

**TSR**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**November 13, 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**

November 7, 2024

Board of Supervisors  
TSR Community Development District

**ATTENDEES:**

Please identify yourself each  
time you speak to facilitate  
accurate transcription of  
meeting minutes.

Dear Board Members:

The Board of Supervisors of the TSR Community Development District will hold a Regular Meeting on November 13, 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. Waterways Update from Aquatics Vendor - *Alex Kurth (Premier Lakes)*
4. Consideration of Premier Lakes, Inc. One-Time Work Order Agreements for SOX Shoreline Restoration
  - A. 17-3 - 500' of Shoreline
  - B. 15-2 - 600' of Shoreline
  - C. 5-2 - 400' of Shoreline
5. Discussion/Consideration: Coastal Waste & Recycling Service Agreements
  - A. Contract Renewal \$15/unit [\$38,835 Monthly Base Rate]
  - B. Contract Renewal \$16/unit with 64g Recycle Containers [\$41,424 Monthly Base Rate]
6. Hurricane Helene and Milton Cleanup Operations Update/Budget Consideration for Tree Replacements
7. Consideration of Homestead Park Tree Removal Estimate/Proposal
  - A. Landscape Maintenance Professionals, Inc. Estimate #91922 [\$8,150]
  - B. The Davey Tree Expert Company Proposal #20004068 [\$5,400]

8. Consideration of Landscape Maintenance Professionals, Inc. Estimates #89256/#91774 for Rangeland East Sod Project and Maintenance Addendum 6 [\$224,228.40/\$18,685.70]
  9. Consideration of Rose Paving, LLC Proposal #OPP-24-026614 for Catch Basin Sidewalk Work [\$12,097.72]
  10. Acceptance of Unaudited Financial Statements as of September 30, 2024
  11. Approval of September 11, 2024 Regular Meeting Minutes
  12. Action & Completed Items
  13. Staff Reports
    - A. District Counsel: *Kutak Rock, LLP*
      - Memorandum: Refresher on Sunshine Law and Public Records Law
    - B. District Engineer: *Johnson Engineering, Inc.*
    - C. District Manager: *Wrathell, Hunt and Associates, LLC*
      - NEXT MEETING DATE: January 8, 2025 at 6:00 PM
        - 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*
14. Supervisors' Requests
15. Public Comments (*non-agenda items*) [3 minutes per person]
16. Adjournment

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

Sincerely,



Chesley E. Adams, Jr.  
District Manager

# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **4A**



## **One-Time Work Order Agreement**

**Customer Name:** TSR CDD

**Management Company:** Barry Mazzone

**Work Order Description:** SOX Shoreline Restoration - 17-3 - 500' of Shoreline

**Premier Lakes Consultant:** Alex Kurth

**Consultant Phone Number:** 239-707-1575

This Agreement, dated **09/29/2024**, 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 **Lake 17-3, with an eroded shoreline of approximately 500 linear feet.**
3. **One-Time Services:** Premier Lakes will perform **shoreline restoration utilizing ShoreSOX erosion control systems. Per the attached map, 500 ft of 12ft ShoreSOX will be installed. This proposal includes all materials, tools, and labor required for successful installation.**
4. **Manufacturer Warranty:** The manufacturer warrants the ShoreSOX erosion control system for five (5) years from the date of installation against any defects in materials and workmanship.
5. **Limited Lifetime Labor Warranty:**
  - a. Premier Lakes provides a lifetime warranty on all labor necessary to install the ShoreSOX system. Terms and conditions apply:
    - i. The offer is valid for current or new customers only.
    - ii. A minimum of \$60,000.00 annual service contracts are required.
    - iii. Termination of annual service contracts immediately voids limited lifetime warranty.
6. **Payment Terms:** The total agreement amount is **\$55,000.00**. A 50% deposit is due upon the execution of this agreement. The remaining 50% 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.

7. **Forms of Payment:** Premier Lakes accepts payment by check, ACH, debit, and credit card.
8. **Credit & Debit Card Fees:** Premier Lakes will charge customers a 3% processing fee for invoices paid by Credit or Debit card.
9. **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.
10. **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.
11. **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.
12. **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.
13. **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.
14. **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.

15. **Limited Offer:** This proposal expires sixty (60) days from the issuance date unless modified in writing by Premier Lakes.

**Total Agreement Amount:** \$55,000.00

**Accepted and Approved:**

**TSR CDD**

**Signature:**

**Printed Name:**

**Title:**

**Date:**

**Customer Address for Notice Purposes:**

**Premier Lakes, Inc.**

**Signature:**

**Name:** Alex Kurth

**Title:** President

**Date:**

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



# TSR CDD

Lake 17-3 SOX Shoreline Restoration

## Legend

- 12' SOX
- Lake 17-3

Lake 17-3

CocoaBlossom

Hassett Home T

Woo

Woods Rd

Rangeland Blvd

Rangeland Blvd

Rangeland Blvd



300 ft

Google Earth

Image © 2024 Airbus



# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **4B**



## **One-Time Work Order Agreement**

**Customer Name:** TSR CDD

**Management Company:** Barry Mazzoni

**Work Order Description:** SOX Shoreline Restoration - 15-2 - 600' of Shoreline

**Premier Lakes Consultant:** Alex Kurth

**Consultant Phone Number:** 239-707-1575

This Agreement, dated **09/29/2024**, 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 **Lake 15-2, with an eroded shoreline of approximately 600 linear feet.**
3. **One-Time Services:** Premier Lakes will perform **shoreline restoration utilizing ShoreSOX erosion control systems. Per the attached map, 600 ft of 6ft ShoreSOX will be installed. This proposal includes all materials, tools, and labor required for successful installation.**
4. **Manufacturer Warranty:** The manufacturer warrants the ShoreSOX erosion control system for five (5) years from the date of installation against any defects in materials and workmanship.
5. **Limited Lifetime Labor Warranty:**
  - a. Premier Lakes provides a lifetime warranty on all labor necessary to install the ShoreSOX system. Terms and conditions apply:
    - i. The offer is valid for current or new customers only.
    - ii. A minimum of \$60,000.00 annual service contracts are required.
    - iii. Termination of annual service contracts immediately voids limited lifetime warranty.
6. **Payment Terms:** The total agreement amount is **\$53,400.00**. A 50% deposit is due upon the execution of this agreement. The remaining 50% 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.

7. **Forms of Payment:** Premier Lakes accepts payment by check, ACH, debit, and credit card.
8. **Credit & Debit Card Fees:** Premier Lakes will charge customers a 3% processing fee for invoices paid by Credit or Debit card.
9. **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.
10. **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.
11. **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.
12. **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.
13. **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.
14. **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.

15. **Limited Offer:** This proposal expires sixty (60) days from the issuance date unless modified in writing by Premier Lakes.

**Total Agreement Amount:** \$53,400.00

**Accepted and Approved:**

**TSR CDD**

**Signature:**

**Printed Name:**

**Title:**

**Date:**

**Customer Address for Notice Purposes:**

**Premier Lakes, Inc.**

**Signature:**

**Name:** Alex Kurth

**Title:** President

**Date:**

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



# TSR CDD

Lake 15-2 SOX Shoreline Restoration

## Legend

- 6' SOX
- Lake 15-2

Lake 15-2



300 ft

Google Earth

Image © 2024 Airbus



# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **4C**



## **One-Time Work Order Agreement**

**Customer Name:** TSR CDD

**Management Company:** Barry Mazzone

**Work Order Description:** SOX Shoreline Restoration - 5-2 - 400' of Shoreline

**Premier Lakes Consultant:** Alex Kurth

**Consultant Phone Number:** 239-707-1575

This Agreement, dated **09/29/2024**, 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 **Lake 5-2, with an eroded shoreline of approximately 400 linear feet.**
3. **One-Time Services:** Premier Lakes will perform **shoreline restoration utilizing ShoreSOX erosion control systems. Per the attached map, 400 ft of 6ft ShoreSOX will be installed. This proposal includes all materials, tools, and labor required for successful installation.**
4. **Manufacturer Warranty:** The manufacturer warrants the ShoreSOX erosion control system for five (5) years from the date of installation against any defects in materials and workmanship.
5. **Limited Lifetime Labor Warranty:**
  - a. Premier Lakes provides a lifetime warranty on all labor necessary to install the ShoreSOX system. Terms and conditions apply:
    - i. The offer is valid for current or new customers only.
    - ii. A minimum of \$60,000.00 annual service contracts are required.
    - iii. Termination of annual service contracts immediately voids limited lifetime warranty.
6. **Payment Terms:** The total agreement amount is **\$35,600.00**. A 50% deposit is due upon the execution of this agreement. The remaining 50% 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.

7. **Forms of Payment:** Premier Lakes accepts payment by check, ACH, debit, and credit card.
8. **Credit & Debit Card Fees:** Premier Lakes will charge customers a 3% processing fee for invoices paid by Credit or Debit card.
9. **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.
10. **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.
11. **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.
12. **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.
13. **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.
14. **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.

15. **Limited Offer:** This proposal expires sixty (60) days from the issuance date unless modified in writing by Premier Lakes.

**Total Agreement Amount:** \$35,600.00

**Accepted and Approved:**

**TSR CDD**

**Signature:**

**Printed Name:**

**Title:**

**Date:**

**Customer Address for Notice Purposes:**

**Premier Lakes, Inc.**

**Signature:**

**Name:** Alex Kurth

**Title:** President

**Date:**

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



# TSR CDD

Lake 5-2 SOX Shoreline Restoration

## Legend

- 6' SOX
- Lake 5-2

Lake 5-2



300 ft

Google Earth

Image © 2024 Airbus



# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **5A**



## Service Agreement

### Non-Hazardous Waste

#### OFFICE USE ONLY

Re-sign Pr Inc  
mbower  
R60  
Permanent

Account Number:

Account Name Starkey Ranch

Service Address 2500 Heart Pine Ave,

Service City: Odessa, State: FL Zip: 33556

Tel # (239) 464-7114

Contact Chuck Adams

Email adamsc@whhassociates.com

Starkey Ranch C/O Wrathell, Hunt and

Billing Name Associates, LLC

Billing Address 2300 Glades Road

Billing City: Boca Raton State: FL Zip: 33431

Tel # (877) 276-0889 Cell # \_\_\_\_\_

Contact Hailey Bywater

Billing Email ezwick@yahoo.com

Auto Pay No

SERVICE INFORMATION					SCHEDULE OF CHARGES				
Qty	Size	Type	Frequency	Min /Tons Included	Per Haul	Per Ton	Extra Lift	Container Charge	Monthly Base Rate
2589	96G	MSW	2x/wk		\$0.00	\$0.00	\$0.00		\$38,835.00
2589	18G	RECY	1x/wk		\$0.00	\$0.00	\$0.00		\$0.00
Equipment Delivery Date: Monthly: Annual Max Price Increase: 8%								Total	\$38,835
Franchise Fee: \$0.00 DFF: \$0.00 Permit Fee: \$0.00								<b><u>Additional Services:</u></b>	
Delivery Instructions: Additional Information: CONTRACT RENEWAL. \$15/unit								<b>Delivery:</b> <b>Exchange:</b> <b>Removals:</b> <b>Relocate:</b> <b>Recovery Fee:</b> No <b>Admin Fee:</b> <b>Maintenance:</b>	
Trip Charge: \$ Fee Inactivity Fee: \$ Per Day # Days:									
Container Requirements: Wheels: Lids: Locks:									

Folio# N/A

Customer Acceptance and Agreement: Customer has reviewed, understands, and accepts the specifications, prices, terms, and conditions of this Agreement, which are incorporated herein and made a part hereof. The individual signing this agreement on behalf of Customer acknowledges that he/she has read and accepts the terms and conditions of this agreement which go with the service levels attached herein and that he/she has the authority to sign on behalf of Customer.

This agreement is for an initial term of 60 months from the effective date and it shall automatically renew thereafter for an additional 60 months unless terminated as set forth herein. Please visit link below for Terms and Conditions of service.

Please visit [www.coastalwasteinc.com/terms-and-conditions](http://www.coastalwasteinc.com/terms-and-conditions) for terms and conditions.

10 / 01 / 2024 "Effective Date".

Customer agrees to pay overweight/overloaded fees

Customer: \_\_\_\_\_

Coastal Waste & Recycling Inc.

Authorized Signature: \_\_\_\_\_

Authorized Signature: Mitchell Bower

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

Print Name: Mitchell Bower

Title: \_\_\_\_\_ Date: \_\_\_\_\_

Title: Sales Executive Date: 09 / 12 / 2024

# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **5B**





## Service Agreement

### Non-Hazardous Waste

#### OFFICE USE ONLY

Re-sign Pr Inc  
mbower  
R60  
Permanent

Account Number:

Account Name Starkey Ranch

Service Address 2500 Heart Pine Ave,

Service City: Odessa, State: FL Zip: 33556

Tel # (239) 464-7114

Contact Chuck Adams

Email adamsc@whhassociates.com

Starkey Ranch C/O Wrathell, Hunt and

Billing Name Associates, LLC

Billing Address 2300 Glades Road

Billing City: Boca Raton State: FL Zip: 33431

Tel # (877) 276-0889 Cell #

Contact Hailey Bywater

Billing Email ezwick@yahoo.com

Auto Pay No

#### SERVICE INFORMATION

#### SCHEDULE OF CHARGES

Qty	Size	Type	Frequency	Min /Tons Included	Per Haul	Per Ton	Extra Lift	Container Charge	Monthly Base Rate
2589	96G	MSW	2x/wk		\$0.00	\$0.00	\$0.00		\$41,424.00
2589	64G	RECY	1x/wk		\$0.00	\$0.00	\$0.00		\$0.00

Equipment Delivery Date:

Monthly:

Annual Max Price Increase: 8%

Total

\$41,424

Franchise Fee: \$0.00 DFF: \$0.00 Permit Fee: \$0.00

#### Additional Services:

Delivery Instructions:

Additional Information:

CONTRACT RENEWAL. \$16/unit with 64g RECY containers

**Delivery:**

**Exchange:**

**Removals:**

**Relocate:**

**Recovery Fee:** No

**Admin Fee:**

**Maintenance:**

Trip Charge: \$ Fee Inactivity Fee: \$ Per Day # Days:

Container Requirements: Wheels: Lids: Locks:

Folio# N/A

Customer Acceptance and Agreement: Customer has reviewed, understands, and accepts the specifications, prices, terms, and conditions of this Agreement, which are incorporated herein and made a part hereof. The individual signing this agreement on behalf of Customer acknowledges that he/she has read and accepts the terms and conditions of this agreement which go with the service levels attached herein and that he/she has the authority to sign on behalf of Customer.

This agreement is for an initial term of 60 months from the effective date and it shall automatically renew thereafter for an additional 60 months unless terminated as set forth herein. Please visit link below for Terms and Conditions of service.

Please visit [www.coastalwasteinc.com/terms-and-conditions](http://www.coastalwasteinc.com/terms-and-conditions) for terms and conditions.

10 / 01 / 2024 "Effective Date".

Customer agrees to pay overweight/overloaded fees

Customer: \_\_\_\_\_

Coastal Waste & Recycling Inc.

Authorized Signature: \_\_\_\_\_

Authorized Signature: Mitchell Bower

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

Print Name: Mitchell Bower

Title: \_\_\_\_\_ Date: \_\_\_\_\_

Title: Sales Executive Date: 09 / 12 / 2024

# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **7A**

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	10/1/2024
Estimate #	91922
LMP REPRESENTATIVE	
PG	
PO #	
Work Order #	

[illegible]

**TERMS AND CONDITIONS:**

<b>TOTAL</b>	<b>\$8,150.00</b>
--------------	-------------------

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 \_\_\_\_\_

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**


**7B**

Client	Service Location	9/30/2024
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 #: 20004068-1727707291 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 Removal Homestead Park:		\$5,400.00		\$5,400.00
<p>Flush cut dead Live oak that was struck by lightning near the pool. Cut as close to the ground as is practical using a chain saw. Clean-up the debris and remove it from property. To prevent harm to underline plants, yard furniture and stones/pavers in the area, we recommended that the these items be moved prior to work beginning. Davey Tree will take all precautionary measures to minimize any harm to yard that may occur during service.</p>				
<b>Total of All Services</b>		<b>\$5,400.00</b>	<b>\$0.00</b>	<b>\$5,400.00</b>

☐ Yes, please schedule the services marked above.

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



*Ben Wasielewski*

---

Ben Wasielewski  
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.

# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **8**





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 #	

DESCRIPTION	QTY	COST	TOTAL
Rangeland East remove all Bahia sod and replace with Empire Zoyshia 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 (\$ .85 sod / sq ft and demo is \$.35 / sq ft)	186,857	1.20	224,228.40

**TERMS AND CONDITIONS:**

<b>TOTAL</b>	<b>\$224,228.40</b>
--------------	---------------------

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

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	9/23/2024
Estimate #	91774
LMP REPRESENTATIVE	
ALF	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
Rangeland East spray out of all Bahia Sod using non-selective herbicides. located along each side of roadway and center islands.			
Bahia sod spray out - 186,857 sqft	186,857	0.10	18,685.70

**TERMS AND CONDITIONS:**

<b>TOTAL</b>	<b>\$18,685.70</b>
--------------	--------------------

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 \_\_\_\_\_



P.O. BOX 267 SEFFNER, FL 33583 – (813) 757-6500 – FAX (813) 757-6501 –  
SALES@LMPPRO.COM

**LANDSCAPE MAINTENANCE SERVICES AGREEMENT  
FOR  
TSR CDD  
ADDENDUM 6  
RANGELAND EAST  
(SEE ATTACHED MAP)**

LMP agrees to service and maintain irrigation system in conjunction with the specifications outlined in the landscape maintenance agreement that went into effect January 1, 2023.

This addendum will change the landscape maintenance services invoice by **\$676.50** per month.  
The new invoice amount will increase from **\$143,362.92** per month to **\$144,039.42** per month.

This change in normal billing is effective \_\_\_\_\_, 2024 and will remain in effect as part of the landscape maintenance services agreement.

In witness whereof the parties to this agreement have signed and executed this addendum effective the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
TSR CDD

\_\_\_\_\_  
Landscape Maintenance Professionals, Inc.

\_\_\_\_\_  
Signature Of TSR CDD Representative

\_\_\_\_\_  
Signature Of LMP Representative

\_\_\_\_\_  
Title

\_\_\_\_\_  
Chief Operating Officer  
Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

<b>BAHIA AREA REPLACED ON RANGELAND EAST</b>				
		<b>QUANTITIES</b>		
		<b>186,857</b>		<b>4.29 ACRES</b>
	<b>FREQUENCY</b>		<b>COST PER</b>	<b>COST TOTAL</b>
BAHIA MOWING (INCLUDES LITTER PICKUP)	40		\$187.40	\$7,496.00
BAHIA FERTILIZATION	3		\$2,052.33	\$6,157.00
<b>BAHIA MAINTENANCE TOTAL</b>				<b>\$13,653.00</b>

<b>ZOYSIA AREA INSTALLED ON RANGELAND EAST</b>				
		<b>QUANTITIES</b>		
		<b>186,857</b>		<b>4.29 ACRES</b>
	<b>FREQUENCY</b>		<b>COST PER</b>	<b>COST</b>
ZOYSIA MOWING (INCLUDES LITTER PICK UP)	44		\$214.50	\$9,438.00
ZOYSIA FERTILIZATION AND SUPPLEMENTAL NUTRITION	12		\$1,027.75	\$12,333.00
<b>ZOYSIA MAINTENANCE TOTAL</b>				<b>\$21,771.00</b>

<b>SIDE BY SIDE COMPARISON</b>	<b>MOWING PER SERVICE</b>	<b>MOWING TOTAL</b>	<b>FERT / NU. PER APP</b>	<b>FERT. / NUTR. TOTAL</b>
<b>BAHIA</b>	\$187.40	\$7,496.00	\$2,052.33	\$6,157.00
<b>ZOYSIA</b>	\$214.50	\$9,438.00	\$1,027.75	\$12,333.00
<b>DIFFERENCE</b>	<b>\$27.10</b>	<b>\$1,942.00</b>	<b>(\$1,024.58)</b>	<b>\$6,176.00</b>

	<b>CHANGE IN TOTAL PRICE FOR ADDENDUM</b>	<b>\$8,118.00</b>
--	---	-------------------

All LMP pricing for Rangeland East Addendum Six was determined by				
(1) Square Footages and production rates				
a) Mowing and policing per TSR CDD Scope of Work				
(2)Frequency of fertilizer, supplemental nutrition, and insect/disease control per TSR CDD Scope Of Work				
4) Hourly labor rates (includes all overhead costs)				
a) Number of personnel required to perform tasks				
b) Number of days required on site				

# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **9**



Beyond Paving.  
BEYOND EXPECTATIONS.™

# PROPOSAL

OPP-24-026614

10 / 17 / 2024

Account Information
<b>Account Name:</b> TSR CDD - Starkey Ranch C/O Wrathell, Hunt and Associates LLC
<b>Street Address:</b> 2500 Heart Pine Ave
<b>City State Zip:</b> OdessaFL33556-3462

Contact Information
<b>Contact Name:</b> Barry Mazzoni
<b>Contact Email:</b> mazzonib@whhassociates.com
<b>Contact Phone:</b>

Rose Paving Information
<b>Account Executive:</b> Michael Vegeto
<b>Email:</b> michael.vegeto@rosepaving.com
<b>Cell:</b> 813-460-5126

Notes/Exclusions

PRICING TABLE					
Service Line Name	QTY	U of M	Depth	Unit Price	Subtotal
Concrete Flatwork - Remove and Replace @ 8"	620	SF	8.00	\$19.51	\$12,097.72

**Total** **\$12,097.72**



**Beyond Paving.**  
**BEYOND EXPECTATIONS.™**

# PROPOSAL

## CUSTOMER APPROVAL

Total Dollars Approved: **\$12,097.72**

Name:

Authorized Signature:

## BILLING INSTRUCTIONS:

## Scope Detail

Service Line Name	Service Description
Concrete Flatwork - Remove and Replace @ 8"	<ul style="list-style-type: none"><li>-Saw and excavate damaged concrete down to specified depth.</li><li>-Remove debris to approved facility.</li><li>-Mechanically compact sub-grade to an unyielding condition.</li><li>-Dowel into adjacent concrete as needed.</li><li>-Set forms as necessary to achieve proper grades.</li><li>-Pour 3500 PSI concrete flush with adjacent surface.</li><li>-Re-establish joints per existing.</li><li>-Remove forms and construction debris after concrete has cured.</li></ul>



## Rose Paving Terms & Conditions

- 1. CONTRACT DOCUMENTS:** The Contract Documents consist only of these Terms & Conditions, the attached Proposal and terms contained therein, and specification sheets, drawings and other documentation attached to this Proposal, or otherwise made part of this agreement in writing. Such Contract Documents constitute the entire agreement between Rose Paving and Customer, and no other terms shall serve to alter the terms hereof without written agreement signed by both parties. Pricing in the Proposal is based on the specifications and terms set forth in the Proposal. If Customer requires different or additional terms, or compliance with any set of specifications, whether designed by an engineer or architect on Customer's behalf, or any governmental specification, other than those set forth in the Proposal, the Proposal price may need to be adjusted. Any alteration or deviation from the above specifications involving extra cost will be executed only upon written change orders and will become an extra charge over and above the Proposal price.
- 2. TIME LIMITATION:** The Proposal price is valid for fifteen (15) calendar days after the date of issuance. After fifteen (15) calendar days from the date of issuance, please contact the identified Account Executive to confirm pricing.
- 3. ESCALATION:** This Proposal is based on material costs at current market rates. Due to the current volatile market conditions for liquid asphalt that are beyond Rose Paving's control and in the event of future material price increases Customer agrees to pay for the escalation of material costs without a change order. This paragraph applies only to materials.
- 4. DELAY:** Rose Paving shall not be responsible or in any way charged for unavoidable delays in work, including but not limited to delays caused by weather, government orders, Acts of God, labor strikes, pandemic, and other similar delays.
- 5. QUANTITIES LISTED:** Customer understands and agrees that all quantities are estimates; due to site conditions or other obstacles, the completed quantities may vary from those estimated, and any additional quantities needed will be paid to Rose Paving in full, without need for change order or other written authorization.
- 6. TAXES:** The price quoted in this Proposal is inclusive of any sales, use, or similar taxes imposed on the material or labor provided.
- 7. PAYMENT TERMS:** Net balance due within 30 days after completion of the work, or after issuance of the invoice, whichever is earlier. Progress payments, if any, are due within 30 days of the invoice date. Unpaid balances will accrue a late fee of 1% per month until paid in full. The Proposal and Invoice price reflect a 4% discount for payments by cash, check, or ACH.
- 8. DEPOSIT:** If the Proposal exceeds \$15,000.00, a deposit of 1/3 of the project price is required to schedule work unless noted otherwise in this agreement.
- 9. CANCELLATION OR DEFAULT:** If Customer cancels the work described herein for any reason, Customer agrees to pay Rose Paving for any sums incurred or expended through the date of cancellation in complying with this Proposal, and further agrees to pay Rose Paving the proportionate Proposal price for all work completed to that time. If Customer is in default under this Proposal, including but not limited to Customer's failure to pay any progress billings, Rose Paving shall have the right to stop work and cancel any remaining work.
- 10. PERMITS AND FEES:** Customer is responsible for obtaining and paying for any required permits, bonds, or licenses. Unless noted otherwise, the Proposal price excludes the cost of building permits and bonds required to perform the work required hereunder, and further excludes plans required to obtain such permits or bonds. However, for an additional charge of \$250.00, in addition to the cost of the permits, Rose Paving will apply for and obtain building permits, if requested, after receipt of a change order signed by both parties. Customer is responsible for engaging and paying an engineer or architect to prepare any engineering or architectural plans required to obtain building permits.

**11. UNMARKED / UNDOCUMENTED UTILITIES:** The Customer is responsible for ordering and scheduling any required private and/or public utility locates. Rose Paving shall not be responsible for any damage to private utility lines damaged during the course of work that were unmarked, undocumented, or non-conforming to prevailing codes. Rose Paving will be responsible for repairing utilities in situations where Rose Paving damaged marked, conforming utility lines. Rose Paving shall not be liable for additional damages or costs associated with utility interruption regardless of whether the damaged utility lines were marked, documented, or conforming to prevailing codes.

**12. WORK ACCESSIBILITY:** The Proposal price is contingent upon the work area being free of any obstructions (vehicles, dumpsters, etc) at the scheduled project start date and time and throughout the scheduled project time. Rose Paving reserves the right to adjust the agreed upon Proposal price to include all additional expenses incurred, including but not limited to additional labor and material charges, and trip charges.

**13. SOIL CONDITIONS:** The Proposal price is contingent on the existing subsoil or base being adequate to support the ordered work. Rose Paving shall not be held liable for failure due to poor subgrade, moisture or other unforeseen circumstances such as underground water springs, contaminated soil, or similar deficiencies. Unless stated within the Proposal, Rose Paving will not conduct core samples or engage the services of an engineer to determine the adequacy of the subsoil or base.

**14. WATER DRAINAGE:** On projects where the natural fall of the land is less than 2%, Rose Paving cannot guarantee that there will be total water drainage on pavements. Rose Paving shall not be held liable for ponding or retention in areas surrounding the work area. Customer acknowledges that on projects where the scope of work includes an asphalt overlay, the asphalt overlay will follow the contour of the existing base surface and Rose Paving does not guarantee or warranty and will not be liable for drainage issues in the work area or surrounding areas. Customer understands and agrees that grading issues fall outside the scope of Rose Paving's work hereunder.

**15. CLEANING EXPENSES:** Customer understands that the work called for in this agreement is a messy process. Rose Paving is not responsible for cleaning dust generated by the work blown outside of the work area. Rose Paving is not responsible for cleaning, repairing, or replacing any concrete, carpet, floor, passageway, etc., that is soiled or stained by anyone other than Rose Paving employees or its subcontractors.

**16. INSURANCE:** Rose Paving will maintain insurance coverage including Comprehensive General Liability, Automobile, and Worker's Compensation as required by law. Customer agrees that it is responsible for any other coverage needed or desired relative to the location described above and work performed hereunder and is not relying on Rose Paving for any such coverage.

**17. INDEMNITY:** Rose Paving agrees to complete its work in a safe and workmanlike manner, and to take appropriate safety precautions while performing work. However, once installation is complete and Customer takes possession of the work area, Customer understands and agrees that Rose Paving cannot be responsible for materials or area maintenance and safety, and therefore Customer assumes all responsibility in this regard, including but not limited to any and all personal injuries, deaths, property damage, losses, or expenses related to or in any way connected with the materials or services provided. To the fullest extent allowed by law, Customer agrees to indemnify, defend and hold Rose Paving and its agents harmless from any and all loss, expense, liability, or attorneys' fees in connection with any such damages or injuries occurring thereafter. Nothing contained within this paragraph means or should be construed to mean that Rose Paving or others shall be indemnified for their own negligence.

**18. CHOICE OF LAW & VENUE:** To the fullest extent permitted by law, each provision of this contract shall be interpreted in such manner as to be effective and valid under the laws of the State of Project and corresponding Choice of Law indicated below without regard to that state's conflict of laws principles, and venue and jurisdiction for any dispute under this agreement shall rest in the Venue and Jurisdiction identified:

	State of Project	Choice of Law	Venue and Jurisdiction
A.	Arizona	Arizona	Superior Court of Maricopa County or the United States District Court District of Arizona-Phoenix
B.	California	California	Superior Court of California County of Los Angeles or the United States District Court Central District of California
C.	Connecticut	Connecticut	State of Connecticut Judicial Branch Hartford Judicial District or United States District Court District of Connecticut.
D.	Florida	Florida	Circuit Court of Hillsborough County Florida or the United States District Court Middle District of Florida
E.	Illinois	Illinois	Circuit Court of Cook County or Northern District of Illinois
F.	North Carolina	North Carolina	Mecklenburg Circuit Court or the U.S. District Court Western District of North Carolina
G.	Tennessee	Tennessee	Davidson County Circuit Court or the U.S. District Court Middle District of Tennessee Nashville Division
H.	Virginia	Virginia	Fairfax Circuit Court or the U.S. District Court Eastern District of Virginia
I.	All other states	Illinois	Circuit Court of Cook County or U.S. District Northern District of Illinois Eastern Division

**19. ATTORNEY FEES & COSTS:** In the event of litigation between the parties arising from this Proposal, Rose Paving shall be entitled to reasonable collection agency fees, attorneys fees and costs.

**20. JURY WAIVER:** TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, EACH PARTY WAIVES THE RIGHT TO TRIAL BY JURY IN ANY LEGAL PROCEEDING ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE TRANSACTIONS CONTEMPLATED HEREBY.

**21. WARRANTY:** Rose Paving will complete its work in a workmanlike manner according to standard industry practices for similar projects in the area where the work was performed. Rose Paving warrants that all labor and materials furnished will be free from defects due to defective materials or workmanship for a period of one year from the date of completion. Notwithstanding the foregoing, temporary or semi-permanent repairs such as pothole filling, crackseal, and infrared are offered with no express or implied warranties. Asphalt overlays are not warrantied against reflective cracking. This warranty does not include normal wear and tear, damage caused by oil or chemical spills, snowplows, excessive weight, tire tears, lack of parking lot maintenance, and/or product abuse. Under this warranty, Rose Paving will be provided with the opportunity to have one of its representatives assess any purported defect caused by Rose Paving employees and/or material installed by Rose Paving. If Rose Paving determines the claimed defect was the fault of Rose Paving's workmanship and/or materials, Rose Paving will, at no cost to Customer, repair or replace the affected work. Rose Paving will be under no obligation to perform punch-list work until 95% of the Proposal price, as adjusted by any change orders, has been paid. Rose Paving will be under no obligation to perform warranty work, and no warranty will be valid, until 100% of the Proposal price, as adjusted by any change orders, has been paid.



**22. CONSENT TO USE OF PHOTOGRAPHS, IMAGES AND VIDEOS:** Customer consents to Rose Paving using images and videos of jobsite as described in proposal or any work order, for use in Rose Paving promotional, marketing and training materials. Rose Paving shall have the right to use the name, logos, trademarks, trade names, service marks or other marks of Customer to the extent any of the foregoing appear in photographs, images and videos of the jobsite.

**23. NON-DISCLOSURE:** Customer acknowledges that information in this Proposal, including but not limited to pricing, determination of scope of work, method for evaluating parking lots, and methods of repair, constitute and include Rose Paving's Confidential Information. This Proposal shall not be shared, distributed, or disseminated to any other contractor and Customer acknowledges that should it violate this provision monetary damages will not be an adequate remedy and Rose Paving shall be entitled to injunctive relief in addition to any other remedy available in law or equity.

**24. ALTERATIONS TO THIS PROPOSAL:** Pricing is contingent on Customer accepting the Proposal as submitted. Alterations or notations on or to this Proposal will not be valid unless accepted in writing by a General Manager or Vice-President of the Rose Paving division issuing this Proposal, or an officer of Rose Paving.

**25. SEVERABILITY OF TERMS:** Should any part of this agreement be deemed unenforceable, the remaining terms shall be severable and separately enforceable and shall remain in full force .

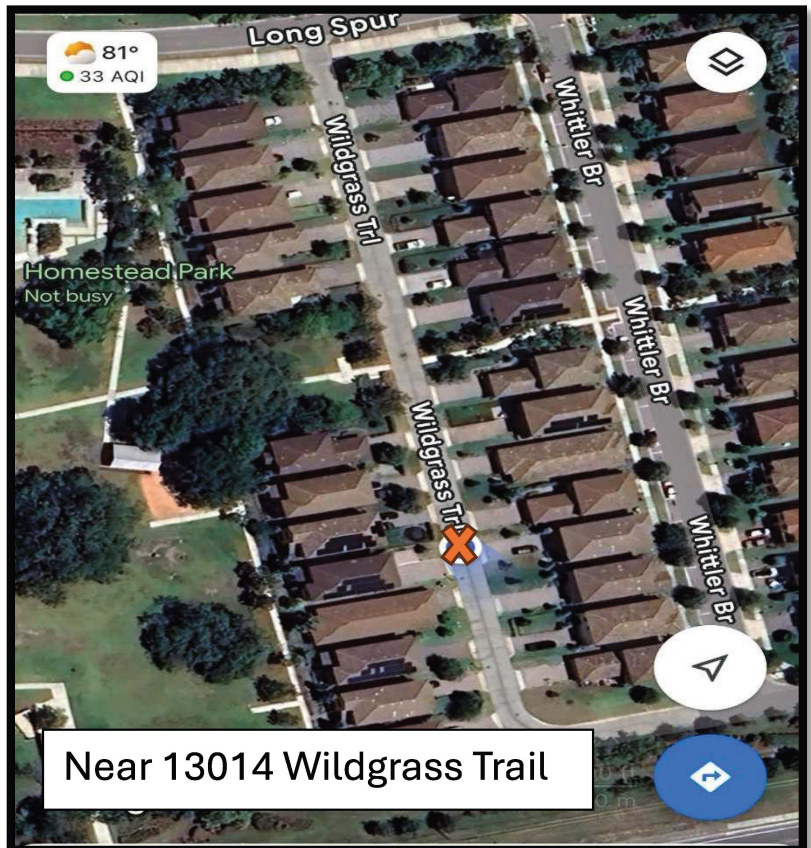
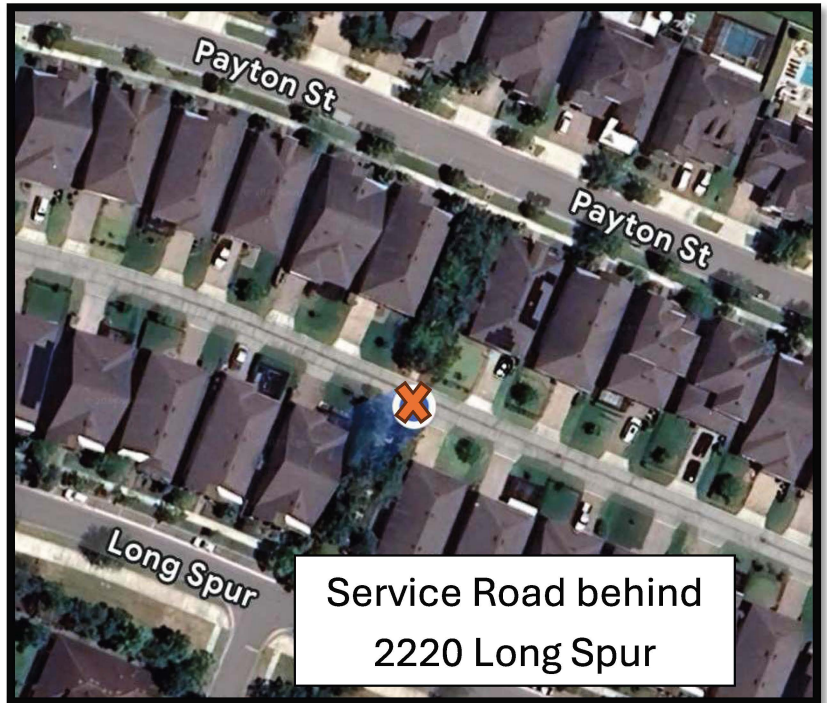
**26. AUTHORITY TO SIGN:** The undersigned represents and warrants to Rose Paving that such individual is fully authorized to bind Customer, and has been expressly given, received, and accepted authority to enter into this binding agreement.

**NOTICE TO CUSTOMERS FOR HOME IMPROVEMENTS CONTRACTS**

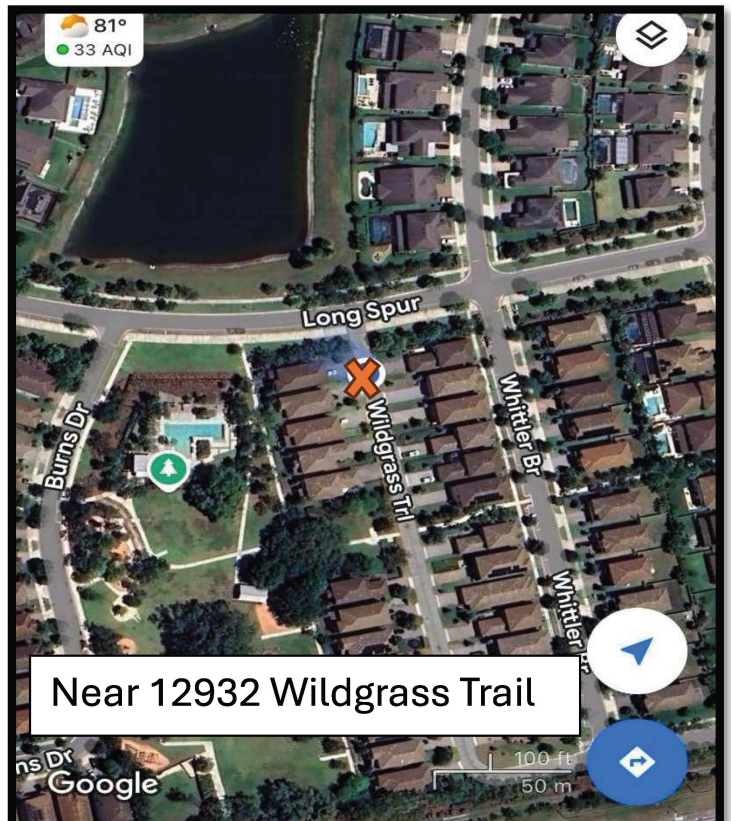
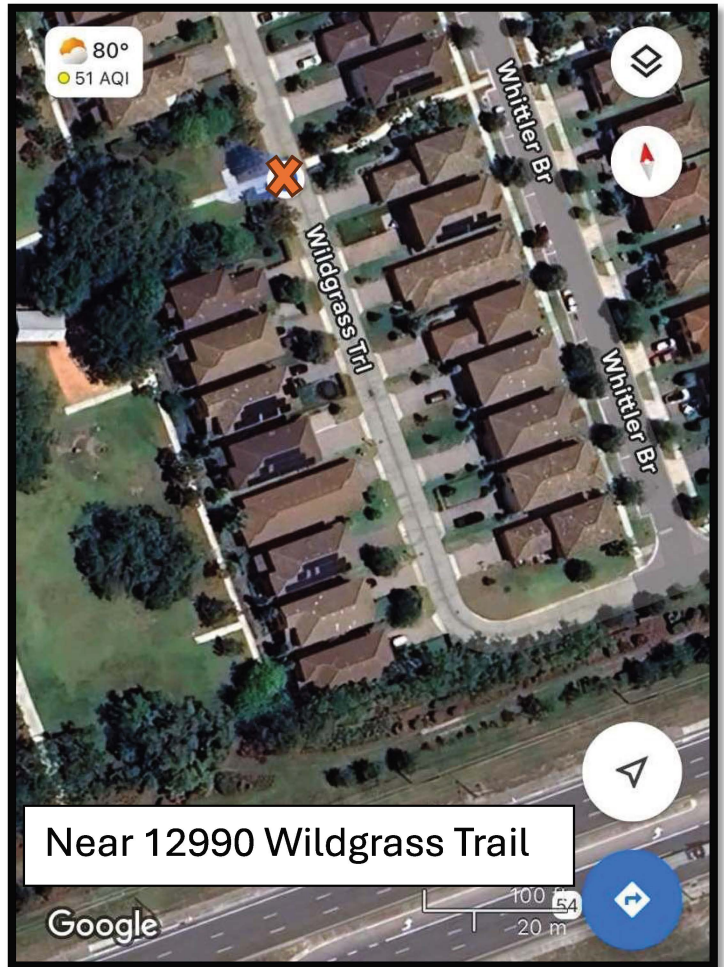
**"YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT."**

**As a duly authorized representative of TSR CDD - Starkey  
Ranch C/O Wrathell, Hunt and Associates LLC, I agree to  
these Terms & Conditions**

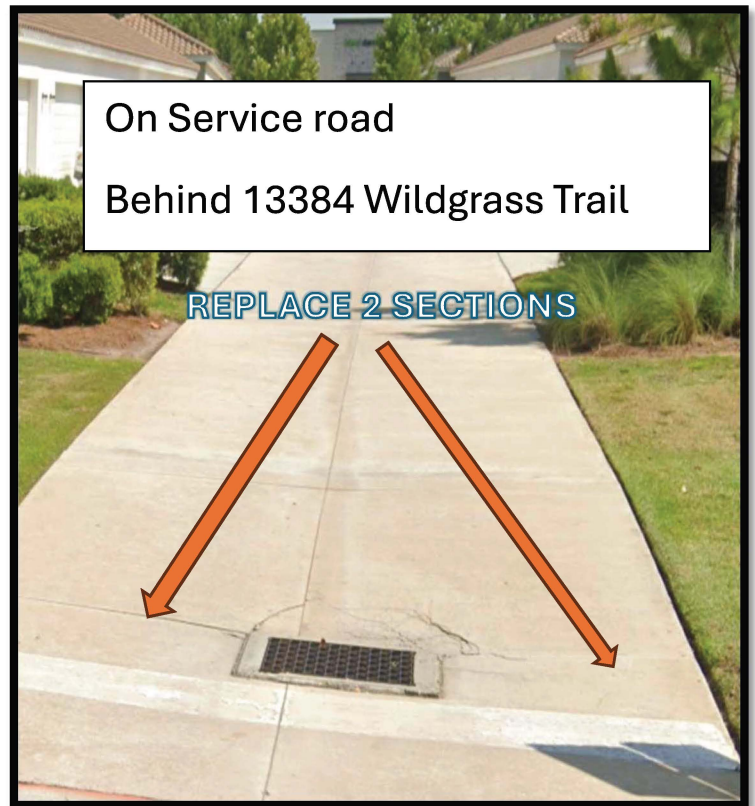
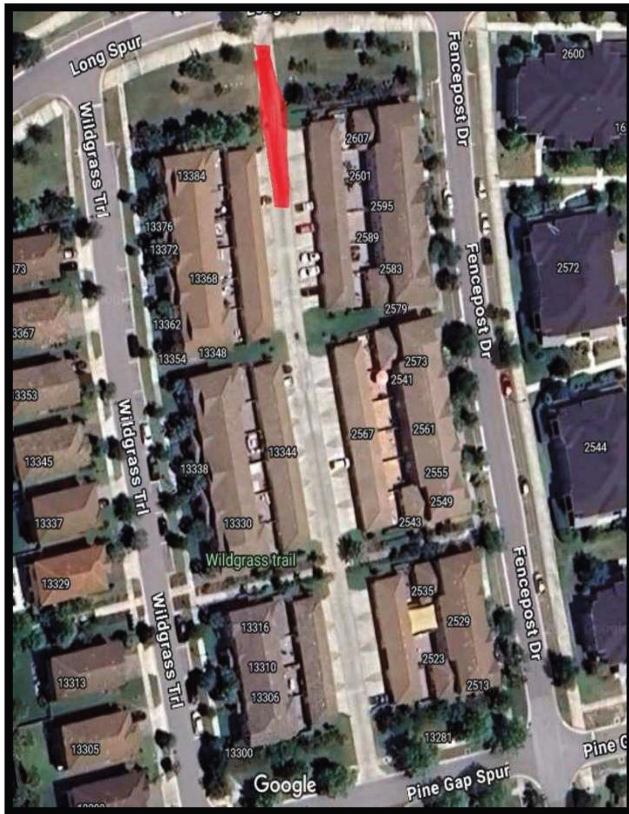
**TSR CDD SIDEWALK & STREET DRAIN REPLACEMENT LIST 09/30/2024**



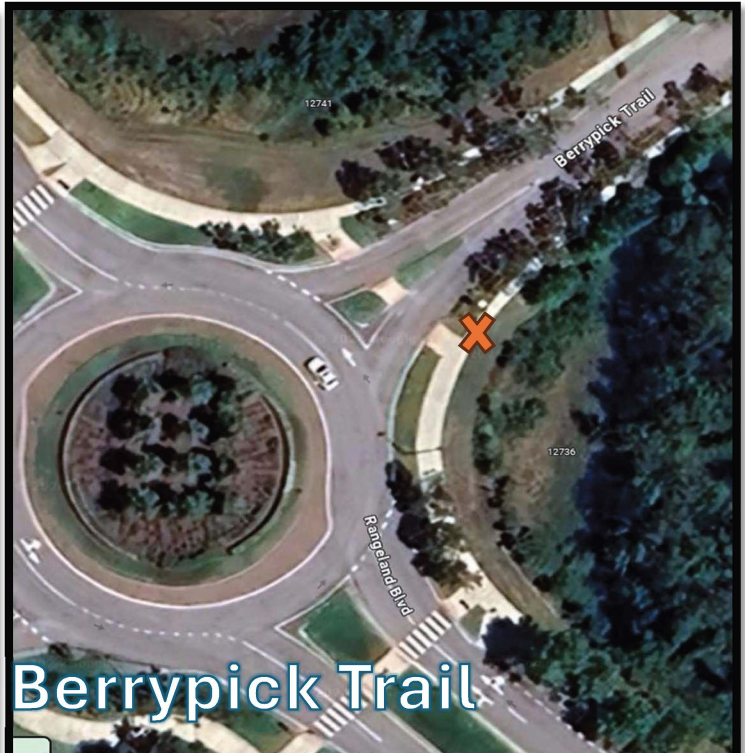








## SIDEWALK SECTIONS



Sidewalk Grind – Berrypick Trail

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
SEPTEMBER 30, 2024**

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 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
<b>ASSETS</b>											
Cash											
Trust: operating	\$ 707,905	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 707,905
Bank United: ICS	1,322,907	-	-	-	-	-	-	-	-	-	1,322,907
Investments											
Revenue	-	565,643	479,823	486,640	575,738	440,256	242,792	-	-	-	2,790,892
Reserve	-	624,494	650,450	481,322	403,162	320,366	165,100	-	-	-	2,644,894
Prepayment	-	2,614	3,585	-	-	-	-	-	-	-	6,199
Construction	-	-	-	-	-	-	-	-	-	247,005	247,005
Bond redemption	-	-	-	86	-	-	-	-	-	-	86
Undeposited funds	187	-	-	-	-	-	-	-	-	-	187
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	1,327	-	-	-	-	-	-	-	-	-	1,327
Due from debt service fund	795	-	-	-	-	-	-	-	-	-	795
Utility deposit	7,096	-	-	-	-	-	-	-	-	-	7,096
Prepaid expense	13,583	-	-	-	-	-	-	-	-	-	13,583
Total assets	<u>\$ 2,074,077</u>	<u>\$1,192,751</u>	<u>\$1,133,858</u>	<u>\$ 968,048</u>	<u>\$1,018,751</u>	<u>\$760,622</u>	<u>\$407,892</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 247,005</u>	<u>\$ 7,803,004</u>
<b>LIABILITIES</b>											
Liabilities:											
Accounts payable	\$ 249,608	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 249,608
Due to Developer	101,119	-	-	-	-	-	-	-	-	-	101,119
Due to general fund	-	137	146	136	170	136	70	-	-	-	795
Due to other	28	-	-	-	-	-	-	-	-	-	28
Contracts payable	-	-	-	-	-	-	-	-	-	693	693
Accrued taxes payable	275	-	-	-	-	-	-	-	-	-	275
Total liabilities	<u>351,030</u>	<u>137</u>	<u>146</u>	<u>136</u>	<u>170</u>	<u>136</u>	<u>70</u>	<u>-</u>	<u>-</u>	<u>693</u>	<u>352,518</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>											
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>
<b>FUND BALANCES</b>											
Restricted for											
Debt service	-	1,192,614	1,133,712	967,912	978,730	760,486	407,822	-	-	-	5,441,276
Capital projects	-	-	-	-	-	-	-	-	-	246,312	246,312
Unassigned	1,700,497	-	-	-	-	-	-	-	-	-	1,700,497
Total fund balances	<u>1,700,497</u>	<u>1,192,614</u>	<u>1,133,712</u>	<u>967,912</u>	<u>978,730</u>	<u>760,486</u>	<u>407,822</u>	<u>-</u>	<u>-</u>	<u>246,312</u>	<u>7,388,085</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 2,074,077</u>	<u>\$1,192,751</u>	<u>\$1,133,858</u>	<u>\$ 968,048</u>	<u>\$1,018,751</u>	<u>\$760,622</u>	<u>\$407,892</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 247,005</u>	<u>\$ 7,803,004</u>

**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**  
**STATEMENT OF REVENUES, EXENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDING SEPTEMBER 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ -	\$ 4,642,166	\$ 4,597,709	101%
Trash collection assessments	-	3,221	17,465	18%
Commercial shared costs	-	125,729	120,191	105%
Program revenue	3,581	28,898	14,000	206%
Interest	5,674	72,932	2,500	2917%
Specialty program revenue	-	-	6,000	0%
Miscellaneous	2,235	52,466	17,000	309%
Total revenues	11,490	4,925,412	4,774,865	103%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Supervisors	-	9,258	10,200	91%
Management	3,506	42,070	42,070	100%
Legal	3,732	39,175	30,000	131%
Engineering	-	21,775	20,000	109%
Assessment administration	833	10,000	10,000	100%
Audit	-	6,500	4,570	142%
Arbitrage rebate calculation	-	3,250	3,000	108%
Dissemination agent	1,083	13,000	13,000	100%
Trustee	-	35,019	35,000	100%
Telephone	21	250	250	100%
Postage	254	5,347	1,500	356%
Printing & binding	167	2,000	2,000	100%
Legal advertising	-	3,202	1,000	320%
Annual special district fee	-	175	175	100%
Insurance	-	6,690	6,800	98%
Other current charges	142	1,726	2,000	86%
Office supplies	238	623	750	83%
Website				
Hosting & maintenance	-	705	705	100%
ADA compliance	-	210	200	105%
Property appraiser	-	2,708	687	394%
Tax collector	-	97,590	95,786	102%
Total professional & administrative	9,976	301,273	279,693	108%
<b>Field operations</b>				
<b>Contract services</b>				
Field services	2,360	28,325	28,325	100%
Landscape maintenance	284,920	1,670,383	1,760,000	95%
Landscape consulting	10,900	94,875	65,400	145%
Landscape arbor care	-	54,006	155,000	35%
Wetland maintenance	-	-	30,000	0%
Wetland mitigation reporting	9,950	47,940	4,500	1065%
Lake maintenance	16,760	128,006	100,000	128%
Community trash hauling	28,839	345,790	375,000	92%
Off-duty traffic patrols	1,950	15,425	20,000	77%
Wildhog removal	3,700	18,835	16,000	118%
<b>Repairs &amp; maintenance</b>				
Repairs - general	8,140	12,182	15,000	81%
Operating supplies	1,339	22,146	13,000	170%

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDING SEPTEMBER 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
Plant replacement	500	218,948	70,000	313%
Mulch	-	141,128	200,000	71%
Playground mulch	-	11,616	18,000	65%
Sod	1,115	154,735	200,000	77%
Fertilizer/chemicals	-	86,216	30,000	287%
Irrigation repairs	14,659	156,709	30,000	522%
Irrigation monitoring	-	-	2,280	0%
Security/alarms/repair	4,248	10,308	1,500	687%
Road & sidewalk	3,110	78,255	40,000	196%
Common area signage	-	4,612	3,000	154%
Bridge & deck maintenance	-	44,023	60,000	73%
Utilities - common area				
Electric	2,552	14,964	14,500	103%
Streetlights	59,125	426,683	370,000	115%
Irrigation - reclaimed water	4,320	75,722	70,000	108%
Gas	89	902	450	200%
Recreation facilities				
Amenity management staff/contract	49,242	395,883	404,861	98%
Office operations	10,850	135,767	128,780	105%
Park A/C repairs & maintenance	-	5,348	5,000	107%
Pool operations	14,413	131,110	79,194	166%
Pool fence & gate	-	4,197	-	N/A
Pool permits	-	985	-	N/A
Pest services	20	1,630	500	326%
Insurance	-	83,819	69,706	120%
Cable/internet/telephone	1,032	11,903	10,000	119%
Access cards	-	1,521	2,000	76%
Activities	950	32,345	30,000	108%
Specialty programming	9,589	23,985	6,000	400%
Recreational repairs	-	6,535	2,500	261%
Pool signage	-	-	1,000	0%
Holiday decorations	-	8,300	8,000	104%
Other				
Contingency	16,614	62,622	55,680	112%
Total field operations	561,286	4,768,684	4,495,176	106%
Total expenditures	571,262	5,069,957	4,774,869	106%
Net increase/(decrease) of fund balance	(559,772)	(144,545)	(4)	
Fund balance - beginning (unaudited)	2,260,269	1,845,042	2,030,713	
Fund balance - ending (projected)	<u>\$ 1,700,497</u>	<u>\$ 1,700,497</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 SEPTEMBER 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ -	\$ 663,029	\$ 661,099	100%
Interest	5	60	50	120%
Total revenues	<u>5</u>	<u>663,089</u>	<u>661,149</u>	100%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	200,000	200,000	100%
Interest - 11/1	-	208,778	208,778	100%
Interest - 5/1	-	204,403	204,403	100%
Tax collector	-	13,248	13,773	96%
Total expenditures	<u>-</u>	<u>626,429</u>	<u>626,954</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	5	36,660	34,195	
Beginning fund balance (unaudited)	1,192,609	1,155,954	1,151,276	
Ending fund balance (projected)	<u>\$ 1,192,614</u>	<u>\$1,192,614</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 SEPTEMBER 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ -	\$ 667,210	\$ 665,268	100%
Interest	6	58	-	N/A
Total revenues	6	667,268	665,268	100%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	190,000	190,000	100%
Interest - 11/1	-	229,131	229,131	100%
Interest - 5/1	-	224,025	224,025	100%
Tax collector	-	13,331	13,860	96%
Total expenditures	-	656,487	657,016	100%
Excess/(deficiency) of revenues over/(under) expenditures	6	10,781	8,252	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers in	441	441	-	
Total other financing sources/(uses)	441	441	-	
Fund balance:				
Net increase/(decrease) in fund balance	447	11,222	8,252	
Beginning fund balance (unaudited)	1,133,265	1,122,490	1,117,752	
Ending fund balance (projected)	<u>\$1,133,712</u>	<u>\$1,133,712</u>	<u>\$1,126,004</u>	

**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND SERIES 2016 BONDS**  
**STATEMENT OF REVENUES, EXENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDING SEPTEMBER 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ -	\$ 657,580	\$ 655,667	100%
Interest	5	50	-	N/A
Total revenues	5	657,630	655,667	100%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	210,000	210,000	100%
Interest - 11/1	-	214,387	214,388	100%
Interest - 5/1	-	210,188	210,188	100%
Tax collector	-	13,138	13,660	96%
Total expenditures	-	647,713	648,236	100%
Excess/(deficiency) of revenues over/(under) expenditures	5	9,917	7,431	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers in	86	86	-	
Total other financing sources/(uses)	86	86	-	
Fund balance:				
Net increase/(decrease) in fund balance	91	10,003	7,431	
Beginning fund balance (unaudited)	967,821	957,909	949,251	
Ending fund balance (projected)	<u>\$ 967,912</u>	<u>\$ 967,912</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 SEPTEMBER 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ -	\$ 820,801	\$ 818,412	100%
Interest	4	50	-	N/A
Total revenues	<u>4</u>	<u>820,851</u>	<u>818,412</u>	100%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	250,000	250,000	100%
Interest - 11/1	-	273,375	273,375	100%
Interest - 5/1	-	268,844	268,844	100%
Tax collector	-	16,400	17,050	96%
Total expenditures	<u>-</u>	<u>808,619</u>	<u>809,269</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	4	12,232	9,143	
Beginning fund balance (unaudited)	<u>978,727</u>	<u>966,498</u>	<u>960,691</u>	
Ending fund balance (projected)	<u><u>\$ 978,731</u></u>	<u><u>\$ 978,730</u></u>	<u><u>\$ 969,834</u></u>	

**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND SERIES 2018 BONDS**  
**STATEMENT OF REVENUES, EXENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDING SEPTEMBER 30, 2024**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ -	\$ 656,376	\$ 654,466	100%
Interest	3	40	-	N/A
Total revenues	<u>3</u>	<u>656,416</u>	<u>654,466</u>	100%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	175,000	175,000	100%
Interest - 11/1	-	231,022	231,022	100%
Interest - 5/1	-	227,522	227,522	100%
Tax collector	-	13,115	13,635	96%
Total expenditures	<u>-</u>	<u>646,659</u>	<u>647,179</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	3	9,757	7,287	
Beginning fund balance (unaudited)	<u>760,483</u>	<u>750,729</u>	<u>746,085</u>	
Ending fund balance (projected)	<u>\$ 760,486</u>	<u>\$ 760,486</u>	<u>\$ 753,372</u>	

**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND SERIES 2019 BONDS**  
**STATEMENT OF REVENUES, EXENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDING SEPTEMBER 30, 2024**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ -	\$ 338,188	\$ 337,204	100%
Interest	2	21	-	N/A
Total revenues	<u>2</u>	<u>338,209</u>	<u>337,204</u>	100%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	115,000	115,000	100%
Interest - 11/1	-	106,125	106,125	100%
Interest - 5/1	-	104,400	104,400	100%
Tax collector	-	6,757	7,025	96%
Total expenditures	<u>-</u>	<u>332,282</u>	<u>332,550</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	2	5,927	4,654	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers out	(1)	(8)	-	N/A
Total other financing sources/(uses)	<u>(1)</u>	<u>(8)</u>	<u>-</u>	N/A
Fund balance:				
Net increase/(decrease) in fund balance	1	5,919	4,654	
Beginning fund balance (unaudited)	407,821	401,903	399,515	
Ending fund balance (projected)	<u>\$407,822</u>	<u>\$ 407,822</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 SEPTEMBER 30, 2024**

	Current Month	Year To Date
<b>REVENUES</b>	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
<b>EXPENDITURES</b>	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfer out	(441)	(441)
Total other financing sources/(uses)	<u>(441)</u>	<u>(441)</u>
Net change in fund balance	(441)	(441)
Beginning fund balance (unaudited)	441	441
Ending fund balance (projected)	<u><u>\$ -</u></u>	<u><u>\$ -</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 SEPTEMBER 30, 2024**

	Current Month	Year To Date
<b>REVENUES</b>	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
<b>EXPENDITURES</b>	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfer out	<u>(86)</u>	<u>(86)</u>
Total other financing sources/(uses)	<u>(86)</u>	<u>(86)</u>
Net change in fund balance	(86)	(86)
Beginning fund balance (unaudited)	<u>86</u>	<u>86</u>
Ending fund balance (projected)	<u><u>\$ -</u></u>	<u><u>\$ -</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 SEPTEMBER 30, 2024**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ -	\$ 13
Total revenues	<u>-</u>	<u>13</u>
<b>EXPENDITURES</b>		
Capital outlay - construction	<u>-</u>	<u>4,577</u>
Total expenditures	<u>-</u>	<u>4,577</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(4,564)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfers in	<u>1</u>	<u>8</u>
Total other financing sources/(uses)	<u>1</u>	<u>8</u>
Net change in fund balance	1	(4,556)
Beginning fund balance (unaudited)	<u>246,311</u>	<u>250,868</u>
Ending fund balance (projected)	<u><u>\$ 246,312</u></u>	<u><u>\$ 246,312</u></u>

4:57 PM

10/21/24

**TSR CDD**  
**Check Detail**  
**September 2024**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>0</b>	<b>09/04/2024</b>	<b>BRIGHT HOUSE NETWORKS</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-307.18</b>
Bill	1420332082424	09/03/2024		572.416 · Amenity Cable/Internet	-307.18	307.18
TOTAL					-307.18	307.18
<b>Bill Pmt -Check</b>	<b>0</b>	<b>09/04/2024</b>	<b>DUKE ENERGY</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-84.10</b>
Bill	8702 7991 083024	09/03/2024		531.301 · Electric	-33.31	33.31
Bill	8702 8942 083024	09/03/2024		531.301 · Electric	-50.79	50.79
TOTAL					-84.10	84.10
<b>Check</b>	<b>0</b>	<b>09/04/2024</b>	<b>SUNTRUST BANK</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-1,183.26</b>
				204.300 · Credit Card - SunTrust	-511.32	511.32
				204.300 · Credit Card - SunTrust	-671.94	671.94
TOTAL					-1,183.26	1,183.26
<b>Check</b>	<b>0</b>	<b>09/05/2024</b>	<b>WELLS FARGO VENDOR FIN...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-399.83</b>
				572.701 · Office Operations	-399.83	399.83
TOTAL					-399.83	399.83
<b>Bill Pmt -Check</b>	<b>0</b>	<b>09/11/2024</b>	<b>BRIGHT HOUSE NETWORKS</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-189.98</b>
Bill	1415019090524	09/10/2024		572.416 · Amenity Cable/Internet	-189.98	189.98
TOTAL					-189.98	189.98
<b>Bill Pmt -Check</b>	<b>0</b>	<b>09/11/2024</b>	<b>DEX IMAGING</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-258.70</b>
Bill	AR11898921	09/10/2024		572.701 · Office Operations	-258.70	258.70
TOTAL					-258.70	258.70

4:57 PM

10/21/24

**TSR CDD**  
**Check Detail**  
**September 2024**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>0</b>	<b>09/11/2024</b>	<b>DUKE ENERGY</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-23,662.33</b>
Bill	3807 5598 090524	09/10/2024		572.711 · Pool Operations	-431.20	431.20
Bill	5641 1687 090624	09/10/2024		531.307 · Street Lights	-618.59	618.59
Bill	6305 7442 090624	09/10/2024		531.301 · Electric	-22.55	22.55
Bill	8702 7826 090524	09/10/2024		531.307 · Street Lights	-1,852.87	1,852.87
Bill	8702 8059 083024	09/10/2024		531.301 · Electric	-30.80	30.80
Bill	8702 8140 090924	09/10/2024		531.307 · Street Lights	-12,884.84	12,884.84
Bill	8702 8322 090524	09/10/2024		531.307 · Street Lights	-1,612.41	1,612.41
Bill	8702 8413 090924	09/10/2024		531.307 · Street Lights	-2,564.89	2,564.89
Bill	8702 8471 083024	09/10/2024		531.301 · Electric	-30.80	30.80
Bill	8702 8554 083024	09/10/2024		531.301 · Electric	-30.80	30.80
Bill	8702 8629 083024	09/10/2024		531.301 · Electric	-30.80	30.80
Bill	8702 8702 083024	09/10/2024		531.301 · Electric	-30.80	30.80
Bill	8702 8786 083024	09/10/2024		531.301 · Electric	-30.80	30.80
Bill	8702 8869 083024	09/10/2024		531.301 · Electric	-30.80	30.80
Bill	8702 9109 083024	09/10/2024		531.301 · Electric	-30.80	30.80
Bill	8702 9430 083024	09/10/2024		531.301 · Electric	-30.80	30.80
Bill	8702 9696 090424	09/10/2024		531.301 · Electric	-30.80	30.80
Bill	8702 9761 091024	09/10/2024		531.307 · Street Lights	-825.40	825.40
Bill	8702 9836 083024	09/10/2024		531.301 · Electric	-30.80	30.80
Bill	8702 9951 083024	09/10/2024		531.301 · Electric	-30.80	30.80
Bill	8703 0061 083024	09/10/2024		531.301 · Electric	-30.80	30.80
Bill	8703 0178 083024	09/10/2024		531.301 · Electric	-30.80	30.80
Bill	8703 0269 083024	09/10/2024		531.307 · Street Lights	-30.80	30.80
Bill	8703 0326 083024	09/10/2024		531.301 · Electric	-30.80	30.80
Bill	8703 0425 090524	09/10/2024		531.307 · Street Lights	-913.07	913.07
Bill	8703 0566 083024	09/10/2024		531.301 · Electric	-30.80	30.80
Bill	8703 0681 091024	09/10/2024		531.307 · Street Lights	-286.55	286.55
Bill	8703 0722 083024	09/10/2024		531.301 · Electric	-30.80	30.80
Bill	8703 0805 083024	09/10/2024		531.301 · Electric	-30.80	30.80
Bill	8703 0847 083024	09/10/2024		531.301 · Electric	-30.80	30.80
Bill	8712 3049 090524	09/10/2024		531.301 · Electric	-30.80	30.80
Bill	8712 3081 090524	09/10/2024		531.307 · Street Lights	-941.56	941.56
Bill	8712 3156 083024	09/10/2024		531.301 · Electric	-30.80	30.80
Bill	8712 3320 083024	09/10/2024		531.301 · Electric	-30.80	30.80
<b>TOTAL</b>					<b>-23,662.33</b>	<b>23,662.33</b>
<b>Bill Pmt -Check</b>	<b>0</b>	<b>09/11/2024</b>	<b>FEDEX</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-121.96</b>
Bill	8-616-23412	09/10/2024		519.410 · Postage	-121.96	121.96
<b>TOTAL</b>					<b>-121.96</b>	<b>121.96</b>

4:57 PM

10/21/24

**TSR CDD**  
**Check Detail**  
**September 2024**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>0</b>	<b>09/18/2024</b>	<b>BRIGHT HOUSE NETWORKS</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-164.98</b>
Bill	1414954090724	09/17/2024		572.416 · Amenity Cable/Internet	-164.98	164.98
TOTAL					-164.98	164.98
<b>Bill Pmt -Check</b>	<b>0</b>	<b>09/18/2024</b>	<b>CITY OF CLEARWATER</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-88.95</b>
Bill	4224446 091324	09/17/2024		532.306 · Propane Services - G...	-29.70	29.70
Bill	4304296 091324	09/17/2024		532.306 · Propane Services - G...	-59.25	59.25
TOTAL					-88.95	88.95
<b>Bill Pmt -Check</b>	<b>0</b>	<b>09/18/2024</b>	<b>COASTAL WASTE &amp; RECYC...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-28,839.34</b>
Bill	SW0000715535	09/17/2024		534.000 · Garbage/Solid Waste...	-28,509.25	28,509.25
Bill	SW0000715691	09/17/2024		534.000 · Garbage/Solid Waste...	-330.09	330.09
TOTAL					-28,839.34	28,839.34
<b>Bill Pmt -Check</b>	<b>0</b>	<b>09/18/2024</b>	<b>DUKE ENERGY</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-12,334.86</b>
Bill	8702 7933 091724	09/17/2024		531.307 · Street Lights	-3,385.28	3,385.28
Bill	8702 8223 091124	09/17/2024		572.711 · Pool Operations	-1,335.58	1,335.58
Bill	8702 9216 091224	09/17/2024		531.307 · Street Lights	-1,340.28	1,340.28
Bill	8702 9274 091624	09/17/2024		531.301 · Electric	-30.80	30.80
Bill	8702 9365 091624	09/17/2024		531.307 · Street Lights	-485.89	485.89
Bill	8702 9620 091624	09/17/2024		531.307 · Street Lights	-713.73	713.73
Bill	8703 0938 091724	09/17/2024		531.307 · Street Lights	-3,616.64	3,616.64
Bill	8712 3263 091624	09/17/2024		572.711 · Pool Operations	-889.02	889.02
Bill	8712 3429 091124	09/17/2024		531.301 · Electric	-537.64	537.64
TOTAL					-12,334.86	12,334.86
<b>Bill Pmt -Check</b>	<b>0</b>	<b>09/18/2024</b>	<b>FEDEX</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-9.13</b>
Bill	8-623-20552	09/17/2024		519.410 · Postage	-9.13	9.13
TOTAL					-9.13	9.13

4:57 PM

10/21/24

**TSR CDD**  
**Check Detail**  
**September 2024**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>0</b>	<b>09/25/2024</b>	<b>BRIGHT HOUSE NETWORKS</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-229.98</b>
Bill	1436734091724	09/24/2024		572.416 · Amenity Cable/Internet	-229.98	229.98
TOTAL					-229.98	229.98
<b>Bill Pmt -Check</b>	<b>0</b>	<b>09/25/2024</b>	<b>DUKE ENERGY</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-2,509.65</b>
Bill	5357 9828 092424	09/24/2024		531.307 · Street Lights	-913.07	913.07
Bill	8703 0516 091924	09/24/2024		531.307 · Street Lights	-1,596.58	1,596.58
TOTAL					-2,509.65	2,509.65
<b>Bill Pmt -Check</b>	<b>0</b>	<b>09/25/2024</b>	<b>WELLS FARGO VENDOR FIN...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-399.83</b>
Bill	5031377379	09/24/2024		572.701 · Office Operations	-399.83	399.83
TOTAL					-399.83	399.83
<b>Check</b>	<b>0</b>	<b>09/25/2024</b>	<b>SUNTRUST BANK</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-973.23</b>
				204.300 · Credit Card - SunTrust	-973.23	973.23
TOTAL					-973.23	973.23
<b>Bill Pmt -Check</b>	<b>11913</b>	<b>09/04/2024</b>	<b>BARRY MAZZONI</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-95.16</b>
Bill	082024	09/03/2024		538.601 · General Repair & Mai...	-27.78	27.78
Bill	082124	09/03/2024		572.701 · Office Operations	-32.09	32.09
Bill	0821241	09/03/2024		572.701 · Office Operations	-35.29	35.29
TOTAL					-95.16	95.16
<b>Bill Pmt -Check</b>	<b>11914</b>	<b>09/04/2024</b>	<b>BIG DOG LEO SERVICES LLC</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-150.00</b>
Bill	090124	09/03/2024		538.620 · Off Duty Traffic Patrols	-150.00	150.00
TOTAL					-150.00	150.00



4:57 PM

10/21/24

**TSR CDD**  
**Check Detail**  
**September 2024**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>11915</b>	<b>09/04/2024</b>	<b>GENTRY SR INVESTMENTS ...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-6,791.67</b>
Bill	1018	09/03/2024		155.000 · Prepaid Expense	-6,791.67	6,791.67
TOTAL					-6,791.67	6,791.67
<b>Bill Pmt -Check</b>	<b>11916</b>	<b>09/04/2024</b>	<b>JIM LAROSE</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-550.00</b>
Bill	080524	09/03/2024		538.620 · Off Duty Traffic Patrols	-275.00	275.00
Bill	082824	09/03/2024		538.620 · Off Duty Traffic Patrols	-275.00	275.00
TOTAL					-550.00	550.00
<b>Bill Pmt -Check</b>	<b>11917</b>	<b>09/04/2024</b>	<b>LANDSCAPE MAINTENANCE...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-141,556.67</b>
Bill	185729	09/03/2024		538.604 · Landscape Maintena...	-141,556.67	141,556.67
TOTAL					-141,556.67	141,556.67
<b>Bill Pmt -Check</b>	<b>11918</b>	<b>09/04/2024</b>	<b>PASCO COUNTY UTILITIES ...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-514.02</b>
Bill	20507088	09/03/2024		536.301 · Irrigation - Reclaimed...	-304.98	304.98
Bill	20678574	09/03/2024		536.301 · Irrigation - Reclaimed...	-106.86	106.86
Bill	20830815	09/03/2024		536.301 · Irrigation - Reclaimed...	-102.18	102.18
TOTAL					-514.02	514.02
<b>Bill Pmt -Check</b>	<b>11919</b>	<b>09/04/2024</b>	<b>SAFEGUARD BUSINESS SY...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-237.76</b>
Bill	9005615310	09/03/2024		519.510 · Office Supplies	-237.76	237.76
TOTAL					-237.76	237.76
<b>Bill Pmt -Check</b>	<b>11920</b>	<b>09/04/2024</b>	<b>SMARTSOLUTIONS</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-4,248.07</b>
Bill	STV34024	09/03/2024		572.907 · Security System	-4,248.07	4,248.07
TOTAL					-4,248.07	4,248.07

4:57 PM

10/21/24

**TSR CDD**  
**Check Detail**  
**September 2024**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>11921</b>	<b>09/04/2024</b>	<b>SOLITUDE LAKE MANAGEM...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-10,760.33</b>
Bill	PSI093181	09/03/2024		538.700 · Lake Maintenance	-10,760.33	10,760.33
TOTAL					-10,760.33	10,760.33
<b>Bill Pmt -Check</b>	<b>11922</b>	<b>09/04/2024</b>	<b>SUNCOAST POOL SERVICE</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-4,415.00</b>
Bill	10531	09/03/2024		572.711 · Pool Operations	-1,520.00	1,520.00
Bill	10542	09/03/2024		572.711 · Pool Operations	-1,600.00	1,600.00
Bill	10543	09/03/2024		572.711 · Pool Operations	-1,295.00	1,295.00
TOTAL					-4,415.00	4,415.00
<b>Bill Pmt -Check</b>	<b>11923</b>	<b>09/04/2024</b>	<b>SUNSCAPE CONSULTING</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-5,450.00</b>
Bill	12763	09/03/2024		538.606 · Landscape Consulting	-5,450.00	5,450.00
TOTAL					-5,450.00	5,450.00
<b>Bill Pmt -Check</b>	<b>11924</b>	<b>09/04/2024</b>	<b>SWINE SOLUTIONS</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-1,850.00</b>
Bill	532	09/03/2024		538.645 · Wild Hog Removal	-1,850.00	1,850.00
TOTAL					-1,850.00	1,850.00
<b>Bill Pmt -Check</b>	<b>11925</b>	<b>09/04/2024</b>	<b>WTS INTERNATIONAL, LLC.</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-5,845.00</b>
Bill	12402099	09/03/2024		538.121 · Amenity Management	-4,640.00	4,640.00
Bill	12402219	09/03/2024		538.121 · Amenity Management	-1,205.00	1,205.00
TOTAL					-5,845.00	5,845.00
<b>Bill Pmt -Check</b>	<b>11926</b>	<b>09/11/2024</b>	<b>FAIRY DUST HOUSEKEEPERS</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-2,500.00</b>
Bill	INV00032	09/10/2024		572.701 · Office Operations	-500.00	500.00
Bill	INV00033	09/10/2024		572.701 · Office Operations	-2,000.00	2,000.00
TOTAL					-2,500.00	2,500.00

4:57 PM

10/21/24

**TSR CDD**  
**Check Detail**  
**September 2024**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>11927</b>	<b>09/11/2024</b>	<b>KREWE DE FORTI</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-385.00</b>
Bill	24-3	09/10/2024		572.300 · Amenity Managemen...	-385.00	385.00
TOTAL					-385.00	385.00
<b>Bill Pmt -Check</b>	<b>11928</b>	<b>09/11/2024</b>	<b>LANDSCAPE MAINTENANCE...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-14,659.39</b>
Bill	186021	09/10/2024		538.609 · Irrigation Repairs & ...	-4,837.92	4,837.92
Bill	186161	09/10/2024		538.609 · Irrigation Repairs & ...	-163.73	163.73
Bill	186162	09/10/2024		538.609 · Irrigation Repairs & ...	-406.82	406.82
Bill	186163	09/10/2024		538.609 · Irrigation Repairs & ...	-345.36	345.36
Bill	186164	09/10/2024		538.609 · Irrigation Repairs & ...	-399.20	399.20
Bill	186165	09/10/2024		538.609 · Irrigation Repairs & ...	-198.52	198.52
Bill	186166	09/10/2024		538.609 · Irrigation Repairs & ...	-213.00	213.00
Bill	186167	09/10/2024		538.609 · Irrigation Repairs & ...	-97.30	97.30
Bill	186168	09/10/2024		538.609 · Irrigation Repairs & ...	-93.78	93.78
Bill	186169	09/10/2024		538.609 · Irrigation Repairs & ...	-157.93	157.93
Bill	186170	09/10/2024		538.609 · Irrigation Repairs & ...	-92.02	92.02
Bill	186171	09/10/2024		538.609 · Irrigation Repairs & ...	-350.94	350.94
Bill	186172	09/10/2024		538.609 · Irrigation Repairs & ...	-63.50	63.50
Bill	186173	09/10/2024		538.609 · Irrigation Repairs & ...	-191.28	191.28
Bill	186174	09/10/2024		538.609 · Irrigation Repairs & ...	-277.32	277.32
Bill	186175	09/10/2024		538.609 · Irrigation Repairs & ...	-329.61	329.61
Bill	186176	09/10/2024		538.609 · Irrigation Repairs & ...	-199.28	199.28
Bill	186177	09/10/2024		538.609 · Irrigation Repairs & ...	-359.50	359.50
Bill	186178	09/10/2024		538.609 · Irrigation Repairs & ...	-107.05	107.05
Bill	186179	09/10/2024		538.609 · Irrigation Repairs & ...	-188.49	188.49
Bill	186180	09/10/2024		538.609 · Irrigation Repairs & ...	-113.35	113.35
Bill	186181	09/10/2024		538.609 · Irrigation Repairs & ...	-68.30	68.30
Bill	186182	09/10/2024		538.609 · Irrigation Repairs & ...	-89.08	89.08
Bill	186183	09/10/2024		538.609 · Irrigation Repairs & ...	-466.48	466.48
Bill	186184	09/10/2024		538.609 · Irrigation Repairs & ...	-96.02	96.02
Bill	186185	09/10/2024		538.609 · Irrigation Repairs & ...	-162.80	162.80
Bill	186186	09/10/2024		538.609 · Irrigation Repairs & ...	-70.00	70.00
Bill	186553	09/10/2024		538.609 · Irrigation Repairs & ...	-140.40	140.40
Bill	186554	09/10/2024		538.609 · Irrigation Repairs & ...	-1,585.82	1,585.82
Bill	186555	09/10/2024		538.609 · Irrigation Repairs & ...	-139.00	139.00
Bill	186556	09/10/2024		538.609 · Irrigation Repairs & ...	-139.00	139.00
Bill	186557	09/10/2024		538.609 · Irrigation Repairs & ...	-497.21	497.21
Bill	186589	09/10/2024		538.609 · Irrigation Repairs & ...	-1,701.85	1,701.85
Bill	186590	09/10/2024		538.609 · Irrigation Repairs & ...	-317.53	317.53
TOTAL					-14,659.39	14,659.39

4:57 PM

10/21/24

**TSR CDD**  
**Check Detail**  
**September 2024**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>11929</b>	<b>09/11/2024</b>	<b>WRATHELL, HUNT &amp; ASSOC...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-7,970.42</b>
Bill	2023-4478	09/10/2024		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
<b>TOTAL</b>					<b>-7,970.42</b>	<b>7,970.42</b>
<b>Bill Pmt -Check</b>	<b>11930</b>	<b>09/11/2024</b>	<b>WTS INTERNATIONAL, LLC.</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-20,043.58</b>
Bill	12404257	09/10/2024		538.121 · Amenity Management	-128.20	128.20
Bill	12404631	09/10/2024		538.122 · Program Incentives	-4,953.20	4,953.20
Bill	12404807	09/10/2024		572.701 · Office Operations	-516.16	516.16
				538.121 · Amenity Management	-116.79	116.79
Bill	124048089	09/10/2024		538.121 · Amenity Management	-245.03	245.03
Bill	12404811	09/10/2024		538.121 · Amenity Management	-989.14	989.14
Bill	12404917	09/10/2024		538.121 · Amenity Management	-13,005.75	13,005.75
Bill	12405252	09/10/2024		538.121 · Amenity Management	-89.31	89.31
<b>TOTAL</b>					<b>-20,043.58</b>	<b>20,043.58</b>
<b>Bill Pmt -Check</b>	<b>11931</b>	<b>09/18/2024</b>	<b>LANDSCAPE MAINTENANCE...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-500.00</b>
Bill	185424	09/17/2024		538.651 · Replace Plants, Shru...	-500.00	500.00
<b>TOTAL</b>					<b>-500.00</b>	<b>500.00</b>
<b>Bill Pmt -Check</b>	<b>11932</b>	<b>09/18/2024</b>	<b>PASCO COUNTY UTILITIES ...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-4,186.43</b>
Bill	20993452	09/17/2024		536.301 · Irrigation - Reclaimed...	-19.50	19.50
Bill	20993453	09/17/2024		572.711 · Pool Operations	-88.56	88.56
Bill	20993454	09/17/2024		536.301 · Irrigation - Reclaimed...	-153.66	153.66
Bill	20993455	09/17/2024		536.301 · Irrigation - Reclaimed...	-184.08	184.08
Bill	20993459	09/17/2024		536.301 · Irrigation - Reclaimed...	-82.84	82.84
Bill	20993460	09/17/2024		536.301 · Irrigation - Reclaimed...	-122.46	122.46
Bill	20993462	09/17/2024		536.301 · Irrigation - Reclaimed...	-20.28	20.28
Bill	20993463	09/17/2024		536.301 · Irrigation - Reclaimed...	-102.18	102.18
Bill	20993464	09/17/2024		536.301 · Irrigation - Reclaimed...	-46.02	46.02
Bill	20993466	09/17/2024		536.301 · Irrigation - Reclaimed...	-33.54	33.54
Bill	20993561	09/17/2024		536.301 · Irrigation - Reclaimed...	-251.16	251.16
Bill	20993562	09/17/2024		536.301 · Irrigation - Reclaimed...	-198.12	198.12
Bill	20993624	09/17/2024		536.301 · Irrigation - Reclaimed...	-117.78	117.78
Bill	20993625	09/17/2024		536.301 · Irrigation - Reclaimed...	-24.18	24.18

4:57 PM

10/21/24

**TSR CDD**  
**Check Detail**  
**September 2024**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	20993626	09/17/2024		572.711 · Pool Operations	-10.44	10.44
Bill	20993632	09/17/2024		572.711 · Pool Operations	-331.74	331.74
Bill	20993680	09/17/2024		536.301 · Irrigation - Reclaimed...	-26.52	26.52
Bill	20993685	09/17/2024		536.301 · Irrigation - Reclaimed...	-18.72	18.72
Bill	20993686	09/17/2024		536.301 · Irrigation - Reclaimed...	-10.92	10.92
Bill	20993796	09/17/2024		572.711 · Pool Operations	-197.01	197.01
Bill	20993818	09/17/2024		572.711 · Pool Operations	-275.14	275.14
Bill	20993819	09/17/2024		536.301 · Irrigation - Reclaimed...	-78.78	78.78
Bill	20993824	09/17/2024		536.301 · Irrigation - Reclaimed...	-194.22	194.22
Bill	20993826	09/17/2024		536.301 · Irrigation - Reclaimed...	-161.46	161.46
Bill	20993828	09/17/2024		536.301 · Irrigation - Reclaimed...	-58.50	58.50
Bill	20993829	09/17/2024		536.301 · Irrigation - Reclaimed...	-74.10	74.10
Bill	20993830	09/17/2024		536.301 · Irrigation - Reclaimed...	-124.80	124.80
Bill	20993899	09/17/2024		536.301 · Irrigation - Reclaimed...	-26.52	26.52
Bill	20994241	09/17/2024		536.301 · Irrigation - Reclaimed...	-256.62	256.62
Bill	20994242	09/17/2024		536.301 · Irrigation - Reclaimed...	-248.04	248.04
Bill	20994781	09/17/2024		536.301 · Irrigation - Reclaimed...	-33.54	33.54
Bill	20995516	09/17/2024		536.301 · Irrigation - Reclaimed...	-126.36	126.36
				572.711 · Pool Operations	-235.14	235.14
Bill	20995539	09/17/2024		536.301 · Irrigation - Reclaimed...	-85.80	85.80
Bill	20995540	09/17/2024		536.301 · Irrigation - Reclaimed...	-29.64	29.64
Bill	20995545	09/17/2024		536.301 · Irrigation - Reclaimed...	-86.58	86.58
Bill	20996120	09/17/2024		536.301 · Irrigation - Reclaimed...	-4.68	4.68
Bill	20996121	09/17/2024		536.301 · Irrigation - Reclaimed...	-1.56	1.56
Bill	20996122	09/17/2024		536.301 · Irrigation - Reclaimed...	-2.34	2.34
Bill	20996123	09/17/2024		536.301 · Irrigation - Reclaimed...	-3.12	3.12
Bill	20996137	09/17/2024		536.301 · Irrigation - Reclaimed...	-7.02	7.02
Bill	20996138	09/17/2024		536.301 · Irrigation - Reclaimed...	-27.30	27.30
Bill	20996139	09/17/2024		536.301 · Irrigation - Reclaimed...	-1.56	1.56
Bill	20996140	09/17/2024		536.301 · Irrigation - Reclaimed...	-3.90	3.90
TOTAL					-4,186.43	4,186.43
<b>Bill Pmt -Check</b>	<b>11933</b>	<b>09/18/2024</b>	<b>SMARTSOLUTIONS</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-1,761.83</b>
Bill	STV34098	09/17/2024		572.701 · Office Operations	-1,761.83	1,761.83
TOTAL					-1,761.83	1,761.83
<b>Bill Pmt -Check</b>	<b>11934</b>	<b>09/25/2024</b>	<b>ALPHA FOUNDATIONS</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-3,109.88</b>
Bill	293084	09/24/2024		538.602 · Roads & Sidewalk M...	-3,109.88	3,109.88
TOTAL					-3,109.88	3,109.88

4:57 PM

10/21/24

**TSR CDD**  
**Check Detail**  
**September 2024**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	11935	09/25/2024	IMPERIAL DADE	101.002 · Suntrust #570803-O...		-1,122.11
Bill	35417079	09/24/2024		538.618 · Operating Supplies	-1,122.11	1,122.11
TOTAL					-1,122.11	1,122.11
Bill Pmt -Check	11936	09/25/2024	SHENANDOAH GENERAL C...	101.002 · Suntrust #570803-O...		-8,112.50
Bill	101566	09/24/2024		538.601 · General Repair & Mai...	-8,112.50	8,112.50
TOTAL					-8,112.50	8,112.50
Bill Pmt -Check	11937	09/25/2024	WTS INTERNATIONAL, LLC.	101.002 · Suntrust #570803-O...		-10,432.60
Bill	12405737	09/24/2024		538.121 · Amenity Management	-10,432.60	10,512.60
TOTAL					-10,432.60	10,512.60

# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **MINUTES**



**DRAFT**

**TSR  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the TSR Community Development District held a Regular Meeting on September 11, 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
Matt Bruno	Assistant Secretary

**Also present:**

Chuck Adams	District Manager
Alyssa Willson (via telephone)	District Counsel
Barry Mazzoni	Operations Manager
Peter Soety (via telephone)	SunScape Consulting, Inc., (SCI)
Renee Hlebak (via telephone)	AAG - Starkey Ranch Lifestyle Director
Bill Levin	Landscape Maintenance Professionals (LMP)
Alex Kurth	Premier Lakes, Inc.
Bernardo Perez de Lara	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call/Pledge of Allegiance**

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

Supervisors Comella, Stalzer, Deenihan and Bruno were present. Supervisor Anderson was not present.

The Pledge of Allegiance was recited.

**SECOND ORDER OF BUSINESS**

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

Resident Bernardo Perez de Lara thanked the Board for having the overgrown vegetation at Cunningham Park cleaned up. He will provide photographs of the finished work at the next meeting.

Mr. Mazzoni stated that he will evaluate the finished work next Tuesday and take photos to present at the next meeting.

Mr. Perez de Lara asked for the CDD to address the foul odor emanating from a section of the Cunningham Park Pond and Rangeland Boulevard.

Mr. Mazzoni will forward this information to Premier Lakes, the CDD's new vendor. He asked residents to be patient as crews are working to bring several pond deficiencies from the prior vendor up to CDD standards. Residents are able to identify CDD lake numbers by opening the Aquatics Map link on the CDD website.

### **THIRD ORDER OF BUSINESS**

**Cogan Grass and Truck Parking – Kathryn Starkey (Pasco County Commissioner)**

This item was deferred.

### **FOURTH ORDER OF BUSINESS**

**Waterways Update from Aquatics Vendor – Alex Kurth (Premier Lakes)**

The Lake Maintenance Report was included for information purposes.

Mr. Alex Kurth reviewed actions taken, to date, to gain control of torpedo grass, a main concern; algae blooms in the Esplanade Lake, and implementing Sonar® treatments to treat hydrilla; all these services included adding extra crews last week and today. He is already happy with the crew's progress and noted the areas will look worse before they look better.

Discussion ensued regarding when the services of SOLitude Lake Management (SOLitude) deteriorated. Staff was directed to ensure this is documented when considering future contracts.

Mr. Kurth stated that it will take more manpower and time to bring the lakes up to CDD standards but it will not affect the CDD financially.

Mr. Mazzoni reminded the Board that Mr. Kurth committed to attend CDD meetings every couple of months, which SOLitude did not do.

68

69 **FIFTH ORDER OF BUSINESS****Consideration of Maintenance Acceptance  
for Whitfield Phase 1 (Parcel E1) from  
Taylor Morrison**

70

71

72

73

The Fifth and Sixth Orders of Business were presented simultaneously.

74

75

76

77

78

Mr. Mazzoni stated that there are four parcels left to be conveyed to the CDD. He distributed photographs showing minor issues. He noted that inspections for Whitfield Phase 2 and Stansil Park are pending, which he hopes to convey to the CDD by the end of the year. The updated Fee Summary and Addendum are available. All of this will add up to the price outlined in Addendum #2.

79

80

81

82

83

84

85

Mr. Mazzoni, Mr. Soety and Ms. Willson recommended the CDD accept maintenance responsibilities for Whitfield Phase 1, Parcel E1, as Taylor Morrison and Steadfast addressed most of the punch list items. This will avoid being in the same situation where residents incurred significant burdens as they waited for the builder to replace damaged turf; especially since District Counsel can prepare a Letter Agreement to address ongoing items and Staff has sufficient email documentation from Taylor Morrison and Steadfast agreeing to complete all remaining punch list items.

86

87

88

89

90

91

92

**On MOTION by Mr. Deenihan and seconded by Ms. Comella, with all in favor, acceptance of Maintenance for Whitfield Phase 1 (Parcel E1), from Taylor Morrison, and the LMP Addendum 5 Landscape Maintenance Services Agreement for Whitfield Phase 1 (Parcel E1), subject to District Counsel preparing a Letter Agreement and incorporating the obligations outlined by Mr. Mazzoni, were approved.**

93

94

95

**SIXTH ORDER OF BUSINESS****Consideration of Addendum 5 from LMP to  
Maintain Whitfield Phase 1 (Parcel E1) from  
Taylor Morrison**

96

97

98

99

This item was presented during the Fourth Order of Business.

100

101

**SEVENTH ORDER OF BUSINESS****Acceptance of Unaudited Financial  
Statements as of July 31, 2024**

102

Mr. Adams presented the Unaudited Financial Statements as of July 31, 2024. Underway activities include sending past due reminders to property owners threatening to issue demand letters to them if outstanding commercial shared costs are not paid by September 30, 2024, along with writing off the \$53,000 in the Audit as liability. He will have Accounting recode expenses to the correct "Pool fence & gate" budget line item; all pool related expenses will be coded to one budget line item in Fiscal Year 2025.

The financials were accepted.

#### **EIGHTH ORDER OF BUSINESS**

#### **Approval of August 14, 2024 Public Hearings and Regular Meeting Minutes**

The following change was made:

Lines 51 and 279: Change "Stancil" to "Stansil"

Line 245: Change "Ben Kat" to "Venkat Vattikuti"

**On MOTION by Mr. Stalzer and seconded by Mr. Deenihan, with all in favor, the August 14, 2024 Public Hearings and Regular Meeting Minutes, as amended, were approved.**

#### **NINTH ORDER OF BUSINESS**

#### **Action & Completed Items**

Items 10 and 11 were completed.

Item 2: Change "Stancil" to "Stansil"

Item 3: This item was removed from future lists, as Mr. Mazzoni and Ms. Hlebak are implementing a different process for the Lifestyle Team to communicate information to residents.

Item 9: Mr. Mazzoni confirmed homeowner did not cause lake bank washouts on Ponds 12-5 and 15-2.

Item 10: Mr. Mazzoni asked the District Engineer for assistance on how to effectively handle repeated drainage and pavement cracking issues.

**TENTH ORDER OF BUSINESS****Staff Reports****A. District Counsel: Kutak Rock, LLP**

Ms. Willson stated that she will work with Mr. Mazzoni on the ongoing Taylor Morrison matters. She commented on the Meeting Owl smart video system working very well. Ms. Comella agreed.

Mr. Deenihan asked about the open item in Mr. Soety's Report from June. Mr. Mazzoni confirmed that it was taken care of during the inspection on Tuesday.

**B. District Engineer: Johnson Engineering, Inc.**

There was no report.

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

- **NEXT MEETING DATE: October 9, 2024 at 6:00 PM**

- **QUORUM CHECK**

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

Ms. Hlebak presented the Monthly Summary Report.

Ms. Hlebak stated that the Community Garden Club Members asked for the CDD to take over maintenance due to the Club President's decision to step down and a lack of volunteers in the summer.

Discussion ensued regarding turning the garden into a lower maintenance "butterfly" landscape area extension of the park, plans to remove the front gate, coordinating design plans with LMP and reallocating the garden budget, etc.

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

Mr. Mazzoni presented the Monthly Field Operations Report. He stated that an Arborist is scheduled to inspect the lightning damaged tree at Homestead Park to determine if it will recover.

Asked about Mr. Hudak's prior comment about Davey Tree, Mr. Mazzoni stated that he inspected the area but it is difficult to verify if crews damaged the drain, since it happened several months ago. Historically, over the last three years, Davey Tree has notified him when crews damage property. He is having the District Engineer inspect the grass covered drain and the street drain.

Mr. Adams stated that Mr. Mazzoni will be transitioning to the District Manager position over the next several months, while continuing in the Operations Manager position.

Ms. Comella voiced concern about the loss of Mr. Adams' vast experience managing CDDs.

Mr. Adams stated that he expects the transition to span three to six months and he will continue to support Mr. Mazzoni. He will be available to answer questions. Mr. Adams explained that the CDD, having completed all its construction and most of its turnover, has transitioned to day-to-day operations.

Mr. Mazzoni discussed his 15 years of experience in the HOA and CDD industries and noted that he has been working with this CDD for well over two years.

#### **ELEVENTH ORDER OF BUSINESS**

#### **Supervisors' Requests**

There were no Supervisors' requests.

#### **TWELFTH ORDER OF BUSINESS**

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

No members of the public spoke.

#### **THIRTEENTH ORDER OF BUSINESS**

#### **Adjournment**

**On MOTION by Mr. Stalzer and seconded by Ms. Comella, with all in favor, the meeting adjourned at 7:08 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

195  
196  
197  
198  
199

---

Secretary/Assistant Secretary

---

Chair/Vice Chair



# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **ACTION & COMPLETED ITEMS**

**TSR CDD**  
**ACTION & COMPLETED ITEMS LIST**  
**09.11.24 for 10.09.24 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	04.10.24	<b>ACTION</b>	Mr. Mazzoni: Follow up with District Engineer on ability to reduce speed limit on Night Star Trail. <b>08.14.24</b> Invite District Engineer to Starkey Ranch Meeting on September 25, 2024. Both to speak to speaker Mr. Vattikuti.	X	X		
2	04.10.24	<b>ACTION</b>	Mr. Mazzoni/Ms. Willson: Use Ms. Anderson's knowledge when negotiating w/ Taylor Morrison on Stansil Park turnover. <b>08.14.24</b> Obtain proposals to present at next mtg & punch list items, including depression reported in Stansil Park and on Stansil Avenue today and prepare preview letter Agreement, similar to the Homes By West Bay letter.	X			
4	07.10.24	<b>ACTION</b>	Mr. Mazzoni/Ms. Hlebak: Work on holiday lighting options to present.	X	X		
5	07.10.24	<b>ACTION</b>	Mr. Mazzoni: Ensure Sunscape's Project Management Fees are coded to the same budget line item as the landscaping and arbor care projects.			X After 09.11.24 Mtg	
6	07.10.24	<b>ACTION</b>	Mr. Mazzoni/Mr. Soety: Review & adjust LMP landscape & irrigation projects' scope/costs and advise if Workshop is needed. <b>08.14.24</b> Discuss finalizing a date for a Workshop at the nxt mtg.	X	X		
7	07.10.24	<b>ACTION</b>	Mr. Adams: Have Acct Dept. send past due notices to property owners to pay outstanding commercial shared costs.	X			
8	07.10.24	<b>ACTION</b>	Mr. Adams: Contact Mr. Liquori to ensure all requisitions were submitted for the Series 2019 bonds before issuing Certificates of Completion.	X			
9	09.11.24	<b>ACTION</b>	Mr. Mazzoni: Present photos of finished product of removing overgrown weeds in Cunningham Park for the nxt mtg			X After 09.11.24 Mtg	
10	09.11.24	<b>ACTION</b>	Mr. Mazzoni: Have Premier address foul odor emitting in section of Cunningham pond, upon Mr. Perez de Lara identifying Lake #.			X After 09.11.24 Mtg	
11	09.11.24	<b>ACTION</b>	Mr. Adams: Ensure Accounting recodes "Pool fence & gate" expenses.	X			
12	09.11.24	<b>ACTION</b>	Mr. Mazzoni: 1) The District Engineer is assisting him on how to effectively hand repeating drainage and pavement cracking issues in the future and 2) will be inspecting the grass covered drain Mr. Hudak observed Dave Tree crews damage and the street drain.	X	X		
13	09.11.24	<b>ACTION</b>	Mr. Mazzoni: Provide update of Arborist determining if lightning damaged tree at Homestead Park will recover.			X After 09.11.24 Mtg	

**TSR CDD**  
**ACTION & COMPLETED ITEMS LIST**  
**09.11.24 for 10.09.24 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	10.11.23	<b>ACTION</b>	Mr. Mr. Mazzoni: Obtain proposals for hydro seed for the nxt mtg.			X	04.10.24
2	01.10.24	<b>ACTION</b>	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
3	<b>02.14.24</b>	<b>ACTION</b>	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
4	02.14.24	<b>ACTION</b>	Mr. Adams: Provide Mr. Stalzer information about the \$33,494 Miscellaneous Revenue amount in the Unaudited Financial Reports.			X	04.10.24
5	03.13.24	<b>ACTION</b>	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
6	03.13.24	<b>ACTION</b>	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
7	03.13.24	<b>ACTION</b>	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
8	03.13.24	<b>ACTION</b>	Accounting Dept: Incorporate the ISC earned interest revenue amount in the Unaudited Financial Statements.			X	04.10.24
9	03.13.24	<b>ACTION</b>	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
10	03.13.24	<b>ACTION</b>	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
11	03.13.24	<b>BOTH</b>	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
12	03.13.24	<b>ACTION</b>	Ms. Hlebak: Obtain proposal to replace the splash pad to incorporate in the proposed Fiscal Year 2025 budget.			X	05.08.24
13	04.10.24	<b>ACTION</b>	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
14	04.10.24	<b>ACTION</b>	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

**TSR CDD**  
**ACTION & COMPLETED ITEMS LIST**  
**09.11.24 for 10.09.24 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
15	04.10.24	<b>ACTION</b>	Ms. Willson: Prepare draft License Agrmt with Starkey Ranch K-8 School.			X	05.08.24
16	04.10.24	<b>BOTH</b>	Mr. Mazzoni: Present LMP Methodology explaining project cost difference.			X	05.08.24
17	04.10.24	<b>BOTH</b>	Mr. Mazzoni/Ms. Willson: Prep draft Use Agmt and contract addendum with LMP.			X	06.12.24
18	04.10.24	<b>ACTION</b>	Mr. Adams: Schedule & advertise Budget Wkshp 06.12.24 at 4:00 p.m.			X	06.12.24
19	05.08.24	<b>BOTH</b>	LMP: Present corrected Addendum 4 for Rangeland West Boulevard.			X	06.12.24
20	05.08.24	<b>ACTION</b>	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
21	05.08.24	<b>ACTION</b>	Mr. Mazzoni: Increase "sidewalk repair's" FY 2025 budget line item.			X	06.12.24
22	05.08.24	<b>ACTION</b>	Mr. Mazzoni: Upon Mr. Yahn and Mr. Soety's review, LMP proposals to the Board prior to the budget workshop.			X	06.12.24
23	05.08.24	<b>BOTH</b>	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
24	04.10.24	<b>BOTH</b>	Mr. Mazzoni: Work w/ LMP to define maintenance yard. <b>05.08.24</b> Prep timeline & recommendation on whether to proceed with project in July.			X	07.10.24
25	06.12.24	<b>BOTH</b>	Mr. Mazzoni/Ms. Willson: Negotiate revised Board terms with LMP. Prep Deed to property & revised License Agmt, if terms accepted.			X	07.10.24
26	06.12.24	<b>ACTION</b>	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	07.10.24
27	06.12.24	<b>ACTION</b>	Mr. Mazzoni: Have LMP remove the Board from the Weekly Labor Report email distribution list.			X	07.10.24
28	06.12.24	<b>BOTH</b>	Mr. Mazzoni: Include RFQ Q&A period on next agenda & provide ranking and recommendations to RFQ responses.			X	07.10.24
29	06.12.24	<b>ACTION</b>	Ms. Willson: Prep draft Access Agrmt w/ Starkey Ranch K-8 School for school crosswalk, replacing draft License Agrmt.			X	07.10.24
30	06.14.23	<b>ACTION</b>	Mr. Adams/Mr. Mazzoni: Send wetland monitoring schedule to the Esplanade Board.			X	08.14.24
31	07.10.24	<b>ACTION</b>	Mr. Mazzoni: Obtain proposals to remove overgrown weeds suffocating healthy vegetation in Cunningham Park for the nxt mtg.			X	08.14.24

**TSR CDD**  
**ACTION & COMPLETED ITEMS LIST**  
**09.11.24 for 10.09.24 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
32	07.10.24	<b>ACTION</b>	Ms. Willson: Prep Maintenance Agrmt w/ Premier Lakes, for pond & lake maintenance & attach bid proposal and scope to the Agrmt.			X	08.14.24
33	07.10.24	<b>ACTION</b>	Mr. Mazzoni: Inspect Pond 15-2 for erosion at last house behind Gavin Lane and determine if it requires repair.			X	08.14.24
34	07.10.24	<b>ACTION</b>	Mr. Soety: Email Taylor Morrison re mowing deficiencies at Whitfield area 1 & 2.			X	08.14.24
35	08.14.24	<b>ACTION</b>	Mr. Mazzoni: Inspect drainage, pavement cracking at Lyon Pine Lane and Chapin Pass and two other depressions in the area.			X	00.11.24
36	08.14.24	<b>ACTION</b>	Mr. Adams: Cancel December 2024 meeting.			X	09.11.24
37	07.10.24	<b>ACTION</b>	Mr. Mazzoni: Pursue cost recovery from homeowner for lake bank washouts on Pond 5-2. <b>08.14.24</b> Inspecting five ponds with Premier Lakes and forward proposals to District Counsel to send demand letters to each homeowner, if warranted. <b>09.11.24</b> Ponds 12-5 & 15-2; Confirmed homeowner did not cause washouts.			X	09.11.24

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS  
A**

## MEMORANDUM

TO: BOARD OF SUPERVISORS  
TSR COMMUNITY DEVELOPMENT DISTRICT

FROM: ALYSSA WILLSON

DATE: NOVEMBER 13, 2024

RE: REFRESHER ON SUNSHINE LAW AND PUBLIC RECORDS LAW

---

I would like to provide a short reminder on Florida's public meeting and record requirements. While many of you are familiar with these requirements, this memorandum provides a refresher to help keep them on your mind. Please take a few minutes to read this memorandum and contact me at your convenience with any questions.

Florida's Government in the Sunshine Law

Generally speaking, Florida's Sunshine Law applies to all formal or informal gatherings of two or more Board Supervisors to discuss matters that **may foreseeably come before the Board for official action**. Section 286.011, Florida Statutes, contains three requirements for such meetings: (1) the meetings must be open to the public; (2) the meetings must be noticed; and (3) minutes of the meetings must be taken. The Sunshine Law is intended to protect the public from "closed door" politics, and Courts broadly construe the law to ensure it meets this remedial and protective purpose.<sup>1</sup> As examples of the broad interpretation of the Sunshine Law, courts and Florida's Attorney General have opined that it extends to:

- Discussions or exchanges between two or more Board Supervisors regarding Board business via email, telephones, Facebook, blogs, and third-party intermediaries.<sup>2</sup>
- Discussions between two or more board members at a noticed public meeting, but conducted in a manner not generally audible to the public in attendance.<sup>3</sup>
- Meetings of advisory groups that have been delegated some decision-making authority (e.g., tasked with responsibility to make recommendations on some Board-related business), whether delegation is by the board or by a single board member.<sup>4</sup>

---

<sup>1</sup> See, e.g., *Wood v. Marston*, 442 So.2d 934, 938 (Fla. 1983).

<sup>2</sup> See, e.g., Att'y General Opinion 08-07 (blogs); Att'y General Opinion 09-19 (Facebook); *State v. Childers* No. 02-219390-MMC; 02-21940-MMB (Escambia Co. Ct., June 5, 2013) (telephones); Att'y General Opinion 74-47 (intermediaries).

<sup>3</sup> *Rackleff v. Bishop*, No. 89-235 (Fla. 2d Cir. Ct., March 5, 1990). See also Att'y General Opinion 71-159.

<sup>4</sup> *Wood v. Marston*, 442 So.2d 934 (Fla. 1983). See also Att'y General Opinion 75-41.

*Knowing* violations of the Sunshine Law are a second degree misdemeanor punishable by up to sixty (60) days imprisonment and/or a fine of up to \$500.<sup>5</sup> Noncriminal infractions are punishable by a fine not exceeding \$500.<sup>6</sup> Significantly, attorneys' fees may be awarded to parties that bring successful suits for Sunshine Law violations, and those fees may be assessed against the individual members of the Board, except in those cases where the Board sought, and took, the advice of its attorney.<sup>7</sup> The availability of attorneys' fees has created a cottage industry among lawyers that specialize in bringing suits for Sunshine Law violations and also supports law suits by newspapers and other "watch-dog" organizations.

## Florida's Public Records Law

Board Supervisors are also subject to the duties contained in Chapter 119, Florida Statutes, which creates certain retention and inspection requirements for public records. The term "public record" is broadly defined in Section 119.011(1), Florida Statutes, to include "all documents, papers, letters... or other material, **regardless of the physical form**, characteristics, or means of transmission, made or received... **in connection with the transaction of official business by any agency.**" The nature of the record, rather than the form of the record, determines whether it is a public record subject to Chapter 119, Florida Statutes. Thus, the public records law may reach texts, emails, instant messages, and draft and non-final documents. For example, opinions or comments posted on social media websites or blogs by Board Supervisors regarding District matters or matters that may come before the Board are considered to be made "in connection with the transaction of office business" and are, therefore, "public records."<sup>8</sup> This may be true regardless of whether the posts are made on a private social media account, a public social media page, or on a public website.<sup>9</sup> In sum, the courts construe the public records law liberally in favor of openness.<sup>10</sup>

The District has addressed retention of records on its own website. However, posts on third party sites are not under the direct control of the District, but may still be subject to public records requirements. As a result, if you do post on a third-party social media page, we advise that you create a copy of that page, and submit it promptly to the District Manager's office, who will maintain the record as the District's records custodian.

*Knowing* violations of the public records law is a misdemeanor of the first degree punishable by up to one year in prison and/or a fine of \$1,000 in addition to possible impeachment

---

<sup>5</sup> 286.011(3)(b), Fla. Stat.

<sup>6</sup> 286.011(3)(a), Fla. Stat.

<sup>7</sup> 286.011(4); (5), Fla. Stat.

<sup>8</sup> Att'y General Opinion 09-19.

<sup>9</sup> Att'y General Opinion 08-07.

<sup>10</sup> *Dade Aviation Consultants v. Knight Ridder, Inc.*, 800 So.2d 302, 304 (Fla. 3<sup>rd</sup> Dist. Ct. App. 2001).



and removal from office.<sup>11</sup> Noncriminal violations are punishable by a fine not exceeding \$500.<sup>12</sup> As in the Sunshine Law context, attorneys' fees may be awarded to parties that bring successful suits for public record law violations and the availability of attorneys' fees has created a cottage industry of lawyers and watch-dog organizations that specialize in bringing suits for public record law violations.<sup>13</sup>

## Best Practices for Social Media

While social media is a powerful tool for Board communication with constituents, use of social media by Board Supervisors presents the risk of violation of both the Sunshine Law and the Public Records Law. Here are some suggestions to minimize these risks:

1. Do NOT post on a social media page in response to another Supervisor's post. Also, do NOT direct others to make such a post on your behalf.
2. If you do post on a social media page, create a copy of that page, and submit it promptly to the District Manager's office, who will maintain the record as the District's records custodian.
3. Maintain District-related email separate and apart from any personal e-mail.
4. If in doubt about the accuracy of any planned posts, please consult with staff first, or feel free to direct a constituent with a particular question to staff for follow-up.
5. If you want to set up your own Facebook or other account where District business will be discussed, please consult further with District staff first.

I hope this information is helpful to you. If you ever have questions about how to handle a Sunshine Law or public records issue, please do not hesitate to contact me or another member of the District's staff.

---

<sup>11</sup> 119.10, Fla. Stat.

<sup>12</sup> 119.10, Fla. Stat.

<sup>13</sup> See, e.g., Taitt, Sarah, *Florida Public Records Law: The Battle Over Attorneys' Fees*, The Florida Bar Journal, vol. 9, no. 3 (March 2017).

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS  
C**

TSR COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Welcome Center, 2500 Heart Pine Avenue, Odessa, Florida 33556</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 9, 2024 <b>CANCELED</b> <i>Inclement Weather</i>	Regular Meeting	6:00 PM
November 13, 2024	Regular Meeting	6:00 PM
December 11, 2024 <b>CANCELED</b>	Regular Meeting	6:00 PM
January 8, 2025	Regular Meeting	6:00 PM
February 12, 2025	Regular Meeting	6:00 PM
March 12, 2025	Regular Meeting	6:00 PM
April 9, 2025	Regular Meeting	6:00 PM
May 14, 2025	Regular Meeting	6:00 PM
June 11, 2025	Regular Meeting	6:00 PM
July 9, 2025	Regular Meeting	6:00 PM
August 13, 2025	Regular Meeting	6:00 PM
September 10, 2025	Regular Meeting	6:00 PM

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2025**

	Fiscal Year 2024				Adopted Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross O&M	\$ 4,415,306				\$ 4,755,579
Assessment levy: on-roll - gross trash	373,974				373,974
Allowable discounts (4%)	(191,571)				(205,182)
Assessment levy: on-roll - net	4,597,709	\$4,602,692	\$ -	\$ 4,602,692	4,924,371
Trash collection assessments	17,465	3,071	14,394	17,465	17,465
Commerical shared costs	120,191	59,375	-	59,375	123,324
Program revenue	14,000	7,980	12,000	19,980	20,000
Interest	2,500	15,002	-	15,002	50,000
Specialty program revenue	6,000	-	-	-	6,000
Miscellaneous-rental revenue	17,000	39,159	8,500	47,659	17,000
Total revenues	4,774,865	4,727,279	34,894	4,762,173	5,158,160
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	10,200	3,875	6,325	10,200	12,600
Management	42,070	21,035	21,035	42,070	42,070
Legal	30,000	6,594	17,000	23,594	25,000
Engineering	20,000	19,075	5,000	24,075	25,000
Assessment administration	10,000	5,000	5,000	10,000	10,000
Audit	4,570	-	4,570	4,570	4,570
Arbitrage rebate calculation	3,000	750	2,250	3,000	3,000
Dissemination agent	13,000	6,500	6,500	13,000	13,000
Trustee	35,000	29,631	5,369	35,000	35,000
Telephone	250	125	125	250	250
Postage	1,500	820	1,000	1,820	1,500
Printing & binding	2,000	1,000	1,000	2,000	2,000
Legal advertising	1,000	582	1,500	2,082	1,000
Annual special district fee	175	175	-	175	175
Insurance	6,800	6,690	-	6,690	6,900
Other current charges	2,000	826	1,000	1,826	2,000
Office supplies	750	385	350	735	750
Website					
Hosting & maintenance	705	-	705	705	705
ADA compliance	200	-	200	200	200
Property taxes	687	-	687	687	687
Property appraiser & tax collector	95,786	99,347	-	99,347	102,591
Total professional & administrative	279,693	202,410	79,616	282,026	288,998

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2025**

	Fiscal Year 2024				Adopted Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
<b>Field operations</b>					
Contract services					
Field services	28,325	14,163	14,162	28,325	28,325
Landscape maintenance	1,760,000	681,630	775,000	1,456,630	1,875,000
Landscape consulting	65,400	50,044	15,356	65,400	65,400
Landscape arbor care	155,000	11,223	143,777	155,000	155,000
Wetland maintenance and monitoring	30,000	-	30,000	30,000	60,000
Wetland mitigation reporting	4,500	24,490	-	24,490	-
Lake maintenance	100,000	51,794	48,206	100,000	128,000
Community trash hauling	375,000	172,906	180,000	352,906	375,000
Off-duty traffic patrols	20,000	6,975	9,000	15,975	15,000
Wildhog removal	16,000	5,885	-	5,885	10,000
Repairs & maintenance					
Repairs - general	15,000	2,835	7,500	10,335	15,000
Operating supplies	13,000	11,933	8,000	19,933	20,000
Plant replacement	70,000	203,405	-	203,405	120,000
Mulch	200,000	32,834	110,000	142,834	150,000
Playground mulch	18,000	-	18,000	18,000	-
Capital Projects-Future	200,000	146,970	-	146,970	172,000
Fertilizer/chemicals	30,000	62,246	-	62,246	50,000
Irrigation repairs	30,000	71,255	30,000	101,255	100,000
Irrigation monitoring	2,280	-	2,280	2,280	2,280
Security/alarms/camera/repair	1,500	-	1,500	1,500	1,500
Road & sidewalk	40,000	43,564	35,000	78,564	60,000
Common area signage	3,000	872	2,128	3,000	3,000
Bridge & deck maintenance	60,000	30,600	25,000	55,600	60,000
Pressure washing	-	-	-	-	80,000
Utilities - common area					
Electric	14,500	6,142	8,358	14,500	14,500
Streetlights	370,000	193,841	190,000	383,841	390,000
Irrigation - reclaimed water	70,000	30,585	39,415	70,000	70,000
Gas	450	446	4	450	450

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2025**

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Adopted Budget FY 2025
Recreation facilities					
Amenity management staff/contract	404,861	181,135	223,726	404,861	414,291
Office operations	128,780	69,357	59,423	128,780	131,225
Park A/C repairs and maintenance	5,000	1,179	3,821	5,000	5,000
Pool operations	79,194	48,661	30,533	79,194	95,000
Pest services	500	550	-	550	1,700
Insurance	69,706	83,819	-	83,819	90,000
Cable/internet/telephone/software	10,000	5,750	4,250	10,000	10,000
Access cards	2,000	250	1,750	2,000	1,000
Activities	30,000	21,893	8,107	30,000	30,000
Specialty programming	6,000	5,183	817	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	8,300	-	8,300	15,000
Other					
Capital outlay - splash pad refurb.	-	-	-	-	26,000
Contingency	55,680	1,943	53,737	55,680	20,000
Total field operations	<u>4,495,176</u>	<u>2,284,658</u>	<u>2,082,350</u>	<u>4,367,008</u>	<u>4,869,171</u>
Total expenditures	<u>4,774,869</u>	<u>2,487,068</u>	<u>2,161,966</u>	<u>4,649,034</u>	<u>5,158,169</u>
Net increase/(decrease) of fund balance	(4)	2,240,211	(2,127,072)	113,139	(9)
Fund balance - beginning (unaudited)	2,030,713	1,820,055	4,060,266	1,820,055	1,933,194
Fund balance - ending (projected)	<u>\$ 2,030,709</u>	<u>\$ 4,060,266</u>	<u>\$ 1,933,194</u>	<u>\$ 1,933,194</u>	<u>\$ 1,933,185</u>

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS  
D**



## Monthly Summary Report

### *September & October 2024*

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






# SEPTEMBER & OCTOBER PROGRAM HIGHLIGHTS

PROGRAM	CATEGORY
Boats & Floats	Family Social
One Blood Bus	Health/Educational
Vax-on-site	Health/Educational
Gift Card Bingo	Adult Social
Kids Night Out	Kid's Social
Drink This, Make That	Adult Social
Burn Boot Camp	Fitness
OnSpot Derm	Health/Educations
Sound Healing Meditation	Fitness
Taste of Starkey	Family Social
Spooky, Not so Spooky	Family/Decorating Home Contest
Haunted Trick or Treat Walk	Family Social
Monster Mash Dash	Fitness/Family Social
Food Truck Friday	Family Social
Coffee in the Park	Family Social
Yoga	Fitness

### BOATS AND FLOATS



**Monday, September 2**  
**11am-1pm**  
**Whitfield Park Pool**

Teams will be given supplies and a wire time to construct their boats and then race them across the pool! Cool down afterwards with a tasty ice cream float!


\*During the race, everyone not participating will be asked to exit the pool. Please plan accordingly.

**RSVP: FUN@OURSTARKEYRANCH.**

### Burn Boot Camp Pop Up

Please join Burn Boot Camp for a free 45 minute workout that includes an active warm-up, a challenging workout (scalable to all fitness levels), and a finisher. The trainer will move around the room providing our signature personal training in a group setting. Expect high-fives, words of encouragement and lots of fun.

**October 20 @ 9 AM**  
**Cunningham Hall**  
**RSVP: FUN@OURSTARKEYRANCH.**



### TRICK OR TREAT WALK AND A HAUNTED DINING!

**OCTOBER 12, 2024**  
**CUNNINGHAM HALL**  
**7 - 9 PM**

**DUE TO STORM DAMAGE OF THE GARDEN, OUR ANNUAL HAUNTED GARDEN WILL BE CHANGED TO A TREAT WALK AND A HAUNTED DINING EXPERIENCE AT CUNNINGHAM HALL!**

**\$5 DONATIONS PER FAMILY TO STARKEY CARES ENCOURAGED!**  
**WE WILL HAVE GOODIES, FOOD TRUCKS, & MORE!**

**IF YOU PREVIOUSLY OFFERED TO DECORATE A PLOT, PLEASE COME SETUP A TABLE AND PASS OUT CANDY! SET UP STARTS AT 5:30 PM.**

### GIFT CARD BINGO

JOIN THE LIFESTYLE TEAM FOR SOME GIFT CARD BINGO!

EACH PERSON IS REQUIRED TO BRING A GIFT CARD IN ORDER TO PARTICIPATE. WE LOOK FORWARD TO SEEING YOU THERE!

**1 BOARD = 1 BOARD**  
**2 BOARDS = 2 BOARDS**  
**3 BOARDS = 3 BOARDS**  
**4 BOARDS = 4 BOARDS**  
**5 BOARDS = 5 BOARDS**

**OCTOBER 24TH**  
**5-8PM**  
**THE CENTER**

### Kid's Night Out

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

\*Kids Night Out is based on a lottery system.\*  
ONLY 25 spots available.

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

**Lottery Opens:**  
September 20th, 2023 AT 10 AM

**Lottery Closes:**  
September 27th, 2023 AT 5 PM

**\$20 PER CHILD**

**October 4th, 2024**  
**5:30 - 9:30 PM**  
**Cunningham Hall**

# SEPTEMBER & OCTOBER AMENITY RENTALS

AMENITY LOCATION	FREQUENCY	REVENUE
Cunningham Hall	14 Days/69 Hours	\$3,450
Whitfield Park Pavilion	5 Days/18 Hours	\$270
Homestead Park Pavilion	6 Days/23 Hours	\$345
Albritton Park Pavilion	3 Days/13 Hours	\$195
***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
Cleaning up the Community Garden	In Progress	A few hours each day, the team goes in to work on cleaning up the beds and weeds. We took the gate off and residents are enjoying the being able to walk in as an extension of the park and amenity area.
Fence on Burns & 54	Complete	Fence was damaged during Milton and staff worked to get it back up and straight. There are still some parts that need back filled, but the residents were amazing and beyond understanding during the process.
FOBs & Gates at Pools	Complete	After the last storm we had a few more issues, luckily they were under warranty so we just needed parts to come in and updates to the software.
Website to App Transition	In Progress	Developer and MPOA have made the decision to start the process to shut the main website down. Most of the information is already on the Starkey Ranch App, but will continue to transfer and update what is most important info for the community.
Pavilion Grills & Trash Cans	Complete	Cleaned up the grills and barrel trash cans since the storms. Many are starting to rust out and becoming a hazard. Removed a few trash cans and looking into a replacement grill for Whitfield Park Pavilion.
Splash Pad Floor Replacement	Complete	New Splash Pad Floor was installed and set up for maintenance program.
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.



# NOVEMBER & DECEMBER PROGRAM FORECAST

PROGRAM
Family Fun Day
Vax-on-site
Community Clean Up
One Blood Bus
3D Mobile Mammography
Kid's Night Out
Movie in the Park
Community Garage Sale
Before Baby & Postpartum Seminars
Pie Burner 5k
Coffee in the Park
Yoga
Sound Healing & Meditation
Food Truck Friday

*Sound Healing & Meditation*

DECEMBER 12, 19, & 26TH  
7 - 8:15 PM  
CUNNINGHAM HALL  
COST: \$20 PER CLASS

RSVP: FUN@OURSTARKEYRANCH.COM

STARKEY RANCH'S ANNUAL

*Tree Lighting*

FRIDAY, DECEMBER 7TH 2024  
5-8 PM

WHAT BETTER PLACE TO MAKE A TRADITION OTHER THAN YOUR VERY OWN NEIGHBORHOOD? JOIN THE LIFESTYLE TEAM FOR THE ANNUAL TREE LIGHTING CEREMONY! TRUCKS, MUSIC, GLITTER TATTOOS & BEAR STATION! TREE LIGHTING WILL BE 5:45 - 6 PM.

The Starkey Ranch Lifestyle Team would love to invite you to:

**NOON YEAR'S EVE COUNTDOWN**

December 31st, 11 AM - 1:00 PM  
Cunningham Hall

Welcome 2025 with a brunch, champagne toast, crafts, and a photobooth to capture these memories!

Brunch from Vesh Catering will include:  
Breakfast Pastries, Eggs Florentine, Chicken & Waffle Bites, Applewood Smoked Bacon, Home Fries, Golden Pancakes, and a Fresh Fruit Display.

Cost:  
\$15 Adults  
\$10 Kids (3 and under free)

RSVP: FUN@OURSTARKEYRANCH.COM

SATURDAY, NOVEMBER 16

**COMMUNITY GARAGE SALE**

10AM - 2:00PM

Participants will be sent out to all the homes in the neighborhood and can also be picked up at the Community Welcome Center at 8am on November 16th.

STARKEY RANCH

**YOGA WITH PAULINA**

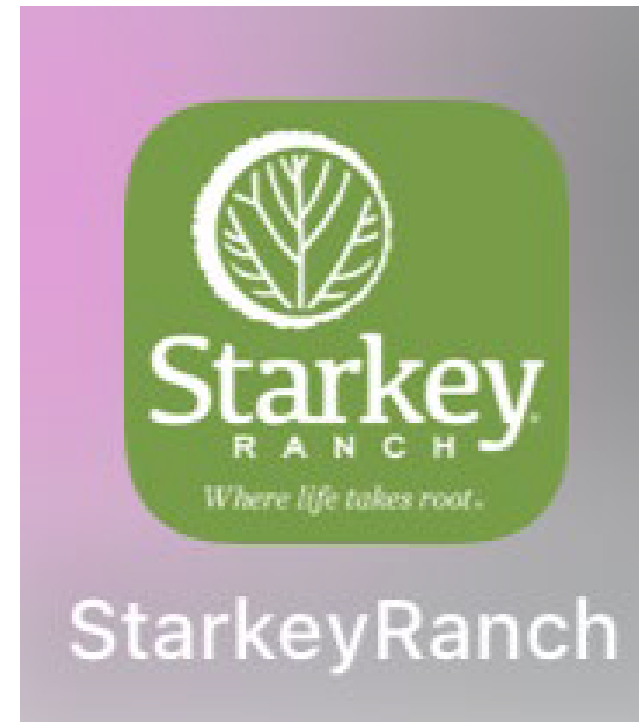
EVERY MONDAY  
6:30 PM  
CUNNINGHAM HALL

Join Us For  
Yoga Class For All Skill Levels

Cost: \$30/month or \$30/class  
RSVP:  
FUN@OURSTARKEYRANCH.COM

PROGRAM
Tree Lighting Ceremony
Vax-on-site
OnSpot Dermatology
One Blood Bus
Story Time, Santa Cruise, Golf Cart Parade
Kid's Night Out
Drink This, Make That
Movie in the Park
Noon Year's Eve
Jingle Jog 5k
Coffee in the Park
Yoga
Sound Healing & Meditation
Food Truck Friday

**DOWNLOAD OUR FREE APP!!!**



**APPLE**



**ANDROID/GOOGLE PLAY**

# 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: November 1, 2024  
SUBJECT: Status Report – Field Operations

---

**HURRICANE MILTON RECOVERY:**

- **BUDGETING:** After reviewing the initial proposals, The District Manager and I agree that a new GL code would be the most appropriate way to code, and tracking invoices related to the storm. This way the Board will be better able to analyze the District's year-over-year expenses and budget accordingly, without the need to subtract hurricane damage from the individual GLs in the 2024-2025 FY.
- **RETAINING FENCE (SR-54):** Approximately nine (9) sections of the fence, bordering the homes on SR-54 and Burns Drive, became dislodged during Hurricane Milton. Unfortunately, due to the demand on Contractors following the storm, it was going to be several weeks before anyone could come out to review the fence.

Steve and Scott from the Lifestyle team were able to devise a very creative solution and process to pull these massive sections back into place. As a result of their fantastic efforts, they were able to straighten the fence upright and secure it back in place. Enclosed are some pictures they shared on their process. Operations would like to thank both Steve and Scott for their efforts to restore this area in record time!

The soil under the fence is loose and appears to be eroding. We anticipate this will require additional work in this area. Operations will provide a proposal to address this issue once contractors are able to review the issue.





## **HURRICANE MILTON RECOVERY CONTINUED:**



- **SR-54 FENCE SECTION:** Here are pictures for a section of fence along SR-54, which was damaged due to falling pines during Hurricane Milton. These pines are in a wetland area adjacent to the fence. Steve from the Lifestyle team was also able to address this area after the storm.



- **COMMUNITY ROAD & STREET SIGNAGE:** FASTSIGNS began repairs for the road and street signage on Friday, 10/18 and finished their initial work on Monday, 10/21. Most signs just needed new splice kits as the break-away post system did its job. A few new posts were needed. There are a few street signs remaining that need to be made and those will be installed later after they are printed. The team also discovered a bracketing issue with some of the street signs that allows far more give than necessary because the slot is too large. The team at FastSigns has a potential solution, and we will be implementing it as we repair street signs over the course of time. An Albritton marker sign fell during the storm, and it is being addressed.
- **LANDSCAPING DEBRIS:** LMP has completed much of the storm cleanup as of the October 29th operations visit. There was approximately 2 days of work remaining to either remove or straighten trees in the common areas and along the roadways. Please note that there may be additional trees that require action over the next 30 days. The reason for that is because some trees may lose their roots within a few weeks after the storm, due to the excess water present. LMP will be monitoring the common areas to see if any additional action is needed.





**DAVEY TREE:** Update as of 10/29: Davey Tree completed much of the work on the peninsula on Huckleberry pond while I was on site on Tuesday, October 29th. Sunscape and I agreed that it was the right call to address these trees, some of which were still standing and leaning, posing a risk, rather than focus on the trees that were already down in Cunningham Park. It is projected that Davey will complete storm related cleanup, including Cunningham Park, by the early part of the week beginning November 4th. We will provide an update to the Board at the November 13<sup>th</sup> meeting.

Due to the use of heavy equipment necessary to complete the work on the peninsula, it will necessitate a smoothing out of the soils and potentially new Bahia sod to be placed in this area



**STORM TREE REPLACEMENT RECOMMENDATIONS** In reviewing and completing our assessment of the trees that were removed from the various pocket parks, roadways, and common areas, District staff and its vendors recommend that the board set a “not to exceed amount” for the replacement of trees throughout the areas. We further recommend that the board allows staff to select the best areas to apply these replacements, allowing us to determine where to flush cut stumps and place turf down or pine straw in areas where we don't intend to replace the trees that were removed.

Sunscape will provide further guidance on a recommended amount when the Board meets on November 13<sup>th</sup>, after staff completes the clean-up process.

**OTHER OPERATIONAL UPDATES:**

- **SPLASH PAD:** The replacement of the Splash Pad surface was completed by the vendor on Tuesday, October 22<sup>nd</sup>. The process was completed quickly, much faster than the Operations or the Lifestyle team expected.

A picture of the finished area is provided below for the Board’s review.



- **SIDEWALK PROPOSAL AND DRAIN REPAIRS:** Rose Paving has compiled two separate proposals for the District. One is to repair the concrete around street drains and address sidewalk repairs that are needed throughout the district. The second proposal is to replace the damaged sidewalks throughout Stansil Park. We will be sharing this proposal with Taylor Morrison to request they either repair these areas prior to turnover or they compensate the District to allow it to repair these areas after turnover, without further expense to the District.
- **LANDSCAPING MAINTENANCE TURNOVER – WHITFIELD (E2) & STANSIL PARK:** LMP completed an evaluation of the irrigation system in Stansil Park. The report was shared with Taylor Morrison, Steadfast, and the Board of Supervisors during the week of October 25th. **Neither area is ready for turnover, and we do not expect to recommend acceptance of the Stansil Park area until March. Plants enter their dormancy in the winter. District staff cannot effectively judge the areas during that period and do not recommend the Board accept these parcels before Spring 2025.**
- **CUNNINGHAM PARK PROJECT:** Operations received a proposal from LMP in the amount of to complete the area around Cunningham Park that the Board previous approved removal of the vines and excess plant materials.
- **FALL 2024 ARBOR CARE:** Due to Helene and Milton Hurricanes, the fall arbor care work that is being performed by Davey Tree is being delayed. Davey completed the initial round of fertilizations but moved into storm cleanup immediately following that activity. They will move on to the fall trimming after the storm debris is removed.
- **WETLAND MAINTENANCE AND MONITORING – CDD AREAS WITHIN ESPLANADE**  
Met with the Esplanade HOA's Landscaping Committee regarding wetland maintenance on 10/7. There was a request by the committee to allow Blue Water Aquatics to enter these areas and remove vegetation. On behalf of the District, I have communicated that only TSR CDD has the right to enter and maintain its property, which must be handled in accordance with the District's permits. Will continue to communicate with the committee and share feedback with them after our Fall maintenance is completed.
- **SERVICE UPDATES FROM PREMIER LAKES**
  - 10/18 - All ponds were inspected after Hurricane Milton and debris were removed from weirs wherever possible.
  - 10/21 - Treatments & Services: Algae Treatments: Stancil A, Stancil C, 1-2, 1-3, M22-C, 3-3, 5-3A, 5-5B, 5-7, 17-2, and 17-1, 10-2, 11-2, 13-1, 13-2, M14D, 15-3, 14-5, 15-2, 16-3, 16-4, 16-5, 17-2. Algae & Grass Treatments: Lakes 10D, 10-1, and M10B. Grass Treatments: M14E and Huckleberry B2. Grass & Broadleaf: Stancil A, Stancil B, Stancil C, 5-7, 1-2, and 1-3.
  - 10/29 - Applied another round of SONAR via boat to Huckleberry pond for Hydrilla and Southern Naiad. Sprayed 4-1 and spot sprayed Huckleberry for grasses and shoreline weeds. Re- applied Sonar herbicide to sites 18-9, 18-10, 5-2, and 5-7. Sprayed for algae on ESP-2A, ESP-1B, 4A, and 17-2
- **POND EROSION:** We have rescheduled SOX EROSION SOLUTIONS (<https://www.soxerosion.com/>) to attend the November 13<sup>th</sup> Board of Supervisors Meeting, along with Premier Lakes, to address erosion concerns on Ponds 17-3, 12-5, and 5-2. There are two other ponds that show signs of erosion after the storms, Operations and the Premier Lakes team are investigating and documenting all ponds that will need some form of intervention from the District.

Attached are photos taken of these new areas of concern 10/29/24.



**POND M-10C (BARBOUR TRAIL)**

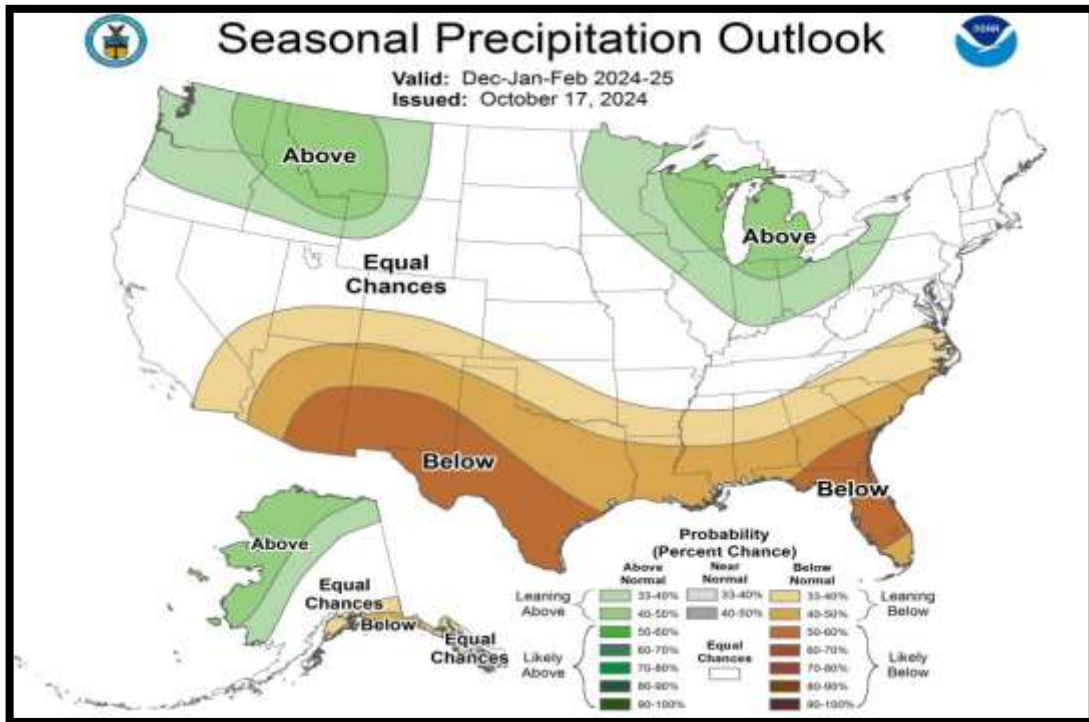
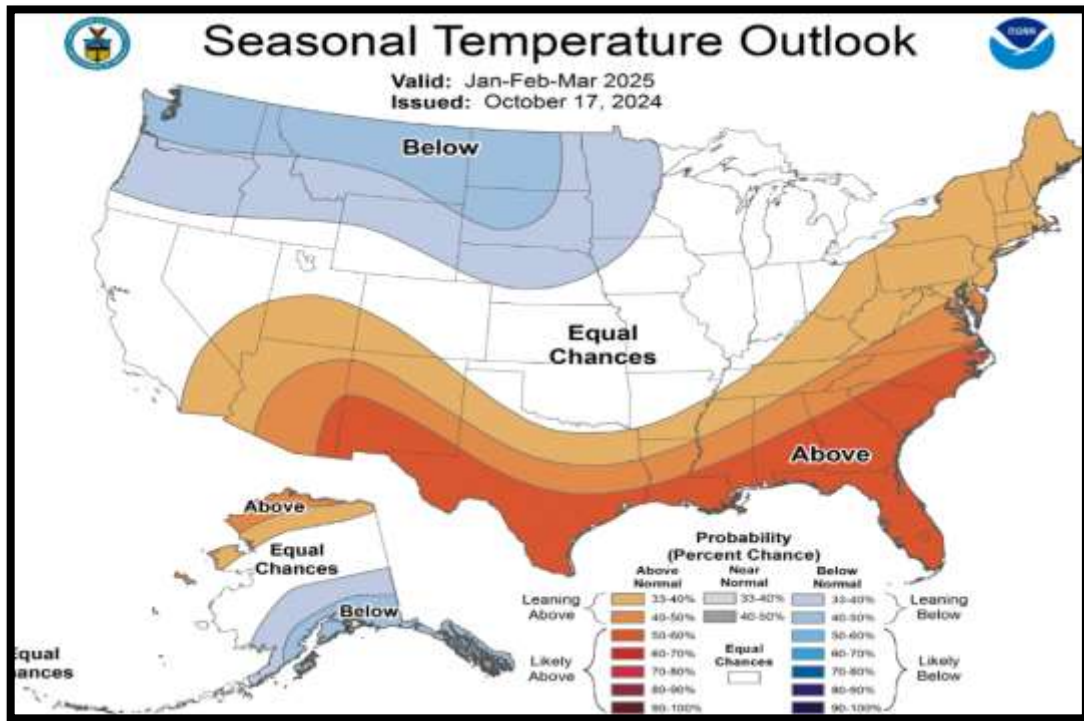


**DOG PARK – CUNNINGHAM PARK**



- **WINTER WEATHER PREDICTIONS (NOAA)**

A La Niña climate pattern is expected to bring wet but mild-feeling weather to Florida this coming winter, according to a new extended forecast. The winter of 2024-25 is expected to be below-normal precipitation and above-normal temperatures.



## **UPCOMING NOVEMBER / DECEMBER OPERATIONS PROJECT FOCUS:**

- SIDEWALK / STREET DRAIN REPAIRS
- SR-54 FENCE REPAIR PROPOSAL
- POND EROSION CATALOGING
- LANDSCAPING WORKSHOP PREPERATIONS
- ONGOING STANSIL PARK/ WHITFIELD (E2) REVIEW – Landscape & Hardscape
- PARTBERPARKING LOT AT CUNNINGHAM PARK