account to the Company for the amount so due; and (iv) until such payment to KOMPAN is paid to KOMPAN, the Customer shall retain the said amount in a separate account to KOMPAN's order.

14. SERVICES; INSTALLATION AND ASSEMBLY

(a) Except where special arrangements have been made in writing for KOMPAN to provide Services to assemble, install or erect Products sold to Customer, such assembly, installation, or erection is the responsibility of the Customer, and KOMPAN accepts no liability whatsoever for defects or damages resulting from the Customer's assembly, installation or erection of the Products or any claims for death or personal injury resulting from any use of the Products to the extent caused, in whole or in part, by such improper assembly or the resulting defects or damages to the Products. In such circumstances, Customer shall indemnify and hold KOMPAN harmless for any liability, damages or costs arising out of or relating to Customer's acts or omissions in accordance with Section 17.

(b) In the event the Sales Proposal includes the purchase of Services, KOMPAN or independent contractors retained by KOMPAN shall install and assemble the Products, the safety surfacing, and the civil works and shall deliver any spare parts to the extent set out in the Sales Proposal. In connection with any sales of Services, the Customer shall promptly notify KOMPAN of any existing installations such as water, gas, communications, electricity, or of any other similar communications or installations which may be affected and/or may suffer damages

as a consequence of the work to be carried out at the site or premises where the Products are to be installed. Should the Customer fail to provide such information prior to the commencement of the Services or if KOMPAN or its independent contractors encounter any Unforeseen Conditions, KOMPAN shall not be held liable under any circumstance for any potential or actual damages caused to such installations. In the event KOMPAN or the independent contractor does encounter unforeseen conditions that increase the cost of installation or the provision of the Services, the parties agree to enter into a change order to amend the scope of work and/or the price to be charged therefore prior to the performance of any additional work. "Unforeseen Conditions" means any obstruction which hinders the installation of the Products or the performance of the Services associated therewith which is not visible to the human eye without physical exploration of the site and/or the subsurface conditions (including rock ledges and other underground obstructions).

(c) Upon completion of the Services, the Customer or its designated representative shall inspect the completed Services and sign a Completion Certificate provided by KOMPAN (a form of which is attached as Appendix A) and, if the Customer or its designated representative is not available to take delivery, then KOMPAN or the third party installer will send the Completion Certificate to the Customer. Should the Customer claim that the Services have not been performed in accordance with the accepted Sales Proposal, Customer shall send KOMPAN, within seven (7) days from receipt of the Completion Certificate, a notice ("Notice"), specifying in detail, the faults found in the Services. If the Customer objectively demonstrates the claimed faults, KOMPAN shall remedy the same at its own expense; if, instead, KOMPAN demonstrates that the Services were performed in compliance with the accepted Sales Proposal, the Customer shall be obligated to pay KOMPAN the costs and expenses of the activities carried out by KOMPAN to demonstrate the acceptability of such Services. If the Customer does return a signed Completion Certificate or provide a Notice within seven (7) days from receipt of the Completion Certificate, the Services will be deemed completed to the Customer's satisfaction in all respects.

15. SPECIFICATIONS

KOMPAN reserves the right to vary or withdraw specifications without prior notice and at its discretion to substitute on delivery alternate components (not necessarily identical appearance) which will not affect the performance of the Product concerned.

While every effort will be made to satisfy the Customer's precise color or finish requirements (where relevant), no guarantee can be given that variations in color or finish will not occur between different components. KOMPAN shall in no circumstances be deemed to warrant that any components conform exactly to the color of any sample or illustration seen by the Customer or of any materials and units already in the Customer's possession.

16. COMPLIANCE WITH LAWS. The Customer shall ensure that the intended use of the Products supplied by KOMPAN does not contravene any applicable local, state, or federal laws or regulations and applicable codes of standards organizations, and the Customer or its designated representative shall be responsible for obtaining all licenses or permissions required for such use. Upon request, the Customer shall furnish KOMPAN with certificates of compliance with such applicable laws, regulations, and codes.

17. INDEMNIFICATION AND ATTORNEY FEES.
The Customer hereby agrees to indemnify and hold KOMPAN harmless for any liability, damages or costs (including reasonable attorney's fees), whether arising out of a suit or claim between KOMPAN and the Customer or a third party, or arising out of or related to the failure of the Customer to perform any of its obligations or comply with any of the conditions contained herein. In the event KOMPAN has to take any action against the Customer to obtain enforcement or compliance with any of the terms or conditions contained herein, the Customer agrees to pay all of the costs and expenses of such action (including reasonable attorney's fees).

18. TERMINATION

(a) A party shall be entitled to terminate this agreement with immediate effect by giving written notice to the other party if:

(i) the other party fails to pay any undisputed amount due under this agreement on the due date for payment and remains in default for 14 days after being notified in writing to make such payment;

(ii) the other party commits a breach of its material obligations under this agreement and (if such breach is remediable) fails to remedy that breach within a period of 30 days after receipt of notice in writing requiring it to do so; or

(iii) the other party becomes insolvent or bankrupt, a receiver is appointed in respect of the whole or any part of the other party's assets or business, or the other party admits in writing its inability to pay its debts as they mature, makes an assignment for the benefit of creditors, ceases to function as a going concern, or is the subject of an involuntary proceeding in bankruptcy or insolvency and such proceeding is not finally dismissed within 60 days of its institution.

(b) Termination of this agreement shall not prejudice any of the parties' rights and remedies which have accrued as at termination and all payments which have not yet become due shall become immediately due and payable.

19. FORCE MAJEURE

(a) A party shall not be deemed to be in breach of the Contract, or otherwise be liable to the other, by reason of any delay in performance, or non-performance, of any of its obligations hereunder to the extent that such delay or non-performance is due to Force Majeure and the time for performance of that obligation shall be extended accordingly. In case the Force Majeure situation continues for more than three months each party shall be free to withdraw from the Contract without liability.

(b) For the purposes of these General Terms of Conditions Force Majeure means extraordinary events or circumstances which cannot be foreseen nor prevented, including but not limited to acts such as natural calamities, earthquake, war, revolution, riot, civil insurrection, expropriation, nationalization, nuclear explosion, radioactive or chemical contamination or ionizing radiation, hyperinflation, labor disputes of whatever nature, general shortage or lack of raw materials causing either curtailment or production stop, increase in raw materials cost where any increase in raw material costs increase the total unit price for a product by [5] percent (five)% or more, authorities not respecting legal deadlines or not acting in a reasonably foreseeable manner, civics associations, and/or NGOs groups, legal entities or individuals filing objections within administrative procedures and other circumstances beyond the parties' reasonable control.

20. APPLICABLE LAW; JURISDICTION

This agreement and all disputes or claims arising out of or in connection with this agreement shall be governed and construed by the laws of the state of Texas, excluding its conflict of laws principles. The parties agree that the United Nations Convention on

Contracts for the International Sale of Goods will not

21. ASSIGNMENT

Except as provided herein, neither party may assign its rights or delegate its obligations hereunder without the prior written consent of the other party, which consent shall not be unreasonably withheld or delayed; provided however that KOMPAN may subcontract its obligations to perform the Services to qualified independent contractors without the prior written consent of the Customer. KOMPAN may also assign its rights and obligations hereunder to any of its affiliates upon prior written notice to the Customer. KOMPAN may also assign its rights herein to any company that acquires substantially all of KOMPAN's business to which this agreement relates upon prior written notice to the Customer.

22. GENERAL

(a) Notice. Any notice or other communication required to be given to a party under or in connection with this agreement shall be in writing and shall be delivered to the other party personally or sent by U.S. certified mail postage pre-paid, recorded delivery, or by commercial courier, at its principal place of business, or sent by facsimile to the other party's main fax number. Any notice or other communication shall be deemed to have been duly received if delivered personally, when left at such addressor, if sent by prepaid U.S. mail or recorded delivery, on the third business day after deposit, or if delivered by commercial courier, on the date and at the time that the courier's delivery receipt is signed, or if sent by facsimile, on the next business day after transmission.

(b) Invalidity. If a court or any other competent authority finds that any provision of the agreement (or part of any provision) is invalid, illegal or unenforceable, that provision or part of the provision shall, to the extent required, be deemed deleted, and the validity and enforceability of the other provisions of this agreement shall not be affected.

(c) Entire Agreement. These STCs replace and supersede any prior communications, agreements and understandings between the parties, whether oral or in writing, concerning the sale and supply of the Products or the Services. These STCs, together with any written modification thereof signed by both parties, and the Sales Proposal to which these STCs are applicable, constitute, the entire terms and conditions constituting the agreement of the parties concerning the sale and purchase of the Products and Services identified in the Sales Proposal. All other terms, conditions, warranties, representations or others matters; whether oral or in writing are excluded and disclaimed.

(d) Waiver. A waiver of any right under this agreement is only effective if it is in writing and shall not be deemed to be a waiver of any subsequent breach or default. No failure or delay by a party in exercising any right or remedy under this agreement or by law shall constitute a waiver of that or any other right or remedy, nor preclude or restrict its further exercise. No single or partial exercise of such right or remedy shall preclude or restrict the further exercise of that or any other right or remedy.

TSR

COMMUNITY DEVELOPMENT DISTRICT

**UNAUDITED
FINANCIAL
STATEMENTS**

**TSR
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MAY 31, 2024**

**TSR
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MAY 30, 2024**

	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 2019	Total Governmental Funds
ASSETS											
Cash	\$ 3,378,753	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,378,753
Investments											
Revenue	-	565,623	479,804	486,623	575,722	440,243	242,787	-	-	-	2,790,802
Reserve	-	624,494	650,450	481,322	403,162	320,366	165,100	-	-	-	2,644,894
Prepayment	-	2,614	3,143	-	-	-	-	-	-	-	5,757
Construction	-	-	-	-	-	-	-	441	86	246,997	247,524
Undeposited funds	2,269	-	-	-	-	-	-	-	-	-	2,269
Due from BW 54 Gunn West LLC	1,974	-	-	-	-	-	-	-	-	-	1,974
Due from Starkey Ranch Asset	18,303	-	-	-	-	-	-	-	-	-	18,303
Due from Homes by West Bay	-	-	-	-	39,851	-	-	-	-	-	39,851
Due from other	1,318	-	-	-	-	-	-	-	-	-	1,318
Due from general fund	-	583	587	578	722	577	297	-	-	-	3,344
Due from debt service fund	22,481	-	-	-	-	-	-	-	-	-	22,481
Utility deposit	7,096	-	-	-	-	-	-	-	-	-	7,096
Prepaid expense	6,792	-	-	-	-	-	-	-	-	-	6,792
Total assets	<u>\$ 3,438,986</u>	<u>\$ 1,193,314</u>	<u>\$ 1,133,984</u>	<u>\$ 968,523</u>	<u>\$ 1,019,457</u>	<u>\$ 761,186</u>	<u>\$ 408,184</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ 246,997</u>	<u>\$ 9,171,158</u>
LIABILITIES											
Liabilities:											
Accounts payable	\$ 977	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 977
Credit card payable	711	-	-	-	-	-	-	-	-	-	711
Due to Developer	101,119	-	-	-	-	-	-	-	-	-	101,119
Due to general fund	-	3,918	3,950	3,886	4,850	3,879	1,998	-	-	-	22,481
Due to other	28	-	-	-	-	-	-	-	-	-	28
Due to debt service fund 2015	583	-	-	-	-	-	-	-	-	-	583
Due to debt service fund 2015A	587	-	-	-	-	-	-	-	-	-	587
Due to debt service fund 2016	578	-	-	-	-	-	-	-	-	-	578
Due to debt service fund 2017	722	-	-	-	-	-	-	-	-	-	722
Due to debt service fund 2018	577	-	-	-	-	-	-	-	-	-	577
Due to debt service fund 2019	297	-	-	-	-	-	-	-	-	-	297
Contracts payable	-	-	-	-	-	-	-	-	-	693	693
Accrued taxes payable	337	-	-	-	-	-	-	-	-	-	337
Total liabilities	<u>106,516</u>	<u>3,918</u>	<u>3,950</u>	<u>3,886</u>	<u>4,850</u>	<u>3,879</u>	<u>1,998</u>	<u>-</u>	<u>-</u>	<u>693</u>	<u>129,690</u>
DEFERRED INFLOWS OF RESOURCES											
Unearned revenue	957	-	-	-	-	-	-	-	-	-	957
Deferred receipts	21,593	-	-	-	39,851	-	-	-	-	-	61,444
Total deferred inflows of resources	<u>22,550</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>39,851</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>62,401</u>
FUND BALANCES											
Restricted for											
Debt service	-	1,189,396	1,130,034	964,637	974,756	757,307	407,186	-	-	-	5,423,316
Capital projects	-	-	-	-	-	-	-	441	86	246,304	246,831
Unassigned	3,309,920	-	-	-	-	-	-	-	-	-	3,309,920
Total fund balances	<u>3,309,920</u>	<u>1,189,396</u>	<u>1,130,034</u>	<u>964,637</u>	<u>974,756</u>	<u>757,307</u>	<u>407,186</u>	<u>441</u>	<u>86</u>	<u>246,304</u>	<u>8,980,067</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 3,438,986</u>	<u>\$ 1,193,314</u>	<u>\$ 1,133,984</u>	<u>\$ 968,523</u>	<u>\$ 1,019,457</u>	<u>\$ 761,186</u>	<u>\$ 409,184</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ 246,997</u>	<u>\$ 9,172,158</u>

TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING MAY 31, 2024

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 4,165	\$ 4,619,310	\$4,597,709	100%
Trash collection assessments	-	3,221	17,465	18%
Commercial shared costs	47,621	125,729	120,191	105%
Program revenue	6,423	13,521	14,000	97%
Interest	11,995	40,726	2,500	1629%
Specialty program revenue	-	-	6,000	0%
Miscellaneous	1,915	43,024	17,000	253%
Total revenues	72,119	4,845,531	4,774,865	101%
EXPENDITURES				
Professional & administrative				
Supervisors	1,076	6,244	10,200	61%
Management	3,506	28,047	42,070	67%
Legal	2,371	10,584	30,000	35%
Engineering	750	20,375	20,000	102%
Assessment administration	833	6,667	10,000	67%
Audit	3,500	3,500	4,570	77%
Arbitrage rebate calculation	-	3,250	3,000	108%
Dissemination agent	1,083	8,667	13,000	67%
Trustee	-	35,019	35,000	100%
Telephone	21	167	250	67%
Postage	235	1,716	1,500	114%
Printing & binding	167	1,333	2,000	67%
Legal advertising	91	673	1,000	67%
Annual special district fee	-	175	175	100%
Insurance	-	6,690	6,800	98%
Other current charges	156	1,021	2,000	51%
Office supplies	-	385	750	51%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	-	200	0%
Property appraiser	150	150	687	22%
Tax collector	83	99,680	95,786	104%
Total professional & administrative	14,022	234,343	279,693	84%
Field operations				
Contract services				
Field services	2,360	18,883	28,325	67%
Landscape maintenance	137,607	956,843	1,760,000	54%
Landscape consulting	9,547	67,625	65,400	103%
Landscape arbor care	(1,475)	44,281	155,000	29%
Wetland maintenance	-	-	30,000	0%
Wetland mitigation reporting	-	34,440	4,500	765%
Lake maintenance	10,760	73,564	100,000	74%
Community trash hauling	28,789	230,485	375,000	61%
Off-duty traffic patrols	1,275	9,775	20,000	49%
Wildhog removal	1,850	9,585	16,000	60%
Repairs & maintenance				
Repairs - general	1,160	3,995	15,000	27%

TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING MAY 31, 2024

	Current Month	Year to Date	Budget	% of Budget
Operating supplies	1,625	16,762	13,000	129%
Plant replacement	5,794	212,423	70,000	303%
Mulch	-	140,573	200,000	70%
Playground mulch	11,616	11,616	18,000	65%
Sod	1,100	148,070	200,000	74%
Fertilizer/chemicals	-	86,216	30,000	287%
Irrigation repairs	19,767	104,515	30,000	348%
Irrigation monitoring	-	-	2,280	0%
Security/alarms/repair	634	634	1,500	42%
Road & sidewalk	-	43,564	40,000	109%
Common area signage	236	1,108	3,000	37%
Bridge & deck maintenance	1,889	32,623	60,000	54%
Utilities - common area				
Electric	1,076	8,364	14,500	58%
Streetlights	34,597	263,997	370,000	71%
Irrigation - reclaimed water	6,526	43,976	70,000	63%
Gas	67	591	450	131%
Recreation facilities				
Amenity management staff/contract	46,148	246,300	404,861	61%
Office operations	18,241	91,666	128,780	71%
Park A/C repairs & maintenance	-	2,689	5,000	54%
Pool operations	31,492	86,536	79,194	109%
Pool permits	-	985	-	N/A
Pest services	270	820	500	164%
Insurance	-	83,819	69,706	120%
Cable/internet/telephone	960	7,864	10,000	79%
Access cards	1,271	1,521	2,000	76%
Activities	1,795	28,998	30,000	97%
Specialty programming	765	5,948	6,000	99%
Recreational repairs	698	1,546	2,500	62%
Pool signage	-	-	1,000	0%
Holiday decorations	-	8,300	8,000	104%
Other				
Contingency	12,867	14,810	55,680	27%
Total field operations	391,307	3,146,310	4,495,176	70%
Total expenditures	405,329	3,380,653	4,774,869	71%
Net increase/(decrease) of fund balance	(333,210)	1,464,878	(4)	
Fund balance - beginning (unaudited)	3,643,130	1,845,042	2,030,713	
Fund balance - ending (projected)	<u>\$ 3,309,920</u>	<u>\$ 3,309,920</u>	<u>\$2,030,709</u>	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2015 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING MAY 31, 2024

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 595	\$ 659,764	\$ 661,099	100%
Interest	6	39	50	78%
Total revenues	<u>601</u>	<u>659,803</u>	<u>661,149</u>	100%
EXPENDITURES				
Debt service				
Principal - 11/1	-	200,000	200,000	100%
Interest - 11/1	-	208,778	208,778	100%
Interest - 5/1	204,403	204,403	204,403	100%
Tax collector	12	13,180	13,773	96%
Total expenditures	<u>204,415</u>	<u>626,361</u>	<u>626,954</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	(203,814)	33,442	34,195	
Beginning fund balance (unaudited)	<u>1,393,210</u>	<u>1,155,954</u>	<u>1,151,276</u>	
Ending fund balance (projected)	<u>\$ 1,189,396</u>	<u>\$1,189,396</u>	<u>\$1,185,471</u>	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2015A BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING MAY 31, 2024

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 599	\$ 663,925	\$ 665,268	100%
Interest	5	39	-	N/A
Total revenues	<u>604</u>	<u>663,964</u>	<u>665,268</u>	100%
EXPENDITURES				
Debt service				
Principal - 11/1	-	190,000	190,000	100%
Interest - 11/1	-	229,131	229,131	100%
Interest - 5/1	224,025	224,025	224,025	100%
Tax collector	12	13,264	13,860	96%
Total expenditures	<u>224,037</u>	<u>656,420</u>	<u>657,016</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	(223,433)	7,544	8,252	
Beginning fund balance (unaudited)	<u>1,353,467</u>	<u>1,122,490</u>	<u>1,117,752</u>	
Ending fund balance (projected)	<u><u>\$1,130,034</u></u>	<u><u>\$1,130,034</u></u>	<u><u>\$1,126,004</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 MAY 31, 2024

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 590	\$ 654,343	\$ 655,667	100%
Interest	5	32	-	N/A
Total revenues	<u>595</u>	<u>654,375</u>	<u>655,667</u>	100%
EXPENDITURES				
Debt service				
Principal - 11/1	-	210,000	210,000	100%
Interest - 11/1	-	214,387	214,388	100%
Interest - 5/1	210,188	210,188	210,188	100%
Tax collector	12	13,072	13,660	96%
Total expenditures	<u>210,200</u>	<u>647,647</u>	<u>648,236</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	(209,605)	6,728	7,431	
Beginning fund balance (unaudited)	<u>1,174,242</u>	<u>957,909</u>	<u>949,251</u>	
Ending fund balance (projected)	<u>\$ 964,637</u>	<u>\$ 964,637</u>	<u>\$ 956,682</u>	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2017 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING MAY 31, 2024

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 736	\$ 816,760	\$ 818,412	100%
Interest	5	34	-	N/A
Total revenues	<u>741</u>	<u>816,794</u>	<u>818,412</u>	100%
EXPENDITURES				
Debt service				
Principal - 11/1	-	250,000	250,000	100%
Interest - 11/1	-	273,375	273,375	100%
Interest - 5/1	268,844	268,844	268,844	100%
Tax collector	15	16,317	17,050	96%
Total expenditures	<u>268,859</u>	<u>808,536</u>	<u>809,269</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	(268,118)	8,258	9,143	
Beginning fund balance (unaudited)	<u>1,242,873</u>	<u>966,498</u>	<u>960,691</u>	
Ending fund balance (projected)	<u>\$ 974,755</u>	<u>\$ 974,756</u>	<u>\$ 969,834</u>	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2018 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING MAY 31, 2024

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 589	\$ 653,144	\$ 654,466	100%
Interest	4	26	-	N/A
Total revenues	<u>593</u>	<u>653,170</u>	<u>654,466</u>	100%
EXPENDITURES				
Debt service				
Principal - 11/1	-	175,000	175,000	100%
Interest - 11/1	-	231,022	231,022	100%
Interest - 5/1	227,522	227,522	227,522	100%
Tax collector	12	13,048	13,635	96%
Total expenditures	<u>227,534</u>	<u>646,592</u>	<u>647,179</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	(226,941)	6,578	7,287	
Beginning fund balance (unaudited)	<u>984,248</u>	<u>750,729</u>	<u>746,085</u>	
Ending fund balance (projected)	<u><u>\$ 757,307</u></u>	<u><u>\$ 757,307</u></u>	<u><u>\$ 753,372</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 MAY 31, 2024

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 303	\$ 337,523	\$ 337,204	100%
Interest	1	13	-	N/A
Total revenues	<u>304</u>	<u>337,536</u>	<u>337,204</u>	100%
EXPENDITURES				
Debt service				
Principal - 11/1	-	115,000	115,000	100%
Interest - 11/1	-	106,125	106,125	100%
Interest - 5/1	104,400	104,400	104,400	100%
Tax collector	6	6,723	7,025	96%
Total expenditures	<u>104,406</u>	<u>332,248</u>	<u>332,550</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	(104,102)	5,288	4,654	
OTHER FINANCING SOURCES/(USES)				
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	(104,102)	5,283	4,654	
Beginning fund balance (unaudited)	510,288	401,903	399,515	
Ending fund balance (projected)	<u>\$406,186</u>	<u>\$ 407,186</u>	<u>\$ 404,169</u>	

TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2015A BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING MAY 31, 2024

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

TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2016 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING MAY 31, 2024

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

TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2019 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING MAY 31, 2024

	Current Month	Year To Date
REVENUES		
Interest	\$ -	\$ 8
Total revenues	<u>-</u>	<u>8</u>
EXPENDITURES		
Capital outlay - construction	<u>-</u>	<u>4,577</u>
Total expenditures	<u>-</u>	<u>4,577</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(4,569)
OTHER FINANCING SOURCES/(USES)		
Transfers in	<u>-</u>	<u>5</u>
Total other financing sources/(uses)	<u>-</u>	<u>5</u>
Net change in fund balance	-	(4,564)
Beginning fund balance (unaudited)	246,304	250,868
Ending fund balance (projected)	<u>\$ 246,304</u>	<u>\$ 246,304</u>

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TSR CDD
Check Detail
May 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	0	05/01/2024	BRIGHT HOUSE NETWORKS	101.002 · Suntrust #570803-O...		-307.18
Bill	1420332042424	04/30/2024		572.416 · Amenity Cable/Internet	-307.18	307.18
TOTAL					-307.18	307.18
Bill Pmt -Check	0	05/01/2024	DUKE ENERGY	101.002 · Suntrust #570803-O...		-1,063.15
Bill	6305 7442 043024	04/30/2024		156.001 · Deposit	-60.00	60.00
Bill	5357 9828 042424	04/30/2024		531.307 · Street Lights	-916.22	916.22
Bill	8702 991 043024	04/30/2024		531.301 · Electric	-34.31	34.31
Bill	8702 8942 043024	04/30/2024		531.301 · Electric	-52.62	52.62
TOTAL					-1,063.15	1,063.15
Bill Pmt -Check	0	05/01/2024	FLORIDA DEPT. OF HEALTH ...	101.002 · Suntrust #570803-O...		-985.35
Bill	51-60-1593933 2025	04/30/2024		572.713 · Pool/Spa Permits	-145.35	145.35
Bill	51-60-1593936 2025	04/30/2024		572.713 · Pool/Spa Permits	-280.00	280.00
Bill	51-60-1728284 2025	04/30/2024		572.713 · Pool/Spa Permits	-280.00	280.00
Bill	51-60-2297987 2025	04/30/2024		572.713 · Pool/Spa Permits	-280.00	280.00
TOTAL					-985.35	985.35
Bill Pmt -Check	0	05/08/2024	DEX IMAGING	101.002 · Suntrust #570803-O...		-222.94
Bill	AR11218956	05/07/2024		572.701 · Office Operations	-222.94	222.94
TOTAL					-222.94	222.94
Bill Pmt -Check	0	05/08/2024	DUKE ENERGY	101.002 · Suntrust #570803-O...		-22,063.38
Bill	5641 1687 050324	05/07/2024		531.307 · Street Lights	-461.29	461.29
Bill	8702 7826 050224	05/07/2024		531.307 · Street Lights	-1,859.28	1,859.28
Bill	8702 8059 043024	05/07/2024		531.301 · Electric	-30.80	30.80
Bill	8702 8140 050624	05/07/2024		531.307 · Street Lights	-12,977.57	12,977.57
Bill	8702 8322 050224	05/07/2024		531.307 · Street Lights	-1,622.08	1,622.08
Bill	8702 8413 050624	05/07/2024		531.307 · Street Lights	-2,573.74	2,573.74
Bill	8702 8471 043024	05/07/2024		531.301 · Electric	-30.80	30.80
Bill	8702 8554 043024	05/07/2024		531.301 · Electric	-30.80	30.80
Bill	8702 8629 043024	05/07/2024		531.301 · Electric	-30.80	30.80
Bill	8702 8702 043024	05/07/2024		531.301 · Electric	-30.80	30.80
Bill	8702 8786 043024	05/07/2024		531.301 · Electric	-30.80	30.80
Bill	8702 8869 043024	05/07/2024		531.301 · Electric	-30.80	30.80
Bill	8702 9109 043024	05/07/2024		531.301 · Electric	-30.80	30.80

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TSR CDD
Check Detail
May 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	8702 9430 043024	05/07/2024		531.301 · Electric	-30.80	30.80
Bill	8702 9696 043024	05/07/2024		531.301 · Electric	-30.80	30.80
Bill	8702 9836 043024	05/07/2024		531.301 · Electric	-30.80	30.80
Bill	8702 9951 043024	05/07/2024		531.301 · Electric	-30.80	30.80
Bill	8703 0061 043024	05/07/2024		531.301 · Electric	-30.80	30.80
Bill	8703 0178 043024	05/07/2024		531.301 · Electric	-30.80	30.80
Bill	8703 0269 043024	05/07/2024		531.301 · Electric	-30.80	30.80
Bill	8703 0326 043024	05/07/2024		531.301 · Electric	-30.80	30.80
Bill	8703 0425 050224	05/07/2024		531.307 · Street Lights	-916.22	916.22
Bill	8703 0566 050224	05/07/2024		531.301 · Electric	-30.80	30.80
Bill	8703 0722 043024	05/07/2024		531.301 · Electric	-30.80	30.80
Bill	8703 0805 043024	05/07/2024		531.301 · Electric	-30.80	30.80
Bill	8703 0847 043024	05/07/2024		531.301 · Electric	-30.80	30.80
Bill	8712 3049 050324	05/07/2024		531.301 · Electric	-30.80	30.80
Bill	8712 3081 050224	05/07/2024		531.307 · Street Lights	-944.80	944.80
Bill	8712 3320 043024	05/07/2024		531.301 · Electric	-30.80	30.80
Bill	8712 3156 043024	05/07/2024		531.301 · Electric	-30.80	30.80
TOTAL					-22,063.38	22,063.38
Check	0	05/09/2024	SUNTRUST BANK	101.002 · Suntrust #570803-O...		-1,039.29
				204.300 · Credit Card - SunTrust	-1,039.29	1,039.29
TOTAL					-1,039.29	1,039.29
Bill Pmt -Check	0	05/09/2024	COASTAL WASTE & RECYC...	101.002 · Suntrust #570803-O...		-28,789.04
Bill	SW0000601461	05/07/2024		534.000 · Garbage/Solid Waste...	-28,509.25	28,509.25
Bill	SW0000601594	05/07/2024		534.000 · Garbage/Solid Waste...	-279.79	279.79
TOTAL					-28,789.04	28,789.04
Bill Pmt -Check	0	05/15/2024	BRIGHT HOUSE NETWORKS	101.002 · Suntrust #570803-O...		-354.96
Bill	1414954050724	05/14/2024		572.416 · Amenity Cable/Internet	-164.98	164.98
Bill	1415019050524	05/14/2024		572.416 · Amenity Cable/Internet	-189.98	189.98
TOTAL					-354.96	354.96

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Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	0	05/15/2024	DUKE ENERGY	101.002 · Suntrust #570803-O...		-5,357.03
Bill	8702 8223 050924	05/14/2024		572.711 · Pool Operations	-1,336.38	1,336.38
Bill	8702 9216 051024	05/14/2024		531.307 · Street Lights	-1,344.89	1,344.89
Bill	8702 9274 051424	05/14/2024		531.301 · Electric	-30.80	30.80
Bill	8702 9761 050824	05/14/2024		531.307 · Street Lights	-831.52	831.52
Bill	8703 0681 050824	05/14/2024		531.307 · Street Lights	-287.52	287.52
Bill	8712 3263 051424	05/14/2024		572.711 · Pool Operations	-1,214.72	1,214.72
Bill	8712 3429 050924	05/14/2024		531.301 · Electric	-311.20	311.20
TOTAL					-5,357.03	5,357.03
Bill Pmt -Check	0	05/15/2024	FEDEX	101.002 · Suntrust #570803-O...		-213.49
Bill	8-500-06984	05/14/2024		519.410 · Postage	-213.49	213.49
TOTAL					-213.49	213.49
Bill Pmt -Check	0	05/22/2024	CITY OF CLEARWATER	101.002 · Suntrust #570803-O...		-66.90
Bill	4224446 051424	05/21/2024		532.306 · Propane Services - G...	-27.95	27.95
Bill	4304296 051424	05/21/2024		532.306 · Propane Services - G...	-38.95	38.95
TOTAL					-66.90	66.90
Bill Pmt -Check	0	05/22/2024	DUKE ENERGY	101.002 · Suntrust #570803-O...		-8,260.09
Bill	8702 7933 051724	05/21/2024		531.307 · Street Lights	-3,398.75	3,398.75
Bill	8702 9365 051624	05/21/2024		531.307 · Street Lights	-487.56	487.56
Bill	8702 9620 051524	05/21/2024		531.307 · Street Lights	-716.19	716.19
Bill	8703 0938 051724	05/21/2024		531.307 · Street Lights	-3,657.59	3,657.59
TOTAL					-8,260.09	8,260.09
Bill Pmt -Check	0	05/22/2024	FEDEX	101.002 · Suntrust #570803-O...		-21.18
Bill	8-506-63819	05/21/2024		519.410 · Postage	-21.18	21.18
TOTAL					-21.18	21.18

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Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	0	05/22/2024	WELLS FARGO VENDOR FIN...	101.002 · Suntrust #570803-O...		-399.83
Bill	5029828307	05/21/2024		572.701 · Office Operations	-399.83	399.83
TOTAL					-399.83	399.83
Check	0	05/22/2024	SUNTRUST BANK	101.002 · Suntrust #570803-O...		-2,777.82
				204.300 · Credit Card - SunTrust	-2,777.82	2,777.82
TOTAL					-2,777.82	2,777.82
Check	0	05/28/2024	SUNTRUST BANK	101.002 · Suntrust #570803-O...		-406.60
				204.300 · Credit Card - SunTrust	-406.60	406.60
TOTAL					-406.60	406.60
Bill Pmt -Check	0	05/29/2024	BRIGHT HOUSE NETWORKS	101.002 · Suntrust #570803-O...		-184.98
Bill	1436734051724	05/28/2024		572.416 · Amenity Cable/Internet	-184.98	184.98
TOTAL					-184.98	184.98
Bill Pmt -Check	0	05/29/2024	DUKE ENERGY	101.002 · Suntrust #570803-O...		-2,518.30
Bill	5357 9828 052424	05/28/2024		531.307 · Street Lights	-916.22	916.22
Bill	8703 0516 052124	05/28/2024		531.307 · Street Lights	-1,602.08	1,602.08
TOTAL					-2,518.30	2,518.30
Bill Pmt -Check	11764	05/01/2024	IMPERIAL DADE	101.002 · Suntrust #570803-O...		-398.80
Bill	16427170	04/30/2024		538.618 · Operating Supplies	-398.80	398.80
TOTAL					-398.80	398.80
Bill Pmt -Check	11765	05/01/2024	JESUS FIGUEROA	101.002 · Suntrust #570803-O...		-275.00
Bill	042224	04/30/2024		538.620 · Off Duty Traffic Patrols	-275.00	275.00
TOTAL					-275.00	275.00

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Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	11766	05/01/2024	LLS TAX SOLUTIONS, INC.	101.002 · Suntrust #570803-O...		-2,500.00
Bill	003366	04/30/2024		513.203 · Arbitrage Rebate Cal...	-2,500.00	2,500.00
TOTAL					-2,500.00	2,500.00
Bill Pmt -Check	11767	05/01/2024	PASCO COUNTY UTILITIES ...	101.002 · Suntrust #570803-O...		-202.02
Bill	19861126	04/30/2024		536.301 · Irrigation - Reclaimed...	-40.56	40.56
Bill	20033894	04/30/2024		536.301 · Irrigation - Reclaimed...	-64.90	64.90
Bill	20183903	04/30/2024		536.301 · Irrigation - Reclaimed...	-96.56	96.56
TOTAL					-202.02	202.02
Bill Pmt -Check	11768	05/01/2024	SUNCOAST POOL SERVICE	101.002 · Suntrust #570803-O...		-1,055.00
Bill	10143	04/30/2024		572.711 · Pool Operations	-1,055.00	1,055.00
TOTAL					-1,055.00	1,055.00
Bill Pmt -Check	11769	05/01/2024	SWINE SOLUTIONS	101.002 · Suntrust #570803-O...		-1,850.00
Bill	496	04/30/2024		538.645 · Wild Hog Removal	-1,850.00	1,850.00
TOTAL					-1,850.00	1,850.00
Bill Pmt -Check	11770	05/08/2024	BIG DOG LEO SERVICES LLC	101.002 · Suntrust #570803-O...		-150.00
Bill	050124	05/07/2024		538.620 · Off Duty Traffic Patrols	-150.00	150.00
TOTAL					-150.00	150.00
Bill Pmt -Check	11771	05/08/2024	DUKE ENERGY	101.002 · Suntrust #570803-O...		-25.48
Bill	8900 8532 042624	05/07/2024		531.301 · Electric	-25.48	25.48
TOTAL					-25.48	25.48

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Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	11772	05/08/2024	FAIRY DUST HOUSEKEEPERS	101.002 · Suntrust #570803-O...		-2,500.00
Bill	INV00024	05/07/2024		572.701 · Office Operations	-500.00	500.00
Bill	INV00025	05/07/2024		572.701 · Office Operations	-2,000.00	2,000.00
TOTAL					-2,500.00	2,500.00
Bill Pmt -Check	11773	05/08/2024	FL GIS SOLUTIONS, LLC	101.002 · Suntrust #570803-O...		-500.00
Bill	1381	05/07/2024		519.320 · Engineering	-500.00	500.00
TOTAL					-500.00	500.00
Bill Pmt -Check	11774	05/08/2024	GENTRY SR INVESTMENTS ...	101.002 · Suntrust #570803-O...		-13,583.34
Bill	1011	05/07/2024		572.701 · Office Operations	-6,791.67	6,791.67
Bill	1012	05/07/2024		572.701 · Office Operations	-6,791.67	6,791.67
TOTAL					-13,583.34	13,583.34
Bill Pmt -Check	11775	05/08/2024	GRAU AND ASSOCIATES	101.002 · Suntrust #570803-O...		-2,500.00
Bill	25800	05/07/2024		513.320 · Audit	-2,500.00	3,500.00
TOTAL					-2,500.00	3,500.00
Bill Pmt -Check	11776	05/08/2024	JESUS FIGUEROA	101.002 · Suntrust #570803-O...		-275.00
Bill	050124	05/07/2024		538.620 · Off Duty Traffic Patrols	-275.00	275.00
TOTAL					-275.00	275.00
Bill Pmt -Check	11777	05/08/2024	JIM LAROSE	101.002 · Suntrust #570803-O...		-550.00
Bill	041224	05/07/2024		538.620 · Off Duty Traffic Patrols	-275.00	275.00
Bill	043024	05/07/2024		538.620 · Off Duty Traffic Patrols	-275.00	275.00
TOTAL					-550.00	550.00

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Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	11778	05/08/2024	KUTAK ROCK LLP	101.002 · Suntrust #570803-O...		-2,371.12
Bill	3382935 20923-1	05/07/2024		514.007 · District Counsel	-2,371.12	2,371.12
TOTAL					-2,371.12	2,371.12
Bill Pmt -Check	11779	05/08/2024	LANDSCAPE MAINTENANCE...	101.002 · Suntrust #570803-O...		-4,726.98
Bill	183451	05/07/2024		538.609 · Irrigation Repairs & ...	-259.83	259.83
Bill	183452	05/07/2024		538.609 · Irrigation Repairs & ...	-259.83	259.83
Bill	183453	05/07/2024		538.609 · Irrigation Repairs & ...	-259.83	259.83
Bill	183454	05/07/2024		538.609 · Irrigation Repairs & ...	-259.83	259.83
Bill	183455	05/07/2024		538.609 · Irrigation Repairs & ...	-259.83	259.83
Bill	183456	05/07/2024		538.609 · Irrigation Repairs & ...	-259.83	259.83
Bill	183457	05/07/2024		538.609 · Irrigation Repairs & ...	-259.83	259.83
Bill	183458	05/07/2024		538.609 · Irrigation Repairs & ...	-805.50	805.50
Bill	183459	05/07/2024		538.609 · Irrigation Repairs & ...	-456.22	456.22
Bill	183460	05/07/2024		538.609 · Irrigation Repairs & ...	-259.83	259.83
Bill	183461	05/07/2024		538.609 · Irrigation Repairs & ...	-259.83	259.83
Bill	153462	05/07/2024		538.609 · Irrigation Repairs & ...	-259.83	259.83
Bill	183463	05/07/2024		538.609 · Irrigation Repairs & ...	-259.83	259.83
Bill	183464	05/07/2024		538.609 · Irrigation Repairs & ...	-607.13	607.13
TOTAL					-4,726.98	4,726.98
Bill Pmt -Check	11780	05/08/2024	LEISURE CREATIONS	101.002 · Suntrust #570803-O...		-12,941.33
Bill	00085830	05/07/2024		579.000 · Contingency	-12,623.68	12,623.68
Bill	00087486	05/07/2024		538.618 · Operating Supplies	-317.65	317.65
TOTAL					-12,941.33	12,941.33
Bill Pmt -Check	11781	05/08/2024	MCWILLIAMS & SON, INC.	101.002 · Suntrust #570803-O...		-460.00
Bill	043024	05/07/2024		572.701 · Office Operations	-460.00	460.00
TOTAL					-460.00	460.00
Bill Pmt -Check	11782	05/08/2024	SOLITUDE LAKE MANAGEM...	101.002 · Suntrust #570803-O...		-10,760.33
Bill	PSI058380	05/07/2024		538.700 · Lake Maintenance	-10,760.33	10,760.33
TOTAL					-10,760.33	10,760.33

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Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	11783	05/08/2024	SUNCOAST POOL SERVICE	101.002 · Suntrust #570803-O...		-4,415.00
Bill	10217	05/07/2024		572.711 · Pool Operations	-1,520.00	1,520.00
Bill	10228	05/07/2024		572.711 · Pool Operations	-1,600.00	1,600.00
Bill	10229	05/07/2024		572.711 · Pool Operations	-1,295.00	1,295.00
TOTAL					-4,415.00	4,415.00
Bill Pmt -Check	11784	05/08/2024	SUNSCAPE CONSULTING	101.002 · Suntrust #570803-O...		-9,546.92
Bill	12264	05/07/2024		538.606 · Landscape Consulting	-4,096.92	4,096.92
Bill	12396	05/07/2024		538.606 · Landscape Consulting	-5,450.00	5,450.00
TOTAL					-9,546.92	9,546.92
Bill Pmt -Check	11785	05/08/2024	TIMES PUBLISHING COMPA...	101.002 · Suntrust #570803-O...		-90.80
Bill	323768	05/07/2024		513.801 · Legal Advertising	-90.80	90.80
TOTAL					-90.80	90.80
Bill Pmt -Check	11786	05/08/2024	WRATHELL, HUNT & ASSOC...	101.002 · Suntrust #570803-O...		-7,970.42
Bill	2023-3340	05/07/2024		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
Bill Pmt -Check	11787	05/08/2024	WTS INTERNATIONAL, LLC.	101.002 · Suntrust #570803-O...		-21,362.06
Bill	12393970	05/07/2024		538.121 · Amenity Management	-4,560.00	4,560.00
Bill	12394444	05/07/2024		538.121 · Amenity Management	-1,205.00	1,205.00
Bill	12396516	05/07/2024		538.121 · Amenity Management	-130.47	130.47
Bill	12396551	05/07/2024		538.121 · Amenity Management	-92.20	92.20
Bill	12396729	05/07/2024		538.122 · Program Incentives	-90.00	90.00
Bill	12397067	05/07/2024		538.121 · Amenity Management	-14,609.39	14,609.39
Bill	12397153	05/07/2024		538.122 · Program Incentives	-675.00	675.00
TOTAL					-21,362.06	21,362.06

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Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	11788	05/08/2024	PASCO COUNTY PROPERTY...	101.002 · Suntrust #570803-O...		-150.00
				513.314 · Property Appraiser	-150.00	150.00
TOTAL					-150.00	150.00
Paycheck	11789	05/09/2024	David Deenihan	101.002 · Suntrust #570803-O...		-184.70
				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
Paycheck	11790	05/09/2024	Frank Stalzer	101.002 · Suntrust #570803-O...		-184.70
				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
Paycheck	11791	05/09/2024	Karen Anderson	101.002 · Suntrust #570803-O...		-184.70
				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

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Type	Num	Date	Name	Account	Paid Amount	Original Amount
Paycheck	11792	05/09/2024	Mary E Comella	101.002 · Suntrust #570803-O...		-184.70
				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
Paycheck	11793	05/09/2024	Matthew Bruno	101.002 · Suntrust #570803-O...		-184.70
				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
Bill Pmt -Check	11794	05/09/2024	LANDSCAPE MAINTENANCE...	101.002 · Suntrust #570803-O...		-137,606.67
Bill	182872	05/07/2024		538.604 · Landscape Maintena...	-137,606.67	137,606.67
TOTAL					-137,606.67	137,606.67
Check	11795	05/10/2024	PASCO COUNTY UTILITIES ...	101.002 · Suntrust #570803-O...		-1,665.00
				156.001 · Deposit	-1,505.00	1,505.00
				539.700 · Misc. Contingency	-160.00	160.00
TOTAL					-1,665.00	1,665.00
Bill Pmt -Check	11796	05/15/2024	EZ MULCH	101.002 · Suntrust #570803-O...		-11,616.00
Bill	1624	05/14/2024		538.605 · Playground mulch	-11,616.00	11,616.00
TOTAL					-11,616.00	11,616.00

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Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	11797	05/15/2024	LANDSCAPE MAINTENANCE...	101.002 · Suntrust #570803-O...		-16,683.76
Bill	182507	05/14/2024		538.609 · Irrigation Repairs & ...	-276.98	276.98
Bill	182508	05/14/2024		538.609 · Irrigation Repairs & ...	-512.96	512.96
Bill	182509	05/14/2024		538.609 · Irrigation Repairs & ...	-411.32	411.32
Bill	182510	05/14/2024		538.609 · Irrigation Repairs & ...	-79.83	79.83
Bill	182511	05/14/2024		538.609 · Irrigation Repairs & ...	-1,706.32	1,706.32
Bill	182512	05/14/2024		538.609 · Irrigation Repairs & ...	-566.50	566.50
Bill	182513	05/14/2024		538.609 · Irrigation Repairs & ...	-1,025.40	1,025.40
Bill	182514	05/14/2024		538.609 · Irrigation Repairs & ...	-80.50	80.50
Bill	182515	05/14/2024		538.609 · Irrigation Repairs & ...	-395.80	395.80
Bill	182516	05/14/2024		538.609 · Irrigation Repairs & ...	-218.25	218.25
Bill	182517	05/14/2024		538.609 · Irrigation Repairs & ...	-526.06	526.06
Bill	183822	05/14/2024		538.609 · Irrigation Repairs & ...	-249.02	249.02
Bill	183823	05/14/2024		538.609 · Irrigation Repairs & ...	-935.00	935.00
Bill	183824	05/14/2024		538.609 · Irrigation Repairs & ...	-313.04	313.04
Bill	183825	05/14/2024		538.609 · Irrigation Repairs & ...	-101.00	101.00
Bill	183826	05/14/2024		538.609 · Irrigation Repairs & ...	-298.80	298.80
Bill	183868	05/14/2024		538.630 · SOD	-1,100.00	1,100.00
Bill	183869	05/14/2024		538.651 · Replace Plants, Shru...	-5,794.50	5,794.50
Bill	183878	05/14/2024		538.609 · Irrigation Repairs & ...	-69.30	69.30
Bill	183879	05/14/2024		538.609 · Irrigation Repairs & ...	-184.04	184.04
Bill	183880	05/14/2024		538.609 · Irrigation Repairs & ...	-69.50	69.50
Bill	183881	05/14/2024		538.609 · Irrigation Repairs & ...	-262.60	262.60
Bill	183882	05/14/2024		538.609 · Irrigation Repairs & ...	-23.29	23.29
Bill	183883	05/14/2024		538.609 · Irrigation Repairs & ...	-740.88	740.88
Bill	183884	05/14/2024		538.609 · Irrigation Repairs & ...	-174.42	174.42
Bill	183885	05/14/2024		538.609 · Irrigation Repairs & ...	-184.04	184.04
Bill	183886	05/14/2024		538.609 · Irrigation Repairs & ...	-126.44	126.44
Bill	183888	05/14/2024		538.609 · Irrigation Repairs & ...	-184.40	184.40
Bill	183889	05/14/2024		538.609 · Irrigation Repairs & ...	-73.57	73.57
TOTAL					-16,683.76	16,683.76
Bill Pmt -Check	11798	05/15/2024	PASCO COUNTY UTILITIES ...	101.002 · Suntrust #570803-O...		-8,025.66
Bill	20347550	05/14/2024		536.301 · Irrigation - Reclaimed...	-368.16	368.16
Bill	20347551	05/14/2024		536.301 · Irrigation - Reclaimed...	-61.62	61.62
Bill	0347552	05/14/2024		572.711 · Pool Operations	-97.34	97.34
Bill	20347553	05/14/2024		536.301 · Irrigation - Reclaimed...	-438.36	438.36
Bill	20347557	05/14/2024		536.301 · Irrigation - Reclaimed...	-343.20	343.20
Bill	20347559	05/14/2024		536.301 · Irrigation - Reclaimed...	-127.14	127.14
Bill	20347561	05/14/2024		536.301 · Irrigation - Reclaimed...	-58.81	58.81
Bill	20347563	05/14/2024		536.301 · Irrigation - Reclaimed...	-158.34	158.34
Bill	20347564	05/14/2024		536.301 · Irrigation - Reclaimed...	-187.20	187.20
Bill	20347661	05/14/2024		536.301 · Irrigation - Reclaimed...	-571.74	571.74
Bill	20347662	05/14/2024		536.301 · Irrigation - Reclaimed...	-370.50	370.50

5:04 PM

06/26/24

TSR CDD
Check Detail
May 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	20347723	05/14/2024		536.301 · Irrigation - Reclaimed...	-216.06	216.06
Bill	20347724	05/14/2024		536.301 · Irrigation - Reclaimed...	-111.54	111.54
Bill	20347725	05/14/2024		572.711 · Pool Operations	-10.44	10.44
Bill	20347731	05/14/2024		572.711 · Pool Operations	-318.44	318.44
Bill	20347779	05/14/2024		536.301 · Irrigation - Reclaimed...	-58.50	58.50
Bill	20347784	05/14/2024		536.301 · Irrigation - Reclaimed...	-63.96	63.96
Bill	20347894	05/14/2024		572.711 · Pool Operations	-223.35	223.35
Bill	20347917	05/14/2024		572.711 · Pool Operations	-398.24	398.24
Bill	20347918	05/14/2024		536.301 · Irrigation - Reclaimed...	-313.56	313.56
Bill	20347923	05/14/2024		536.301 · Irrigation - Reclaimed...	-285.48	285.48
Bill	20347925	05/14/2024		536.301 · Irrigation - Reclaimed...	-421.20	421.20
Bill	20347927	05/14/2024		536.301 · Irrigation - Reclaimed...	-148.98	148.98
Bill	20347928	05/14/2024		536.301 · Irrigation - Reclaimed...	-114.50	114.50
Bill	20347929	05/14/2024		536.301 · Irrigation - Reclaimed...	-562.38	562.38
Bill	20347996	05/14/2024		536.301 · Irrigation - Reclaimed...	-54.60	54.60
Bill	20348338	05/14/2024		536.301 · Irrigation - Reclaimed...	-312.00	312.00
Bill	20348340	05/14/2024		536.301 · Irrigation - Reclaimed...	-538.20	538.20
Bill	20348636	05/14/2024		536.301 · Irrigation - Reclaimed...	-68.64	68.64
Bill	20348883	05/14/2024		536.301 · Irrigation - Reclaimed...	-13.26	13.26
Bill	20349619	05/14/2024		536.301 · Irrigation - Reclaimed...	-103.74	103.74
				572.711 · Pool Operations	-451.44	451.44
Bill	20349641	05/14/2024		536.301 · Irrigation - Reclaimed...	-75.66	75.66
Bill	20349642	05/14/2024		536.301 · Irrigation - Reclaimed...	-119.34	119.34
Bill	20349648	05/14/2024		536.301 · Irrigation - Reclaimed...	-164.58	164.58
Bill	20350218	05/14/2024		536.301 · Irrigation - Reclaimed...	-2.34	2.34
Bill	20350219	05/14/2024		536.301 · Irrigation - Reclaimed...	-2.34	2.34
Bill	20350220	05/14/2024		536.301 · Irrigation - Reclaimed...	-5.46	5.46
Bill	20350222	05/14/2024		536.301 · Irrigation - Reclaimed...	-1.56	1.56
Bill	20350235	05/14/2024		536.301 · Irrigation - Reclaimed...	-28.08	28.08
Bill	20350236	05/14/2024		536.301 · Irrigation - Reclaimed...	-41.34	41.34
Bill	20350237	05/14/2024		536.301 · Irrigation - Reclaimed...	-7.80	7.80
Bill	20350238	05/14/2024		536.301 · Irrigation - Reclaimed...	-6.24	6.24
TOTAL					-8,025.66	8,025.66
Bill Pmt -Check	11799	05/15/2024	ROSE PAVING LLC	101.002 · Suntrust #570803-O...		-22,871.17
Bill	PSI-INV141535	05/14/2024		572.714 · Pool Repairs & Maint...	-22,871.17	22,871.17
TOTAL					-22,871.17	22,871.17
Bill Pmt -Check	11800	05/15/2024	SMARTTECH ID COMPANY, I...	101.002 · Suntrust #570803-O...		-1,270.50
Bill	050724-SR_SUPP	05/14/2024		529.306 · Access Cards	-1,270.50	1,270.50
TOTAL					-1,270.50	1,270.50

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06/26/24

TSR CDD
Check Detail
May 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	11801	05/15/2024	STANDARD BRICK PAVERS, ...	101.002 · Suntrust #570803-O...		-1,889.00
Bill	2533	05/14/2024		538.610 · Bridge & Deck Maint...	-1,889.00	1,889.00
TOTAL					-1,889.00	1,889.00
Bill Pmt -Check	11802	05/15/2024	SWINE SOLUTIONS	101.002 · Suntrust #570803-O...		-1,850.00
Bill	488	05/14/2024		538.645 · Wild Hog Removal	-1,850.00	1,850.00
TOTAL					-1,850.00	1,850.00
Bill Pmt -Check	11803	05/15/2024	WTS INTERNATIONAL, LLC.	101.002 · Suntrust #570803-O...		-1,786.79
Bill	12397398	05/14/2024		538.618 · Operating Supplies	-201.86	201.86
				572.701 · Office Operations	-442.46	442.46
				572.715 · Pool Fence & Gate	-155.25	155.25
				572.414 · Amenity Repair & Ma...	-14.59	14.59
				579.000 · Contigency	-83.41	83.41
				572.300 · Amenity Managemen...	-39.90	39.90
				572.414 · Amenity Repair & Ma...	-668.83	668.83
				572.414 · Amenity Repair & Ma...	-14.59	14.59
				572.300 · Amenity Managemen...	-165.90	165.90
TOTAL					-1,786.79	1,786.79
Bill Pmt -Check	11804	05/22/2024	BARRY MAZZONI	101.002 · Suntrust #570803-O...		-236.25
Bill	052124	05/21/2024		538.614 · Common Area Signage	-236.25	236.25
TOTAL					-236.25	236.25
Bill Pmt -Check	11805	05/22/2024	JOHNSON ENGINEERING, IN...	101.002 · Suntrust #570803-O...		-250.00
Bill	20236027-000 14	05/21/2024		519.320 · Engineering	-250.00	250.00
TOTAL					-250.00	250.00

5:04 PM

06/26/24

TSR CDD
Check Detail
May 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	11806	05/22/2024	LANDSCAPE MAINTENANCE...	101.002 · Suntrust #570803-O...		-5,875.79
Bill	183958	05/21/2024		538.609 · Irrigation Repairs & ...	-754.90	754.90
Bill	183959	05/21/2024		538.609 · Irrigation Repairs & ...	-273.10	273.10
Bill	183960	05/21/2024		538.609 · Irrigation Repairs & ...	-96.02	96.02
Bill	183961	05/21/2024		538.609 · Irrigation Repairs & ...	-1,516.20	1,516.20
Bill	183967	05/21/2024		538.320 · Landscape Arbor Care	-625.00	625.00
Bill	183994	05/21/2024		538.609 · Irrigation Repairs & ...	-223.17	223.17
Bill	183995	05/21/2024		538.609 · Irrigation Repairs & ...	-191.65	191.65
Bill	183996	05/21/2024		538.609 · Irrigation Repairs & ...	-246.62	246.62
Bill	183997	05/21/2024		538.609 · Irrigation Repairs & ...	-197.36	197.36
Bill	183998	05/21/2024		538.609 · Irrigation Repairs & ...	-105.15	105.15
Bill	183999	05/21/2024		538.609 · Irrigation Repairs & ...	-178.56	178.56
Bill	184000	05/21/2024		538.609 · Irrigation Repairs & ...	-54.20	54.20
Bill	184001	05/21/2024		538.609 · Irrigation Repairs & ...	-47.24	47.24
Bill	184002	05/21/2024		538.609 · Irrigation Repairs & ...	-249.02	249.02
Bill	184031	05/21/2024		538.609 · Irrigation Repairs & ...	-259.48	259.48
Bill	184032	05/21/2024		538.609 · Irrigation Repairs & ...	-299.32	299.32
Bill	184033	05/21/2024		538.609 · Irrigation Repairs & ...	-259.48	259.48
Bill	184034	05/21/2024		538.609 · Irrigation Repairs & ...	-299.32	299.32
TOTAL					-5,875.79	5,875.79
Check	11811	05/29/2024	TSR CDD	101.002 · Suntrust #570803-O...		-889.08
				207.206 · Due to Debt Service ...	-889.08	889.08
TOTAL					-889.08	889.08
Check	11812	05/29/2024	TSR CDD	101.002 · Suntrust #570803-O...		-1,725.58
				207.205 · .Due to debt service f...	-1,725.58	1,725.58
TOTAL					-1,725.58	1,725.58
Check	11813	05/29/2024	TSR CDD	101.002 · Suntrust #570803-O...		-2,157.84
				207.204 · Due to debt service f...	-2,157.84	2,157.84
TOTAL					-2,157.84	2,157.84

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06/26/24

TSR CDD
Check Detail
May 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	11813	05/29/2024	BIG DOG LEO SERVICES LLC	101.002 · Suntrust #570803-O...		-300.00
Bill	052324	05/28/2024		538.620 · Off Duty Traffic Patrols	-300.00	300.00
TOTAL					-300.00	300.00
Check	11814	05/29/2024	TSR CDD	101.002 · Suntrust #570803-O...		-1,728.74
				207.203 · Due to debt service f...	-1,728.74	1,728.74
TOTAL					-1,728.74	1,728.74
Bill Pmt -Check	11814	05/29/2024	GENTRY SR INVESTMENTS ...	101.002 · Suntrust #570803-O...		-6,791.67
Bill	1013	05/28/2024		155.000 · Prepaid Expense	-6,791.67	6,791.67
TOTAL					-6,791.67	6,791.67
Check	11815	05/29/2024	TSR CDD	101.002 · Suntrust #570803-O...		-1,754.06
				207.202 · Due to Debt Service ...	-1,754.06	1,754.06
TOTAL					-1,754.06	1,754.06
Bill Pmt -Check	11815	05/29/2024	LANDSCAPE MAINTENANCE...	101.002 · Suntrust #570803-O...		-1,160.00
Bill	184082	05/28/2024		538.601 · General Repair & Mai...	-1,160.00	1,160.00
TOTAL					-1,160.00	1,160.00
Check	11816	05/29/2024	TSR CDD	101.002 · Suntrust #570803-O...		-1,743.07
				207.201 · Due to Debt Service ...	-1,743.07	1,743.07
TOTAL					-1,743.07	1,743.07
Bill Pmt -Check	11816	05/29/2024	WTS INTERNATIONAL, LLC.	101.002 · Suntrust #570803-O...		-25,551.41
Bill	12395993	05/28/2024		538.121 · Amenity Management	-12,645.17	12,645.17
Bill	12398299	05/28/2024		538.121 · Amenity Management	-12,906.24	12,906.24
TOTAL					-25,551.41	25,551.41

TSR

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

A

DRAFT

**MINUTES OF MEETING
TSR
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the TSR Community Development District held a Workshop on June 12, 2024 at 4:00 p.m., at the Welcome Center, 2500 Heart Pine Avenue, Odessa Florida 33556.

Present were:

Mary Comella	Chair
Frank Stalzer	Vice Chair
David Deenihan	Assistant Secretary
Karen Anderson	Assistant Secretary
Matt Bruno	Assistant Secretary

Also present:

Chuck Adams	District Manager
Barry Mazzoni	Operations Manager
Alex Murphy	Arch Amenities Group (AAG) - Ops Director
Rene Hlebak	AAG Starkey Ranch Lifestyle Director

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the workshop to order at 4:00 p.m. Supervisors Comella, Stalzer and Deenihan were present. Supervisors Anderson and Bruno were not present at roll call.

SECOND ORDER OF BUSINESS

Public Comments [3 minutes per person]

Aside from CDD Staff, no other members of the public were present.

THIRD ORDER OF BUSINESS

Discussion: Fiscal Year 2024/2025 Proposed Budget

Ms. Comella pointed out that most of the CDD revenue is assigned to pay debt. She thinks the likeliness of changing high-cost budget items is low, since the \$1.7 million designated to streetlights and landscape projects were properly bid.

Supervisors Bruno and Anderson joined the workshop at 4:01 p.m.

***Disclaimer:** These summary minutes are intended to only highlight the topics discussed, items being considered and actions taken.*

Ms. Comella voiced her opinion that the projects Mr. Mazzoni outlined are creditable and suggested the Board wait to prioritize these projects until the drought is over and take into consideration the upkeep that will be needed as the CDD ages. Mr. Mazzoni stated that, since these projects are recommendations, Staff will work with whatever funds are available to prioritize these projects.

Mr. Stalzer noted that assessments are comprised of 44% towards debt service and 56% towards the Operations and Maintenance (O&M) costs, of which he thinks there is room to refine.

Mr. Adams reviewed the individual proposed Fiscal Year 2025 budget line items in detail. After receiving feedback mostly on the Field Operations portion of the budget, Mr. Adams made the following changes, which will be presented along with the final assessment figures, for consideration at the Regular Meeting at 6:00 p.m. today, since official action cannot be taken at a workshop:

Page 2, Contract Services line items:

- Landscape maintenance: Add Stancil Park and Whitfield Park costs and increase overall amount by 3%;
- Wetland maintenance/Wetland mitigation reporting: Combine budgets;
- Lake maintenance: Increase amount based on Request for Proposals (RFP) responses due June 29, 2024; contractors will present their proposals at the July meeting;
- Community trash hauling: Mr. Adams will review the contract and adjust if necessary;
- Off-duty traffic patrols: Change "\$20,000" to "\$15,000";
- Wild hog removal: Mr. Mazzoni will speak to the contractor about transitioning services to peak times only and adjust the amount accordingly.

Page 2, Repairs & Maintenance line items:

- Plant Replacement: Change "\$100,000" to "\$120,000";
- Sod: Delete and transfer to new budget line item "Capital Projects";
- Mulch/Playground mulch: Combine budgets and increase amount to \$150,000.

Page 3, Recreation Facilities line items:

- Pool operations: Mr. Adams will review contract before increasing amount by 3%;
- Holiday decorations: Change "10,000" to "15,000".

70 **Page 3, Other line item:**

71 ➤ Contingency: Change “25,000” to “\$20,000”

72

73 **FOURTH ORDER OF BUSINESS**

UPCOMING MEETING DATES

74

75 • **June 12, 2024 at 6:00 PM**

76 • **July 10, 2024 at 6:00 PM**

77 ○ **QUORUM CHECK**

78

79 **FIFTH ORDER OF BUSINESS**

Supervisors’ Requests

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81 There were no Supervisors’ requests.

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83 **SIXTH ORDER OF BUSINESS**

Adjournment

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85 There being nothing further to discuss, the workshop adjourned at 5:35 p.m.

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91 _____
Secretary/Assistant Secretary

Chair/Vice Chair

TSR

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

B

DRAFT

**MINUTES OF MEETING
TSR
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the TSR Community Development District held a Regular Meeting on June 12, 2024, at 6:00 p.m., at the Welcome Center, 2500 Heart Pine Avenue, Odessa Florida 33556.

Present were:

Mary Comella	Chair
Frank Stalzer	Vice Chair
David Deenihan	Assistant Secretary
Karen Anderson	Assistant Secretary
Matt Bruno	Assistant Secretary

Also present:

Chuck Adams	District Manager
Alyssa Willson (via telephone)	District Counsel
Barry Mazzoni	Operations Manager
Mark Yahn (via telephone)	SunScape Consulting, Inc., (SCI)
Peter Soety (via telephone)	SunScape Consulting, Inc., (SCI)
Rene Hlebak	AAG - Starkey Ranch Lifestyle Director
Bill Levin	Landscape Maintenance Professionals (LMP)
Kevin Wilt	SOLitude Lake Management (SOLitude)
C.J. White	SOLitude Lake Management (SOLitude)
Ben DeVino	Resident and Esplanade HOA Board

FIRST ORDER OF BUSINESS

Call to Order/Roll Call/Pledge of Allegiance

Mr. Adams called the meeting to order at 6:00 p.m.

All Supervisors were present.

The Pledge of Allegiance was recited.

SECOND ORDER OF BUSINESS

Public Comments (agenda items) [3 minutes per person]

Approximately 20 members of the public were present.

Disclaimer: These summary minutes are intended to only highlight the topics discussed, items being considered and actions taken. The audio is available upon request.

No members of the public spoke during public comments.

THIRD ORDER OF BUSINESS

Discussion/Update: Waterway Inspection Report – SOLitude Lake Management, LLC

The Waterway Inspection Report was included for informational purposes.

Mr. Wilt introduced Senior Specialist C.J. White, who is assigned to the CDD and stated that Reports will be submitted quarterly, going forward. He discussed changing the frequency of treatments because the ponds are stagnant, due to the low water table, and to avoid harming the fish. Only taller grasses in areas with erosion around the bank will be sprayed to keep the root system intact to hold off further erosion.

FOURTH ORDER OF BUSINESS

Discussion: Rangeland West Blvd

A. Consideration of Landscape Maintenance Professionals, Inc., Addendum 4 to Landscape Maintenance Services Agreement

Mr. Bill Levin, of LMP, presented the scope of work and the corrected pricing methodology for landscape services for Rangeland West Blvd, as there was a calculation error in the one attached to the Addendum presented at the last meeting. This Addendum will add \$3,950 per month.

Mr. Yahn voiced his opinion that the equation being presented now makes sense; trusting that the contractor used the same multiples that they did during the RFP process.

On MOTION by Ms. Comella and seconded by Mr. Stalzer, with all in favor, the changes to the Landscape Maintenance Professionals, Inc., Addendum 4 Landscape Maintenance Services Agreement for Rangeland West Boulevard and new per month amount, were approved.

FIFTH ORDER OF BUSINESS

Consideration of Landscape Maintenance Professionals, Inc. License Agreement

Mr. Mazzoni presented the LMP License Agreement and accompanying Exhibits outlining the scope of improvements to construct the landscape maintenance yard and store equipment,

which Ms. Willson and Mr. Mazzoni prepared, respectively. He informed LMP that, if this is not approved, LMP must remove their equipment from CDD property by June 30, 2024.

Mr. Mazzoni recommended installing permanent fencing rather than temporary fencing, with a project estimated cost of \$60,000. As such, LMP wants to modify the terms to amortize that amount over a five-year period and, if the contract expires before that, the CDD would reimburse the remaining cost of the project to LMP. Mr. Mazzoni pointed out the CDD should receive 18-months of credit for storing LMP's equipment on CDD property.

Discussion ensued regarding the CDD quoting \$250,000 seven years ago to construct the area, the CDD amortizing the expense to whoever services the CDD, LMP's additional requests for electricity and water and LMP continuously changing the terms.

Ms. Willson stated that she will present the Deed to the property at the next meeting and, if the terms with LMP are finalized, an updated License Agreement.

On MOTION by Mr. Deenihan and seconded by Ms. Comella, with Mr. Deenihan, Ms. Comella, Ms. Anderson and Mr. Bruno in favor and Mr. Stalzer dissenting, authorizing Mr. Mazzoni to negotiate the License Agreement with Landscape Maintenance Professionals, Inc., term length, 20% model, not-to-exceed five years, that includes items outlined in Exhibit C and requiring LMP to obtain Board approval for any additional items and incur any related costs, was approved. [Motion passed 4-1]

SIXTH ORDER OF BUSINESS

Consideration of Landscape Maintenance Professionals, Inc. Estimate #89255 for Whitfield Park Install

Mr. Mazzoni presented LMP Estimate #892255 to install landscaping at Whitfield Park for the purpose of closing in the bed to stop foot traffic and damage to the sod; SCI recommended this work. Mr. Stalzer stated that he toured the area and he suggested that the other Board Members do the same.

This item was tabled.

SEVENTH ORDER OF BUSINESS

Consideration of MPOA Request for "No Parking" Sign Installation

Mr. Mazzone presented the memorandum and site plan outlining the MPOA Board's request to install "No Parking" signs in CDD common areas, which the Florida Highway Patrol (FHP) requested so FHP can continue enforcing rules and issue tickets. The MPOA will be responsible for installation and maintenance costs.

On MOTION by Mr. Bruno and seconded by Ms. Anderson, with all in favor, the MPOA request to install "No Parking" signs in the CDD common areas, as depicted on the site plan, was approved.

EIGHTH ORDER OF BUSINESS

Discussion/Consideration of Proposals for Concrete Sidewalk/Drainage Repair

Mr. Mazzone presented the Sidewalk Inspection Report and proposal for sidewalk repair and replacement. He noted difficulty finding contractors to bid on the project or that provide both services. Taylor Morrison will be required to repair certain areas damaged during construction before conveying it to the CDD.

On MOTION by Mr. Stalzer and seconded by Mr. Deenihan, with all in favor, Rose Paving, LLC Proposal OPP-24-013763 for sidewalk repair and replacement, in a not-to-exceed amount of \$31,581.28, was approved.

NINTH ORDER OF BUSINESS

Consideration of Esplanade Request to Allow Placement of a Fence on CDD Property to Deter Unauthorized Access into Community

Resident and Esplanade HOA Board Member Ben DeVino presented the Esplanade HOA request to install a fence on CDD property to deter unauthorized access to the community. The Esplanade HOA will be responsible for installation and maintenance costs. Mr. Adams suggested implementing a Consent of Use Agreement and for the fence to include a gate and code lock for maintenance crews to access the property; similar to the one at Lake Blanche Drive.

On MOTION by Mr. Deenihan and seconded by Ms. Comella, with all in favor, authorizing Staff to prepare a Consent of Use Agreement with Esplanade HOA allowing the Esplanade HOA to install a fence with a gate and code lock on CDD property, with the Esplanade HOA incurring all installation and maintenance costs, was approved.

TENTH ORDER OF BUSINESS

**Continued Discussion: Fiscal Year
2024/2025 Proposed Budget**

Mr. Adams stated that he incorporated the changes to the proposed Fiscal Year 2025 budget that were discussed at the workshop and an additional change regarding rental office space, due to miscalculations in the terms regarding when payment is due and a \$7,000 security deposit. The proposed Fiscal Year 2025 budget changes resulted in a \$135 assessment increase, as opposed to the \$149 increase presented at the last meeting. Surplus capital outlay funds will be used to offset the increase since the intent is to keep the assessment levels the same as in Fiscal Year 2024.

▪ **Staff Reports-Operations Manager: Wrathell, Hunt and Associates, LLC**

This item, previously Item 14E, was presented out of order.

Mr. Mazzoni presented the Monthly Field Operations Report.

Regarding the LMP Weekly Labor Report, the Board consensus was to be removed from the email distribution list and, regarding the RFP for ponds and lakes, Staff will include a Question & Answer (Q&A) period on the next agenda for vendors to respond to the RFP. Mr. Mazzoni will rank the RFPs and provide recommendation to the Board.

▪ **Staff Reports-Lifestyle Director & Amenity Manager: Arch Amenities Group**

This item, previously Item 14D, was presented out of order.

Ms. Hlebak distributed and presented the May 2024 Monthly Summary Report; the Report in the agenda was the April 2024 Report.

Ms. Helbak discussed an incident involving teenagers refusing to leave the park and the Sherrif Deputy's stance that, as a public park, they are welcome to stay in the park unless they are causing mischief. She identified what she believes was mischief on the camera days later and discussed actions taken to ensure better handling of potential future incidents.

Ms. Comella left the meeting at 7:33 p.m.

ELEVENTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial Reports
as of April 30, 2024**

Mr. Adams highlighted the \$13,729 in interest earnings this period and noted that the “Due to Developer” breakdown of \$53,000 will be reflected in the next financials.

The financials were accepted.

TWELFTH ORDER OF BUSINESS

**Approval of May 8, 2024 Regular Meeting
Minutes**

The following change was made:

Line 50: Insert “they are not stormwater ponds” after “Huckleberry ponds”

**On MOTION by Mr. Stalzer and seconded by Mr. Deenihan, with all in favor, the
May 8, 2024 Regular Meeting Minutes, as amended, were approved.**

THIRTEENTH ORDER OF BUSINESS

Action & Completed Items

Items 5, 7, 9, 10, 11, 12 and 13 were completed.

Regarding the Agreement for the school crosswalk, Mr. Mazzoni stated that Starkey Ranch K-8 School wants an Access Agreement instead of a License Agreement.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock, LLP

B. District Engineer: Johnson Engineering, Inc.

There were no District Counsel or District Engineer reports.

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

Mr. Adams stated that the candidate qualifying period expires at noon on Friday, June 14, 2024 for anyone interested in running for a seat in the upcoming November 2024 General Election.

210 • **NEXT MEETING DATE: July 10, 2024 at 6:00 PM**

211 The next meeting will be on July 10, 2024 at 6:00 p.m.

212 ○ **QUORUM CHECK**

213 **D. Lifestyle Director & Amenity Manager: Arch Amenities Group**

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

215 Items 14D and 14E were presented following the Tenth Order of Business.

216

217 **FIFTEENTH ORDER OF BUSINESS**

Supervisors' Requests

218

219 There were no Supervisors' requests.

220

221 **SIXTEENTH ORDER OF BUSINESS**

**Public Comments (non-agenda items) [3
minutes per person]**

222

223

224 This item was skipped.

225

226 **SEVENTEENTH ORDER OF BUSINESS**

Adjournment

227

228 **On MOTION by Ms. Anderson and seconded by Mr. Stalzer, with all in favor, the**
229 **meeting adjourned at 7:43 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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236
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238
239

Secretary/Assistant Secretary

Chair/Vice Chair

TSR

COMMUNITY DEVELOPMENT DISTRICT

ACTION & COMPLETED ITEMS

TSR CDD
ACTION & COMPLETED ITEMS LIST
06.12.24 for 07.10.24 MEETING

#	MTG DATE ADDED	ACTION/ AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY DONE BEFORE NXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
1	06.14.23	ACTION	Mr. Adams/Mr. Mazzoni: Send wetland monitoring schedule to the Esplanade Board.	X			
2	11.08.23	ACTION	District Engineer/Mr. Adams: Present Roadway Turnover Reconciliation Report once finalized w/ County and present erosion repair proposals at nxt mtg. 02.14.24 Check on status with District Engineer.	X			
3	04.10.24	ACTION	Mr. Mazzoni: Follow up with District Engineer on ability to reduce speed limit on Night Star Trail.	X			
4	04.10.24	ACTION	Mr. Mazzoni: Utilize Ms. Anderson's knowledge when negotiating w/ Taylor Morrison on turnover of Stancil Park.	X			
5	04.10.24	BOTH	Mr. Mazzoni: Work w/ LMP to define maintenance yard. 05.08.24 Prep project timeline & recommendation on whether to proceed with project in July.			X After 06.12.24 Mtg	
6	05.08.24	ACTION	Mr. Mazzoni/Ms. Hlebak: Mr. Mazzoni prep contact info sheet for lifestyle team to distribute to residents.	X			
7	06.12.24	BOTH	Mr. Mazzoni/Ms. Willson: Negotiate revised Board terms with LMP. Prep Deed to property & revised License Agmt, if terms accepted.			X After 06.12.24 Mtg	
8	06.12.24	ACTION	Ms. Willson: Prep draft Consent Use Agrmt w/ Esplanade HOA to install a fence, gate & code lock on CDD property on Lake Blanche Dr..	X			
9	06.12.24	ACTION	Mr. Mazzoni: Have LMP remove the Board from the Weekly Labor Report email distribution list.			X After 06.12.24 Mtg	
10	06.12.24	BOTH	Mr. Mazzoni: Include RFQ Q&A period on next agenda & provide ranking and recommendations to RFQ responses.			X After 06.12.24 Mtg	
11	06.12.24	ACTION	Ms. Willson: Prep draft Access Agrmt w/ Starkey Ranch K-8 School for school crosswalk, replacing draft License Agrmt.		X		

TSR CDD
ACTION & COMPLETED ITEMS LIST
06.12.24 for 07.10.24 MEETING

#	MTG DATE ADDED	ACTION/ AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY DONE BEFORE NXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
1	04.12.23	ACTION	Ms. Willson: Address school crosswalk individually.			X	01.10.24
2	09.13.23	ACTION	Mr. Mazzoni/Mr. Szelest: Mediate/settle outstanding West Bay Homes (WBH) items. 10.11.23 Staff/Ms. Willson: Finalize WBH Settlement Agrmt. 11.08.23 Ms. Willson: Send Letter Agmt for WBH Parcels B1 & B2.			X	01.10.24
3	11.08.23	ACTION	Mr. Adams: Schedule Landscape Wksp for 01.10.24 at 4:00 p.m.			X	01.10.24
4	11.08.23	ACTION	District Engineer: Review Uniform Traffic Code, discussions w/ County reducing Night Star Tr speed limit; will be conveyed to County in future.			X	01.10.24
5	11.08.23	ACTION	Mr. Deenihan/Mr. Adams: Email documents regarding speed limit sign to Mr. Adams to distribute to Board & Staff.			X	01.10.24
6	11.08.23	ACTION	Ms. Willson: Send Notice of Intent to Award for audit to Mr. Adams.			X	01.10.24
7	11.08.23	ACTION	Ms. Hlebak: E-blast info re scheduling mtgs/events at Welcome Center.			X	01.10.24
8	11.08.23	ACTION	Mr. Mazzoni: Email the letters sent to homeowners re repairing damaged CDD property to the Board.			X	01.10.24
9	11.08.23	ACTION	Ms. Willson: Work w Staff - insert concise language in future letters to homeowners about incurring costs/reimbursing CDD for damaging CDD property.			X	01.10.24
10	11.08.23	ACTION	Mr. Adams: Email Lee County Fertilizer Ordinance to the Board.			X	01.10.24
11	09.13.23	ACTION	Mr. Adams: Inspect certain wetland pond area after meeting to determine if it requires services from the aquatic or landscaper teams.			X	02.14.24
12	11.08.23	ACTION	Mr. Szelest: Email his Auditor Evaluation Ranking form to Mr. Adams.			X	02.14.24
13	11.08.23	ACTION	All Staff: Distribute all December reports to the Board.			X	02.14.24
14	01.10.24	ACTION	Mr. Adams: Email CDD's Public Comments & Decorum Policies to BOS.			X	02.14.24
15	01.10.24	ACTION	Mr. Mazzoni: Tell LMP to address overgrown plantings in the crosswalks.			X	02.14.24
16	10.11.23	ACTION	Mr. Adams: Ask Controller why the \$53,000 in the Audit was not written off as liability. 11.08.23 Mr. Adams: Follow up with Controller.			X	03.13.24
17	02.14.24	ACTION	Mr. Mazzoni: Ask if Developer would install 100' fence on State Road 54, in front of Mr. Medley's residence and report finding at the nxt mtg.			X	03.13.24
18	02.14.24	ACTION	Mr. Mazzoni: Review Mr. Striker's list of concerns about Stancil Park.			X	03.13.24
19	02.14.24	ACTION	Mr. Mazzoni: Contact Mr. Szelest for onsite meeting with Davey Tree.			X	03.13.24
20	10.11.23	ACTION	Mr. Mazzoni: Obtain proposals for hydro seed for the nxt mtg.			X	04.10.24

TSR CDD
ACTION & COMPLETED ITEMS LIST
06.12.24 for 07.10.24 MEETING

#	MTG DATE ADDED	ACTION/ AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY DONE BEFORE NXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
21	01.10.24	ACTION	Ms. Willson/Mr. Adams: Staff to take all actions necessary to proceed with collections, which includes demand letters from the Attorney.			X	04.10.24
22	02.14.24	ACTION	LMP/Mr. Soety: Inspect and address overgrown plantings in the crosswalks, roundabouts and intersections throughout the CDD. 03.13.24 Report and proposals will be presented at nxt mtg.			X	04.10.24
23	02.14.24	ACTION	Mr. Adams: Provide Mr. Stalzer information about the \$33,494 Miscellaneous Revenue amount in the Unaudited Financial Reports.			X	04.10.24
24	03.13.24	ACTION	Mr. Adams: Research and provide a response to Ms. Anderson whether the Esplanade Community receives a landscape credit since the community pays to maintain the 18' area from the water's edge.			X	04.10.24
25	03.13.24	ACTION	Mr. Adams: Ask District Engineer to research Mr. DeVino's question if the ACOE designed the uphill drainage tract north to the wetlands.			X	04.10.24
26	03.13.24	ACTION	Mr. Mazzoni: Invite School Representative to discuss request to remove certain CDD shrubs to crease a wider crosswalk at nxt mtg.			X	04.10.24
27	03.13.24	ACTION	Accounting Dept: Incorporate the ISC earned interest revenue amount in the Unaudited Financial Statements.			X	04.10.24
28	03.13.24	ACTION	Mr. Adams: Coordinate with the HOA to e-blast residents information on presenting candidate resumes at nxt mtg and the candidate qualification process and qualifying period of the upcoming election process.			X	04.10.24
29	03.13.24	ACTION	District Counsel: Reply to Mrs. Shumaker's letter stating the Board's decision to deny the claim; referencing the CCNR rules.			X	04.10.24
30	03.13.24	BOTH	Mr. Mazzoni: Provide costs to install wells to incorporate into proposed Fiscal Year 2025 budget. 04.10.24 Mr. Mazzoni: Email LMP Report on well installation to the Board upon receipt.			X	05.08.24
31	03.13.24	ACTION	Ms. Hlebak: Obtain proposal to replace the splash pad to incorporate in the proposed Fiscal Year 2025 budget.			X	05.08.24
32	04.10.24	ACTION	Mr. Stalzer and Mr. Mazzoni: Inspect 13044 Wildgrass Trail and report findings to address safety and privacy concerns at the nxt mtg.			X	05.08.24
33	04.10.24	ACTION	Mr. Mazzoni: Inspect CDD property to determine if trees, bushes & irrigation need to be installed in front of Mr. Schutter's residence.			X	05.08.24
34	04.10.24	ACTION	Ms. Willson: Prepare draft License Agrmt with Starkey Ranch K-8 School.			X	05.08.24

TSR CDD
ACTION & COMPLETED ITEMS LIST
06.12.24 for 07.10.24 MEETING

#	MTG DATE ADDED	ACTION/ AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY DONE BEFORE NXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
35	04.10.24	BOTH	Mr. Mazzoni: Present LMP Methodology explaining project cost difference.			X	05.08.24
36	04.10.24	BOTH	Mr. Mazzoni/Ms. Willson: Prepare draft Use Agmt and contract addendum with LMP.			X	06.12.24
37	04.10.24	ACTION	Mr. Adams: Schedule & advertise Budget Wkshp 06.12.24 at 4:00 p.m.			X	06.12.24
38	05.08.24	BOTH	LMP: Present corrected Addendum 4 for Rangeland West Boulevard.			X	06.12.24
39	05.08.24	ACTION	Mr. Mazzoni: Provide Mr. Martel with the CDD's tax exempt ID and federal tax ID need to install the water meter.			X	06.12.24
40	05.08.24	ACTION	Mr. Mazzoni: Increase the "sidewalk repair's" Fiscal Year 2025 budget line item.			X	06.12.24
41	05.08.24	ACTION	Mr. Mazzoni: Upon Mr. Yahn and Mr. Soety's review, LMP proposals to the Board prior to the budget workshop.			X	06.12.24
42	05.08.24	BOTH	Mr. Mazzoni: Review County plans to confirm if the Developer's original plans included installing four trees on Mr. Schutter's property.			X	06.12.24

TSR

COMMUNITY DEVELOPMENT DISTRICT

**STAFF
REPORTS
C**



Brian E. Corley
Supervisor of Elections
PO Box 300
Dade City FL 33526-0300

1-800-851-8754
www.PascoVotes.gov

April 22, 2024

Ms. Daphne Gillyard
Wrathell, Hunt and Associates, LLC
2300 Glades Rd, Suite 410W
Boca Raton FL 33431

Dear Ms. Gillyard:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2024.

• Avalon Park West Community Development District	544
• Heritage Pines West Community Development District	1,969
• Parkview at Long Lake Ranch Community Development District	337
• PTC Community Development District	3
• Riverwood Estates Community Development District	2
• Silverado Community Development District	803
• Summerstone Community Development District	529
• Towns at Woodsdale Community Development District	0
• TSR Community Development District	4,862
• Vida's Way Community Development District	0
• Westwood of Pasco Community Development District	4
• Whispering Pines Community Development District	104
• Woodcreek Community Development District	6

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood
Chief Administrative Officer

TSR COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE		
LOCATION		
<i>Welcome Center, 2500 Heart Pine Avenue, Odessa, Florida 33556</i>		
<i>*Cunningham Park, 12131 Rangeland Blvd., Odessa, Florida 33556</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 11, 2023*	Regular Meeting	6:00 PM
November 8, 2023	Regular Meeting	6:00 PM
December 13, 2023 CANCELED	Regular Meeting	6:00 PM
January 10, 2024	Workshop	4:00 PM
January 10, 2024	Regular Meeting	6:00 PM
February 14, 2024	Regular Meeting	6:00 PM
March 13, 2024	Regular Meeting	6:00 PM
April 10, 2024	Regular Meeting	6:00 PM
May 8, 2024	Regular Meeting	6:00 PM
June 12, 2024	Budget Workshop	4:00 PM
June 12, 2024	Regular Meeting	6:00 PM
July 10, 2024	Regular Meeting	6:00 PM
August 14, 2024	Public Hearing & Regular Meeting	6:00 PM
September 11, 2024	Regular Meeting	6:00 PM

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023				Adopted Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross O&M	\$ 4,538,284				\$ 4,415,306
Assessment levy: on-roll - gross trash	259,774				373,974
Allowable discounts (4%)	(191,922)				(191,571)
Assessment levy: on-roll - net	4,606,136	\$4,549,837	\$ 56,299	\$ 4,606,136	4,597,709
Assessment levy: off-roll O&M	-	10,041	-	10,041	-
Trash collection assessments	11,404	10,570	834	11,404	17,465
Commerical shared costs	112,045	134,340	-	134,340	120,191
Program revenue	12,000	9,528	2,472	12,000	14,000
Interest	2,500	-	2,500	2,500	2,500
Specialty program revenue	6,000	-	6,000	6,000	6,000
Miscellaneous-rental revenue	15,000	9,030	5,970	15,000	17,000
Total revenues	4,765,085	4,723,346	74,075	4,797,421	4,774,865
EXPENDITURES					
Professional & administrative					
Supervisors	10,200	3,875	6,325	10,200	10,200
Management	42,070	21,035	21,035	42,070	42,070
Legal	30,000	21,358	8,642	30,000	30,000
Engineering	20,000	3,153	16,847	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	1,500	1,500	3,000	3,000
Dissemination agent	13,000	6,500	6,500	13,000	13,000
Trustee	26,500	23,166	3,334	26,500	35,000
Telephone	250	125	125	250	250
Postage	1,500	2,971	1,000	3,971	1,500
Printing & binding	2,000	1,000	1,000	2,000	2,000
Legal advertising	3,500	794	1,500	2,294	1,000
Annual special district fee	175	175	-	175	175
Insurance	7,100	6,464	-	6,464	6,800
Other current charges	3,500	677	1,000	1,677	2,000
Office supplies	500	364	350	714	750
Website					
Hosting & maintenance	705	-	705	705	705
ADA compliance	200	-	200	200	200
Property taxes	687	-	687	687	687
Property appraiser & tax collector	95,961	93,535	2,426	95,961	95,786
Total professional & administrative	275,418	191,692	82,746	274,438	279,693

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023				
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	Adopted Budget FY 2024
Field operations					
Contract services					
Field services	28,325	14,163	14,162	28,325	28,325
Landscape maintenance	1,700,000	624,688	775,000	1,399,688	1,760,000
Landscape consulting	60,000	25,000	35,000	60,000	65,400
Landscape aqrbor care	155,000	23,148	131,852	155,000	155,000
Wetland maintenance	68,168	518	67,650	68,168	30,000
Wetland mitigation reporting	4,500	20,575	-	20,575	4,500
Lake maintenance	100,000	42,963	57,037	100,000	100,000
Community trash hauling	330,000	175,931	180,000	355,931	375,000
Off-duty traffic patrols	20,000	200	15,000	15,200	20,000
Wildhog removal	-	-	-	-	16,000
Repairs & maintenance					
Repairs - general	20,000	4,935	7,500	12,435	15,000
Operating supplies	8,000	9,536	3,500	13,036	13,000
Plant replacement	70,000	11,598	58,402	70,000	70,000
Mulch	200,000	111,585	-	111,585	200,000
Playground mulch	18,000	-	18,000	18,000	18,000
Sod	200,000	542	-	542	200,000
Fertilizer/chemicals	30,000	-	30,000	30,000	30,000
Irrigation repairs	30,000	35,750	10,000	45,750	30,000
Irrigation monitoring	2,280	-	2,280	2,280	2,280
Security/alarms/camera/repair	1,500	233	1,267	1,500	1,500
Road & sidewalk	40,000	4,830	35,000	39,830	40,000
Signage maintenance	-	480	-	480	-
Common area signage	3,000	1,042	1,958	3,000	3,000
Bridge & deck maintenance	40,000	17,570	25,000	42,570	60,000
Pressure washing	105,000	240	77,000	77,240	-
Utilities - common area					
Electric	14,500	5,316	9,184	14,500	14,500
Streetlights	380,000	165,929	190,000	355,929	370,000
Irrigation - reclaimed water	70,000	19,311	50,689	70,000	70,000
Gas	450	140	310	450	450

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023				
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	Adopted Budget FY 2024
Recreation facilities					
Amenity management staff/contract	389,820	137,140	252,680	389,820	404,861
Office operations	-	-	-	-	128,780
Office rental	80,000	1,456	20,000	21,456	-
Office expenses	8,950	-	2,240	2,240	-
Office utilities	8,850	-	2,215	2,215	-
Office copy machine	4,875	3,654	1,221	4,875	-
Janitorial	24,480	7,500	16,980	24,480	-
Park A/C repairs and maintenance	5,000	630	4,370	5,000	5,000
Pool operations	-	-	-	-	79,194
Pool cleaning	27,594	9,840	17,754	27,594	-
Pool repairs & maintenance	2,500	644	1,856	2,500	-
Pool fence & gate repairs	2,000	631	1,369	2,000	-
Pool - electric	36,000	12,657	23,343	36,000	-
Pool - water	10,000	2,337	7,663	10,000	-
Pool permits and licensing	1,100	-	1,100	1,100	-
Pest services	500	250	250	500	500
Insurance	69,706	54,411	15,295	69,706	69,706
Cable/internet/telephone/software	10,000	6,066	3,934	10,000	10,000
Access cards	5,500	991	4,509	5,500	2,000
Activities	30,000	29,802	198	30,000	30,000
Specialty programming	6,000	2,237	3,763	6,000	6,000
Recreational repairs	2,500	-	2,500	2,500	2,500
Pool signage	1,000	-	1,000	1,000	1,000
Holiday decorations	8,000	8,000	-	8,000	8,000
Other					
Contingency	20,000	6,639	13,361	20,000	55,680
Capital outlay	30,000	-	30,000	30,000	-
Total field operations	4,483,098	1,601,108	2,223,392	3,824,500	4,495,176
Total expenditures	4,758,516	1,792,800	2,306,138	4,098,938	4,774,869
Net increase/(decrease) of fund balance	6,569	2,930,546	(2,232,063)	698,483	-
Fund balance - beginning (unaudited)	811,776	1,332,230	4,262,776	1,332,230	2,030,713
Fund balance - ending (projected)	<u>\$ 818,345</u>	<u>\$ 4,262,776</u>	<u>\$ 2,030,713</u>	<u>\$ 2,030,713</u>	<u>\$ 2,030,713</u>

TSR

COMMUNITY DEVELOPMENT DISTRICT

**STAFF
REPORTS
D**

Monthly Summary Report


June 2024

Submitted by:
Renee Hlebak, Starkey Ranch Lifestyle Director
Alex Murphy, Operations Director



JUNE PROGRAM HIGHLIGHTS

PROGRAM	CATEGORY
One Blood Bus	Health/Educational
Vax-on-Site	Health/Educational
Free Yoga	Fitness
Gift Card Bingo	Family Social
Financial Wellness Seminar	Educational
Meet & Mingle	Adult Social
Kids Night Out	Kid's Social
i9 Sports Camp	Kid's Social/Fitness
OnSpot Derm	Health/Educations
Kona Ice at the Parks	Family Social
Tavarez Martial Arts Classes	Fitness
Food Truck Friday	Family Social
Yoga	Fitness
Swim Lessons	Safety/Educational



Teen and Adult Martial Arts Classes!
(Judo, Jiu-Jitsu, Self-Defense)

Ages 13 +

June 24 - June 28
4-5pm
Cunningham Hall

Cost: \$100/week or \$25/class

RSVP: FUN@OURSTARKEYRANCH.COM

MEET & MINGLE

JUNE 20, 2024
6-8PM
LOCATION: BELLA BRAVA BEXLEY




COME MEET YOUR NEIGHBORS FOR FOOD, DRINKS
AND GOOD TIMES!

ENJOY A ROUND OF APPETIZERS ON US!

ADULTS ONLY PLEASE

RSVP TO FUN@OURSTARKEYRANCH.COM BY JUNE
16TH



FINANCIAL SEMINAR

JUNE 18 @ 6PM
WELCOME CENTER

STARKEY RANCH, LET'S TALK FINANCES!
JOIN US FOR A FINANCIAL SEMINAR WITH:

BARBARA SEKELY
PRESIDENT OF NIGHT STAR PLANNING AND WEALTH
MANAGEMENT
FINANCIAL CONSULTANT AND WEALTH PLANNER

LEARN ABOUT ROTH VS IRA VS 401K? HOW MUCH LIFE
INSURANCE DO I NEED? HOW CAN I REDUCE MY TAX
BILL? WHAT IS A GOOD INVESTMENT FOR ME AND MY
FAMILY? HOW MUCH SHOULD WE SAVE FOR A
COLLEGE EDUCATION?

RSVP to fun@ourstarkeyranch.com

JUNE AMENITY RENTALS

AMENITY LOCATION	FREQUENCY	REVENUE
Cunningham Hall	7 Days/36 Hours	\$1800
Whitfield Park Pavilion	2 Days/3 Hours	\$90
Homestead Park Pavilion	1 Days/3 Hours	\$45
Albritton Park Pavilion	7 Days/21 Hours	\$315
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.		

FACILITY OPERATIONS & MAINTENANCE

ITEM	STATUS	CONCLUSION
Splash Pad Repairs	In Progress	Kids are pulling apart the patches and foam is stuck in the pipes. Working of freeing the clogs and re-patching the floor. Replacement floor and maintenance costs are included for FY2025 Budget.
Teeter Totter Removed	Complete	Teeter totter at Whitfield Park rotted and is no longer in a condition for us to repair. Staff removed it for safety and added a springer. Quote for replacement is being presented to the Board for review.
Umbrella Installs	Complete	New Umbrellas were finally delivered with heavy bases. Being set up at all the pools.
Gate Repairs	Complete	Due to more tampering gates were reset and adjusted. New FOB access will be added to Fire Pit at Whitfield Park to help prevent the newest teen trend of reaching the release button from another gate.
Homestead Pool Motor & Pump Issues	Complete	Lost a motor and repaired a pump along with a main breaker at Homestead Park Pool.
Updating Park Bathrooms	In Progress	From lighter paint to replacing soap dispensers to a new floor product. We have found the colors and products that work best and going park to park to complete.
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.

JULY PROGRAM FORECAST

PROGRAM	DATE
Vax-on-Site & Free Yoga	July 3rd
Golf Cart Parade	July 4th
One Blood Bus	July 6th
Sound Healing & Meditation	July 16th
Sports & School Physicals	July 17th
On Spot Derm	July 19th
Drink This, Make That	July 24th
IV Infusions	July 27th
Coffee in the Park	July 7th & 21st
i9 Sports Camp	July 8th - 12th & 22nd - 26th
Kid's Night Out	July 12th & 26th
Swim Lessons	Scheduled with Instructor
Kona Ice	Every Saturday
Food Truck Friday	Every Friday
Yoga	Every Monday

STARKEY RANCH
ANNUAL 4TH OF
JULY
GOLF CART PARADE

PRESENTED BY THE STARKEY
RANCH BUSINESS GROUP



JULY 4TH, 2024
GOLF CART LINE UP STARTS AT 9AM
PARADE STARTS AT 10AM
CUNNINGHAM PARK



Sport and School Physicals

The Lifestyle Team has partnered up with STAT DPC Direct Primary Care to offer residents sport and school physicals.

When: July 17 and August 1
Time: 10am - 2pm
Location: Welcome Center
Cost: \$40

Click the flyer to register and save your spot with the SignUp Genius link!

If you are registering for a sport physical we will send you an e-mail with paperwork to fill out prior to your appointment



KID'S NIGHT OUT

Friday, July 26th, 2024
Cunningham Hall | 5:30 - 9:30 pm

\$20 PER CHILD

Calling all kids ages 5-11 years old! Come hang out with the Lifestyle Team to enjoy pizza, games & a movie!

Kid's Night Out is based on a lottery system.

LOTTERY OPENS:
Friday, July 12th, 2024 AT 10 AM

LOTTERY CLOSES:
Friday, July 19th, 2024 AT 5 PM

ONLY 25 spots available.

There will be a waitlist for those who were not picked for the lottery

RSVP: FUN@OURSTARKEYRANCH.COM

Sound Healing
& Meditation

JULY 16, 2024
7-8PM
CUNNINGHAM HALL
COST: FREE

This hour-long session is open to all, regardless of age or experience level. Participants will find the guided instructions easy to follow and deeply relaxing. No prior experience is necessary—just bring an open mind and a willingness to receive the holistic benefits of guided meditation and sound. Tibetan singing bowls, a 40-inch gong and other musical instruments will be used to stimulate deep relaxation and promote overall well-being.

RSVP: FUN@OURSTARKEYRANCH.COM

THANK YOU.



TSR

COMMUNITY DEVELOPMENT DISTRICT

**STAFF
REPORTS
E**



Wrathell, Hunt and Associates, LLC

TO: TSR Board of Supervisors
FROM: Barry Mazzoni – Operations Manager
DATE: July 1, 2024
SUBJECT: Status Report – Field Operations

OPERATIONS UPDATES

- **LANDSCAPING MAINTENANCE AREA:** Operations was notified by LMP that they have secured an offsite storage unit for their equipment. All landscaping maintenance equipment stored on District property was removed by June 30th. As a result, LMP will not be moving forward with negotiations to construct a landscaping maintenance facility on District property. We have been in contact with District Counsel and the Developer to wrap up acquisition of the property, as approved previously by the Board.

Under current proposals, we estimate the facility would cost \$60-\$70K using the proposed design. As a reference point, during the 2022 RFP, LMP had offered a \$21,000 annual contract discount to District for use of such a facility. Considering the lower end of the construction estimate and should the District be able to receive a similar discount from a future contractor, Operations estimates the District could achieve a positive return on capital after three years, if it chose to build the facility itself. Should the Board wish to pursue construction on the facility in the future, please advise Operations and we will secure updated proposals for construction.

- **PARCEL TRANSFER REQUEST FROM TAYLOR MORRISON:** At this time, we understand that power has been restored to the irrigation in the Bonfire Drive area. On 6/25, Operations Manager, representatives from LMP, Sunscape's Pete Soety, Supervisor Deenihan met with Steven Howard, a representative from Steadfast, to review the common area on along Bonfire that will eventually be transferred over from Taylor Morrison. It was recommended that Steadfast focus on parcels E1 and E2, making a list of the areas that need to be reworked or where sod needs to be replaced. They would then contact the District so that we can complete a separate review of these areas. If all parties agree with the work that needs to be done, then the work could commence as we work towards transferring the properties over to the District for maintenance.
- **ENGINEERING UPDATE:** Charles Reed of Johnson Engineering will be assuming responsibility for the District effective July 1, 2024. Mr. Reed is a seasoned professional with many years of experience working with public clients such as FDOT, CDDs, and various cities and counties in the Tampa Bay area.



COMMON AREAS / AMENITIES

- **SITE MASTERS OF FLORIDA REPAIRS INVOICE:** We received the invoice from the pond repair previously approved by the Board. District Engineer was onsite on 5/21/2024 to review the work completed by Site Masters of Florida. There are some additional follow-up items. Once the District Engineer approves the work, Operations will move forward with coding the invoice for payment.
- **FASTSIGNS SIGNAGE REPLACEMENT/ REPAIRS:**
Playground Signage and missing Roundabout sign, Street sign repairs
- **ROSE PAVING:** Sidewalk and Concrete Repairs are scheduled to begin on Monday, July 1st and are expected to take 4 days to complete, weather permitting.
- **SPEED LIMIT CHANGES:** Pasco County Transportation Engineering Department authorized the replacement of the three 25-mph speed limit signs on Lake Blanche Drive between Starkey Boulevard and Myrica Drive with 35-mph speed limit sign. The two signs posted in the eastbound direction and one sign posted in the westbound direction will be replaced. Note this was not a project undertaken or requested by the District or its staff.
- **HOG HUNTING UPDATE – JUNE 2024:** Swine Solutions notified us that they captured nine (9) hogs in June, all off Night Star Trail.

LANDSCAPING / ARBOR CARE

- **WATER TRUCK INVOICE / RETURN:** we have received invoices for the water truck from LMP. Sunscape is reviewing those invoices with LMP and we'll let operations know when it's OK to move forward with the payment. The water truck was returned on Tuesday 6/25, after the team determined there was enough supplemental rainfall to release it.
- **Peanut Replacement:** The peanut in front of 7-11/ WOB is being replaced at no cost to the District.
- **GUNN HIGHWAY & LONG SPUR PALMETTO PLANT REMOVAL:** This project has been completed and the replacement muhly glasses have been installed.
- **TREE ON ISLAND AT HUCKLEBERRY POND:** During the 6/25 inspection, we noted a sudden change in the condition of one of the trees on the island at Huckleberry Pond. Sunscape has requested Davy Tree visit the District to investigate the potential causes for the change in condition of this tree. We will report back to the Board once we have additional information on this situation.

