

TSR

**COMMUNITY DEVELOPMENT
DISTRICT**

January 8, 2025

BOARD OF SUPERVISORS

WORKSHOP

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

December 30, 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 Workshop on January 8, 2025 at 4:00 p.m., at the Welcome Center, 2500 Heart Pine Avenue, Odessa, Florida 33556. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments [3 minutes per person]
3. Discussion: Landscaping Enhancement and Hurricane Recovery Projects
 - A. 2025 Budget Landscaping Enhancement Recommendations and Discussion
 - B. Rangeland East Sod Replacement Discussion
 - C. Stansil Park Irrigation and Landscaping Project Discussion
 - D. 2024 Hurricane Recovery and Tree Replacement Budget Discussion
4. UPCOMING MEETING DATES:
 - January 8, 2025 at 6:00 PM
 - February 12, 2025 at 6:00 PM

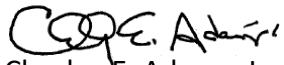
○ QUORUM CHECK

SEAT 1		<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	JASON SILBER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	RAY SZELEST	<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

5. Supervisors' Requests
6. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (239) 464-7114 or Barry Mazzoni at 813-399-0865.

Sincerely,

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

Chesley E. Adams, Jr.

District Manager

TSR

COMMUNITY DEVELOPMENT DISTRICT

3

TSR CDD
LANDSCAPING WORKSHOP
JANUARY 8, 2025

PROPOSED
2024 – 2025 DISTRICT LANDSCAPING
ENHANCEMENT PROJECTS



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

Estimate

Submitted To:

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

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

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

TERMS AND CONDITIONS:

TOTAL	\$11,636.25
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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

Hitching St. and Heartpine

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

Date 5/1/2024

Estimate # 89483

LMP REPRESENTATIVE

KP PI

PO #

Work Order #

TERMS AND CONDITIONS:

TOTAL	\$5,007.43
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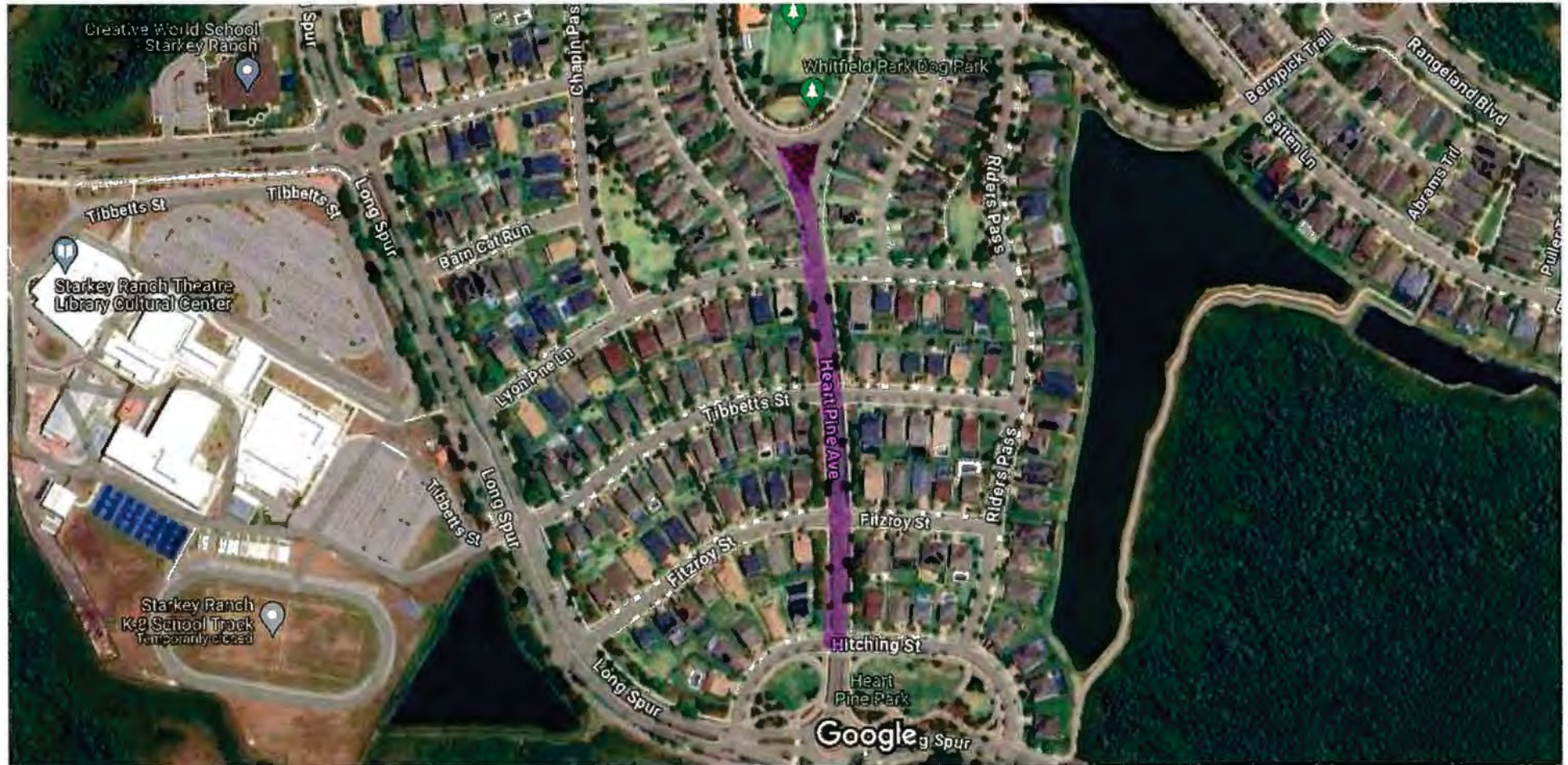
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OWNER / AGENT

DATE

Est
89133





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

Estimate

Submitted To:

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

Date	4/15/2024
Estimate #	89134
LMP REPRESENTATIVE	
SMS	
PO #	
Work Order #	

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

TERMS AND CONDITIONS:

TOTAL	\$1,795.00
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OWNER / AGENT

DATE



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

Estimate

Submitted To:

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

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

East entrance off SR 54 Cattlegap Trail.

DESCRIPTION	QTY	COST	TOTAL
Irrigation modifications as needed for proposal # 89134			
Drip irrigation tubing XFDe912 (\$0.65 - 10%)	320	0.59	188.80
Drip irrigation tee (\$0.85 - 10%)	136	0.77	104.72
6 inch soil staple (\$0.18 - 10%)	106	0.16	16.96
Labor: 2 men @ \$ 110.00 per hour (\$65.00 / \$45.00)	4	110.00	440.00
Add drip irrigation as needed for new plant material.			

TERMS AND CONDITIONS:

TOTAL	\$750.48
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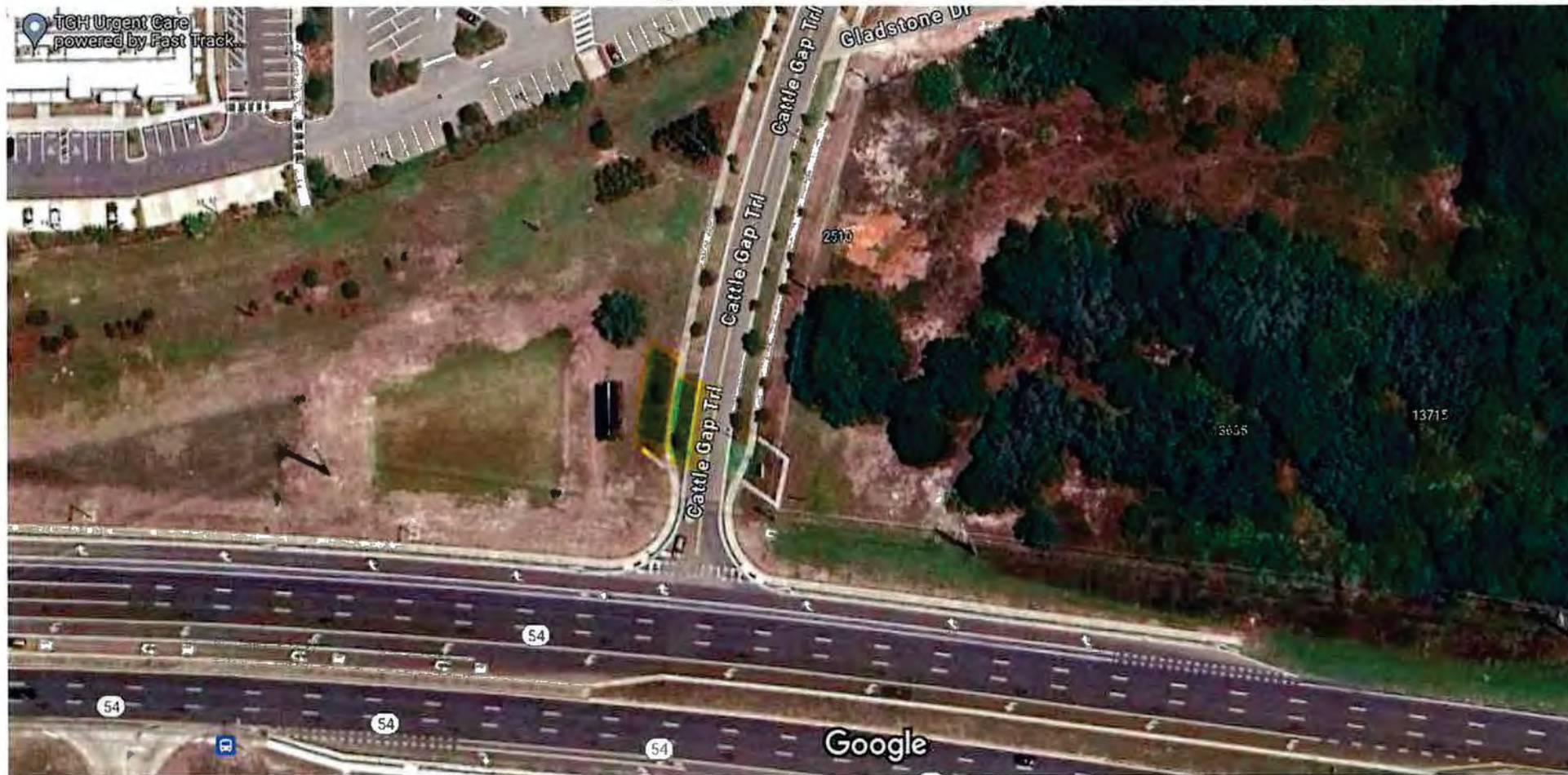
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OWNER / AGENT

DATE

Google Maps

Est.
89134



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



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

Estimate

Submitted To:

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

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

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

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

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OWNER / AGENT

DATE

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

Estimate

Submitted To:

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

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

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

TERMS AND CONDITIONS:

TOTAL	\$4,190.19
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OWNER / AGENT

DATE _____

Est.
89135





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

Estimate

Submitted To:

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

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

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

TERMS AND CONDITIONS:

TOTAL	\$11,452.50
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OWNER / AGENT

DATE



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

Estimate

Submitted To:

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

Albritton Park

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

DESCRIPTION	QTY	COST	TOTAL
Irrigation modifications as needed for proposal # 89130			
Drip irrigation tubing XFD912 (\$0.65 - 10%)	2,660	0.59	1,569.40
Drip irrigation tee (\$0.85 - 10%)	1,130	0.77	870.10
6 inch soil staple (\$0.18 - 10%)	880	0.16	140.80
Labor: 2 men @ \$ 110.00 per hour (\$65.00 / \$45.00)	33	110.00	3,630.00
Add drip irrigation as needed for new plant material.			

TERMS AND CONDITIONS:

TOTAL	\$6,210.30
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OWNER / AGENT

DATE

Est.
89130





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

Estimate

Submitted To:

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

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

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

TERMS AND CONDITIONS:**TOTAL \$19,335.00**

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

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O: 813-757-6500
F: 813-757-6501

Estimate

Submitted To:

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

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

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

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

TERMS AND CONDITIONS:

TOTAL	\$9,107.60
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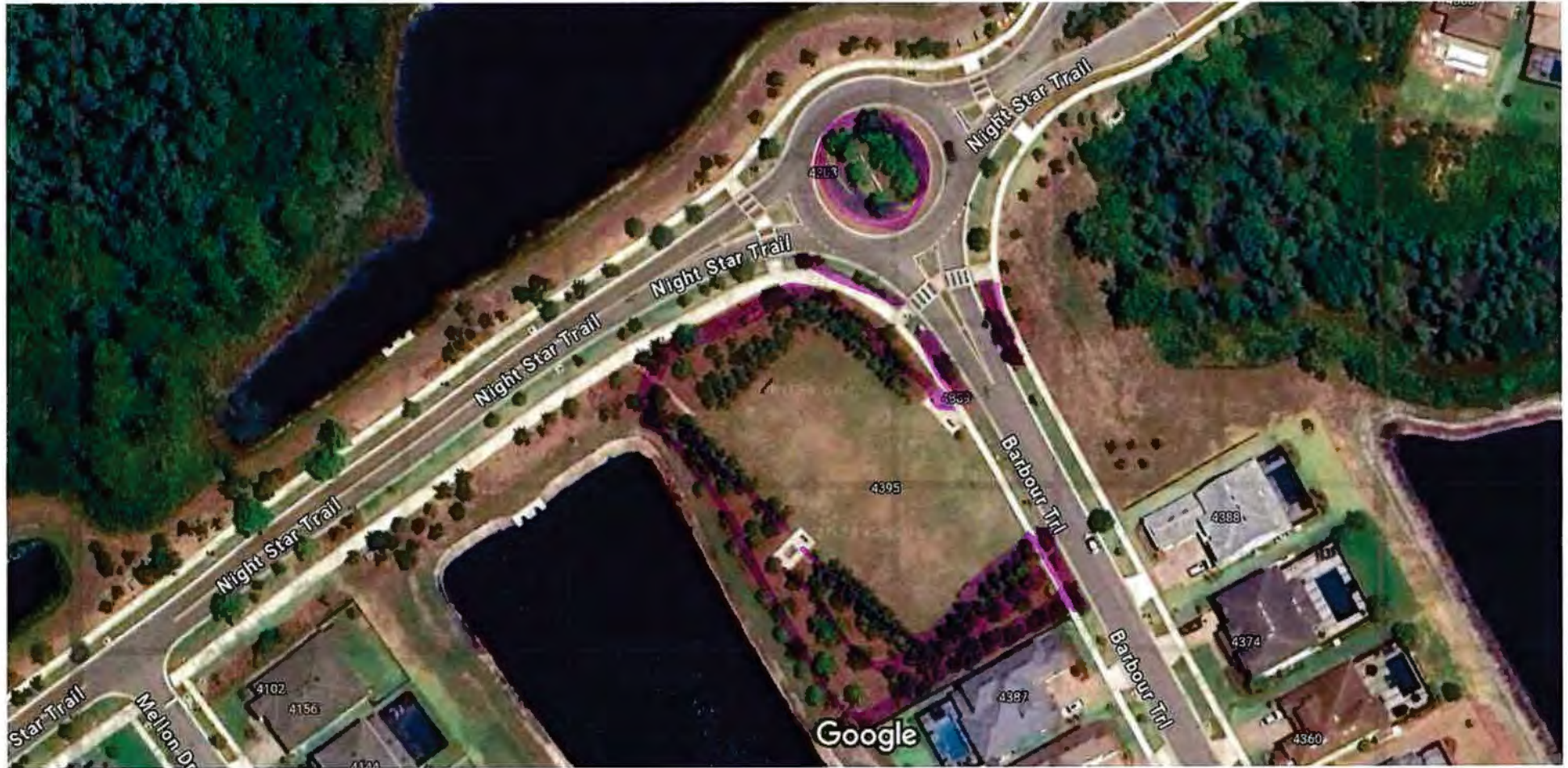
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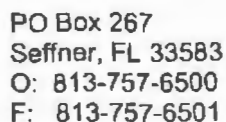
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OWNER / AGENT

DATE

Est
89125





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

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

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

TOTAL	\$14,490.00
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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.

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

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

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

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

TERMS AND CONDITIONS:

TOTAL	\$5,831.69
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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

Est.

89127

Google Maps



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



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

Estimate

Submitted To:

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

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

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

TERMS AND CONDITIONS:

TOTAL	\$10,270.00
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LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices. If paying by credit card, please add a 3% processing fee of the Invoice Total.

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

OWNER / AGENT

DATE



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

Estimate

Submitted To:

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

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

Longspur from Creative world to roundabout.

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

TERMS AND CONDITIONS:

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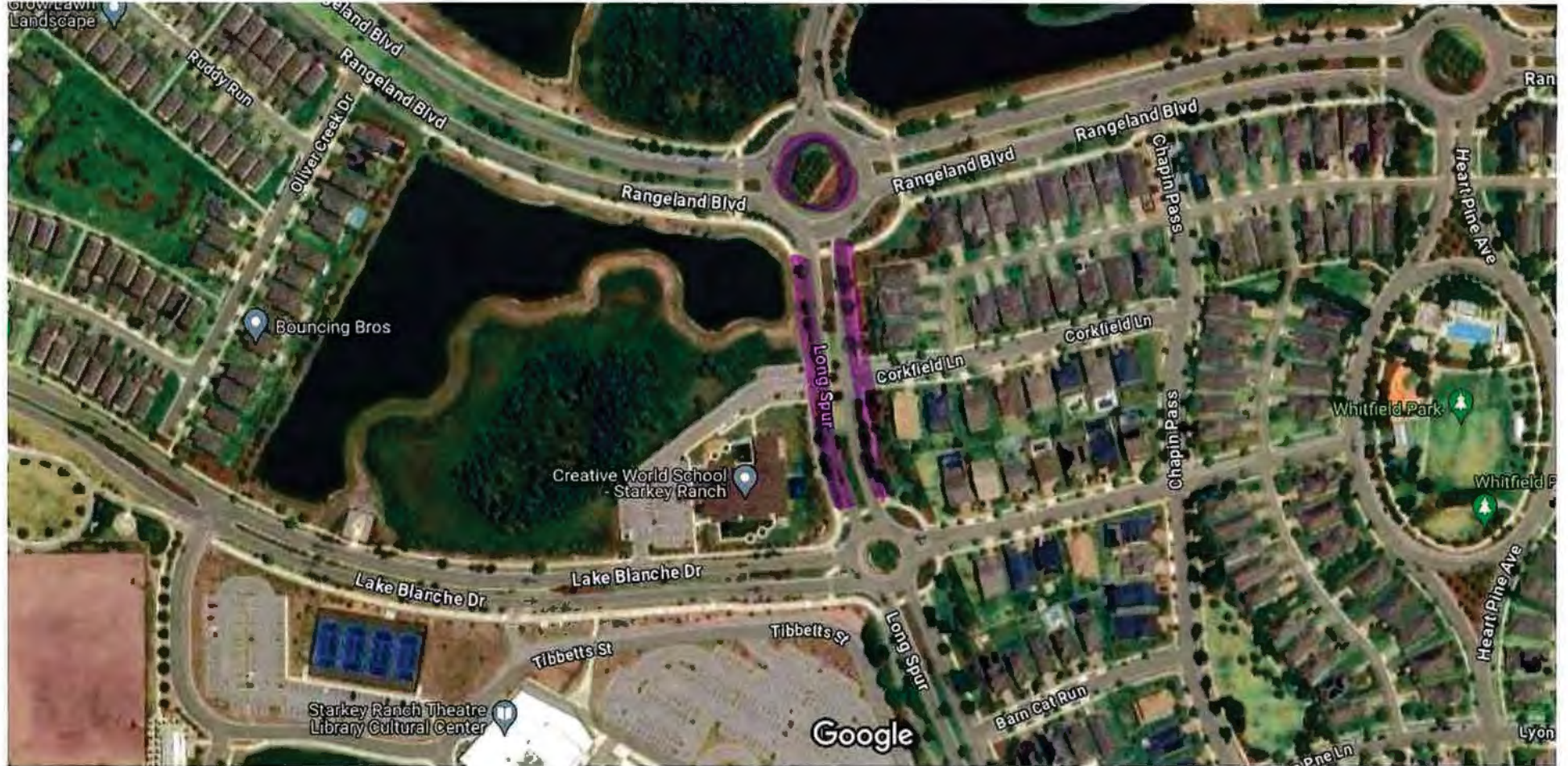
LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted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

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

Est.
89132



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



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

Estimate

Submitted To:

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

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

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

TERMS AND CONDITIONS:

TOTAL	\$5,375.00
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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

**PROPOSED
RANGELAND EAST
TURF REPLACEMENT PROJECT**





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 Zoysia along each side of roadway and center islands, any irrigation modifications will be separate from this proposal for time and material.			
Sod - Zoysia/ Empire 186,857 SQ FT (\$.85 sod / sq ft and demo is \$.35 / sq ft)	186,857	1.20	224,228.40

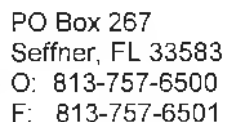
TERMS AND CONDITIONS:**TOTAL****\$224,228.40**

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



Submitted To:

Date 9/23/2024

Estimate #	91774
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IMP 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:

TOTAL	\$18,685.70
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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
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 _____, 202 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 _____, 202 .

TSR CDD

Landscape Maintenance Professionals, Inc.

Signature Of TSR CDD Representative

Signature Of LMP Representative

Title

Chief Operating Officer
Title

ate

ate

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

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

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

CHANGE IN TOTAL PRICE FOR ADDENDUM	\$8,118.00
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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			

STANSIL PARK

SEPTEMBER INSPECTION & SETTLEMENT PROPOSALS



Memorandum

To: Barry Mazzone
Starkey Ranch

Cc: Paul Gomez, Patrick Powell,
Michael Piendel, Chuck Adams
Alex Figueroa and Kevin Pajala

From: Pete Soety

Date: September 30, 2024

Re: Starkey Ranch Stansil Park and Parcel E-2
September Turnover Inspection

The inspection was performed on Friday, September 27, 2024 with Barry Mazzone from Wrathell, Hunt and Associates along with Paul Gomez from Landscape Maintenance Professionals and Patrick Powell from Steadfast Landscaping.

During the inspection, I found the landscape and irrigation installation being substantially complete throughout this section of the community with the Contractor utilizing some quality plant material and following some acceptable horticultural practices coinciding with the Landscape Architect's plans and specifications.

The following list of work items is the result of observations made during our inspection and the Contractor is requested to complete all items prior to the end of business on Friday, October 11th in order to be accepted for CDD sponsored maintenance.

Stansil Park

- 1) Contractor is requested to replace any declining or missing Beach Dune Sunflower and Perennial Peanut throughout this section of the community with new 1-gallon plants. In addition, to replace all declining or missing Red Fountain Grass with new 3-gallon plants. An example of this situation would be near the intersection of Rangeland Boulevard and Cattle Gap Drive.
- 2) Contractor is requested to remove wooden staking material from Cypress and Live Oak trees near the intersection of Cattle Gap Drive and Rangeland Boulevard. In addition, to replace a dead Live Oak tree in the same location with new Florida #1 tree of comparable size. They should also properly straighten and reset any leaning Callistemon trees in the same location.

September 30, 2024

Barry Mazzoni
Starkey Ranch

Stansil Park and Parcel E-2
September Turnover inspection

Page 2 of 4

- 3) Contractor is requested to replace grassy weed-infested St. Augustine turf areas throughout this section of the community with new healthy sod. An example of this situation would be along Lilla Trail.
- 4) Contractor is requested to properly straighten and reset leaning Callistemon trees in a common area park near the intersection of Cattle Gap Trail and Stevenson Lane, closely following guidance provided at the time of the inspection. In addition, they should replace any missing Dwarf Fakahatchee Grass in the same location with new 3-gallon plants.
- 5) Contractor is requested to install new Pine straw in ornamental bed spaces and tree rings throughout this section of the community ensuring a proper 2-inch depth following specifications. An example of this situation would be in a common area park near the intersection of Cannon Drive and Dudley Avenue.
- 6) Contractor is requested to replace missing Bahia turf areas at the entrance to a walking trail adjacent to Cannon Drive with new healthy sod.
- 7) Contractor is requested to replace missing Bahia turf areas at the entrance to the walking trail along Stansil Avenue with new healthy sod.
- 8) Contractor is requested to cutback invasive vegetation away from Bahia turf areas along a walking trail on the north side of the intersection of Stevenson Lane and Service Road to provide separation and clearance.
- 9) Contractor is requested to replace a variety of missing plant material along a walking trail near the intersection of Stevenson Lane and Service Road, closely following the Landscape Architect's plans and specifications. In addition, to remove metal staking material from several Pine trees in the same location.
- 10) Contractor is requested to replace several underperforming Magnolia trees around a Lift Station near the intersection of Lilla Trail and Stevenson Lane with new Florida #1 trees which meet specifications. In addition, to replace any missing Dwarf Fakahatchee Grass in the same location with new 3-gallon plants.
- 11) **Note to Management:** During the inspection we noticed Viburnum Odoratissimum were installed around a Lift Station near the intersection of Stevenson Lane and Lilla Trail which was specified to be Wax Myrtle plantings. An exception should be made to keep this Viburnum in place because they were healthy and performing well at the time of the inspection.

September 30, 2024

Barry Mazzoni
Starkey Ranch

Stansil Park and Parcel E-2
September Turnover inspection

Page 3 of 4

- 12) Contractor is requested to replace declining Perennial Peanut plantings around a Lift Station near the intersection of Stevenson Lane and Lilla Trail with the appropriate quantity of new 1-gallon plants spaced approximately 15 inches on center.
- 13) Contractor is requested to replace any missing Dwarf Firebush in a roundabout island at the end of the cul-de-sac on Lilla Trail with new 3-gallon plants. In addition, to replace missing Beach Dune Sunflower plantings with new St. Augustine sod in this same location. They should also replace all underperforming Muhly Grass with new 3-gallon plants.
- 14) Contractor is requested to replace any dead or several declining Viburnum Odoratissimum along Lilla Trail with new 7-gallon Florida #1 plants.
- 15) Contractor is requested to replace several poor-quality Magnolia trees on the west side of 3001 Lilla Trail with new Florida #1 trees which meet specifications.
- 16) Contractor is requested to reconfigure Netafim irrigation drip lines for ornamental bed spaces along Lilla Trail following a proper grip pattern with lines running along both sides of root balls to ensure proper hydration.
- 17) Contractor is requested to remove a small strip of Perennial Peanut along vinyl fencing on the east side of Lilla Trail and replace it with new Bahia sod which will perform better in this location.
- 18) Contractor is requested to replace any declining or missing Muhly and Fakahatchee Grass along Lilla Trail with new 3-gallon plants following specifications.
- 19) Contractor is requested to replace any undersize and underperforming Magnolia and Maple trees in a common area park near the intersection of Stevenson Lane and Lilla Trail with new Florida #1 trees which meet specifications. They should also replace a damaged Tabebuia tree in the same location with a new Florida #1 tree of comparable size.
- 20) Contractor is requested to replace any missing irrigation rain sensors throughout this section of the community, closely following plans and specifications.

September 30, 2024

Barry Mazzoni
Starkey Ranch

Stansil Park and Parcel E-2
September Turnover inspection

Page 4 of 4

- 21) Contractor is requested to replace any missing or declining Texas Sage in a common area park near the intersection of Stansil Avenue and Stevenson Lane with new 7-gallon plants. They should also replace any missing or declining Beach Dune Sunflower in the same location with new 1-gallon plants. In addition, to replace any poor-quality Magnolia, Tabebuia and Callistemon trees in the same location with new Florida #1 trees which meet specifications.

Parcel E-2

- 22) Contractor is requested to replace two broken irrigation valve boxes and covers in between the sidewalk and curb near the intersection of Barbour Trail and Wetmore Court.
- 23) Contractor is requested to install new Pine straw for tree rings and ornamental bed spaces throughout this section of the community ensuring a proper 2-inch depth following specifications.
- 24) Contractor is requested to replace any missing hardwood and ornamental trees in a common area on the right side of 12667 Wetmore Court, following the Landscape Architect's plans and specifications. In addition, to verify St. Augustine sod was specified to be installed in this same location.
- 25) Contractor is requested to replace any declining or weed infested Zoysia turf areas in between sidewalk and curb along Barbour Trail and Wetmore Court with new healthy sod.
- 26) Contractor is requested to replace declining Zoysia turf areas in a roundabout island at the end of the cul-de-sac on Wetmore Court with new healthy sod. In addition, to replace a damaged Maple tree in the same location with a new Florida #1 tree which meets specifications.

Irrigation Inspection Report

1/2

Program C. 10:00pm

Date: 10/8/24

Start Times: Program "A" 12:00 PM Program "B" 12:00 AM

Inspected By: Hugo Alvarez

Program "A" Run Days (Circle): M T W T F S S

Clock: Controller E2

Program "B" Run Days (Circle): M T W T F S S

Hunter Area Stevenson Ln

C M T W T F S S

Don Touch

Zone	Spray or Rotor	Run Time	Program	Straightened	Cleaned	Adjusted	Comments
1	D	0					Broken Drip
2	S	30+30	B, C				Add 2 sprays
3	D	40	A				Broken Drip
4	D	40	A				Broken Drip
5	R	40+30	B, C				
6	S	30+30	B, C				
7	D	40	A				Broken Drip
8	S	30+30	B, C				
9	D	40	A				Broken Drip
10	D	40	A				Broken Drip
11	R	40+30	B, C				
12	D	40	A				Broken Drip
13	S	30+30	B, C				
14	R	40+30	B, C				
15	D	40	A				Broken Drip
16	S	30+30	A, C				
17	D	40+30	A, C				Broken Drip
18	S	10+3	A, C				
19	S	10+3	B, C				
20	D	40+20	A, B				Broken Drip
21	S	30+40	B, C				
22	D	40	A				Broken Drip
23	S	30+40	B, C				
24	D	45	A				Broken Drip

Additional Comments or Problems Noted: _____

Repairs Needed: _____

Labor: _____

Materials: _____

Total: _____

Manager's Signature: _____

Repairs Approved (Initial): _____

$\frac{2}{2}$

Program C 10:00pm

6:45 pm

C M A W T F S S

C M A W T F S S

These Houses Don't Have Irrigation
Stevenson Ln 13580, 13600, 13622, 13636, 13660, 13682, 13698
13498, 13520, 13540, 13556

Repairs Needed: _____ Labor: _____
 _____ Materials: _____
 _____ Total: _____

Repairs Approved (Initial).

Irrigation Inspection Report

Date: 10/8/24

Start Times: Program "A" _____ Program "B" _____

Inspected By: Hugo Alvarez

Program "A" Run Days (Circle): M T W T F S S

Clock: Controlles

Program "B" Run Days (Circle): M T W T F S S

Hunter NODE 200 Between 13831 and 13823 Rangeland Blvd

Zone	Spray or Rotor	Run Time	Program	Straightened	Cleaned	Adjusted	Comments
1	D						Broken Or-p
2							
3							
4							
5							
6							
7							
8							
9							
10							
11							
12							
13							
14							
15							
16							
17							
18							
19							
20							
21							
22							
23							
24							

Additional Comments or Problems Noted: _____

Repairs Needed: _____	Labor: _____
_____	Materials: _____
_____	Total: _____

Manager's Signature: _____

Repairs Approved (Initial): _____

EXHIBIT ATTACHED

Irrigation Inspection Report

Date: 10/4/24

Start Times: Program "A" 12:00 AM Program "B" _____

Inspected By: Hugo Alvarez

Program "A" Run Days (Circle): MTWTFSS

Clock: Controller D2

Program "B" Run Days (Circle): MTWTFSS

Hunter Arc Dudley and Cannon Dr

Zone	Spray or Rotor	Run Time	Program	Straightened	Cleaned	Adjusted	Comments
1	R	35	A				Adjust Rotors
2	S	30	A				
3	D	30	A				Broken Drip
4	R	35	A				Adjust Rotors
5	S	30	A				
6	D	30	A				Broken Drip
7	D	30	A				Broken Drip
8							
9							
10							
11							
12							
13							
14							
15							
16							
17							
18							
19							
20							
21							
22							
23							
24							

Additional Comments or Problems Noted: _____

Repairs Needed: _____	Labor: _____
_____	Materials: _____
_____	Total: _____

Manager's Signature: _____

Repairs Approved (Initial): _____

Irrigation Inspection Report

Date: 10/4/24

Start Times: Program "A" 12:00AM Program "B" _____

Inspected By: Hugo Alvarez

Program "A" Run Days (Circle): M T W T F S S

Clock: Controller G2

Program "B" Run Days (Circle): M T W T F S S

Hunter Acc2 Cattle Gap Trail

Zone	Spray or Rotor	Run Time	Program	Straightened	Cleaned	Adjusted	Comments
1	D	40	A				Broken Drip
2	S	40	A				Broken spray
3	D	40	A				Broken Drip
4	S	40	A				
5	S	40	A				
6	D	40	A				Broken Drip
7	D	40	A				Broken Drip
8	S	40	A				
9	D	40	A				
10	S	40	A				
11	D	40	A				Broken Drip and They canceled Drip
12	D	40	A				Broken Drip
13	R	40	A				1 Rotor 12 in
14	S	40	A				2 Nozzles
15							
16							
17							
18							
19							
20							
21							
22							
23							
24							

Additional Comments or Problems Noted: _____

Repairs Needed: _____

Labor: _____

Materials: _____

Total: _____

Manager's Signature: _____

Repairs Approved (Initial): _____



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	11/27/2024
Estimate #	92849
LMP REPRESENTATIVE	
SME	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
Replace plant material in voided bed areas throughout property along with any declining sod areas. Remove declining or dead plant and trees, remove sod areas for new sod. Spray out beds that are weed infested for new plants and tree install. Straighten trees that were damaged from storm. Bushhog woodline behind walking trail on the Northside of Stevenson Lane and service road. Finish with Pine straw in all beds throughout the property.			
Note Stencil Park and Parcel E-2 turnover.			
ITEM 1-4			
Echo Turf Peanut 1 GAL	3,045	15.00	45,675.00
Beach Dune Sunflower 3 GAL	300	11.00	3,300.00
Fountain Grass - Red 3 GAL	235	26.80	6,298.00
Cord Grass 3 GAL	5	26.80	134.00
Dwarf Fackelhatchee 3 GAL	40	26.80	1,072.00
Live Oak 45 GAL	1	1,777.50	1,777.50
Restake Bottlebrush	4	125.00	500.00
ITEM 5			

TERMS AND CONDITIONS:

TOTAL

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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

Estimate

Submitted To:

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

Date	11/27/2024
Estimate #	92849
LMP REPRESENTATIVE	
SME	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
Mulch Grass 3 GAL	30	26.80	804.00
Fountain Grass - Red 3 GAL	40	26.80	1,072.00
Echo Turf Peanut 1 GAL	30	15.00	450.00
Live Oak 45 GAL	2	1,777.50	3,555.00
Sod - St. Aug/ Floratam 500 SF	500	2.00	1,000.00
ITEM 6-7			
Sod - Bahia 400 SQ FT	400	1.50	600.00
ITEM 8			
Echo Turf Peanut 1 GAL	165	15.00	2,475.00
Bushog woodline	1	3,000.00	3,000.00
ITEM 9			
Beautyberry Bush 3 GAL	2	41.00	82.00
Coontie Palm 3 GAL	20	54.00	1,080.00
Beach Dune Sunflower 1 GAL	75	11.00	825.00
Pakahatchee Grass - Dwarf 3 GAL	5	26.80	134.00
ITEM 10			
Dwarf Pakahatchee 3 GAL	20	26.80	536.00
Magnolia - Southern 30 GAL	1	877.50	877.50

TERMS AND CONDITIONS:
TOTAL

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OWNER / AGENT
DATE

Estimate

Submitted To:

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

Date	11/27/2024
Estimate #	92849
LMP REPRESENTATIVE	
SMS	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
ITEM 12			
Echo Turf Peanut 1 GAL	120	15.00	1,800.00
Fakahatchee Grass - Dwarf 3 GAL	30	26.80	804.00
ITEM 13			
Fakahatchee Grass - Dwarf 3 GAL	15	26.80	402.00
Firebush 7 GAL	39	103.25	4,026.75
ITEM 14			
Viburnum - Odoratissimum 7 GAL	40	103.25	4,130.00
ITEM 15			
Magnolia - Southern 30 GAL	4	877.50	3,510.00
ITEM 17			
Sod - Bahia 800 SQ FT	800	1.50	1,200.00
ITEM 18			
Mulhy Grass 3 GAL	20	26.80	536.00
Fakahatchee Grass - Dwarf 3 GAL	30	26.80	804.00
ITEM 19			
Echo Turf Peanut 1 GAL	35	15.00	525.00

TERMS AND CONDITIONS:
TOTAL

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OWNER / AGENT
DATE

Estimate

Submitted To:

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

Date 11/27/2024

Estimate # 92849

LMP REPRESENTATIVE

SMS

PO #

Work Order #

DESCRIPTION	QTY	COST	TOTAL
Beach Dune Sunflower 1 GAL	40	11.00	440.00
Lantana - gold 1 GAL	75	11.00	825.00
Cord Grass 3 GAL	10	26.80	268.00
Mulhy Grass 3 GAL	10	26.80	268.00
Fakahatchee Grass - Dwarf 3 GAL	45	26.80	1,206.00
Live Oak 45 GAL	1	1,777.50	1,777.50
Tabasco yellow 30 GAL	1	877.50	877.50
Tree Staking	2	125.00	250.00
Sod - St. Aug/ Floratam 3000 SQ T	3,000	2.00	6,000.00
ALLEY AND SERVICE ROAD			
Dwarf Fakahatchee 3 GAL	25	26.80	670.00
Echo Turf Peanut 1 GAL	200	15.00	3,000.00
ITEM 21			
Beach Dune Sunflower 1 GAL	340	11.00	3,740.00
Texas Sage 3 GAL	55	26.80	1,474.00
Tabasco tree 30 GAL	1	877.50	877.50
Bottlebrush tree 30 GAL	1	877.50	877.50
Magnolia - Southern 30 GAL	2	877.50	1,755.00
Mulch - Pine Straw (bale)	600	18.00	10,800.00
Bed Prep/ Debris/ Disposal	1	3,500.00	3,500.00

TERMS AND CONDITIONS:

TOTAL

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OWNER / AGENT

DATE



Submitted To:

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

Date	11/27/2024
Estimate #	92849
LMP REPRESENTATIVE	
SMS	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
irrigation Modification and repairs for new plant material; Time and Material	1	20,000.00	20,000.00

TOTAL	\$151,580.75
--------------	---------------------

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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	12/4/2024
Estimate #	92885
LMP REPRESENTATIVE	
HA-PI	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
drip irrigation coupling (\$0.69 - 10%)	90	0.62	55.80
RD06SP30FNP Rain Bird RD06 Non-Potable Spray Body NSI 6 in. Pop Up with PRS30 Pressure Regulator and Flow-Shield (\$31.11 - 10%)	5	28.00	140.00
spray nozzle (\$1.95 - 10%)	9	1.78	15.84
I2006PRBR Hunter 8 in. Rotor w/ Check Valve & Reclaimed Water ID (\$41.11 - 10%)	1	37.00	37.00
drip irrigation tee (\$0.85 - 10%)	10	0.77	7.70
drip irrigation tubing (\$0.65 - 10%)	530	0.59	312.70
6 inch soil staple (\$0.16 - 10%)	100	0.16	16.00
Labor: 1 man @ \$ 65.00 per hour	6.75	65.00	438.75
Goes with proposal # 92849. Irrigation modifications and repairs as needed.			

TERMS AND CONDITIONS:

TOTAL \$1,023.79

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OWNER / AGENT

DATE

**HURRICANE DEBBIE & MILTION
STORM DAMAGE TREE INVOICES
FOR REPLACEMENT CONSIDERATIONS**



Invoice

Amount Due

\$75,955.00

Customer	Customer number	Invoice number	Invoice date	Payment due date
TSR CDD	7890952	919028326	November 04, 2024	December 04, 2024
Current services	Date of service	Cost of service	Sales tax (if applies)	Service total

TSR CDD - STARKEY RANCH CDD

2500 HEART PINE AVE, Odessa, FL

Storm Damage - Hurricane	10/30/2024	43,150.00	43,150.00
--------------------------	------------	-----------	-----------

(Contract #47684221)

Huckleberry Pond

Remove all downed and uprooted trees on island. Also remove uprooted Oak on northern side of pond. (Tree that Davey injected.)

Storm Damage - Hurricane	11/01/2024	20,500.00	20,500.00
--------------------------	------------	-----------	-----------

(Contract #47684221)

Cunningham

Remove 2 fallen trees east in Oak stand near the water. Plus remove large fallen Oak in the far NW part of walking trail.

Storm Damage - Hurricane	11/01/2024	4,875.00	4,875.00
--------------------------	------------	----------	----------

(Contract #47684221)

54

Flush cut all downed or leaning pine trees along fence line on 54. No stump removal.

Storm Damage - Hurricane	11/01/2024	7,430.00	7,430.00
--------------------------	------------	----------	----------

(Contract #47684221)

Cunningham

Remove one fallen Oak due N at far end of pond.

***** 1356 135631

Thank you for your business!

Rate your experience:
www.davey.com/feedback

Just Ask Us!

Have questions about our services?
Visit us online at www.davey.com
or call your local arborist
Ben Wasielewski at (407) 331-8020.

Your Local Office

123 ATLANTIC DR STE 111
MAITLAND, FL 32751-3370
(407) 331-8020

Page 1 of 2

Please detach and return the following remittance advice with your payment



The Davey Tree Expert Company
1500 N. Mantua St.
Kent, OH 44240

FORWARDING SERVICE REQUESTED

Ways to Pay	1) Pay online at https://payments.davey.com
	2) Mail in a check (please include remittance stub)
	Please contact your local office regarding any service issues.

Amount Due: **\$75,955.00**

Due Date: **December 04, 2024**

Invoice Date: November 04, 2024

Invoice Number: 919028326

Customer Number: 7890952

Mail Payment To:

TSR CDD
PETER SOETY
9220 BONITA BEACH RD SE STE 214
BONITA SPRINGS, FL 34135-4231

The Davey Tree Expert Company
P.O. Box 773222
Detroit, MI 48277-3222

7732220007890952009190283268110420247000000759550057

Invoice

Amount Due

\$75,955.00

Current services	Date of service	Cost of service	Sales tax (if applies)	Service total
Total amount due				75,955.00

1356 135631

Thank you for your business!

Rate your experience:
www.davey.com/feedback

Just Ask Us!

Have questions about our services?
Visit us online at www.davey.com
or call your local arborist
Ben Wasielewski at (407) 331-8020.

Your Local Office

123 ATLANTIC DR STE 111
MAITLAND, FL 32751-3370
(407) 331-8020

Page 2 of 2

Please detach and return the following remittance advice with your payment



The Davey Tree Expert Company
1500 N. Mantua St.
Kent, OH 44240

FORWARDING SERVICE REQUESTED

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	Please contact your local office regarding any service issues.

Amount Due: **\$75,955.00**

Due Date: **December 04, 2024**

Invoice Date: November 04, 2024

Invoice Number: 919028326

Customer Number: 7890952

Mail Payment To:

TSR CDD
PETER SOETY
9220 BONITA BEACH RD SE STE 214
BONITA SPRINGS, FL 34135-4231

The Davey Tree Expert Company
P.O. Box 773222
Detroit, MI 48277-3222

7732220007890952009190283268110420247000000759550057

STARKEY RANCH CDD

Date	Invoice #	AMT	Received
			Invoice
10/11/2024	188368	\$9,620.00	Yes
10/11/2024	188369	\$1,900.00	Yes
10/12/2024	188370	\$6,350.00	Yes
10/14/2024	188371	\$7,680.00	Yes
10/15/2024	188374	\$3,760.00	Yes
10/15/2024	188373	\$8,620.00	Yes
10/16/2024	188375	\$5,760.00	Yes
10/16/2024	188376	\$4,270.00	Yes
10/17/2024	188377	\$3,760.00	Yes
10/17/2024	188380	\$1,050.00	Yes
10/17/2024	188378	\$1,800.00	Yes
10/18/2024	188382	\$1,890.00	Yes
10/19/2024	188384	\$1,800.00	Yes
11/4/2024	188386	\$2,300.00	Yes
11/5/2024	188387	\$990.00	Yes
11/8/2024	188410	\$2,550.00	Yes
11/19/2024	188786	\$1,850.00	Yes
11/20/2024	188787	\$1,850.00	Yes
11/22/2024	188788	\$1,700.00	Yes
11/25/2024	188789	\$3,350.00	Yes
11/26/2024	188790	\$2,900.00	Yes
TOTAL		\$75,750.00	

GL - HURRICANE RECOVERY

Bm



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
10/11/2024	188368

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

Property Information
TSR CDD 2500 Heart Pine Ave. Odessa, FL 33556

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
HURRICANE MILTON DISASTER RECOVERY Cleanup of property including cutting trees and palms as well as picking up debris in general. 10-11-2024 Hours - 8am - 5pm Supervisor 1 x 9 hours Laborers (15) 9 hours each Supervisor - Paul Gomez Erika Sanchez Carmela Gomez Angelina Jimenez Juana Jimenez Hilaria Perez Sullimar Perez Olvis Hernandez Arnoldo Portelles Rogelio Rodriguez Leonardo Alfaro Lazaro Garcia Jamil Contreras Jose Machado Candido Herrera Yuniesky Alfaro	9 135	80.00 60.00	720.00 8,100.00
			Total
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable. If paying by credit card, please add a 3% processing fee of the Invoice total. Thank you.	Terms	Due Date	Payments/Credits
	Net 30	11/10/2024	Balance Due



Invoice

Date	Invoice #
10/11/2024	188368

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

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

Property Information
TSR CDD 2500 Heart Pine Ave. Odessa, FL 33556

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Equipment	1	100.00	100.00
Dump Fees	2	350.00	700.00
		Total	\$9,620.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable. If paying by credit card, please add a 3% processing fee of the Invoice total. Thank you.		Payments/Credits	\$0.00
		Balance Due	\$9,620.00



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
10/11/2024	188369

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

Property Information
TSR CDD 2500 Heart Pine Ave. Odessa, FL 33556

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
HURRICANE MILTON DISASTER RECOVERY Cleanup of property including cutting trees and palms as well as picking up debris in general. 10-11-2024 Hours - 730am - 4pm Supervisor 1 x 8.5 hours Laborers (2) 8.5 hours each Supervisor - Jose Planas Rafael Vazquez Luis deJesus Bucket Truck	8.5	80.00	680.00
	17	60.00	1,020.00
	1	200.00	200.00
Total			\$1,900.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable. If paying by credit card, please add a 3% processing fee of the Invoice total. Thank you.	Terms	Due Date	Payments/Credits
	Net 30	11/10/2024	Balance Due
			\$0.00
			\$1,900.00



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
10/12/2024	188370

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

Property Information
TSR CDD 2500 Heart Pine Ave. Odessa, FL 33556

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
HURRICANE MILTON DISASTER RECOVERY Cleanup of property including cutting trees and palms as well as picking up debris in general. 10-12-2024 Hours - 730am - 3pm Supervisor 1 x 7.5 hours Laborers (11) 7.5 hours each Supervisor - Erika Sanchez Hernan Zavala Carmela Gomez Angelina Jimenez Juana Jimenez Hilaria Perez Sullimar Perez Olvis Hernandez Arnoldo Portelles Rogelio Rodriguez Leonardo Alfaro Yuniesky Alfaro Equipment Dump Fees	7.5	80.00	600.00
	82.5	60.00	4,950.00
	1	100.00	100.00
	2	350.00	700.00
Total			\$6,350.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable. If paying by credit card, please add a 3% processing fee of the Invoice total. Thank you.	Terms	Due Date	Payments/Credits
	Net 30	11/11/2024	Balance Due
			\$0.00
			\$6,350.00



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
10/14/2024	188371

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

Property Information
TSR CDD 2500 Heart Pine Ave. Odessa, FL 33556

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
HURRICANE MILTON DISASTER RECOVERY Cleanup of property including cutting trees and palms as well as picking up debris in general. 10-14-2024 Hours - 830am - 430pm Supervisor 1 x 8 hours Laborers (13) 8 hours each Supervisor - Paul Gomez Yamil Contreras Yobani Cruz Reinier Jimenez Ragello Rodriguez Arnolfo Portelles Olvis Hernandez Leonardo Alfaro Erika Sanchez Sullimar Perez Hilaria Perez Juana Jimenez Angelina Jimenez Carmela Gomez Equipment Dump Fees	8	80.00	640.00
	104	60.00	6,240.00
	1	100.00	100.00
	2	350.00	700.00
Total			\$7,680.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable. If paying by credit card, please add a 3% processing fee of the Invoice total. Thank you.	Terms	Due Date	Payments/Credits
	Net 30	11/13/2024	Balance Due
			\$0.00
			\$7,680.00



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
10/15/2024	188373

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

Property Information
TSR CDD 2500 Heart Pine Ave. Odessa, FL 33556

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
HURRICANE MILTON DISASTER RECOVERY Cleanup of property including cutting trees and palms as well as picking up debris in general. 10-15-2024 Hours - 730am - 4pm Supervisor 1 x 8.5 hours Laborers (3) 8.5 hours each Supervisor - Jose Planas Joel Torres Luis DeJesus Juan Munoz Chipper Dump Fees	8.5	80.00	680.00
	25.5	60.00	1,530.00
	1	500.00	500.00
	3	350.00	1,050.00
		Total	\$3,760.00
Questions regarding this invoice? Please e-mail arpayments@lnppro.com or call 813-757-6500 and ask for Accounts Receivable. If paying by credit card, please add a 3% processing fee of the Invoice total. Thank you.	Terms	Due Date	Payments/Credits
	Net 30	11/14/2024	Balance Due
			\$0.00
			\$3,760.00



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
10/15/2024	188374

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

Property Information
TSR CDD 2500 Heart Pine Ave. Odessa, FL 33556

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
HURRICANE MILTON DISASTER RECOVERY Cleanup of property including cutting trees and palms as well as picking up debris in general. 10-15-2024 Hours - 730am - 4pm Supervisor 1 x 8.5 hours Laborers (14) 8.5 hours each Supervisor - Paul Gomez Olvis Hernandez Arnoldo Portelles Rogelio Rodriguez Leonardo Alfaro Yamil Contreras Jose Ferreiro Reinier Jimenez Yobani Cruz Erika Sanchez Carmela Gomez Angelina Jimenez Juana Jimenez Sullimar Leon Hilaria Perez Dump Fees	8.5	80.00	680.00
	119	60.00	7,140.00
	2	350.00	700.00
			Total
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable. If paying by credit card, please add a 3% processing fee of the Invoice total. Thank you.	Terms	Due Date	Payments/Credits
	Net 30	11/14/2024	Balance Due



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
10/15/2024	188374

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

Property Information
TSR CDD 2500 Heart Pine Ave. Odessa, FL 33556

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Equipment	1	100.00	100.00
		Total	\$8,620.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable. If paying by credit card, please add a 3% processing fee of the Invoice total. Thank you.		Terms	\$0.00
		Due Date	\$0.00
		Net 30	\$0.00
		11/14/2024	\$0.00
		Balance Due	\$8,620.00



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
10/16/2024	188375

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

Property Information
TSR CDD 2500 Heart Pine Ave. Odessa, FL 33556

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
HURRICANE MILTON DISASTER RECOVERY Cleanup of property including cutting trees and palms as well as picking up debris in general. 10-16-2024 Hours - 730am - 330pm Supervisor 1 x 8 hours Laborers (9) 8 hours each Supervisor - Paul Gomez Olvis Hernandez Leonardo Alfaro Arnoldo Portelles Rogelio Rodriguez Erika Sanchez Angelina Jimenez Juana Jimenez Sullimar Leon Hilaria Perez Dump Fees Equipment	8 72 2 1	80.00 60.00 350.00 100.00	640.00 4,320.00 700.00 100.00
Total			\$5,760.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable. If paying by credit card, please add a 3% processing fee of the Invoice total. Thank you.			
Terms	Due Date	Payments/Credits	\$0.00
Net 30	11/15/2024	Balance Due	\$5,760.00



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
10/16/2024	188376

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

Property Information
TSR CDD 2500 Heart Pine Ave. Odessa, FL 33556

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
HURRICANE MILTON DISASTER RECOVERY Cleanup of property including cutting trees and palms as well as picking up debris in general. 10-16-2024 Hours - 730am - 4pm Supervisor 1 x 8.5 hours Laborers (4) 8.5 hours each Supervisor - Jose Planas Johnlexis Alicea Juan Munoz Joel Torres Luis DeJesus Dump Fees Chipper	8.5	80.00	680.00
	34	60.00	2,040.00
	3	350.00	1,050.00
	1	500.00	500.00
Total			\$4,270.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable. If paying by credit card, please add a 3% processing fee of the Invoice total. Thank you.	Terms	Due Date	Payments/Credits
	Net 30	11/15/2024	Balance Due
			\$0.00
			\$4,270.00



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
10/17/2024	188377

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

Property Information
TSR CDD 2500 Heart Pine Ave. Odessa, FL 33556

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
HURRICANE MILTON DISASTER RECOVERY Cleanup of property including cutting trees and palms as well as picking up debris in general. 10-17-2024 Hours - 730am - 4pm Supervisor 1 x 8.5 hours Laborers (3) 8.5 hours each Supervisor - Jose Planas Johnlexis Alicea Juan Munoz Luis DeJesus Dump Fees Chipper	8.5 25.5 3 1	80.00 60.00 350.00 500.00	680.00 1,530.00 1,050.00 500.00
		Total	\$3,760.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable. If paying by credit card, please add a 3% processing fee of the Invoice total. Thank you.		Terms	Due Date
		Net 30	11/16/2024
		Payments/Credits	\$0.00
		Balance Due	\$3,760.00



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
10/17/2024	188380

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

Property Information
TSR CDD 2500 Heart Pine Ave. Odessa, FL 33556

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
HURRICANE MILTON DISASTER RECOVERY 10-17-2024 Dump Fees	3	350.00	1,050.00
		Total	\$1,050.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable. If paying by credit card, please add a 3% processing fee of the Invoice total. Thank you.	Terms	Due Date	Payments/Credits
	Net 30	11/16/2024	Balance Due
			\$0.00
			\$1,050.00



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
10/17/2024	188378

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

Property Information
TSR CDD 2500 Heart Pine Ave. Odessa, FL 33556

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
HURRICANE MILTON DISASTER RECOVERY Tree Staking 10-17-2024 Supervisor - Roberto Centeno Antonio U. Omar Torres Yimer Martinez Tree Staking - 12 Large Trees @ \$150 = \$1,800	12	150.00	1,800.00
Total			\$1,800.00
Questions regarding this invoice? Please e-mail arpayments@imppro.com or call 813-757-6500 and ask for Accounts Receivable. If paying by credit card, please add a 3% processing fee of the Invoice total. Thank you.	Terms	Due Date	Payments/Credits
	Net 30	11/16/2024	Balance Due
			\$0.00
			\$1,800.00



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
10/18/2024	188382

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

Property Information
TSR CDD 2500 Heart Pine Ave. Odessa, FL 33556

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
HURRICANE MILTON DISASTER RECOVERY Cleanup of property including cutting trees and palms as well as picking up debris in general. 10-18-2024 Hours - 730am - 1130am Supervisor 1 x 4 hours Laborers (3) 4 hours each Supervisor - Jose Planas Johnlexis Alicea Juan Munoz Joel Torres Dump Fees Chipper	4 12 1 1	80.00 60.00 350.00 500.00	320.00 720.00 350.00 500.00
Total			\$1,890.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable. If paying by credit card, please add a 3% processing fee of the Invoice total. Thank you.			
Terms	Due Date	Payments/Credits	\$0.00
Net 30	11/17/2024	Balance Due	\$1,890.00



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
10/19/2024	188384

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

Property Information
TSR CDD 2500 Heart Pine Ave. Odessa, FL 33556

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
HURRICANE MILTON DISASTER RECOVERY Tree Staking 10-19-2024 Supervisor - Roberto Centeno Antonio U. Omar Torres Yimer Martinez Staked 18 trees @ \$100 each = \$1,800	18	100.00	1,800.00
		Total	\$1,800.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable. If paying by credit card, please add a 3% processing fee of the Invoice total. Thank you.	Terms	Due Date	Payments/Credits
	Net 30	11/18/2024	Balance Due
			\$1,800.00



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
11/4/2024	188386

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

Property Information
TSR CDD 2500 Heart Pine Ave. Odessa, FL 33556

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
HURRICANE MILTON DISASTER RECOVERY Cleanup of property including cutting trees and palms as well as picking up debris in general. 11-4-2024 Hours - 7am - 12pm Supervisor 1 x 5 hours Laborers (4) 5 hours each Supervisor - Jose Planas Rafael Vazquez Juan Munoz Joel Torres Luis DeJesus Dump Fees	5	80.00	400.00
	20	60.00	1,200.00
	2	350.00	700.00
Total			\$2,300.00
Questions regarding this invoice? Please e-mail arpayments@imppro.com or call 813-757-6500 and ask for Accounts Receivable. If paying by credit card, please add a 3% processing fee of the Invoice total. Thank you.	Terms	Due Date	Payments/Credits
	Net 30	12/4/2024	Balance Due
			\$0.00
			\$2,300.00



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
11/5/2024	188387

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

Property Information
TSR CDD 2500 Heart Pine Ave. Odessa, FL 33556

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
HURRICANE MILTON DISASTER RECOVERY Cleanup of property including cutting trees and palms as well as picking up debris in general. 11-5-2024 Hours - 8am - 10am Supervisor 1 x 2 hours Laborers (4) 2 hours each Supervisor - Jose Planas Rafael Vazquez Juan Munoz Joel Torres Luis DeJesus Dump Fees	2 8 1	80.00 60.00 350.00	160.00 480.00 350.00
Total			\$990.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable. If paying by credit card, please add a 3% processing fee of the Invoice total. Thank you.	Terms	Due Date	Payments/Credits
	Net 30	12/5/2024	Balance Due \$990.00



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
11/8/2024	188410

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

Property Information
TSR CDD 2500 Heart Pine Ave. Odessa, FL 33556

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
HURRICANE MILTON DISASTER RECOVERY Restaked 17 trees @ \$150 each = \$2,550 2 x4's used on 4 trees and 13 trees had 3 lodge poles each 11-8-2024 Restaked 17 Trees Supervisor - Roberto Centeno Omar Torres Antonio U Yimer Martinez	17	150.00	2,550.00
		Total	\$2,550.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable. If paying by credit card, please add a 3% processing fee of the Invoice total. Thank you.	Terms	Due Date	Payments/Credits
	Net 30	12/8/2024	Balance Due
			\$0.00
			\$2,550.00



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
11/19/2024	188786

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

Property Information
TSR CDD 2500 Heart Pine Ave. Odessa, FL 33556

Estimate #

Work Order #

PO / PA #

Description		Qty	Rate	Amount
HURRICANE MILTON DISASTER RECOVERY STRAIGHTENED 9 OAKS AND STAKED WITH 2 X 4'S (BIG OAKS) 11-19-2024 Hours - 730am - 12pm STRAIGHTENED 9 OAKS AND STAKED WITH 2 X 4'S (BIG OAKS) Supervisor - Roberto Centeno Omar Torres Yimer Martinez		9	150.00	1,350.00
Skid Steere		1	500.00	500.00
			Total	\$1,850.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable. If paying by credit card, please add a 3% processing fee of the Invoice total. Thank you.		Terms	Due Date	Payments/Credits
		Net 30	12/19/2024	Balance Due
				\$0.00
				\$1,850.00



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
11/20/2024	188787

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

Property Information
TSR CDD 2500 Heart Pine Ave. Odessa, FL 33556

Estimate #

Work Order #

PO / PA #

Description		Qty	Rate	Amount
HURRICANE MILTON DISASTER RECOVERY STRAIGHTENED 9 OAKS AND STAKED WITH 2 X 4'S (BIG OAKS) 11-20-2024 Hours - 730am - 1230pm STRAIGHTENED 9 OAKS AND STAKED WITH 2 X 4'S (BIG OAKS) Supervisor - Roberto Centeno Omar Torres Yimer Martinez		9	150.00	1,350.00
Skid Steere		1	500.00	500.00
			Total	\$1,850.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable. If paying by credit card, please add a 3% processing fee of the Invoice total. Thank you.		Terms	Due Date	Payments/Credits
		Net 30	12/20/2024	Balance Due
				\$0.00
				\$1,850.00



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
11/22/2024	188788

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

Property Information
TSR CDD 2500 Heart Pine Ave. Odessa, FL 33556

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
HURRICANE MILTON DISASTER RECOVERY STRAIGHTENED 8 TREES AND STAKED WITH 2 X 4'S 11-22-2024 Hours - 730am - 1230pm Strapping/Staking8 @ \$150 = \$1,200 Supervisor - Roberto Centeno Eduardo Ramirez Yimer Martinez Skid Steere	8	150.00	1,200.00
	1	500.00	500.00
Total			\$1,700.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable. If paying by credit card, please add a 3% processing fee of the Invoice total. Thank you.	Terms	Due Date	Payments/Credits
	Net 30	12/22/2024	Balance Due
			\$0.00
			\$1,700.00



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
11/25/2024	188789

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

Property Information
TSR CDD 2500 Heart Pine Ave. Odessa, FL 33556

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
HURRICANE MILTON DISASTER RECOVERY STRAIGHTENED 19 TREES AND STAKED WITH 2 X 4'S 11-25-2024 Hours - 730am - 230pm Strapping/Staking 19 @ \$150 = \$2,850 Supervisor - Roberto Centeno Eduardo Ramirez Yimer Martinez Skid Steere	19	150.00	2,850.00
	1	500.00	500.00
		Total	\$3,350.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable. If paying by credit card, please add a 3% processing fee of the Invoice total. Thank you.		Terms	Due Date
		Payments/Credits	
		Net 30	12/25/2024
		Balance Due	\$3,350.00



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
11/26/2024	188790

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

Property Information
TSR CDD 2500 Heart Pine Ave. Odessa, FL 33556

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
HURRICANE MILTON DISASTER RECOVERY STRAIGHTENED 16 TREES AND STAKED WITH 2 X 4'S			
11-26-2024 Hours - 730am - 230pm Strapping/Staking 16 @ \$150 = \$2,850 Supervisor - Roberto Centeno Eduardo Ramirez Yimer Martinez Skid Steere	16	150.00	2,400.00
	1	500.00	500.00
Total			\$2,900.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable. If paying by credit card, please add a 3% processing fee of the Invoice total. Thank you.	Terms	Due Date	Payments/Credits
	Net 30	12/26/2024	Balance Due
			\$0.00
			\$2,900.00

CUNNINGHAM PARK

STORM DAMAGE REPAIR PROJECT



Operations Manager Note:
Proposal Require Revisions.
Will present at a later date.

TSR

COMMUNITY DEVELOPMENT DISTRICT

4

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 CANCELED <i>Inclement Weather</i>	Regular Meeting	6:00 PM
November 13, 2024	Regular Meeting	6:00 PM
December 11, 2024	Regular Meeting	12:00 PM
December 11, 2024 CANCELED	Regular Meeting	6:00 PM
January 8, 2025	Workshop [Landscaping]	4:00 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