

**TSR**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**March 12, 2025**

**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**

March 5, 2025

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 March 12, 2025 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 Proposals for Huckleberry Pond Fence & Maintenance Gate Project
  - A. Florida State Fence Estimates
    - I. 49941
    - II. 49942
  - B. Southern Land Services of Southwest Florida, Inc. Proposal #020425-2
5. Consideration of Proposals for SR-54 Fence Hurricane Repair Project - March 2025
  - A. Florida State Fence Estimate 49938
  - B. Southern Land Services of Southwest Florida, Inc. Proposal #020425-1
6. Discussion: Albritton Park Damage/Amenity Monitoring Discussion
7. Discussion: Rangeland Blvd Extension/Pasco County Response
8. Consideration of Suspension of Amenity Privileges: 3936 Barbour Trail
9. Consideration of Landscape Maintenance Professionals, Inc. First Amendment to Landscape and Irrigation Maintenance Services

10. Consideration of Stansil Park Landscaping Project Bids
11. Consideration of 020 Requisition
12. Acceptance of Unaudited Financial Statements as of January 31, 2025
13. Approval of February 12, 2025 Regular Meeting Minutes
14. Action & Completed Items
15. Staff Reports

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

- NEXT MEETING DATE: April 9, 2025 at 6:00 PM

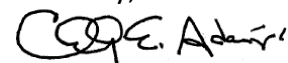
○ QUORUM CHECK

|        |                |                                    |                                |                             |
|--------|----------------|------------------------------------|--------------------------------|-----------------------------|
| SEAT 1 | KEVIN KURTZ    | <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*
16. Supervisors' Requests
17. Public Comments (*non-agenda items*) [3 minutes per person]
18. 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,



Chesley E. Adams, Jr.  
District Manager



# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **4AI**

4330 S. 66th St.  
Tampa, FL 33619  
"Fences Make Better Neighbors!"  
www.FloridaStateFence.com

# Estimate

Date 12/31/2025 Estimate # 49941

## Name / Address

Barry Mazzoni  
SR 54 and Cattle Gap Trail  
Odessa, FL

## Ship To

| Office   | Terms                     | Rep   | Project             |          |  |
|--|---------------------------|-------|---------------------|----------|--|
| 813-413-7844   | 50% down and 50% Complete | LT    | Island Access Fence |          |  |
| Description  | Qty                       | U/M   | Rate                | Total    |  |
| 4' High Wood Ranch Rail 4-Rail Horse Fence<br>1x6x16 PTP Boards<br>4x4x8 PTP Posts 8' OC<br>60lbs Concrete Per Post  | 48                        | l/ft. | 25.95               | 1,245.60 |  |
| 1" x 6" x 6' PTP Cover Board   | 10                        | ea    | 18.00               | 180.00   |  |
| Horizontal 4'H x 6'W DD Gate<br>Complete with Dual Locking Hatchet Latch, Hinges, 24" Drop Rod and Handle  | 1                         | ea    | 950.00              | 950.00   |  |
| Staining or Paint done by others   |                           |       | 0.00                | 0.00     |  |
| All fence lines need to cleared, mowed and graded prior to installation. \$750 remobilization fee if the installation site is not ready.   | 1                         | ea    | 0.00                | 0.00     |  |
| 1. Additional 3.5% fee if paying by card.<br>2. Florida State Fence to call a utility locate or "dig-safe" prior to installation. Florida State Fence is not responsible for damage to private/unmarked utilities or irrigation lines.<br>3. Price does not include permit, which may not be necessary for this project or otherwise noted.<br>4. Homeowner is responsible for location of fence within property, location of any underground sprinklers, pavers and HOA approvals if necessary (Florida State Fence can assist with paperwork required by | 1                         | ea    | 0.00                | 0.00     |  |

Price is good for Cash, Check, or ACH only.

Convenience Electronic fee will apply.

Florida State Fence has the right to recover attorneys' fees incurred in connection with collection of amounts owed.

**Total**

*Florida State Fence is not liable for unmarked utilities, or sprinkler lines (marked or unmarked). If a boundary Survey is not provided, customer takes responsibility of fence location. Full payment is due at the time of completion. Any balance not paid within 10 days of completion will be accessed a finance charge of 1 ½% per month applied, to all accounts not paid in full. All materials remain the property of Florida State Fence until full payment is received. Right of access and removal is granted to Florida State Fence in the event of nonpayment, per the terms of this contract.*

*Customer assumes all responsibility for obtaining homeowners association approval for the type and location of fence. Customer must provide a plot plan and/or survey to establish fence installation location. If not provided, customer assumes all responsibility for the location of the fence.*

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

4330 S. 66th St.  
Tampa, FL 33619  
"Fences Make Better Neighbors!"  
www.FloridaStateFence.com

# Estimate

Date 12/31/2025 Estimate # 49941

## Name / Address

Barry Mazzoni  
SR 54 and Cattle Gap Trail  
Odessa, FL

## Ship To

| Office  | Terms                     | Rep | Project             |      |       |
|---|---------------------------|-----|---------------------|------|-------|
| 813-413-7844  | 50% down and 50% Complete | LT  | Island Access Fence |      |       |
| Description   |                           | Qty | U/M                 | Rate | Total |
| HOA).<br>5. Any change in layout, footages, or materials may result in price change as well as potentially having to reschedule your installation date.<br>6. Homeowner is responsible for removing all vegetation and debris along the fence line. If not removed by day of install, there will be a \$600.00 remobilization charge.<br>7. Financing is available through a third party vendor: Launch Credit Union. Contact your sales rep or our office for details.<br>8. Material is ordered ONLY after receiving 50% deposit.<br>9. Florida State Fence does NOT warranty any of our wood products.<br>10. One Year Labor Warranty<br>11. If project is delayed longer than 2 weeks, Florida State Fence will invoice the entire balance of the materials purchased for said project.<br>12. If customer cancels or changes material type once materials have been allocated, depending on the material type, the customer could be responsible for a 25% restocking fee for the unused materials.<br>13. In the event Florida State Fence retains an attorney to collect any amounts due from Customer, Customer shall be liable to Florida State Fence for all attorneys' fees, expenses, and costs incurred to collect the amounts due from Customer, including any attorneys' fees, expenses, and costs incurred prior to a legal action, during the course of any legal action, and any appeals. The failure to provide such written notice does not bar the enforcement of a lien against a person who has not been adversely affected. |                           |     |                     |      |       |

Price is good for Cash, Check, or ACH only.

Convenience Electronic fee will apply.

Florida State Fence has the right to recover attorneys' fees incurred in connection with collection of amounts owed.

**Total**

\$2,375.60

*Florida State Fence is not liable for unmarked utilities, or sprinkler lines (marked or unmarked). If a boundary Survey is not provided, customer takes responsibility of fence location. Full payment is due at the time of completion. Any balance not paid within 10 days of completion will be accessed a finance charge of 1 ½% per month applied, to all accounts not paid in full. All materials remain the property of Florida State Fence until full payment is received. Right of access and removal is granted to Florida State Fence in the event of nonpayment, per the terms of this contract.*

*Customer assumes all responsibility for obtaining homeowners association approval for the type and location of fence. Customer must provide a plot plan and/or survey to establish fence installation location. If not provided, customer assumes all responsibility for the location of the fence.*

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

# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **4A11**

4330 S. 66th St.  
Tampa, FL 33619  
"Fences Make Better Neighbors!"  
www.FloridaStateFence.com

# Estimate

Date Estimate #  
2/21/2025 49942

## Name / Address

Barry Mazzoni  
SR 54 and Cattle Gap Trail  
Odessa, FL

## Ship To

| Office  | Terms                     | Rep   | Project                |          |  |
|---|---------------------------|-------|------------------------|----------|--|
| 813-413-7844  | 50% down and 50% Complete | LT    | Island Access BLK Alum |          |  |
| Description   | Qty                       | U/M   | Rate                   | Total    |  |
| 4'H x 8'W 3-Rail Commercial Aluminum<br>2" x 72" x .062 Post<br>Color: BLK  | 48                        | l/ft. | 38.95                  | 1,869.60 |  |
| 4'h x 4'w 3-rail Aluminum Double Drive Gate Commercial Aluminum<br>Color: BLK 3/4" Picket<br>Self Closing Hinges & Locking Latch  | 2                         | ea    | 575.00                 | 1,150.00 |  |
| 1. Additional 3.5% fee if paying by card.<br>2. Florida State Fence to call a utility locate or "dig-safe" prior to installation. Florida State Fence is not responsible for damage to private/unmarked utilities or irrigation lines.<br>3. Price does not include permit, which may not be necessary for this project or otherwise noted.<br>4. Homeowner is responsible for location of fence within property, location of any underground sprinklers, pavers and HOA approvals if necessary (Florida State Fence can assist with paperwork required by HOA).<br>5. Any change in layout, footages, or materials may result in price change as well as potentially having to reschedule your installation date.<br>6. Homeowner is responsible for removing all vegetation and debris along the fence line. If not removed by day of install, there will be a \$600.00 remobilization charge.<br>7. Financing is available through a third party vendor: Launch Credit | 1                         | ea    | 0.00                   | 0.00     |  |

Price is good for Cash, Check, or ACH only.

Convenience Electronic fee will apply.

Florida State Fence has the right to recover attorneys' fees incurred in connection with collection of amounts owed.

**Total**

*Florida State Fence is not liable for unmarked utilities, or sprinkler lines (marked or unmarked). If a boundary Survey is not provided, customer takes responsibility of fence location. Full payment is due at the time of completion. Any balance not paid within 10 days of completion will be accessed a finance charge of 1 ½% per month applied, to all accounts not paid in full. All materials remain the property of Florida State Fence until full payment is received. Right of access and removal is granted to Florida State Fence in the event of nonpayment, per the terms of this contract.*

*Customer assumes all responsibility for obtaining homeowners association approval for the type and location of fence. Customer must provide a plot plan and/or survey to establish fence installation location. If not provided, customer assumes all responsibility for the location of the fence.*

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

4330 S. 66th St.  
Tampa, FL 33619  
"Fences Make Better Neighbors!"  
www.FloridaStateFence.com

# Estimate

Date Estimate #  
2/21/2025 49942

## Name / Address

Barry Mazzoni  
SR 54 and Cattle Gap Trail  
Odessa, FL

## Ship To

| Office   | Terms                     | Rep | Project                |      |       |
|--|---------------------------|-----|------------------------|------|-------|
| 813-413-7844   | 50% down and 50% Complete | LT  | Island Access BLK Alum |      |       |
| Description  |                           | Qty | U/M                    | Rate | Total |
| Union. Contact your sales rep or our office for details.<br>8. Material is ordered ONLY after receiving 50% deposit.<br>9. Florida State Fence does NOT warranty any of our wood products.<br>10. One Year Labor Warranty<br>11. If project is delayed longer than 2 weeks, Florida State Fence will invoice the entire balance of the materials purchased for said project.<br>12. If customer cancels or changes material type once materials have been allocated, depending on the material type, the customer could be responsible for a 25% restocking fee for the unused materials.<br>13. In the event Florida State Fence retains an attorney to collect any amounts due from Customer, Customer shall be liable to Florida State Fence for all attorneys' fees, expenses, and costs incurred to collect the amounts due from Customer, including any attorneys' fees, expenses, and costs incurred prior to a legal action, during the course of any legal action, and any appeals. The failure to provide such written notice does not bar the enforcement of a lien against a person who has not been adversely affected. |                           |     |                        |      |       |

Price is good for Cash, Check, or ACH only.

Convenience Electronic fee will apply.

Florida State Fence has the right to recover attorneys' fees incurred in connection with collection of amounts owed.

**Total**

\$3,019.60

*Florida State Fence is not liable for unmarked utilities, or sprinkler lines (marked or unmarked). If a boundary Survey is not provided, customer takes responsibility of fence location. Full payment is due at the time of completion. Any balance not paid within 10 days of completion will be assessed a finance charge of 1 ½% per month applied, to all accounts not paid in full. All materials remain the property of Florida State Fence until full payment is received. Right of access and removal is granted to Florida State Fence in the event of nonpayment, per the terms of this contract.*

*Customer assumes all responsibility for obtaining homeowners association approval for the type and location of fence. Customer must provide a plot plan and/or survey to establish fence installation location. If not provided, customer assumes all responsibility for the location of the fence.*

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

# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **4B**

**Southern Land Services of Southwest Florida, Inc.**  
144 Whitaker Road  
Lutz, FL 33549

# PROPOSAL

| Date     | Proposal # |
|----------|------------|
| 2/4/2025 | 020425-2   |

|   |
|---|
| To  |
| TSR CDD<br>9220 Bonita Beach Road<br>Suite #214<br>Bonita Springs, FL 34135 |

|              |
|--------------|
| Job Location |
|              |

| Quantity | Unit | Job Description | Additional Description  | Unit Price | Total    |
|----------|------|-----------------|---|------------|----------|
|          |      | Fence Work      | Island on North side of Lake Blanch Dr as directed:<br><br>Add 1 section of 4 rail fence to both sides of existing fence<br>Add Pipe Gate to center of existing fence<br><br>**Does not include painting - recommend waiting 3 months for wood to dry out before doing so with landscape maintenance team** | 2,900.00   | 2,900.00 |

|                                |                         |
|--------------------------------|-------------------------|
| Thank you for the opportunity. | <b>Total</b> \$2,900.00 |
|--------------------------------|-------------------------|

|              |       |                          |
|--------------|-------|--------------------------|
| Phone #      | Fax # | E-mail                   |
| 813-949-0049 |       | info@southernlandsvc.com |

Signature \_\_\_\_\_

Signature \_\_\_\_\_



**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**5A**

4330 S. 66th St.  
Tampa, FL 33619  
"Fences Make Better Neighbors!"  
www.FloridaStateFence.com

# Estimate

Date 12/31/2025 Estimate # 49938

## Name / Address

Barry Mazzoni  
SR 54 and Cattle Gap Trail  
Odessa, FL

## Ship To

| Office   | Terms                     | Rep | Project                     |          |          |
|--|---------------------------|-----|-----------------------------|----------|----------|
| 813-413-7844   | 50% down and 50% Complete | LT  | SR 54 Frontage Fence Repair |          |          |
| Description  |                           | Qty | U/M                         | Rate     | Total    |
| Furnish & Install<br>11 - 4" X 6" X 8' Pressure Treated Posts ( In between the existing Posts 3'-4' in the ground and 4' attached to existing fence with 1/2" Carriage bolts thru bolted.)<br>Dig around 12 existing posts and apply necessary concrete (Minimum 120lbs)   |                           | 1   | ea                          | 6,500.00 | 6,500.00 |
| Anything not included in the above mentioned proposal will be extra and performed at a later date.<br>Once all posts are set in the ground, The ground needs to be built back up by others to ensure this doesn't happen again.<br>Soil is sand and is eroding from the rain and exposing concrete.<br>Staining of fence will be done by others  |                           |     |                             | 0.00     | 0.00     |
| 1. Additional 3.5% fee if paying by card.<br>2. Florida State Fence to call a utility locate or "dig-safe" prior to installation. Florida State Fence is not responsible for damage to private/unmarked utilities or irrigation lines.<br>3. Price does not include permit, which may not be necessary for this project or otherwise noted.<br>4. Homeowner is responsible for location of fence within property, location of any underground sprinklers, pavers and HOA approvals if necessary (Florida State Fence can assist with paperwork required by HOA).<br>5. Any change in layout, footages, or materials may result in price change as well as potentially having to reschedule your installation |                           | 1   | ea                          | 0.00     | 0.00     |

Price is good for Cash, Check, or ACH only.

Convenience Electronic fee will apply.

Florida State Fence has the right to recover attorneys' fees incurred in connection with collection of amounts owed.

**Total**

*Florida State Fence is not liable for unmarked utilities, or sprinkler lines (marked or unmarked). If a boundary Survey is not provided, customer takes responsibility of fence location. Full payment is due at the time of completion. Any balance not paid within 10 days of completion will be accessed a finance charge of 1 ½% per month applied, to all accounts not paid in full. All materials remain the property of Florida State Fence until full payment is received. Right of access and removal is granted to Florida State Fence in the event of nonpayment, per the terms of this contract.*

*Customer assumes all responsibility for obtaining homeowners association approval for the type and location of fence. Customer must provide a plot plan and/or survey to establish fence installation location. If not provided, customer assumes all responsibility for the location of the fence.*

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

4330 S. 66th St.  
Tampa, FL 33619  
"Fences Make Better Neighbors!"  
www.FloridaStateFence.com

# Estimate

Date 12/31/2025 Estimate # 49938

## Name / Address

Barry Mazzoni  
SR 54 and Cattle Gap Trail  
Odessa, FL

## Ship To

| Office   | Terms                     | Rep | Project                     |      |       |
|--|---------------------------|-----|-----------------------------|------|-------|
| 813-413-7844   | 50% down and 50% Complete | LT  | SR 54 Frontage Fence Repair |      |       |
| Description  |                           | Qty | U/M                         | Rate | Total |
| <p>date.</p> <p>6. Homeowner is responsible for removing all vegetation and debris along the fence line. If not removed by day of install, there will be a \$600.00 remobilization charge.</p> <p>7. Financing is available through a third party vendor: Launch Credit Union. Contact your sales rep or our office for details.</p> <p>8. Material is ordered ONLY after receiving 50% deposit.</p> <p>9. Florida State Fence does NOT warranty any of our wood products.</p> <p>10. One Year Labor Warranty</p> <p>11. If project is delayed longer than 2 weeks, Florida State Fence will invoice the entire balance of the materials purchased for said project.</p> <p>12. If customer cancels or changes material type once materials have been allocated, depending on the material type, the customer could be responsible for a 25% restocking fee for the unused materials.</p> <p>13. In the event Florida State Fence retains an attorney to collect any amounts due from Customer, Customer shall be liable to Florida State Fence for all attorneys' fees, expenses, and costs incurred to collect the amounts due from Customer, including any attorneys' fees, expenses, and costs incurred prior to a legal action, during the course of any legal action, and any appeals. The failure to provide such written notice does not bar the enforcement of a lien against a person who has not been adversely affected.</p> |                           |     |                             |      |       |

Price is good for Cash, Check, or ACH only.

Convenience Electronic fee will apply.

Florida State Fence has the right to recover attorneys' fees incurred in connection with collection of amounts owed.

**Total**

\$6,500.00

*Florida State Fence is not liable for unmarked utilities, or sprinkler lines (marked or unmarked). If a boundary Survey is not provided, customer takes responsibility of fence location. Full payment is due at the time of completion. Any balance not paid within 10 days of completion will be accessed a finance charge of 1 ½% per month applied, to all accounts not paid in full. All materials remain the property of Florida State Fence until full payment is received. Right of access and removal is granted to Florida State Fence in the event of nonpayment, per the terms of this contract.*

*Customer assumes all responsibility for obtaining homeowners association approval for the type and location of fence. Customer must provide a plot plan and/or survey to establish fence installation location. If not provided, customer assumes all responsibility for the location of the fence.*

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

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**5B**

Southern Land Services of Southwest Florida, Inc.  
144 Whitaker Road  
Lutz, FL 33549

# PROPOSAL

| Date     | Proposal # |
|----------|------------|
| 2/4/2025 | 020425-1   |

|   |
|---|
| To  |
| TSR CDD<br>9220 Bonita Beach Road<br>Suite #214<br>Bonita Springs, FL 34135 |

|              |
|--------------|
| Job Location |
| Starkey Wall |

| Quantity | Unit | Job Description | Additional Description   | Unit Price | Total    |
|----------|------|-----------------|--|------------|----------|
|          |      | Repair fence.   | Additional bracing at 11 sections of wooden wall along SR 54 behind 12858 Burns Dr. Only includes bracing on sections that are leaning and already temporarily braced, not the entire wall going East to Homestead Park.<br><br>Straighten wall and add an additional 4x6 Post post to the center of each section. Post will be flush with wall, bolted to fence, buried 3-4 feet and concreted.<br><br>Existing poles will be dug around and re-concreted to help strengthen.<br><br>Includes removing temporary bracing.<br><br>**Does not include painting - recommend waiting 3 months for wood to dry out before doing so with landscape maintenance team** | 8,900.00   | 8,900.00 |

|                                |              |            |
|--------------------------------|--------------|------------|
| Thank you for the opportunity. | <b>Total</b> | \$8,900.00 |
|--------------------------------|--------------|------------|

|              |       |                          |
|--------------|-------|--------------------------|
| Phone #      | Fax # | E-mail                   |
| 813-949-0049 |       | info@southernlandsvc.com |

Signature \_\_\_\_\_

Signature \_\_\_\_\_

# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **6**

---

## Albritton Park

---

**From** Renee Gillooly-Hlebak <rhlebak@ourstarkeyranch.com>

**Date** Sat 2/22/2025 10:56 AM

**To** Alex Murphy <amurphy@archamenity.com>; Barry Mazzoni <mazzonib@whhassociates.com>; Alyssa C. Willson <Alyssa.Willson@kutakrock.com>

**Cc** Kamila Cade <kcade@ourstarkeyranch.com>

Hello!

So since the last couple times we've tried to address this behavior it was not well received I'm reaching out for guidance from you three. Barry saw some of these the other day, but again yesterday there were 20 kids running wild in Albritton Park causing destruction. Ripping apart landscaping, throwing dirty and rocks in the pool and even plugged the sinks leaving a gallon of water on the bathroom floor.

My team is really becoming frustrated and I don't blame them. These kids ride their bikes and scooters all over, throwing pool chairs and tables in the pool. If I circulate something we get attacked and the cleanup is worse. Outside of closing pools and bathrooms (which affects the pavilion rentals) what can I do? We can share photos and videos because they are minors and I don't have time to sit there 12 hours a day, 7 days a week. The past few times I called the Police they were zero help and the reports filed, residents didn't want to help.

Does anyone have anything that has been used at other sites or in other Districts? My only option is to propose Pool Attendants, which will be costly and confrontational. I've even reached out to a few residents that run neighborhood social media pages to see if they can help, but the blame just turns to us because they pay fees.

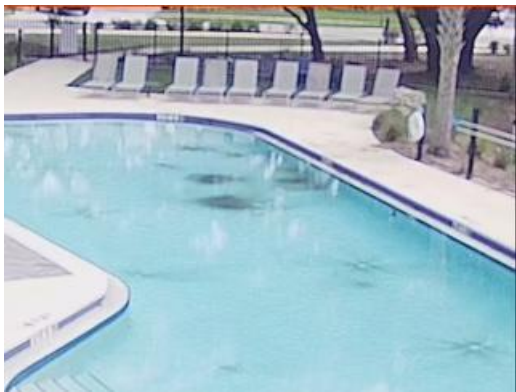
I am open to ideas, because I can't afford to loose some other my best staff because every day they have to address this.

Thank you!!!









Renee Hlebak  
Lifestyle Director & Amenity Manager  
Sent from my iPhone

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

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

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

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

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

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

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

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

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

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

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

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

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

***Effective Date:*** October 14, 2020.

# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **7**

**TSR COMMUNITY DEVELOPMENT DISTRICT**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 GLADES ROAD, SUITE 410W BOCA RATON, FL 33431**  
**Phone: (561) 571-0010 | Fax: (561) 571-0013 | Toll-Free: (877) 276-0889**

February 13, 2025

**Via Electronic Mail and FedEx Overnight Delivery**

Pasco County  
Attn: Panos Kontses, P.E. Project Manager  
5418 Sunset Road  
New Port Richey, Florida 34652  
E-Mail: [pkontses@mypasco.net](mailto:pkontses@mypasco.net)

RE: TSR Community Development District – Rangeland Boulevard Bridge

Dear Panos Kontses:

This firm serves as District Manager to the TSR Community Development District (the “District”). The District has historically maintained the bridge on Rangeland Boulevard as further depicted in Attachment A attached hereto.

Due to Pasco County’s (the “County”) SR-54 Project, the County is projecting an increase in traffic on Rangeland Boulevard as traffic is reduced from SR-54 and diverted to Rangeland Boulevard. As the increase in traffic will put a significant burden on the District for the maintenance of the bridge, the District is requesting the County assume maintenance of the bridge.

If you have any questions or would like to discuss further, please feel free to contact me at (813) 399-0865.

Very truly yours,



Barry Mazzoni  
Operations Manager

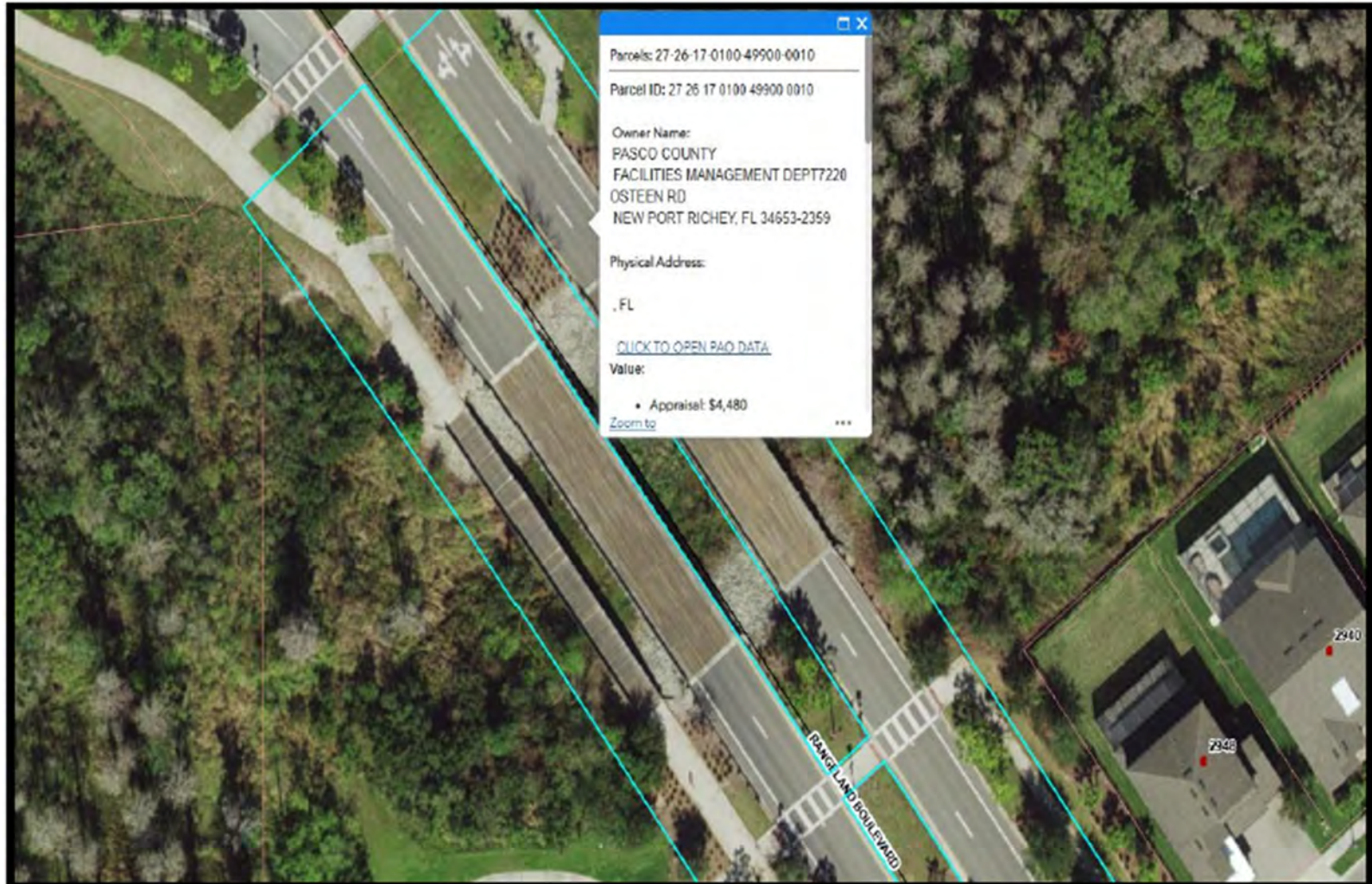
Enclosure

cc: Alyssa Willson, District Counsel

## TSR CDD RANGELAND BLVD. BRIDGE







# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **8**





TSR CDD  
2300 Glades Road, Suite 410W Boca Raton, Florida 33431  
office (877) 276-0889

**Barry Mazzoni**  
(813) 399-0865  
mazzonib@whhassociates.com

February 12, 2025

Crystal Olson & Jeff Marsh  
3936 Barbour Trail  
Odessa, FL 33556-4620

Re: Violation of District Amenity Policy – Use of Watercraft on District Property

Dear Homeowners:

I serve as Operations Manager to the TSR Community Development District (the “District”). I am contacting you regarding your use of a personal watercraft on District property, specifically the pond designated M10C. Per the adopted Amenity Policy for the District, *non-motorized recreational watercraft are permitted in Cannon Lake only from Dawn to Dusk.* ***No watercraft of any kind is allowed in any other body of water except for lake/pond maintenance vehicles.*** Your use of a motorized watercraft or watercraft of any kind is in direct violation of this policy. Additionally, your storage of your personal watercraft on district property is in violation of our property rights.

You are hereby directed to remove any and all watercraft from the District's property and to immediately discontinue use of such equipment on pond M10C and any other pond within the District. Should you continue to violate the Amenity Policy, your case will be turned over to District Counsel for further action. Further action may include financial penalties by the MPOA and CDD, restitution to the District for any damage caused by your use or storage of your watercraft on District property, forced removal of such watercraft from District property at your expense, and the filing of reports regarding your actions to the Southwest Florida Water Management District and the Pasco County Sheriff's Office.

The District requests that you please respond in writing, within seven (7) days of receipt of this letter, to confirm your understanding of the amenity policy regarding the use of watercraft and the completed removal of your watercraft from District property.

Thank you in advance for your prompt attention and cooperation. If you have any questions regarding this letter, please contact me at [mazzonib@whhassociates.com](mailto:mazzonib@whhassociates.com).

Sincerely,

Barry Mazzoni  
Operations Manager

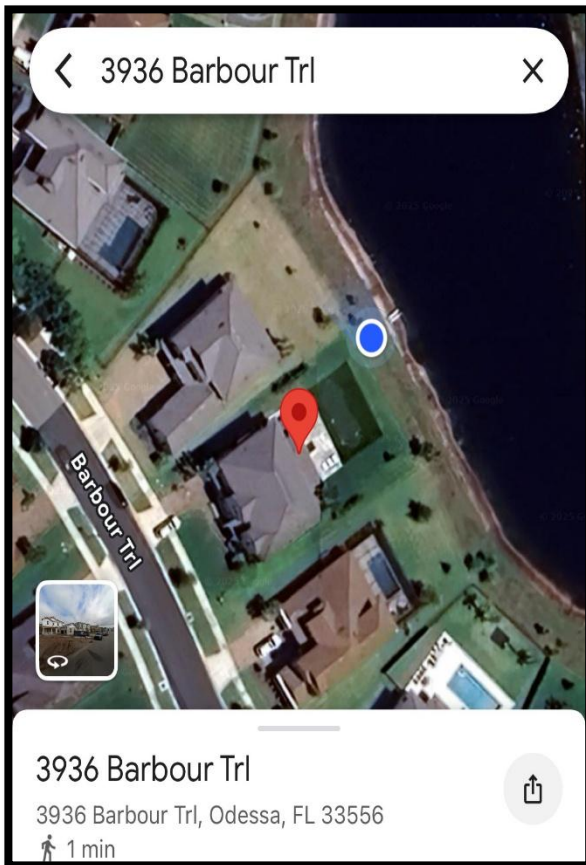
cc: Chuck Adams, District Manager  
TSR CDD Board of Supervisors  
Starkey Ranch MPOA



**TSR CDD**  
2300 Glades Road, Suite 410W Boca Raton, Florida 33431  
office (877) 276-0889

**Barry Mazzoni**  
(813) 399-0865  
mazzonib@whhassociates.com

Enclosures: Use & Storage Photos



**OM - Located & Confirmed on Pond  
M10C on Feb. 11, 2025, at 8:13 AM.**





**TSR CDD**  
2300 Glades Road, Suite 410W Boca Raton, Florida 33431  
office (877) 276-0889

**Barry Mazzone**  
(813) 399-0865  
mazzoneb@whhassociates.com



**PHOTO PROVIDED BY THE MPOA**





**TSR CDD**  
2300 Glades Road, Suite 410W Boca Raton, Florida 33431  
office (877) 276-0889

**Barry Mazzoni**  
(813) 399-0865  
mazzonib@whhassociates.com



**PHOTO PROVIDED BY THE MPOA**





**TSR CDD**  
2300 Glades Road, Suite 410W Boca Raton, Florida 33431  
office (877) 276-0889

**Barry Mazzone**  
(813) 399-0865  
mazzoneb@whassociates.com



**PHOTO PROVIDED BY THE MPOA**

# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **9**



**LANDSCAPE MAINTENANCE SERVICES AGREEMENT  
FOR  
TSR CDD  
ADDENDUM 8  
February 21, 2025**

LMP agrees to extend the term of the landscape maintenance agreement with TSR an additional 24 months with no increase to the current base maintenance price (excludes additional phases that remain to be turned over as of January 1, 2025). This extension shall run from January 1, 2026 through December 31, 2027.

The invoice amount shall remain \$156,193.67 per month.

The only change to take place is in regards to ancillary services listed under 2026-2027 Exhibit 3 – Extra Services Pricing Summary which is attached for review.

In witness whereof the parties to this agreement have signed and executed this addendum effective the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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

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

\_\_\_\_\_  
Signature of TSR CDD Representative

\_\_\_\_\_  
Signature of LMP Representative

\_\_\_\_\_  
Title

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

## 2026–2027 Pricing

### EXHIBIT 3 – EXTRA SERVICES PRICING SUMMARY Project: STARKEY RANCH

| <u>Material .</u>     | <u>Description .</u>   | <u>Price .</u>        |
|-----------------------|--|-----------------------|
| <b>Bed Dressing</b>   | Price per bale of Pine Straw (1 to 50 bales)   | \$ <u>11.00</u>       |
|                       | Price per bale of Pine Straw (over 50 bales)   | \$ <u>11.00</u>       |
| <b>Hard Materials</b> | Price per bag for Seminole Chips/Granite   | \$ <u>65.00</u>       |
|                       | Price per ton for Seminole Chips/Granite   | \$ <u>1,525.00</u>    |
|                       | Price per ton for 3"-5" River Jack   | \$ <u>1,125.00</u>    |
| <b>Sod (Bahia)</b>    | <i>Turf reparation includes removal and disposal of old material and re-grading affected area prior to installation of new sod.</i>  |                       |
|                       | Square foot price for quantities less than 3,000 square feet   | \$ <u>1.60</u>        |
|                       | Square foot price for quantities between 3,000 and 10,000 square feet  | \$ <u>1.45</u>        |
|                       | Square foot for price quantities greater than 10,000 square feet   | \$ <u>1.30</u>        |
| <b>Sod (Zoysia)</b>   | <i>Turf reparation includes removal and disposal of old material and re-grading affected area prior to installation of new sod.</i>  |                       |
|                       | Square foot price for quantities less than 3,000 square feet   | \$ <u>2.25</u>        |
|                       | Square foot price for quantities between 3,000 and 10,000 square feet  | \$ <u>1.95</u>        |
|                       | Square foot for price quantities greater than 10,000 square feet   | \$ <u>1.75</u>        |
| <b>Irrigation</b>     | <i>Irrigation services, which fall outside of the contract, will be provided on a per hour basis. Parts will be provided at list, less a discount. Contractor may be required to provide a copy of purchase invoice.</i> |                       |
|                       | Irrigation Technician per hour   | \$ <u>70.00</u>       |
|                       | Irrigation Laborer per hour  | \$ <u>50.00</u>       |
|                       | PVC parts  | List less <u>10</u> % |
|                       | Non PVC parts  | List less <u>10</u> % |
|                       | Valves, Clocks and any part over \$300.00  | List less <u>10</u> % |
| <b>General Labor</b>  | Foreman per hour   | \$ <u>50.00</u>       |
|                       | Labor per hour   | \$ <u>40.00</u>       |
| <b>Arbor Care</b>     | Production day (8 hour) Truck, Chipper, 3 man crew   | \$ <u>1,800.00</u>    |
| <b>Miscellaneous</b>  | Bush hogging per acre @  | \$ <u>150.00</u>      |

DRAFT



**The per unit cost for installation of various sizes and quantities of plant material is listed below:**

|                           |                  |             |
|---------------------------|------------------|-------------|
| 4 inch Groundcover:       | < 50 plants      | \$ 2.90     |
|                           | 50 - 100 plants  | \$ 2.90     |
|                           | 100 - 250 plants | \$ 2.90     |
|                           | > 250 plants     | \$ 2.70     |
| 1-gallon Plant Material:  | < 50 plants      | \$ 11.00    |
|                           | 50 – 100 plants  | \$ 11.00    |
|                           | 100 – 250 plants | \$ 11.00    |
|                           | > 250 plants     | \$ 10.00    |
| 3-gallon Plant Material:  | < 50 plants      | \$ 21.00    |
|                           | 50 – 100 plants  | \$ 21.00    |
|                           | 100 – 250 plants | \$ 21.00    |
|                           | > 250 plants     | \$ 20.00    |
| 7-gallon Plant Material:  | < 50 plants      | \$ 75.00    |
|                           | 50 – 100 plants  | \$ 75.00    |
|                           | 100 – 250 plants | \$ 75.00    |
|                           | > 250 plants     | \$ 70.00    |
| 15-gallon Plant Material: | < 25 plants      | \$ 110.00   |
|                           | 25 – 50 plants   | \$ 110.00   |
|                           | 50 – 100 plants  | \$ 110.00   |
|                           | > 100 plants     | \$ 100.00   |
| 30-gallon Plant Material: | < 25 plants      | \$ 400.00   |
|                           | 25 – 50 plants   | \$ 400.00   |
|                           | > 50 plants      | \$ 375.00   |
| 45-gallon Plant Material: | < 25 plants      | \$ 1,000.00 |
|                           | 25 – 50 plants   | \$ 1,000.00 |
|                           | > 50 plants      | \$ 975.00   |
| 65-gallon Plant Material: | < 25 plants      | \$ 1,300.00 |
|                           | 25 – 50 plants   | \$ 1,300.00 |
|                           | > 50 plants      | \$ 1,200.00 |

DRAFT

**FIRST AMENDMENT TO AGREEMENT BETWEEN THE TSR COMMUNITY  
DEVELOPMENT DISTRICT AND LANDSCAPE MAINTENANCE PROFESSIONALS,  
INC. FOR LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES**

**THIS FIRST AMENDMENT** (the “First Amendment”) is made and entered into this \_\_\_\_ day of January, 2025, by and between:

**TSR COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Pasco County, Florida, whose mailing address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the “District”), and

**LANDSCAPE MAINTENANCE PROFESSIONALS, INC.**, a Florida corporation, with a mailing address of 13050 East U.S. Highway 92, Dover, Florida 33527 (the “Contractor” and, together with the District, the “Parties”).

**RECITALS**

**WHEREAS**, the District and Contractor entered into that certain *Agreement Between the TSR Community Development District and Landscape Maintenance Professionals, Inc. for Landscape and Irrigation Maintenance Services*, dated December 9, 2022 (the “Maintenance Agreement”); and

**WHEREAS**, Section 4.5(A) of the Maintenance Agreement provides that the Maintenance Agreement may be renewed for two (2) additional one (1) year terms; and

**WHEREAS**, Rule 3.9(4) of the District’s Rules of Procedures provides that the Maintenance Agreement may be renewed for a maximum period of five (5) years; and

**WHEREAS**, Section 4.22 of the Maintenance Agreement provides that the Maintenance Agreement may be amended by an instrument in writing which is executed by both Parties; and

**WHEREAS**, the District and Contractor desire to amend the Maintenance Agreement to provide for two (2) additional one (1) year terms, the first beginning January 1 2026, and ending December 31, 2026, and the second beginning January 1, 2027, and ending December 31, 2027; and

**WHEREAS**, each of the Parties has the authority to execute this First Amendment and to perform its obligations and duties hereunder, and each of the Parties has satisfied all conditions precedent to the execution of this First Amendment so that this First Amendment constitutes a legal and binding obligation of each of the Parties hereto.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt and sufficiency of which are hereby acknowledged, the District and Contractor agree as follows:

**SECTION 1.** The recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this First Amendment.

**SECTION 2.** Pursuant to Section 4.22 of the Maintenance Agreement, the Parties hereby amend the Maintenance Agreement to allow for two (2) additional one (1) year terms, the first beginning January 1 2026, and ending December 31, 2026, and the second beginning January 1, 2027, and ending December 31, 2027 with no modification to the compensation outlined in the Maintenance Agreement.

**SECTION 3.** The Maintenance Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties. Except as described in this First Amendment, nothing herein shall modify the rights and obligations of the Parties under the Maintenance Agreement. All of the remaining provisions, including, but not limited to, the engagement of services, compensation, indemnification, and sovereign immunity provisions, remain in full force and effect.

**SECTION 4.** This First Amendment shall be effective on the date and year first written above.

**IN WITNESS WHEREOF,** the Parties execute this First Amendment the day and year first written above.

ATTEST:

**TSR COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairperson, Board of Supervisors

WITNESS:

**LANDSCAPE MAINTENANCE  
PROFESSIONALS, INC.,** a Florida corporation

By: \_\_\_\_\_  
Its: \_\_\_\_\_

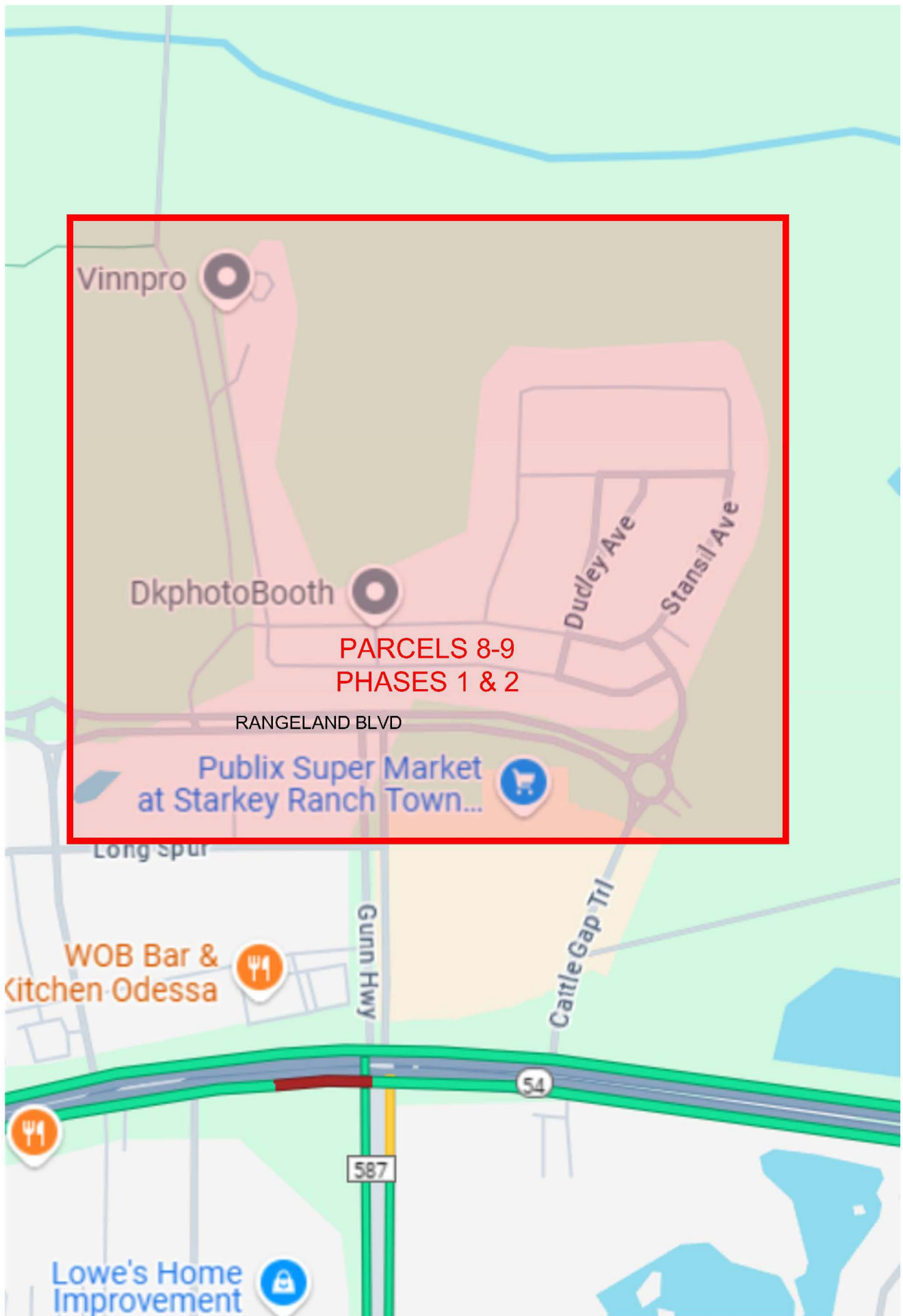
By: \_\_\_\_\_  
Its: \_\_\_\_\_

# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

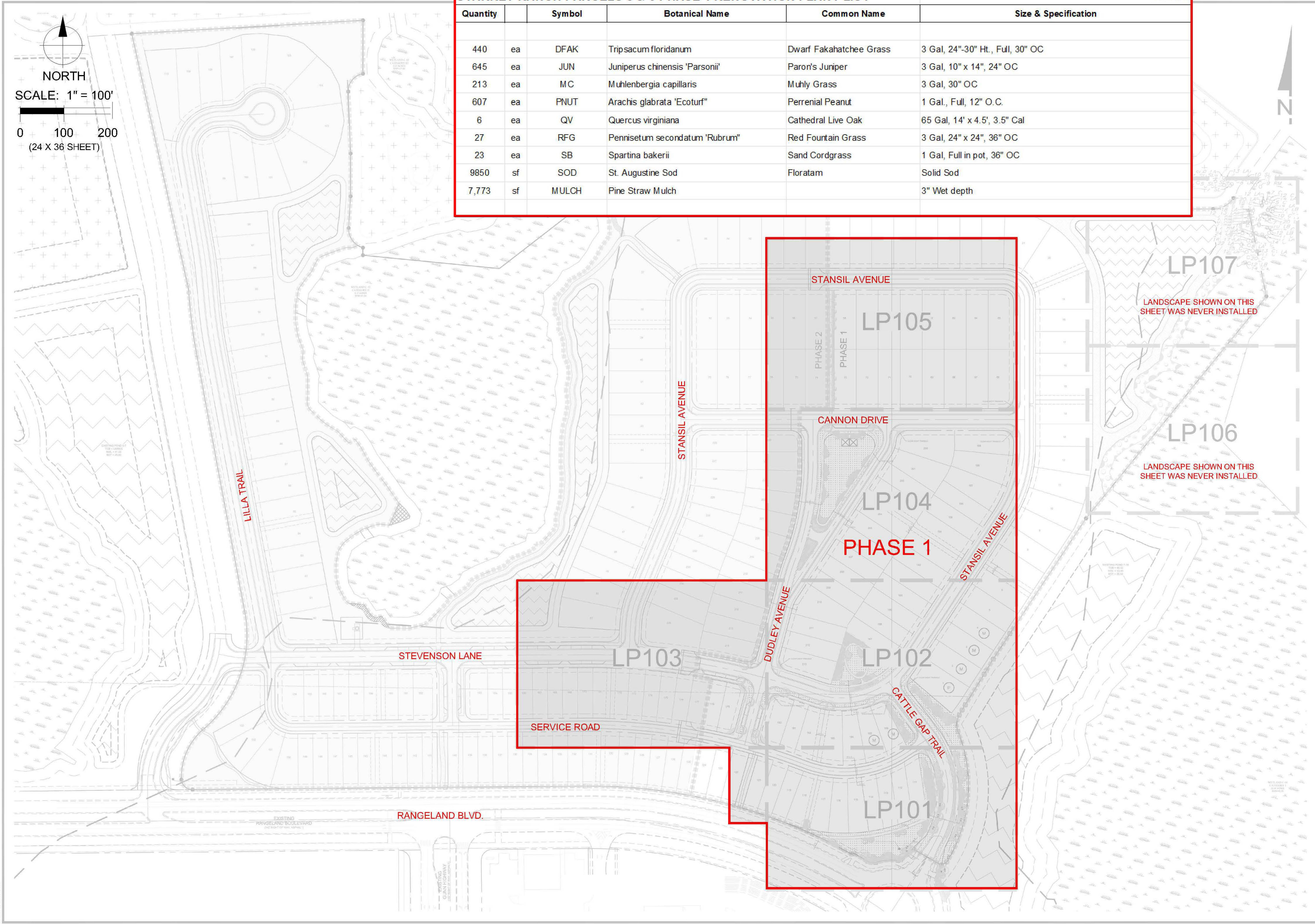
# **10**

**STANSIL PARK PLANS,  
BID SPECIFICATIONS,  
& BID RESPONSES**





T:\Projects\17-21 Starkey Ranch\Parcels 8 & 9 SEP\Drawings\Exhibits\17-21-01 Phase 1 SEP\Current\Parcel172001 LP100.dwg  
10/20/2018 2:58:40 PM



| STARKEY RANCH PARCELS 8 & 9 PHASE 1 RENOVATION PLANT LIST |    |        |                                |                         |                                  | 2/6/2025 |
|---|----|--------|--------------------------------|-------------------------|----------------------------------|----------|
| Quantity  |    | Symbol | Botanical Name                 | Common Name             | Size & Specification             |          |
| 440   | ea | DFAK   | Tripsacum floridanum           | Dwarf Fakahatchee Grass | 3 Gal, 24"-30" Ht., Full, 30" OC |          |
| 645   | ea | JUN    | Juniperus chinensis 'Parsonii' | Paron's Juniper         | 3 Gal, 10" x 14", 24" OC         |          |
| 213   | ea | MC     | Muhlenbergia capillaris        | Muhly Grass             | 3 Gal, 30" OC                    |          |
| 607   | ea | PNUT   | Arachis glabrata 'Ecoturf'     | Perrenial Peanut        | 1 Gal., Full, 12" O.C.           |          |
| 6   | ea | QV     | Quercus virginiana             | Cathedral Live Oak      | 65 Gal, 14' x 4.5', 3.5" Cal     |          |
| 27  | ea | RFG    | Pennisetum secundatum 'Rubrum' | Red Fountain Grass      | 3 Gal, 24" x 24", 36" OC         |          |
| 23  | ea | SB     | Spartina bakerii               | Sand Cordgrass          | 1 Gal, Full in pot, 36" OC       |          |
| 9850  | sf | SOD    | St. Augustine Sod              | Floratam                | Solid Sod                        |          |
| 7,773   | sf | MULCH  | Pine Straw Mulch               |                         | 3" Wet depth                     |          |

|           |            |
|-----------|------------|
| Date:     | 01/24/2025 |
| Revision: | Date:      |
|           |            |
|           |            |
|           |            |
|           |            |

|  |                 |
|--|-----------------|
| STARKEY RANCH PARCELS 8 & 9<br>PHASE 1 | Odessa, Florida |
|--|-----------------|

|  |  |
|--|--|
| <br><b>SunScape Consulting</b><br>LANDSCAPE MANAGEMENT SERVICES | 735 Primera Blvd. Suite 145<br>Lake Mary, FL 32707 |
|--|--|

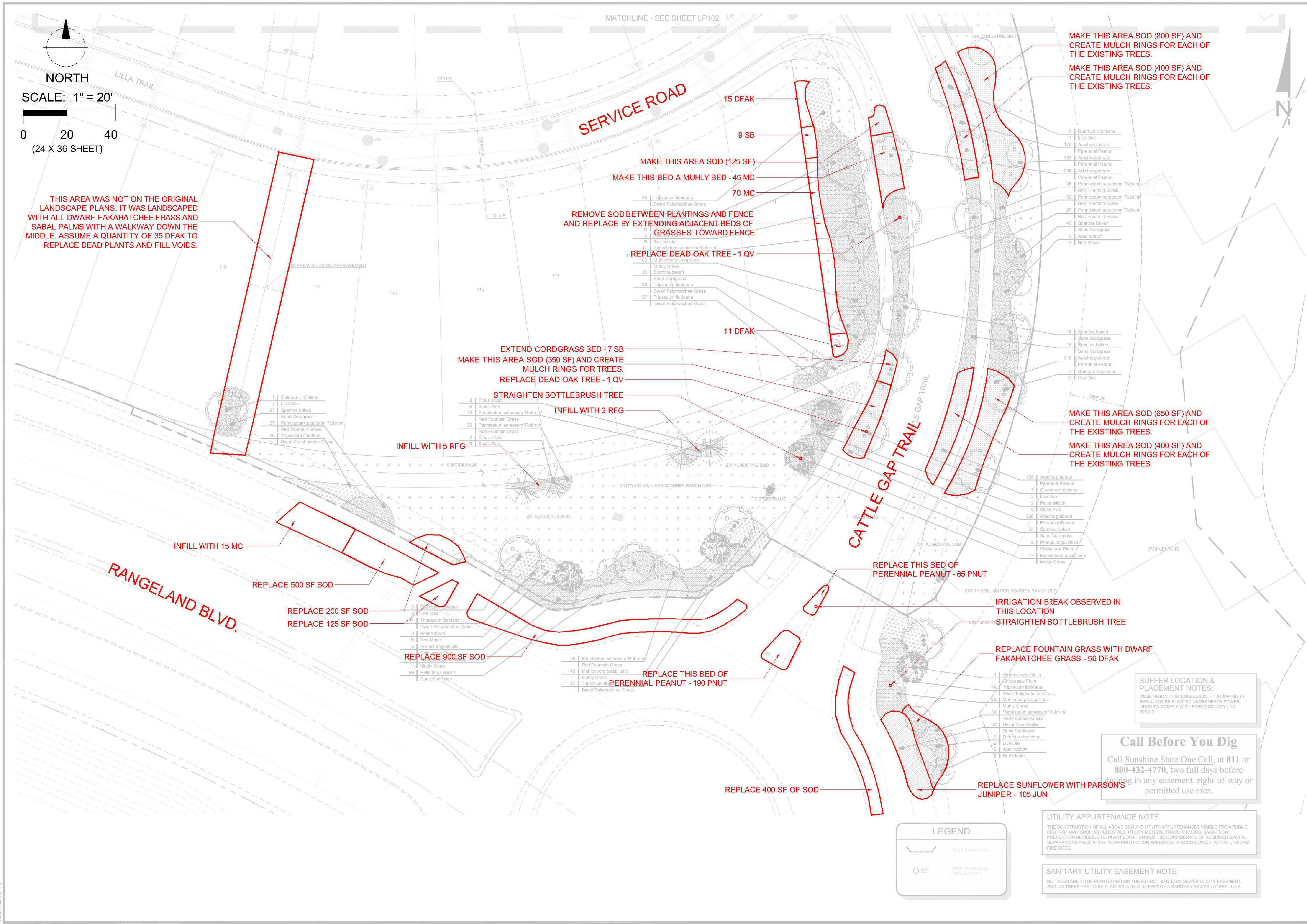
|                            |               |
|----------------------------|---------------|
| LANDSCAPE RENOVATION PLANS | OVERALL SHEET |
|----------------------------|---------------|

|        |
|--------|
| Scale: |
|--------|

|                               |
|-------------------------------|
| Sheet Number:<br><b>LP100</b> |
|-------------------------------|



T:\Projects\4172-21 (Starkey Ranch) Parcels 8 & 9 SEP\Orange-Enrichment\1721-01 Phase 1 SEP\Current Plans\LP101.dwg  
10/20/2019 2:03:37 PM





|           |            |
|-----------|------------|
| Date:     | 01/24/2025 |
| Revision: | Date:      |
|           |            |
|           |            |
|           |            |
|           |            |

STARKEY RANCH PARCELS 8 & 9  
PHASE 1

Odessa, Florida



735 Primera Blvd. Suite 145  
Lake Mary, FL 32707

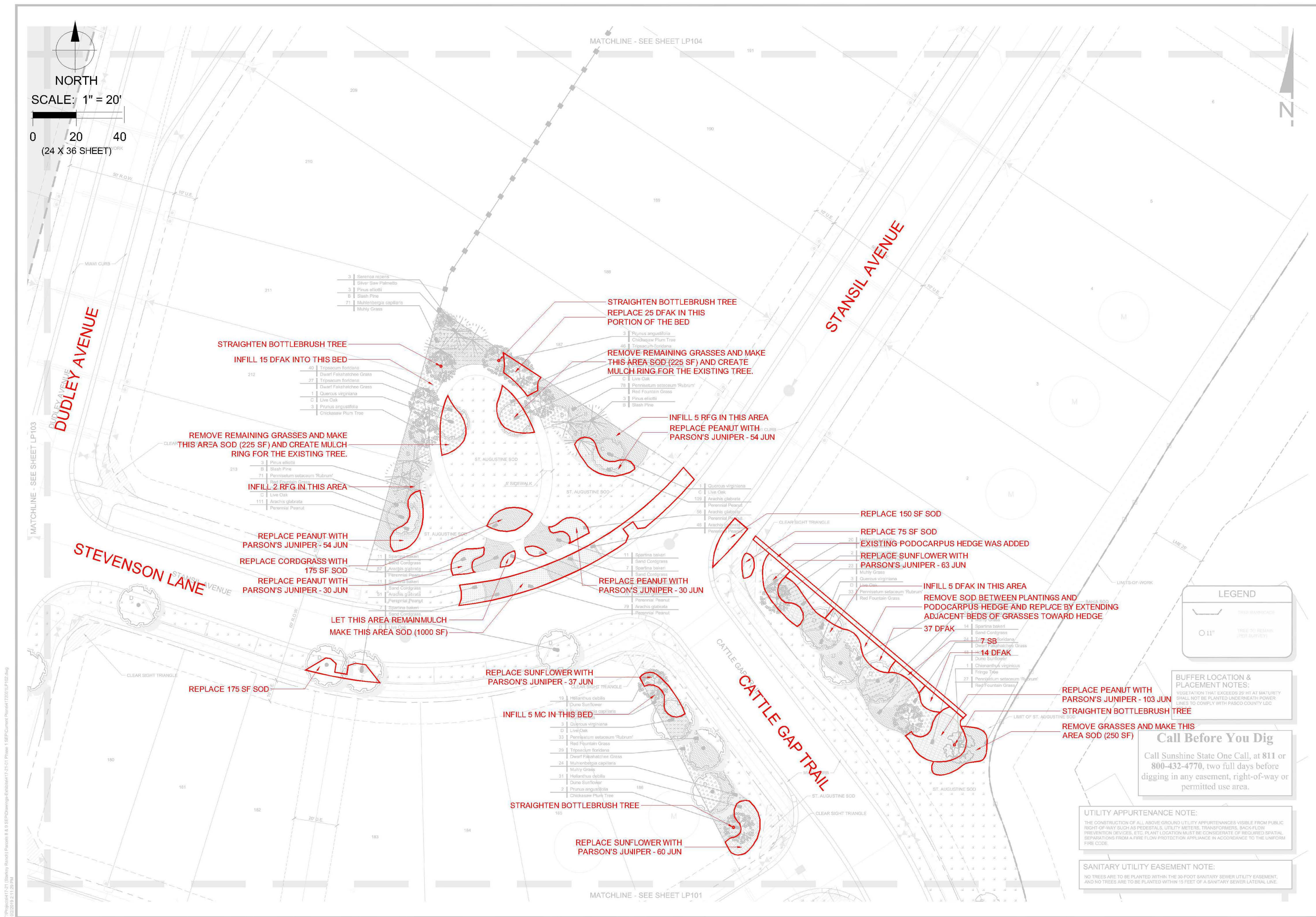
LANDSCAPE  
RENOVATION PLANS

LANDSCAPE PLANS

Scal:

Sheet Number:

# LP102







**LEGEND**

Tree Symbol: TREE BARRIAGE

Tree Symbol: TREE TO REMAIN (PER SURVEY)

**LOCATION & IDENT NOTES:**

THAT EXCEEDS 25' HT AT MATURITY  
BE PLANTED UNDERNEATH POWER  
LINES IN ACCORDANCE WITH PASCO COUNTY LDC

**Call Before You Dig**

Florida Sunshine State One Call, at 811 or 1-800-432-4770, two full days before  
any excavation, in any easement, right-of-way or  
permitted use area.

**APPURTENANCE NOTE:**

REMOVAL OF ALL ABOVE GROUND UTILITY APPURTENANCES VISIBLE FROM PUBLIC  
RIGHT-OF-WAY SUCH AS PEDESTALS, UTILITY METERS, TRANSFORMERS, BACKFLOW  
DEVICES, ETC. PLANT LOCATION MUST BE CONSIDERATE OF REQUIRED SPATIAL  
CLEARANCE FROM A FIRE FLOW PROTECTION APPLIANCE IN ACCORDANCE TO THE UNIFORM

**UTILITY EASEMENT NOTE:**

PLANTS ARE TO BE PLANTED WITHIN THE 30-FOOT SANITARY SEWER UTILITY EASEMENT;  
PLANTS ARE TO BE PLANTED WITHIN 15 FEET OF A SANITARY SEWER LATERAL LINE.

Date:

01/24/2025

Revision:

Date:

STARKEY RANCH PARCELS 8 & 9

PHASE 1

Odessa, Florida



SunScape Consulting  
LANDSCAPE MANAGEMENT SERVICES

735 Primera Blvd. Suite 145  
Lake Mary, FL 32707

LANDSCAPE  
RENOVATION PLANS

LANDSCAPE PLANS

Scale:

Sheet Number:

LP103

WALDROP  
ENGINEERING



CIVIL ENGINEERING &  
LAND DEVELOPMENT CONSULTANTS  
9432 CAUDEN FIELD PARKWAY RIVERVIEW, FL 33578  
P: 813-443-8282 F: 813-443-8285 EMAIL: info@waldropengineering.com

SITE ENHANCEMENT PLANS

STARKEY RANCH - PARCELS 8 & 9

CLIENT: TAYLOR MORRISON OF FLORIDA, INC.

LANDSCAPE PLAN

PLAN REVISIONS

| NO. | DATE     | BY  | DESCRIPTION        |
|-----|----------|-----|--------------------|
| 1   | 01/24/25 | ELW | ISSUED FOR BIDDING |

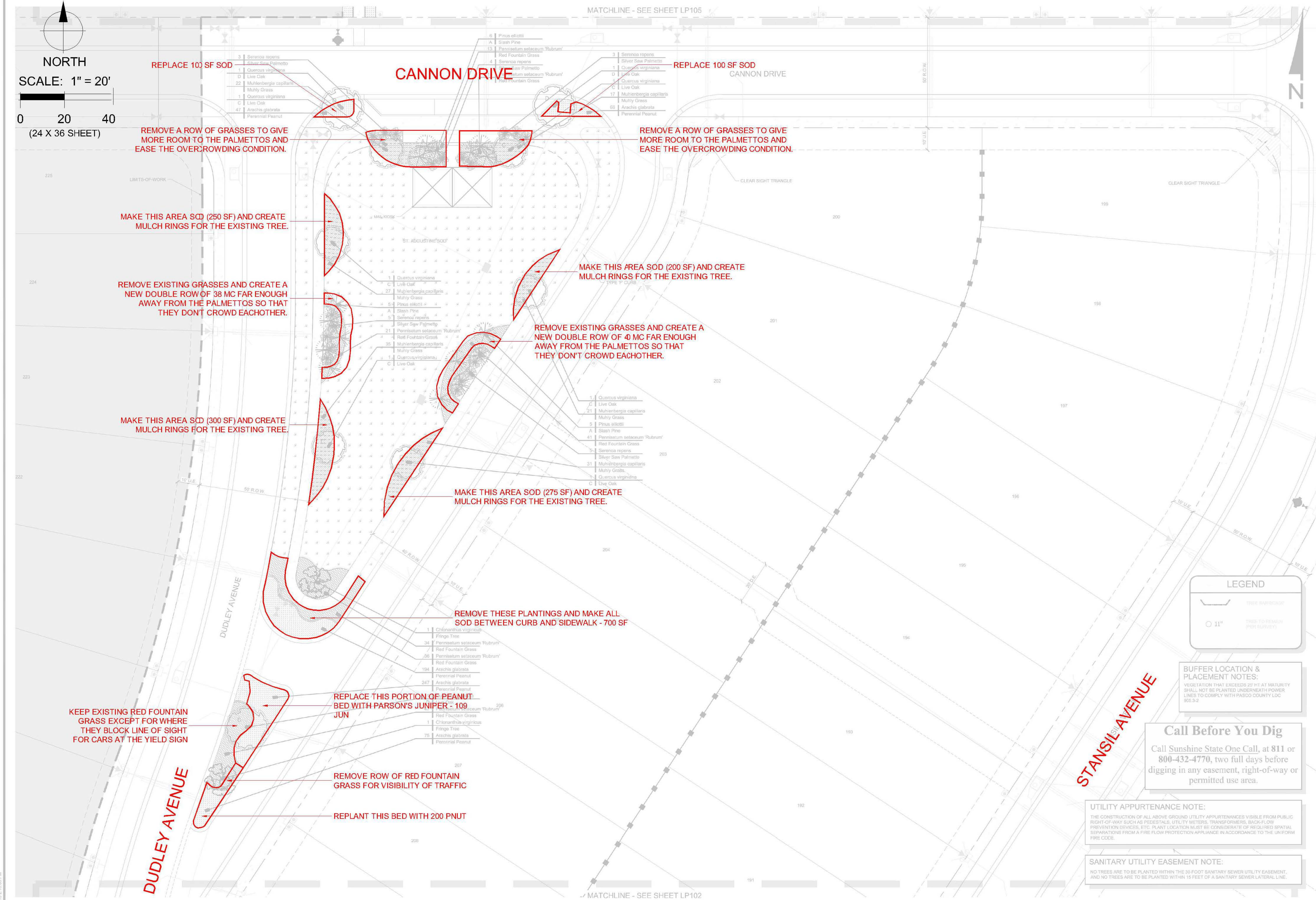
0 10 20 40  
SCALE IN FEET

ERIC O. ELLISWOOD, P.L.A.  
FL LICENSE NO. LAW00005

SET NUMBER: 417-21-01

SHEET: LP103





|           |            |
|-----------|------------|
| Date:     | 01/24/2025 |
| Revision: | Date:      |
|           |            |
|           |            |
|           |            |
|           |            |

STARKEY RANCH PARCELS 8 & 9  
PHASE 1

Odessa, Florida



735 Primera Blvd. Suite 145  
Lake Mary, FL 32707

LANDSCAPE  
RENOVATION PLANS

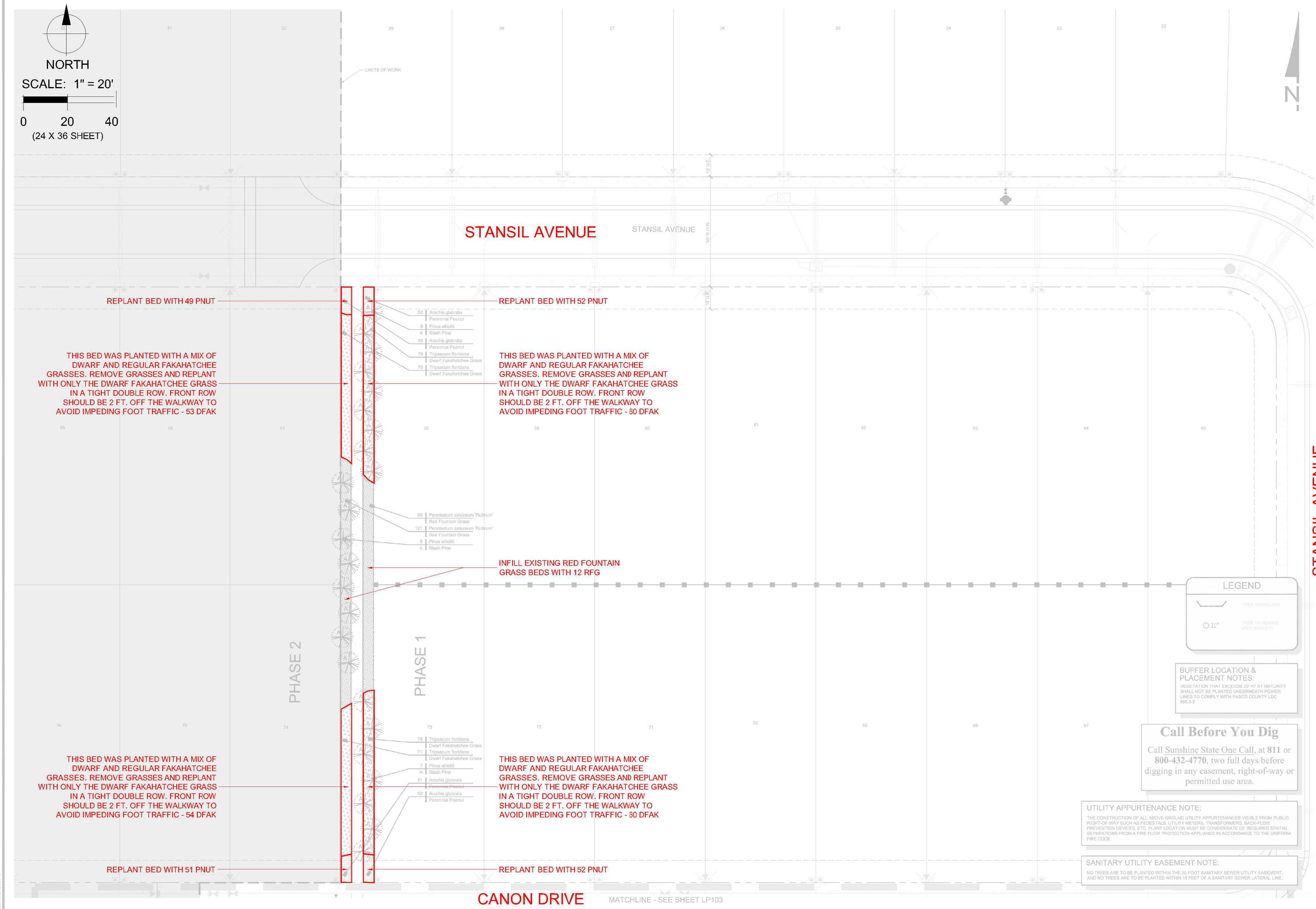
LANDSCAPE PLANS

Scale:

Sheet Number:

LP104





NORTH  
SCALE: 1" = 20'  
0 20 40  
(24 X 36 SHEET)

STANSIL AVENUE

STANSIL AVENUE

STANSIL AVENUE

CANON DRIVE

MATCHLINE - SEE SHEET LP103

LEGEND

Tree Margin

11" Tree to Roadway (Per Burial)

BUFFER LOCATION & PLACEMENT NOTES:  
VEGETATION THAT EXCEEDS 20' HT AT MATURITY SHALL NOT BE PLANTED UNDERNEATH POWER LINES TO COMPLY WITH PASCO COUNTY LDC 805.3-2

Call Before You Dig  
Call Sunshine State One Call, at 811 or 800-432-4770, two full days before digging in any easement, right-of-way or permitted use area.

UTILITY APPURTENANCE NOTE:  
THE CONSTRUCTION OF ALL ABOVE GROUND UTILITY APPURTENANCES VISIBLE FROM PUBLIC RIGHT-OF-WAY SUCH AS PEDESTALS, UTILITY METERS, TRANSFORMERS, BACK-FLOW PREVENTION DEVICES, ETC. PLANT LOCATION MUST BE CONSIDERATE OF REQUIRED SPATIAL SEPARATIONS FROM A FIRE FLOW PROTECTION APPLIANCE IN ACCORDANCE TO THE UNIFORM FIRE CODE.

SANITARY UTILITY EASEMENT NOTE:  
NO TREES ARE TO BE PLANTED WITHIN THE 30 FOOT SANITARY SEWER UTILITY EASEMENT, AND NO TREES ARE TO BE PLANTED WITHIN 15 FEET OF A SANITARY SEWER LATERAL LINE.

|           |            |
|-----------|------------|
| Date:     | 01/24/2025 |
| Revision: | Date:      |
|           |            |
|           |            |
|           |            |

STARKEY RANCH PARCELS 8 & 9  
PHASE 1

Odessa, Florida



735 Primera Blvd. Suite 145  
Lake Mary, FL 32707

LANDSCAPE  
RENOVATION PLANS

LANDSCAPE PLANS

Scale:

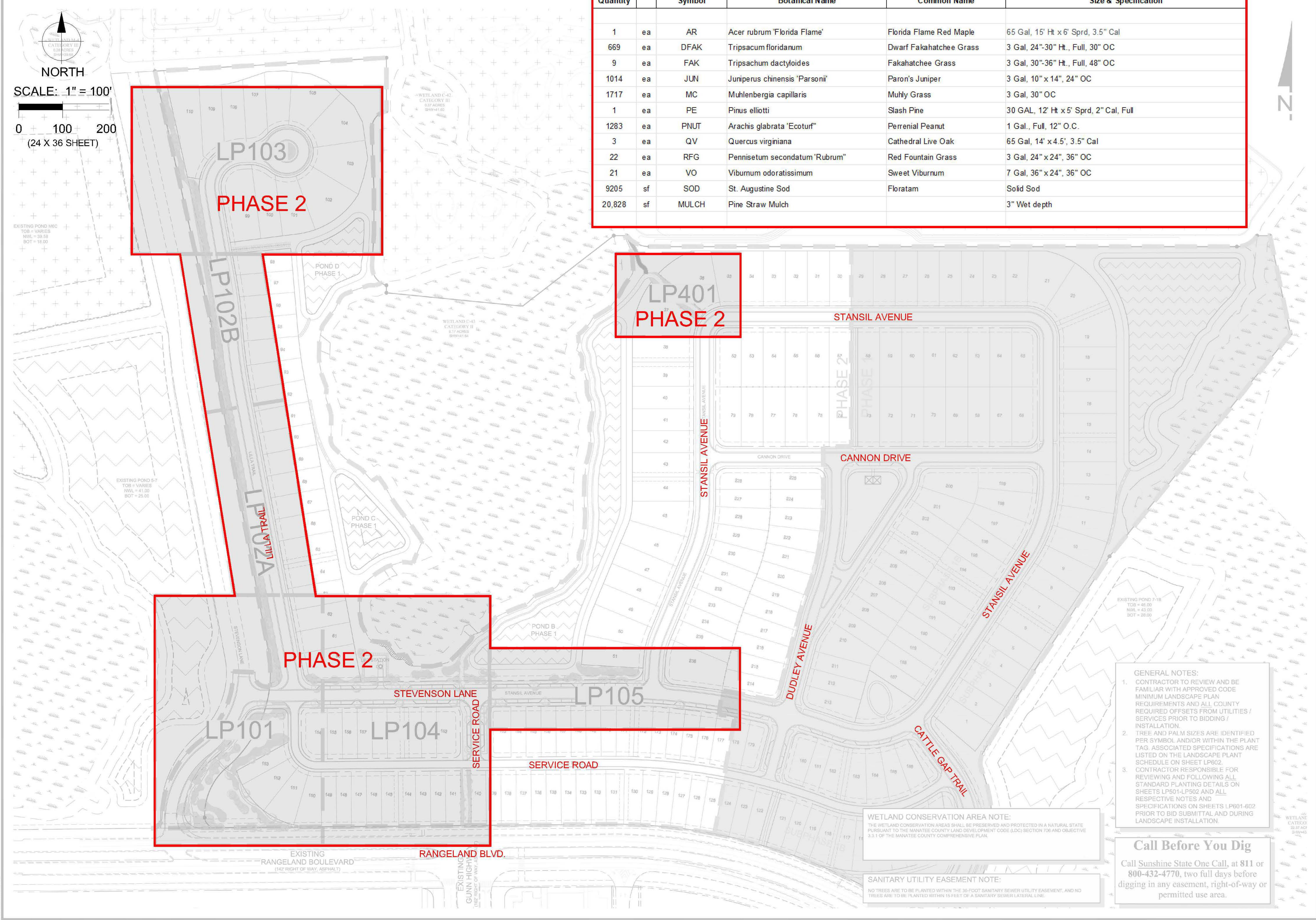
Sheet Number:  
LP106

T:\Projects\417-21 (Starkey Ranch) Parcels 8 & 9\BEP\Drawings-Exhibits\17-21-01 Phase 1 BEP\Current Plans\LP106.dwg  
10/20/2019 2:13:59 PM



|   |          |    |        |                                |                         |                                  |                      |            |      |
|---|----------|----|--------|--------------------------------|-------------------------|----------------------------------|----------------------|------------|------|
|   |          |    |        |                                |                         |                                  |                      |            |      |
| STARKEY RANCH PARCELS 8 & 9 PHASE 1 RENOVATION BID FORM |          |    |        |                                |                         | 2/6/2025                         | CONTRACTOR NAME HERE |            |      |
|   | Quantity |    | Symbol | Botanical Name                 | Common Name             | Size & Specification             |                      | Unit Price | Cost |
|   |          |    |        |                                |                         |                                  |                      |            |      |
|   | 440      | ea | DFAK   | Tripsacum floridanum           | Dwarf Fakahatchee Grass | 3 Gal, 24"-30" Ht., Full, 30" OC |                      | \$ -       | \$ - |
|   | 645      | ea | JUN    | Juniperus chinensis 'Parsonii' | Paron's Juniper         | 3 Gal, 10" x 14", 24" OC         |                      | \$ -       | \$ - |
|   | 213      | ea | MC     | Muhlenbergia capillaris        | Muhly Grass             | 3 Gal, 30" OC                    |                      | \$ -       | \$ - |
|   | 607      | ea | PNUT   | Arachis glabrata 'Ecoturf'     | Perrenial Peanut        | 1 Gal., Full, 12" O.C.           |                      | \$ -       | \$ - |
|   | 6        | ea | QV     | Quercus virginiana             | Cathedral Live Oak      | 65 Gal, 14' x 4.5', 3.5" Cal     |                      | \$ -       | \$ - |
|   | 27       | ea | RFG    | Pennisetum secundatum 'Rubrum' | Red Fountain Grass      | 3 Gal, 24" x 24", 36" OC         |                      | \$ -       | \$ - |
|   | 23       | ea | SB     | Spartina bakerii               | Sand Cordgrass          | 1 Gal, Full in pot, 36" OC       |                      | \$ -       | \$ - |
|   | 9850     | sf | SOD    | St. Augustine Sod              | Floritam                | Solid Sod                        |                      | \$ -       | \$ - |
|   | 7,773    | sf | MULCH  | Pine Straw Mulch               |                         | 3" Wet depth                     |                      | \$ -       | \$ - |
|   |          |    |        |                                |                         |                                  |                      |            |      |
|   |          |    |        |                                |                         |                                  |                      |            |      |
|   |          |    |        |                                |                         | MATERIALS SUBTOTAL               |                      |            | \$ - |
|   |          |    |        |                                |                         |                                  |                      |            |      |
|   |          |    |        |                                |                         |                                  |                      |            |      |
|   | 1        | ls | Irr    | Irrigation modification        |                         | 100% Coverage to all areas       |                      | \$ -       | \$ - |
|   | 1        | ls | Demo   | Demo / Site Prep               |                         | As needed for new landscape      |                      | \$ -       | \$ - |
|   |          |    |        |                                |                         |                                  |                      |            |      |
|   |          |    |        |                                |                         |                                  |                      |            |      |
|   |          |    |        |                                |                         | PROJECT SUBTOTAL                 |                      |            | \$ - |





| STARKEY RANCH PARCELS 8 & 9 PHASE 2 RENOVATION PLANT LIST |    |        |                                |                         |  | 2/6/2025 |
|---|----|--------|--------------------------------|-------------------------|--|----------|
| Quantity  |    | Symbol | Botanical Name                 | Common Name             | Size & Specification                   |          |
| 1   | ea | AR     | Acer rubrum 'Florida Flame'    | Florida Flame Red Maple | 65 Gal, 15' Ht x 6' Sprd, 3.5" Cal     |          |
| 669   | ea | DFAK   | Tripsacum floridanum           | Dwarf Fakahatchee Grass | 3 Gal, 24"-30" Ht., Full, 30" OC       |          |
| 9   | ea | FAK    | Tripsacum dactyloides          | Fakahatchee Grass       | 3 Gal, 30"-36" Ht., Full, 48" OC       |          |
| 1014  | ea | JUN    | Juniperus chinensis 'Parsonii' | Paron's Juniper         | 3 Gal, 10" x 14", 24" OC               |          |
| 1717  | ea | MC     | Muhlenbergia capillaris        | Muhly Grass             | 3 Gal, 30" OC                          |          |
| 1   | ea | PE     | Pinus elliotti                 | Slash Pine              | 30 GAL, 12' Ht x 5' Sprd, 2" Cal, Full |          |
| 1283  | ea | PNUT   | Arachis glabrata 'Ecoturf'     | Perennial Peanut        | 1 Gal., Full, 12" O.C.                 |          |
| 3   | ea | QV     | Quercus virginiana             | Cathedral Live Oak      | 65 Gal, 14' x 4.5', 3.5" Cal           |          |
| 22  | ea | RFG    | Pennisetum secundatum 'Rubrum' | Red Fountain Grass      | 3 Gal, 24" x 24", 36" OC               |          |
| 21  | ea | VO     | Viburnum odoratissimum         | Sweet Viburnum          | 7 Gal, 36" x 24", 36" OC               |          |
| 9205  | sf | SOD    | St. Augustine Sod              | Floritam                | Solid Sod                              |          |
| 20,828  | sf | MULCH  | Pine Straw Mulch               |                         | 3" Wet depth                           |          |

|           |            |
|-----------|------------|
| Date:     | 01/24/2025 |
| Revision: | Date:      |
|           |            |
|           |            |
|           |            |

STARKEY RANCH PARCELS 8 & 9  
PHASE 2

Odessa, Florida



SunScape Consulting  
LANDSCAPE MANAGEMENT SERVICES

735 Primera Blvd. Suite 145  
Lake Mary, FL 32707

LANDSCAPE RENOVATION PLANS

OVERALL SHEET

|               |
|---------------|
| Scale:        |
| Sheet Number: |

LP100











\\proj\proj\17-21 (Starkey Ranch) Plans\8 & 9 SEP\Orange Exhibit\17-21-02 - Phase 2 SEP\Current Plans\17-02L P-103.mxd  
10/26/2020 8:54:55 AM

REPLACE SUNFLOWER BED  
WITH 104 DFAK

INFILL WITH 9 MC

INFILL WITH 13 DFAK

REPLACE SUNFLOWER BED  
WITH 140 JUN

INFILL WITH 7 DFAK

REPLACE 15 MISSING VO

INFILL WITH 15 DFAK

LILLA TRAIL

LILLA TRAIL

MATCHLINE SEE SHEET LP102B

WETLAND CONSERVATION AREA NOTE:  
THE WETLAND CONSERVATION AREAS SHALL BE PRESERVED AND PROTECTED IN A NATURAL STATE  
PURSUANT TO THE MANATEE COUNTY LAND DEVELOPMENT CODE (LDC) SECTION 706 AND OBJECTIVE  
3.3.1 OF THE MANATEE COUNTY COMPREHENSIVE PLAN.

SANITARY UTILITY EASEMENT NOTE:  
NO TREES ARE TO BE PLANTED WITHIN THE 30-FOOT SANITARY SEWER UTILITY EASEMENT, AND NO  
TREES ARE TO BE PLANTED WITHIN 15 FEET OF A SANITARY SEWER LATERAL LINE.

- GENERAL NOTES:
1. CONTRACTOR TO REVIEW AND BE FAMILIAR WITH APPROVED CODE MINIMUM LANDSCAPE PLAN REQUIREMENTS AND ALL COUNTY REQUIRED OFFSETS FROM UTILITIES / SERVICES PRIOR TO BIDDING / INSTALLATION.
  2. TREE AND PALM SIZES ARE IDENTIFIED PER SYMBOL AND/OR WITHIN THE PLANT TAG. ASSOCIATED SPECIFICATIONS ARE LISTED ON THE LANDSCAPE PLANT SCHEDULE ON SHEET LP602.
  3. CONTRACTOR RESPONSIBLE FOR REVIEWING AND FOLLOWING ALL STANDARD PLANTING DETAILS ON SHEETS LP501-LP502 AND ALL RESPECTIVE NOTES AND SPECIFICATIONS ON SHEETS LP601-602 PRIOR TO BID SUBMITTAL AND DURING LANDSCAPE INSTALLATION.

**Call Before You Dig**  
Call Sunshine State One Call, at 811 or  
**800-432-4770**, two full days before  
digging in any easement, right-of-way or  
permitted use area.

MUH Muhlenbergia capillaris  
30 | Pink Muhly Grass  
QV | Quercus virginiana  
1 | Live Oak  
HAP-X | Hamelia patens  
39 | Firebush  
HEI | Helianthus debilis  
103 | Beach/Dune Sunflower

1400 SF SOD

REPLACE DEAD OAK  
WITH 1 QV

30 MC

90 JUN

LILLA TRAIL

LILLA TRAIL

REPLACE 3 MISSING VO

LILLA TRAIL

MATCHLINE SEE SHEET LP102B

NORTH  
SCALE: 1" = 20'  
0 20 40  
(24 X 36 SHEET)

|           |            |
|-----------|------------|
| Date:     | 01/24/2025 |
| Revision: | Date:      |
|           |            |
|           |            |
|           |            |
|           |            |

STARKEY RANCH PARCELS 8 & 9  
PHASE 2

Odessa, Florida



735 Primera Blvd. Suite 145  
Lake Mary, FL 32707

LANDSCAPE  
RENOVATION PLANS

LANDSCAPE PLANS

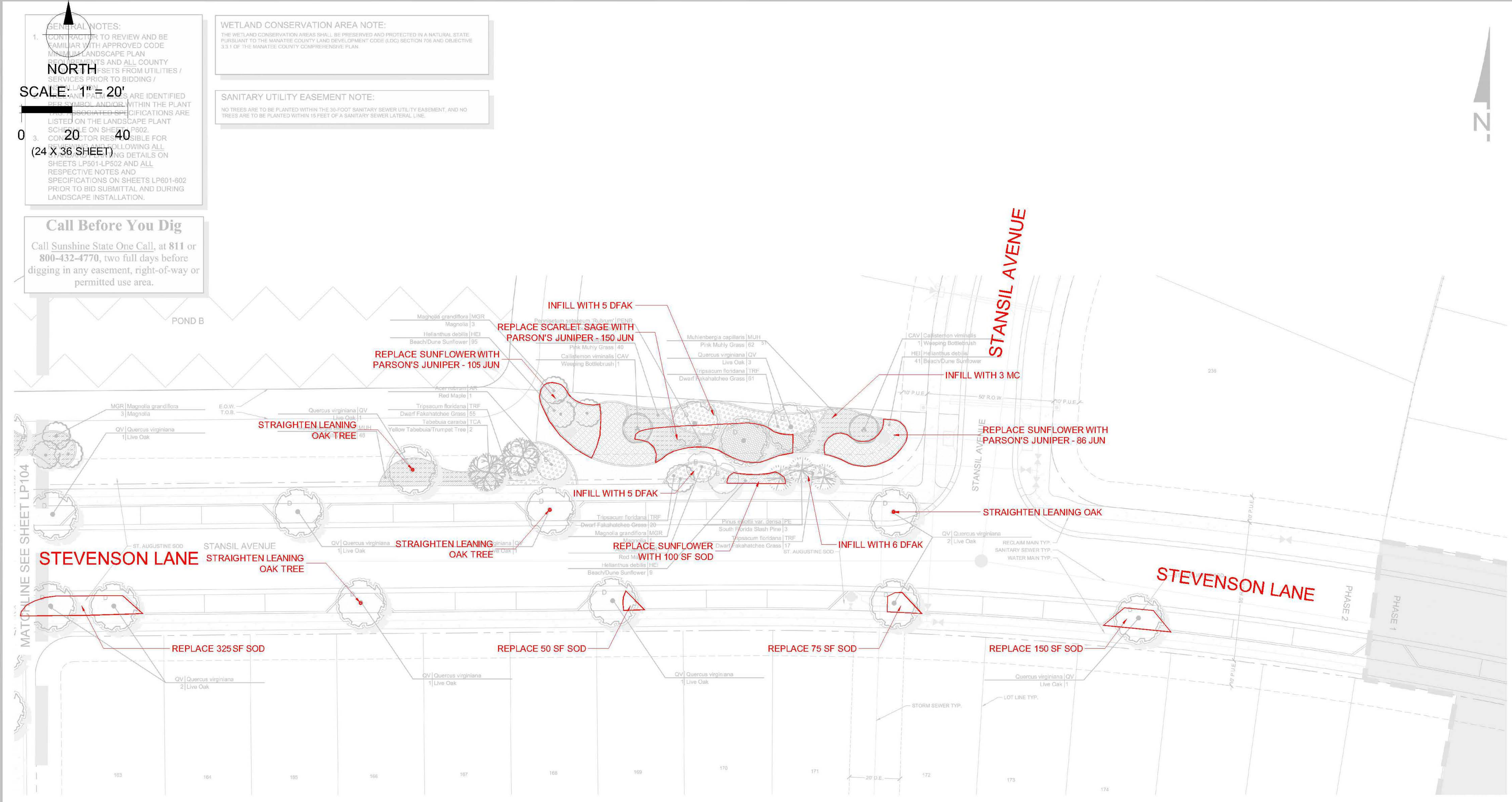
Scale:

Sheet Number:  
**LP103**









**GENERAL NOTES:**

1. CONTRACTOR TO REVIEW AND BE FAMILIAR WITH APPROVED CODE MINIMUM LANDSCAPE PLAN SPECIFICATIONS AND ALL COUNTY ORDINANCES AND SETS FROM UTILITIES / SERVICES PRIOR TO BIDDING / INSTALLATION.
2. PLANTINGS ARE IDENTIFIED PER SYMBOL AND/OR WITHIN THE PLANTING SCHEDULE ON SHEET P602.
3. CONTRACTOR RESPONSIBLE FOR VERIFYING AND FOLLOWING ALL PLANTING DETAILS ON SHEETS LP501-LP602 AND ALL RESPECTIVE NOTES AND SPECIFICATIONS ON SHEETS LP601-602 PRIOR TO BID SUBMITTAL AND DURING LANDSCAPE INSTALLATION.

**Call Before You Dig**

Call Sunshine State One Call, at 811 or 800-432-4770, two full days before digging in any easement, right-of-way or permitted use area.

**WETLAND CONSERVATION AREA NOTE:**

THE WETLAND CONSERVATION AREAS SHALL BE PRESERVED AND PROTECTED IN A NATURAL STATE PURSUANT TO THE MANATEE COUNTY LAND DEVELOPMENT CODE (LDC) SECTION 106 AND OBJECTIVE 3.3.1 OF THE MANATEE COUNTY COMPREHENSIVE PLAN.

**SANITARY UTILITY EASEMENT NOTE:**

NO TREES ARE TO BE PLANTED WITHIN THE 30-FOOT SANITARY SEWER UTILITY EASEMENT, AND NO TREES ARE TO BE PLANTED WITHIN 15 FEET OF A SANITARY SEWER LATERAL LINE.

**LANDSCAPE PLAN**  
SCALE: 1"=20'

|           |            |
|-----------|------------|
| Date:     | 01/24/2025 |
| Revision: | Date:      |
|           |            |
|           |            |
|           |            |

**STARKEY RANCH PARCELS 8 & 9**  
**PHASE 2**

Odessa, Florida

**SunScape Consulting**  
LANDSCAPE MANAGEMENT SERVICES

735 Primera Blvd. Suite 145  
Lake Mary, FL 32707

**LANDSCAPE RENOVATION PLANS**

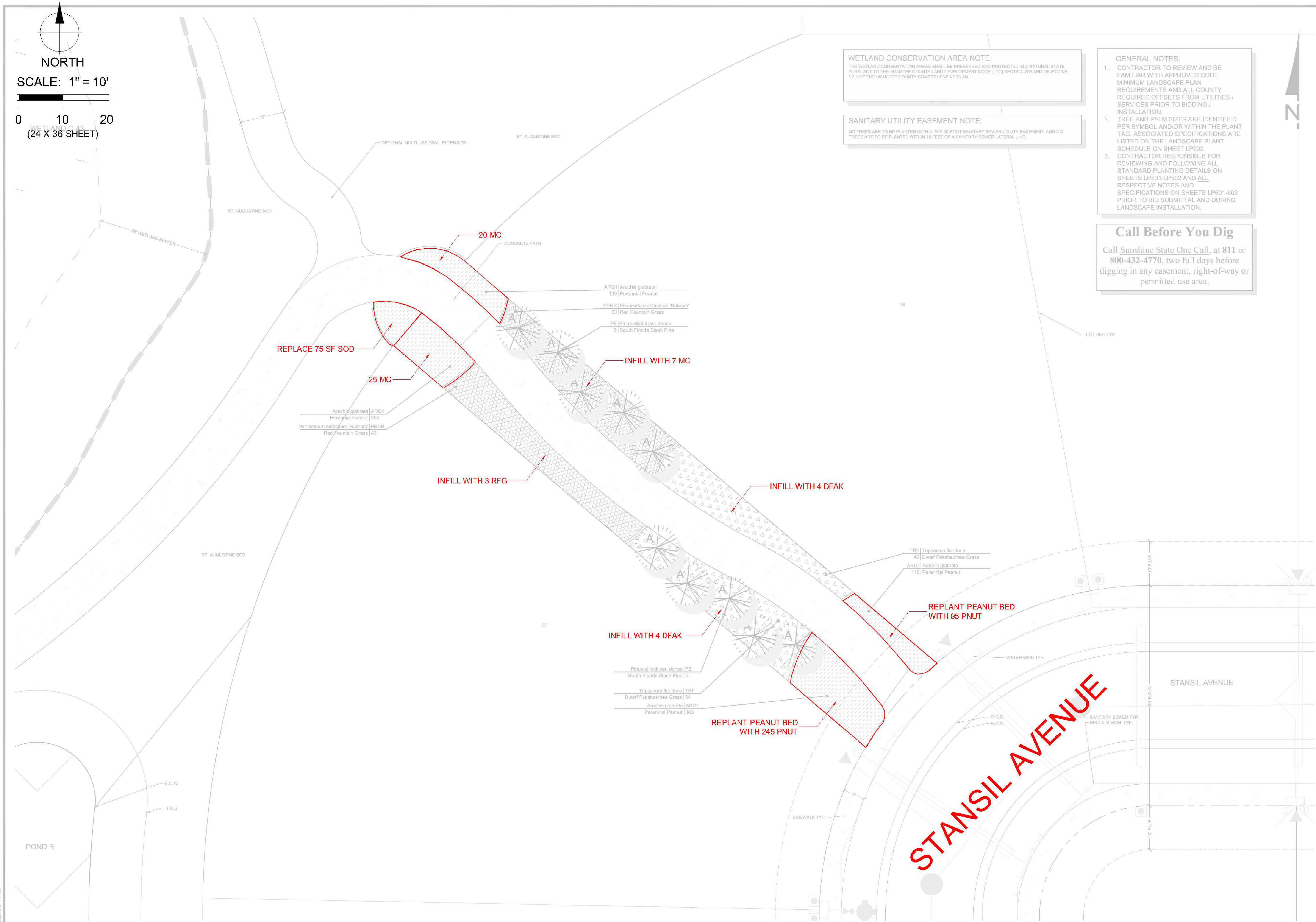
**LANDSCAPE PLANS**

Scale:

Sheet Number:  
**LP105**

T:\projects\17-21 (Starkey Ranch) Parcels 8 & 9 SEP\Drawings-Exhibits\17-21-02 - Phase 2 SEP\Current Plans\172-102LP-105.dwg  
01/24/2025 10:24 AM





**WETLAND CONSERVATION AREA NOTE:**  
THE WETLAND CONSERVATION AREAS SHALL BE PRESERVED AND PROTECTED IN A NATURAL STATE PURSUANT TO THE MANATEE COUNTY LAND DEVELOPMENT CODE (LDC) SECTION 706 AND OBJECTIVE 3.3.1 OF THE MANATEE COUNTY COMPREHENSIVE PLAN.

**SANITARY UTILITY EASEMENT NOTE:**  
NO TREES ARE TO BE PLANTED WITHIN THE 30-FOOT SANITARY SEWER UTILITY EASEMENT, AND NO TREES ARE TO BE PLANTED WITHIN 15 FEET OF A SANITARY SEWER LATERAL LINE.

- GENERAL NOTES:**
1. CONTRACTOR TO REVIEW AND BE FAMILIAR WITH APPROVED CODE MINIMUM LANDSCAPE PLAN REQUIREMENTS AND ALL COUNTY REQUIRED OFFSETS FROM UTILITIES / SERVICES PRIOR TO BIDDING / INSTALLATION.
  2. TREE AND PALM SIZES ARE IDENTIFIED PER SYMBOL AND/OR WITHIN THE PLANT TAG. ASSOCIATED SPECIFICATIONS ARE LISTED ON THE LANDSCAPE PLANT SCHEDULE ON SHEET LP602.
  3. CONTRACTOR RESPONSIBLE FOR REVIEWING AND FOLLOWING ALL STANDARD PLANTING DETAILS ON SHEETS LP501-LP602 AND ALL RESPECTIVE NOTES AND SPECIFICATIONS ON SHEETS LP601-602 PRIOR TO BID SUBMITTAL AND DURING LANDSCAPE INSTALLATION.

**Call Before You Dig**  
Call Sunshine State One Call, at 811 or 800-432-4770, two full days before digging in any easement, right-of-way or permitted use area.

|           |            |
|-----------|------------|
| Date:     | 01/24/2025 |
| Revision: | Date:      |
|           |            |
|           |            |
|           |            |
|           |            |

STARKEY RANCH PARCELS 8 & 9  
PHASE 2  
  
Odessa, Florida



**SunScape Consulting**  
LANDSCAPE MANAGEMENT SERVICES

735 Primera Blvd. Suite 145  
Lake Mary, FL 32707

LANDSCAPE  
RENOVATION PLANS  
  
LANDSCAPE PLANS

Scale:

Sheet Number:  
**LP106**

T:\Projects\17-21 (Starkey Ranch) Parcels 8 & 9 SEP\Drawings-Echols\17-21-02 - Phase 2 SEP\Current Plans\17-21-02-LP-401.dwg  
10/26/2023 9:27:11 AM



|  |    |               |                                |                         |  |          |                             |             |  |
|--|----|---------------|--------------------------------|-------------------------|--|----------|-----------------------------|-------------|--|
|  |    |               |                                |                         |  |          |                             |             |  |
| <b>STARKEY RANCH PARCELS 8 &amp; 9 PHASE 2 RENOVATION BID FORM</b> |    |               |                                |                         |  | 2/6/2025 | <b>CONTRACTOR NAME HERE</b> |             |  |
| <b>Quantity</b>  |    | <b>Symbol</b> | <b>Botanical Name</b>          | <b>Common Name</b>      | <b>Size &amp; Specification</b>        |          | <b>Unit Price</b>           | <b>Cost</b> |  |
|  |    |               |                                |                         |  |          |                             |             |  |
| 1  | ea | AR            | Acer rubrum 'Florida Flame'    | Florida Flame Red Maple | 65 Gal, 15' Ht x 6' Sprd, 3.5" Cal     |          | \$ -                        | \$ -        |  |
| 669  | ea | DFAK          | Tripsacum floridanum           | Dwarf Fakahatchee Grass | 3 Gal, 24"-30" Ht., Full, 30" OC       |          | \$ -                        | \$ -        |  |
| 9  | ea | FAK           | Tripsacum dactyloides          | Fakahatchee Grass       | 3 Gal, 30"-36" Ht., Full, 48" OC       |          | \$ -                        | \$ -        |  |
| 1014   | ea | JUN           | Juniperus chinensis 'Parsonii' | Paron's Juniper         | 3 Gal, 10" x 14", 24" OC               |          | \$ -                        | \$ -        |  |
| 1717   | ea | MC            | Muhlenbergia capillaris        | Muhly Grass             | 3 Gal, 30" OC                          |          | \$ -                        | \$ -        |  |
| 1  | ea | PE            | Pinus elliotti                 | Slash Pine              | 30 GAL, 12' Ht x 5' Sprd, 2" Cal, Full |          | \$ -                        | \$ -        |  |
| 1283   | ea | PNUT          | Arachis glabrata 'Ecoturf'     | Perennial Peanut        | 1 Gal., Full, 12" O.C.                 |          | \$ -                        | \$ -        |  |
| 3  | ea | QV            | Quercus virginiana             | Cathedral Live Oak      | 65 Gal, 14' x 4.5', 3.5" Cal           |          | \$ -                        | \$ -        |  |
| 22   | ea | RFG           | Pennisetum secundatum 'Rubrum' | Red Fountain Grass      | 3 Gal, 24" x 24", 36" OC               |          | \$ -                        | \$ -        |  |
| 21   | ea | VO            | Viburnum odoratissimum         | Sweet Viburnum          | 7 Gal, 36" x 24", 36" OC               |          | \$ -                        | \$ -        |  |
| 9205   | sf | SOD           | St. Augustine Sod              | Floratam                | Solid Sod                              |          | \$ -                        | \$ -        |  |
| 20,828   | sf | MULCH         | Pine Straw Mulch               |                         | 3" Wet depth                           |          | \$ -                        | \$ -        |  |
|  |    |               |                                |                         |  |          |                             |             |  |
|  |    |               |                                |                         |  |          |                             |             |  |
|  |    |               |                                |                         | <b>MATERIALS SUBTOTAL</b>              |          |                             | \$ -        |  |
|  |    |               |                                |                         |  |          |                             |             |  |
|  |    |               |                                |                         |  |          |                             |             |  |
| 1  | ls | Irr           | Irrigation modification        |                         | 100% Coverage to all areas             |          | \$ -                        | \$ -        |  |
| 1  | ls | Demo          | Demo / Site Prep               |                         | As needed for new landscape            |          | \$ -                        | \$ -        |  |
|  |    |               |                                |                         |  |          |                             |             |  |
|  |    |               |                                |                         |  |          |                             |             |  |
|  |    |               |                                |                         | <b>PROJECT SUBTOTAL</b>                |          |                             | \$ -        |  |

|                               |                              |
|-------------------------------|------------------------------|
| STARKEY RANCH - STANSIL PARK  | Landscape Renovation Project |
| PARCELS 8 & 9<br>Phases 1 & 2 | 02/24/25                     |

SunScape Consulting

LANDSCAPE MANAGEMENT SERVICES



LANDSCAPE BID SUMMARY

| PHASE 1                                | LMP          | CEPRA        | CORNERSTONE  |
|--|--------------|--------------|--------------|
| LANDSCAPE MATERIALS                    | \$ 37,306.25 | \$ 35,912.75 | \$ 37,585.75 |
| IRRIGATION                             | \$ 10,203.00 | \$ 8,200.00  | \$ 7,500.00  |
| DEMOLITION AND SITE PREPARATION        | \$ 3,905.00  | \$ 10,500.00 | \$ 11,500.00 |
| CONTRACTOR BID TOTAL                   | \$ 51,414.25 | \$ 54,612.75 | \$ 56,585.75 |
| SUNSCAPE PROJECT MANAGEMENT FEE (8.5%) | \$ 4,370.21  | \$ 4,642.08  | \$ 4,809.79  |
| PHASE 1 TOTAL COST                     | \$ 55,784.46 | \$ 59,254.83 | \$ 61,395.54 |
| PHASE 2                                | LMP          | CEPRA        | CORNERSTONE  |
| LANDSCAPE MATERIALS                    | \$ 56,680.25 | \$ 56,789.25 | \$ 58,829.25 |
| IRRIGATION                             | \$ 10,500.00 | \$ 9,500.00  | \$ 7,500.00  |
| DEMOLITION AND SITE PREPARATION        | \$ 7,755.00  | \$ 12,500.00 | \$ 15,000.00 |
| CONTRACTOR BID TOTAL                   | \$ 74,935.25 | \$ 78,789.25 | \$ 81,329.25 |
| SUNSCAPE PROJECT MANAGEMENT FEE (8.5%) | \$ 6,369.50  | \$ 6,697.09  | \$ 6,912.99  |
| PHASE 2 TOTAL COST                     | \$ 81,304.75 | \$ 85,486.34 | \$ 88,242.24 |

| STARKEY RANCH PARCELS 8 & 9 PHASE 1 RENOVATION BID COMPARISON |    |        |  |                         |                                  | 2/25/2025 |
|---|----|--------|--|-------------------------|----------------------------------|-----------|
| Quantity  |    | Symbol | Botanical Name                             | Common Name             | Size & Specification             |           |
| 152   | ea | DFAK   | Tripsacum floridanum                       | Dwarf Fakahatchee Grass | 3 Gal, 24"-30" Ht., Full, 30" OC |           |
| 665   | ea | JUN    | Juniperus chinensis 'Parsonii'             | Paron's Juniper         | 3 Gal, 10" x 14", 24" OC         |           |
| 152   | ea | MC     | Muhlenbergia capillaris                    | Muhly Grass             | 3 Gal, 30" OC                    |           |
| 1527  | ea | PNUT   | Arachis glabrata 'Ecoturf'                 | Perrenial Peanut        | 1 Gal., Full, 18" O.C.           |           |
| 2   | ea | QV     | Quercus virginiana                         | Cathedral Live Oak      | 65 Gal, 14' x 4.5', 3.5" Cal     |           |
| 27  | ea | RFG    | Pennisetum secundatum 'Rubrum"             | Red Fountain Grass      | 3 Gal, 24" x 24", 36" OC         |           |
| 7   | ea | SB     | Spartina bakerii                           | Sand Cordgrass          | 1 Gal, Full in pot, 36" OC       |           |
| 4675  | sf | SOD    | St. Augustine Sod                          | Floratam                | Solid Sod                        |           |
| 3   | cy | MULCH  | Pine Fine Mulch (for Perennial Peanut Beds |                         |                                  |           |

|                    |
|--------------------|
| MATERIALS SUBTOTAL |
|--------------------|

|   |    |      |                         |                             |
|---|----|------|-------------------------|-----------------------------|
| 1 | ls | Irr  | Irrigation modification | 100% Coverage to all areas  |
| 1 | ls | Demo | Demo / Site Prep        | As needed for new landscape |

|                  |
|------------------|
| PROJECT SUBTOTAL |
|------------------|

| LMP        |              |
|------------|--------------|
| Unit Price | Cost         |
| \$ 17.00   | \$ 2,584.00  |
| \$ 17.00   | \$ 11,305.00 |
| \$ 17.00   | \$ 2,584.00  |
| \$ 8.50    | \$ 12,979.50 |
| \$ 700.00  | \$ 1,400.00  |
| \$ 20.00   | \$ 540.00    |
| \$ 10.00   | \$ 70.00     |
| \$ 1.25    | \$ 5,843.75  |

|              |
|--------------|
| \$ 37,306.25 |
|--------------|

|              |              |
|--------------|--------------|
| \$ 10,203.00 | \$ 10,203.00 |
| \$ 3,905.00  | \$ 3,905.00  |

|              |
|--------------|
| \$ 51,414.25 |
|--------------|

NOTES:  
1. PINE STRAW DONE BY EVERGLADE  
DIRECT TO TSR CDD  
2. DEMO/SITE PREP INCLUDES SOIL AND  
TREE STAKING

| CEPRA      |              |
|------------|--------------|
| Unit Price | Cost         |
| \$ 16.00   | \$ 2,432.00  |
| \$ 17.00   | \$ 11,305.00 |
| \$ 16.00   | \$ 2,432.00  |
| \$ 7.00    | \$ 10,689.00 |
| \$ 800.00  | \$ 1,600.00  |
| \$ 16.00   | \$ 432.00    |
| \$ 7.00    | \$ 49.00     |
| \$ 1.45    | \$ 6,778.75  |
| \$ 65.00   | \$ 195.00    |

|              |
|--------------|
| \$ 35,912.75 |
|--------------|

|              |              |
|--------------|--------------|
| \$ 8,200.00  | \$ 8,200.00  |
| \$ 10,500.00 | \$ 10,500.00 |

|              |
|--------------|
| \$ 54,612.75 |
|--------------|

NOTES:

| CORNERSTONE |              |
|-------------|--------------|
| Unit Price  | Cost         |
| \$ 16.00    | \$ 2,432.00  |
| \$ 16.00    | \$ 10,640.00 |
| \$ 16.00    | \$ 2,432.00  |
| \$ 9.00     | \$ 13,743.00 |
| \$ 1,000.00 | \$ 2,000.00  |
| \$ 16.00    | \$ 432.00    |
| \$ 9.00     | \$ 63.00     |
| \$ 1.25     | \$ 5,843.75  |

|              |
|--------------|
| \$ 37,585.75 |
|--------------|

|              |              |
|--------------|--------------|
| \$ 7,500.00  | \$ 7,500.00  |
| \$ 11,500.00 | \$ 11,500.00 |

|              |
|--------------|
| \$ 56,585.75 |
|--------------|

NOTES:

| STARKEY RANCH PARCELS 8 & 9 PHASE 2 RENOVATION BID COMPARISON |    |        |   |                               |  | 2/25/2025 |
|---|----|--------|---|-------------------------------|--|-----------|
| Quantity  |    | Symbol | Botanical Name                              | Common Name                   | Size & Specification                   |           |
| 1   | ea | AR     | Acer rubrum 'Florida Flame'                 | Florida Flame Red Maple       | 65 Gal, 15' Ht x 6' Sprd, 3.5" Cal     |           |
| 607   | ea | DFAK   | Tripsacum floridanum                        | Dwarf Fakahatchee Grass       | 3 Gal, 24"-30" Ht., Full, 30" OC       |           |
| 9   | ea | FAK    | Tripsachum dactyloides                      | Fakahatchee Grass             | 3 Gal, 30"-36" Ht., Full, 48" OC       |           |
| 884   | ea | JUN    | Juniperus chinensis 'Parsonii'              | Paron's Juniper               | 3 Gal, 10" x 14", 24" OC               |           |
| 306   | ea | MC     | Muhlenbergia capillaris                     | Muhly Grass                   | 3 Gal, 30" OC                          |           |
| 8   | ea | MG     | Magnolia grandiflora 'Bracken Brown Beauty' | Bracken Brown Beauty Magnolia | 65 Gal, 10' x 3.5', 2.75" Cal          |           |
| 1   | ea | PE     | Pinus elliotti                              | Slash Pine                    | 30 Gal, 12' Ht x 5' Sprd, 2" Cal, Full |           |
| 1040  | ea | PNUT   | Arachis glabrata 'Ecoturf"                  | Perennial Peanut              | 1 Gal., Full, 18" O.C.                 |           |
| 2   | ea | QV     | Quercus virginiana                          | Cathedral Live Oak            | 65 Gal, 14' x 4.5', 3.5" Cal           |           |
| 22  | ea | RFG    | Pennisetum secundatum 'Rubrum"              | Red Fountain Grass            | 3 Gal, 24" x 24", 36" OC               |           |
| 21  | ea | VO     | Viburnum odoratissimum                      | Sweet Viburnum                | 7 Gal, 36" x 24", 36" OC               |           |
| 5805  | sf | SOD    | St. Augustine Sod                           | Floratam                      | Solid Sod                              |           |
| 3   | cy | MULCH  | Pine Fine Mulch (for Perennial Peanut Beds  |                               |  |           |

|                    |
|--------------------|
| MATERIALS SUBTOTAL |
|--------------------|

|   |    |      |                         |                             |
|---|----|------|-------------------------|-----------------------------|
| 1 | Is | Irr  | Irrigation modification | 100% Coverage to all areas  |
| 1 | Is | Demo | Demo / Site Prep        | As needed for new landscape |

|                  |
|------------------|
| PROJECT SUBTOTAL |
|------------------|

| LMP        |              |
|------------|--------------|
| Unit Price | Cost         |
| \$ 700.00  | \$ 700.00    |
| \$ 17.00   | \$ 10,319.00 |
| \$ 20.00   | \$ 180.00    |
| \$ 17.00   | \$ 15,028.00 |
| \$ 17.00   | \$ 5,202.00  |
| \$ 700.00  | \$ 5,600.00  |
| \$ 350.00  | \$ 350.00    |
| \$ 8.50    | \$ 8,840.00  |
| \$ 700.00  | \$ 1,400.00  |
| \$ 20.00   | \$ 440.00    |
| \$ 65.00   | \$ 1,365.00  |
| \$ 1.25    | \$ 7,256.25  |

|              |
|--------------|
| \$ 56,680.25 |
|--------------|

|              |              |
|--------------|--------------|
| \$ 10,500.00 | \$ 10,500.00 |
| \$ 7,755.00  | \$ 7,755.00  |

|              |
|--------------|
| \$ 74,935.25 |
|--------------|

|   |
|---|
| NOTES:<br>1. PINE STRAW DONE BY EVERGLADE<br>DIRECT TO TSR CDD<br>2. DEMO/SITE PREP INCLUDES SOIL AND<br>TREE STAKING |
|---|

| CEPRA      |              |
|------------|--------------|
| Unit Price | Cost         |
| \$ 800.00  | \$ 800.00    |
| \$ 16.00   | \$ 9,712.00  |
| \$ 16.00   | \$ 144.00    |
| \$ 17.00   | \$ 15,028.00 |
| \$ 16.00   | \$ 4,896.00  |
| \$ 800.00  | \$ 6,400.00  |
| \$ 600.00  | \$ 600.00    |
| \$ 7.00    | \$ 7,280.00  |
| \$ 800.00  | \$ 1,600.00  |
| \$ 16.00   | \$ 352.00    |
| \$ 65.00   | \$ 1,365.00  |
| \$ 1.45    | \$ 8,417.25  |
| \$ 65.00   | \$ 195.00    |

|              |
|--------------|
| \$ 56,789.25 |
|--------------|

|              |              |
|--------------|--------------|
| \$ 9,500.00  | \$ 9,500.00  |
| \$ 12,500.00 | \$ 12,500.00 |

|              |
|--------------|
| \$ 78,789.25 |
|--------------|

|        |
|--------|
| NOTES: |
|--------|

| CORNERSTONE |              |
|-------------|--------------|
| Unit Price  | Cost         |
| \$ 1,000.00 | \$ 1,000.00  |
| \$ 16.00    | \$ 9,712.00  |
| \$ 16.00    | \$ 144.00    |
| \$ 16.00    | \$ 14,144.00 |
| \$ 16.00    | \$ 4,896.00  |
| \$ 1,000.00 | \$ 8,000.00  |
| \$ 600.00   | \$ 600.00    |
| \$ 9.00     | \$ 9,360.00  |
| \$ 1,000.00 | \$ 2,000.00  |
| \$ 16.00    | \$ 352.00    |
| \$ 65.00    | \$ 1,365.00  |
| \$ 1.25     | \$ 7,256.25  |

|              |
|--------------|
| \$ 58,829.25 |
|--------------|

|              |              |
|--------------|--------------|
| \$ 7,500.00  | \$ 7,500.00  |
| \$ 15,000.00 | \$ 15,000.00 |

|              |
|--------------|
| \$ 81,329.25 |
|--------------|

|        |
|--------|
| NOTES: |
|--------|



**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
JANUARY 31, 2025**

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
JANUARY 31, 2025**

|   | General<br>Fund     | Debt<br>Service<br>Fund<br>Series<br>2015 | Debt<br>Service<br>Fund<br>Series<br>2015A | Debt<br>Service<br>Fund<br>Series<br>2016 | Debt<br>Service<br>Fund<br>Series<br>2017 | Debt<br>Service<br>Fund<br>Series<br>2018 | Debt<br>Service<br>Fund<br>Series<br>2019 | Capital<br>Projects<br>Fund<br>Series<br>2019 | Total<br>Governmental<br>Funds |
|---|---------------------|---|--|---|---|---|---|---|--------------------------------|
| <b>ASSETS</b>   |                     |   |  |   |   |   |   |   |                                |
| Cash  |                     |   |  |   |   |   |   |   |                                |
| Truist: operating   | \$ 770,081          | \$ -                                      | \$ -                                       | \$ -                                      | \$ -                                      | \$ -                                      | \$ -                                      | \$ -  | \$ 770,081                     |
| Bank United: ICS  | 4,105,669           | -   | -  | -   | -   | -   | -   | -   | 4,105,669                      |
| BankUnited - 2863   | 180,000             | -   | -  | -   | -   | -   | -   | -   | 180,000                        |
| Investments   |                     |   |  |   |   |   |   |   |                                |
| Revenue   | -                   | 248,640                                   | 153,803                                    | 153,048                                   | 816,771                                   | 643,386                                   | 335,593                                   | -   | 2,351,241                      |
| Reserve   | -                   | 624,494                                   | 650,450                                    | 481,320                                   | 403,162                                   | 320,366                                   | 165,100                                   | -   | 2,644,892                      |
| Prepayment  | -                   | 2,614                                     | 3,585                                      | -   | -   | -   | -   | -   | 6,199                          |
| Construction  | -                   | -   | -  | -   | -   | -   | -   | 247,012                                       | 247,012                        |
| Interest  | -                   | 524,500                                   | 527,808                                    | 520,190                                   | -   | -   | -   | -   | 1,572,498                      |
| Bond redemption   | -                   | -   | -  | 86  | -   | -   | -   | -   | 86                             |
| Undeposited funds   | 169                 | -   | -  | -   | -   | -   | -   | -   | 169                            |
| Due from Homes by West Bay  | -                   | -   | -  | -   | 39,851                                    | -   | -   | -   | 39,851                         |
| Due from other  | 1,351               | -   | -  | -   | -   | -   | -   | -   | 1,351                          |
| Utility deposit   | 7,096               | -   | -  | -   | -   | -   | -   | -   | 7,096                          |
| Prepaid expense   | 6,792               | -   | -  | -   | -   | -   | -   | -   | 6,792                          |
| Total assets  | <u>\$ 5,071,158</u> | <u>\$1,400,248</u>                        | <u>\$1,335,646</u>                         | <u>\$1,154,644</u>                        | <u>\$1,259,784</u>                        | <u>\$963,752</u>                          | <u>\$500,693</u>                          | <u>\$ 247,012</u>                             | <u>\$11,932,937</u>            |
| <b>LIABILITIES</b>  |                     |   |  |   |   |   |   |   |                                |
| Liabilities:  |                     |   |  |   |   |   |   |   |                                |
| Credit card payable   | \$ 1,617            | \$ -                                      | \$ -                                       | \$ -                                      | \$ -                                      | \$ -                                      | \$ -                                      | \$ -  | \$ 1,617                       |
| Due to Developer  | 101,119             | -   | -  | -   | -   | -   | -   | -   | 101,119                        |
| Due to other  | 28                  | -   | -  | -   | -   | -   | -   | -   | 28                             |
| Contracts payable   | -                   | -   | -  | -   | -   | -   | -   | 693   | 693                            |
| Accrued taxes payable   | 122                 | -   | -  | -   | -   | -   | -   | -   | 122                            |
| Total liabilities   | <u>102,886</u>      | <u>-</u>                                  | <u>-</u>                                   | <u>-</u>                                  | <u>-</u>                                  | <u>-</u>                                  | <u>-</u>                                  | <u>693</u>                                    | <u>103,579</u>                 |
| <b>DEFERRED INFLOWS OF RESOURCES</b>                                  |                     |   |  |   |   |   |   |   |                                |
| Unearned revenue  | 957                 | -   | -  | -   | -   | -   | -   | -   | 957                            |
| Deferred receipts   | 1,317               | -   | -  | -   | 39,851                                    | -   | -   | -   | 41,168                         |
| Total deferred inflows of resources                                   | <u>2,274</u>        | <u>-</u>                                  | <u>-</u>                                   | <u>-</u>                                  | <u>39,851</u>                             | <u>-</u>                                  | <u>-</u>                                  | <u>-</u>                                      | <u>42,125</u>                  |
| <b>FUND BALANCES</b>  |                     |   |  |   |   |   |   |   |                                |
| Restricted for  |                     |   |  |   |   |   |   |   |                                |
| Debt service  | -                   | 1,400,248                                 | 1,335,646                                  | 1,154,644                                 | 1,219,933                                 | 963,752                                   | 500,693                                   | -   | 6,574,916                      |
| Capital projects  | -                   | -   | -  | -   | -   | -   | -   | 246,319                                       | 246,319                        |
| Unassigned  | 4,965,998           | -   | -  | -   | -   | -   | -   | -   | 4,965,998                      |
| Total fund balances   | <u>4,965,998</u>    | <u>1,400,248</u>                          | <u>1,335,646</u>                           | <u>1,154,644</u>                          | <u>1,219,933</u>                          | <u>963,752</u>                            | <u>500,693</u>                            | <u>246,319</u>                                | <u>11,787,233</u>              |
| Total liabilities, deferred inflows of resources<br>and fund balances | <u>\$ 5,071,158</u> | <u>\$1,400,248</u>                        | <u>\$1,335,646</u>                         | <u>\$1,154,644</u>                        | <u>\$1,259,784</u>                        | <u>\$963,752</u>                          | <u>\$500,693</u>                          | <u>\$ 247,012</u>                             | <u>\$11,932,937</u>            |

**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**  
**STATEMENT OF REVENUES, EXENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDING JANUARY 31, 2025**

|  | Current<br>Month | Year to<br>Date | Budget       | % of<br>Budget |
|--|------------------|-----------------|--------------|----------------|
| <b>REVENUES</b>                          |                  |                 |              |                |
| Assessment levy - on-roll                | \$ 102,134       | \$ 4,738,761    | \$ 4,924,371 | 96%            |
| Trash collection assessments             | -                | -               | 17,465       | 0%             |
| Commercial shared costs                  | -                | -               | 123,324      | 0%             |
| Program revenue                          | 7,203            | 10,723          | 20,000       | 54%            |
| Interest                                 | 7,469            | 12,787          | 50,000       | 26%            |
| Specialty program revenue                | -                | 169,253         | 6,000        | 2821%          |
| Miscellaneous                            | 500              | 8,660           | 17,000       | 51%            |
| Total revenues                           | 117,306          | 4,940,184       | 5,158,160    | 96%            |
| <b>EXPENDITURES</b>                      |                  |                 |              |                |
| <b>Professional &amp; administrative</b> |                  |                 |              |                |
| Supervisors                              | 861              | 3,875           | 12,600       | 31%            |
| Management                               | 3,506            | 14,023          | 42,070       | 33%            |
| Legal                                    | 3,229            | 3,229           | 25,000       | 13%            |
| Engineering                              | -                | -               | 25,000       | 0%             |
| Assessment administration                | 833              | 3,333           | 10,000       | 33%            |
| Audit                                    | 6,600            | 6,600           | 4,570        | 144%           |
| Arbitrage rebate calculation             | -                | 1,250           | 3,000        | 42%            |
| Dissemination agent                      | 1,083            | 4,333           | 13,000       | 33%            |
| Trustee                                  | -                | 24,244          | 35,000       | 69%            |
| Telephone                                | 20               | 83              | 250          | 33%            |
| Postage                                  | 152              | 437             | 1,500        | 29%            |
| Printing & binding                       | 167              | 667             | 2,000        | 33%            |
| Legal advertising                        | -                | 285             | 1,000        | 29%            |
| Annual special district fee              | -                | 175             | 175          | 100%           |
| Insurance                                | -                | 7,158           | 6,900        | 104%           |
| Other current charges                    | 129              | 579             | 2,000        | 29%            |
| Office supplies                          | -                | -               | 750          | 0%             |
| Website                                  |                  |                 |              |                |
| Hosting & maintenance                    | -                | -               | 705          | 0%             |
| ADA compliance                           | -                | -               | 200          | 0%             |
| Property appraiser                       | -                | -               | 687          | 0%             |
| Tax collector                            | 1,952            | 112,909         | 102,591      | 110%           |
| Total professional & administrative      | 18,532           | 183,180         | 288,998      | 63%            |
| <b>Field operations</b>                  |                  |                 |              |                |
| <b>Contract services</b>                 |                  |                 |              |                |
| Field services                           | 2,360            | 9,442           | 28,325       | 33%            |
| Landscape maintenance                    | -                | 434,249         | 1,875,000    | 23%            |
| Landscape consulting                     | 5,450            | 16,350          | 65,400       | 25%            |
| Landscape arbor care                     | 48,298           | 53,898          | 155,000      | 35%            |
| Wetland maintenance                      | 33,550           | 64,800          | 60,000       | 108%           |
| Wetland mitigation reporting             | -                | 2,550           | -            | N/A            |
| Lake maintenance                         | 42,200           | 62,700          | 128,000      | 49%            |
| Hurricane clean-up                       | 9,242            | 105,732         | -            | N/A            |
| Porter supplies                          | -                | 150             | -            | N/A            |
| Community trash hauling                  | 39,165           | 125,683         | 375,000      | 34%            |
| Off-duty traffic patrols                 | 1,250            | 3,625           | 15,000       | 24%            |
| Wildhog removal                          | -                | -               | 10,000       | 0%             |
| <b>Repairs &amp; maintenance</b>         |                  |                 |              |                |
| Repairs - general                        | 975              | 978             | 15,000       | 7%             |
| Operating supplies                       | 764              | 3,525           | 20,000       | 18%            |

**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**  
**STATEMENT OF REVENUES, EXENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDING JANUARY 31, 2025**

|   | Current<br>Month    | Year to<br>Date     | Budget              | % of<br>Budget |
|---|---------------------|---------------------|---------------------|----------------|
| Plant replacement                       | 2,895               | 2,925               | 120,000             | 2%             |
| Mulch                                   | -                   | -                   | 150,000             | 0%             |
| Capital projects - future               | -                   | -                   | 172,000             | 0%             |
| Fertilizer/chemicals                    | 27,321              | 27,321              | 50,000              | 55%            |
| Irrigation repairs                      | 18,488              | 39,178              | 100,000             | 39%            |
| Irrigation monitoring                   | -                   | -                   | 2,280               | 0%             |
| Security/alarms/repair                  | -                   | 4,729               | 1,500               | 315%           |
| Road & sidewalk                         | -                   | 2,593               | 60,000              | 4%             |
| Signage maintenance                     | -                   | 1,079               | -                   | N/A            |
| Common area signage                     | -                   | -                   | 3,000               | 0%             |
| Pressure washing                        | -                   | -                   | 80,000              | 0%             |
| SOD                                     | 1,925               | 1,925               | -                   | N/A            |
| Bridge & deck maintenance               | 1,140               | 12,540              | 60,000              | 21%            |
| Pressure washing                        | 92                  | 169                 | -                   | N/A            |
| Utilities - common area                 |                     |                     |                     |                |
| Electric                                | 1,059               | 3,222               | 14,500              | 22%            |
| Streetlights                            | 36,597              | 106,098             | 390,000             | 27%            |
| Irrigation - reclaimed water            | 6,330               | 17,859              | 70,000              | 26%            |
| Gas                                     | 97                  | 286                 | 450                 | 64%            |
| Recreation facilities                   |                     |                     |                     |                |
| Amenity management staff/contract       | 50,776              | 139,627             | 414,291             | 34%            |
| Office operations                       | 11,570              | 51,530              | 131,225             | 39%            |
| Park A/C repairs & maintenance          | -                   | 1,290               | 5,000               | 26%            |
| Pool operations                         | 8,233               | 32,697              | 95,000              | 34%            |
| Pest services                           | 270                 | 540                 | 1,700               | 32%            |
| Insurance                               | -                   | 86,394              | 90,000              | 96%            |
| Cable/internet/telephone                | 1,743               | 4,137               | 10,000              | 41%            |
| Access cards                            | -                   | -                   | 1,000               | 0%             |
| Activities                              | 4,784               | 16,720              | 30,000              | 56%            |
| Specialty programming                   | -                   | -                   | 6,000               | 0%             |
| Recreational repairs                    | 1,280               | 10,346              | 2,500               | 414%           |
| Pool signage                            | -                   | -                   | 1,000               | 0%             |
| Holiday decorations                     | -                   | 15,000              | 15,000              | 100%           |
| Other                                   |                     |                     |                     |                |
| Contingency                             | -                   | 1,703               | 20,000              | 9%             |
| Capital outlay - splash pad referb.     | -                   | 26,286              | 26,000              | 101%           |
| Total field operations                  | 357,854             | 1,489,876           | 4,869,171           | 31%            |
| Total expenditures                      | 376,386             | 1,673,056           | 5,158,169           | 32%            |
| Net increase/(decrease) of fund balance | (259,080)           | 3,267,128           | (9)                 |                |
| Fund balance - beginning (unaudited)    | 5,225,078           | 1,698,870           | 1,933,194           |                |
| Fund balance - ending (projected)       | <u>\$ 4,965,998</u> | <u>\$ 4,965,998</u> | <u>\$ 1,933,185</u> |                |

**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND SERIES 2015 BONDS**  
**STATEMENT OF REVENUES, EXENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDING JANUARY 31, 2025**

|  | Current<br>Month    | Year to<br>Date    | Budget             | % of<br>Budget |
|--|---------------------|--------------------|--------------------|----------------|
| <b>REVENUES</b>  |                     |                    |                    |                |
| Assessment levy - on-roll                                    | \$ 13,614           | \$ 631,606         | \$ 661,099         | 96%            |
| Interest   | 4                   | 18                 | 50                 | 36%            |
| Total revenues   | <u>13,618</u>       | <u>631,624</u>     | <u>661,149</u>     | 96%            |
| <b>EXPENDITURES</b>  |                     |                    |                    |                |
| <b>Debt service</b>  |                     |                    |                    |                |
| Principal - 11/1   | -                   | 210,000            | 210,000            | 100%           |
| Interest - 11/1  | -                   | 204,403            | 204,403            | 100%           |
| Interest - 5/1   | -                   | -                  | 199,809            | 0%             |
| Tax collector  | 260                 | 12,619             | 13,773             | 92%            |
| Total expenditures   | <u>260</u>          | <u>427,022</u>     | <u>627,985</u>     | 68%            |
| Excess/(deficiency) of revenues<br>over/(under) expenditures | 13,358              | 204,602            | 33,164             |                |
| Beginning fund balance (unaudited)                           | 1,386,890           | 1,195,646          | 1,189,691          |                |
| Ending fund balance (projected)                              | <u>\$ 1,400,248</u> | <u>\$1,400,248</u> | <u>\$1,222,855</u> |                |

**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND SERIES 2015A BONDS**  
**STATEMENT OF REVENUES, EXENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDING JANUARY 31, 2025**

|  | Current<br>Month          | Year to<br>Date           | Budget                    | % of<br>Budget |
|--|---------------------------|---------------------------|---------------------------|----------------|
| <b>REVENUES</b>  |                           |                           |                           |                |
| Assessment levy - on-roll                                    | \$ 13,699                 | \$ 635,589                | \$ 665,268                | 96%            |
| Interest   | 4                         | 16                        | -                         | N/A            |
| Total revenues   | <u>13,703</u>             | <u>635,605</u>            | <u>665,268</u>            | 96%            |
| <b>EXPENDITURES</b>  |                           |                           |                           |                |
| <b>Debt service</b>  |                           |                           |                           |                |
| Principal - 11/1   | -                         | 200,000                   | 200,000                   | 100%           |
| Interest - 11/1  | -                         | 224,025                   | 224,025                   | 100%           |
| Interest - 5/1   | -                         | -                         | 218,650                   | 0%             |
| Tax collector  | 262                       | 12,698                    | 13,860                    | 92%            |
| Total expenditures   | <u>262</u>                | <u>436,723</u>            | <u>656,535</u>            | 67%            |
| Excess/(deficiency) of revenues<br>over/(under) expenditures | 13,441                    | 198,882                   | 8,733                     |                |
| Fund balance:  |                           |                           |                           |                |
| Net increase/(decrease) in fund balance                      | 13,441                    | 198,882                   | 8,733                     |                |
| Beginning fund balance (unaudited)                           | <u>1,322,205</u>          | <u>1,136,764</u>          | <u>1,129,615</u>          |                |
| Ending fund balance (projected)                              | <u><u>\$1,335,646</u></u> | <u><u>\$1,335,646</u></u> | <u><u>\$1,138,348</u></u> |                |



**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND SERIES 2016 BONDS**  
**STATEMENT OF REVENUES, EXENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDING JANUARY 31, 2025**

|  | Current<br>Month          | Year to<br>Date           | Budget                   | % of<br>Budget |
|--|---------------------------|---------------------------|--------------------------|----------------|
| <b>REVENUES</b>  |                           |                           |                          |                |
| Assessment levy - on-roll                                    | \$ 13,501                 | \$ 626,415                | \$ 655,667               | 96%            |
| Interest   | 3                         | 14                        | -                        | N/A            |
| Total revenues   | <u>13,504</u>             | <u>626,429</u>            | <u>655,667</u>           | 96%            |
| <b>EXPENDITURES</b>  |                           |                           |                          |                |
| <b>Debt service</b>  |                           |                           |                          |                |
| Principal - 11/1   | -                         | 220,000                   | 220,000                  | 100%           |
| Interest - 11/1  | -                         | 210,188                   | 210,188                  | 100%           |
| Interest - 5/1   | -                         | -                         | 205,788                  | 0%             |
| Tax collector  | 258                       | 12,515                    | 13,660                   | 92%            |
| Total expenditures   | <u>258</u>                | <u>442,703</u>            | <u>649,636</u>           | 68%            |
| Excess/(deficiency) of revenues<br>over/(under) expenditures | 13,246                    | 183,726                   | 6,031                    |                |
| Fund balance:  |                           |                           |                          |                |
| Net increase/(decrease) in fund balance                      | 13,246                    | 183,726                   | 6,031                    |                |
| Beginning fund balance (unaudited)                           | <u>1,141,398</u>          | <u>970,918</u>            | <u>969,248</u>           |                |
| Ending fund balance (projected)                              | <u><u>\$1,154,644</u></u> | <u><u>\$1,154,644</u></u> | <u><u>\$ 975,279</u></u> |                |

**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND SERIES 2017 BONDS**  
**STATEMENT OF REVENUES, EXENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDING JANUARY 31, 2025**

|  | Current<br>Month          | Year to<br>Date           | Budget                   | % of<br>Budget |
|--|---------------------------|---------------------------|--------------------------|----------------|
| <b>REVENUES</b>  |                           |                           |                          |                |
| Assessment levy - on-roll                                    | \$ 16,852                 | \$ 781,901                | \$ 818,412               | 96%            |
| Interest   | 3                         | 12                        | -                        | N/A            |
| Total revenues   | <u>16,855</u>             | <u>781,913</u>            | <u>818,412</u>           | 96%            |
| <b>EXPENDITURES</b>  |                           |                           |                          |                |
| <b>Debt service</b>  |                           |                           |                          |                |
| Principal - 11/1   | -                         | 260,000                   | 260,000                  | 100%           |
| Interest - 11/1  | -                         | 268,844                   | 268,844                  | 100%           |
| Interest - 5/1   | -                         | -                         | 263,481                  | 0%             |
| Tax collector  | 322                       | 15,621                    | 17,050                   | 92%            |
| Total expenditures   | <u>322</u>                | <u>544,465</u>            | <u>809,375</u>           | 67%            |
| Excess/(deficiency) of revenues<br>over/(under) expenditures | 16,533                    | 237,448                   | 9,037                    |                |
| Beginning fund balance (unaudited)                           | <u>1,203,400</u>          | <u>982,485</u>            | <u>980,514</u>           |                |
| Ending fund balance (projected)                              | <u><u>\$1,219,933</u></u> | <u><u>\$1,219,933</u></u> | <u><u>\$ 989,551</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 JANUARY 31, 2025**

|  | Current<br>Month         | Year To<br>Date          | Budget                   | % of<br>Budget |
|--|--------------------------|--------------------------|--------------------------|----------------|
| <b>REVENUES</b>  |                          |                          |                          |                |
| Assessment levy - on-roll                                    | \$ 13,477                | \$ 625,268               | \$ 654,466               | 96%            |
| Interest   | 2                        | 10                       | -                        | N/A            |
| Total revenues   | <u>13,479</u>            | <u>625,278</u>           | <u>654,466</u>           | 96%            |
| <b>EXPENDITURES</b>  |                          |                          |                          |                |
| <b>Debt service</b>  |                          |                          |                          |                |
| Principal - 11/1   | -                        | 185,000                  | 185,000                  | 100%           |
| Interest - 11/1  | -                        | 227,522                  | 227,522                  | 100%           |
| Interest - 5/1   | -                        | -                        | 223,822                  | 0%             |
| Tax collector  | 258                      | 12,492                   | 13,635                   | 92%            |
| Total expenditures   | <u>258</u>               | <u>425,014</u>           | <u>649,979</u>           | 65%            |
| Excess/(deficiency) of revenues<br>over/(under) expenditures | 13,221                   | 200,264                  | 4,487                    |                |
| Beginning fund balance (unaudited)                           | <u>950,531</u>           | <u>763,488</u>           | <u>761,913</u>           |                |
| Ending fund balance (projected)                              | <u><u>\$ 963,752</u></u> | <u><u>\$ 963,752</u></u> | <u><u>\$ 766,400</u></u> |                |

**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND SERIES 2019 BONDS**  
**STATEMENT OF REVENUES, EXENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDING JANUARY 31, 2025**

|  | Current<br>Month | Year To<br>Date   | Budget            | % of<br>Budget |
|--|------------------|-------------------|-------------------|----------------|
| <b>REVENUES</b>  |                  |                   |                   |                |
| Assessment levy - on-roll                                    | \$ 6,943         | \$ 322,159        | \$ 337,204        | 96%            |
| Interest   | 1                | 5                 | -                 | N/A            |
| Total revenues   | <u>6,944</u>     | <u>322,164</u>    | <u>337,204</u>    | 96%            |
| <b>EXPENDITURES</b>  |                  |                   |                   |                |
| <b>Debt service</b>  |                  |                   |                   |                |
| Principal - 11/1   | -                | 120,000           | 120,000           | 100%           |
| Interest - 11/1  | -                | 104,400           | 104,400           | 100%           |
| Interest - 5/1   | -                | -                 | 102,600           | 0%             |
| Tax collector  | 133              | 6,436             | 7,025             | 92%            |
| Total expenditures   | <u>133</u>       | <u>230,836</u>    | <u>334,025</u>    | 69%            |
| Excess/(deficiency) of revenues<br>over/(under) expenditures | 6,811            | 91,328            | 3,179             |                |
| <b>OTHER FINANCING SOURCES/(USES)</b>                        |                  |                   |                   |                |
| Transfers out  | (1)              | (3)               | -                 | N/A            |
| Total other financing sources/(uses)                         | <u>(1)</u>       | <u>(3)</u>        | <u>-</u>          | N/A            |
| Fund balance:  |                  |                   |                   |                |
| Net increase/(decrease) in fund balance                      | 6,810            | 91,325            | 3,179             |                |
| Beginning fund balance (unaudited)                           | 493,883          | 409,368           | 407,887           |                |
| Ending fund balance (projected)                              | <u>\$500,693</u> | <u>\$ 500,693</u> | <u>\$ 411,066</u> |                |

**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**CAPITAL PROJECTS FUND SERIES 2019 BONDS**  
**STATEMENT OF REVENUES, EXENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDING JANUARY 31, 2025**

|  | Current<br>Month  | Year To<br>Date   |
|--|-------------------|-------------------|
| <b>REVENUES</b>  |                   |                   |
| Interest   | \$ 1              | \$ 4              |
| Total revenues   | <u>1</u>          | <u>4</u>          |
| <b>EXPENDITURES</b>  | -                 | -                 |
| Total expenditures   | <u>-</u>          | <u>-</u>          |
| Excess/(deficiency) of revenues<br>over/(under) expenditures | 1                 | 4                 |
| <b>OTHER FINANCING SOURCES/(USES)</b>                        |                   |                   |
| Transfers in   | 1                 | 3                 |
| Total other financing sources/(uses)                         | <u>1</u>          | <u>3</u>          |
| Net change in fund balance                                   | 2                 | 7                 |
| Beginning fund balance (unaudited)                           | 246,317           | 246,312           |
| Ending fund balance (projected)                              | <u>\$ 246,319</u> | <u>\$ 246,319</u> |

3:39 PM

03/06/25

**TSR CDD**  
**Check Detail**  
**January 2025**

| Type                   | Num              | Date              | Name                         | Account                                | Paid Amount | Original Amount  |
|------------------------|------------------|-------------------|------------------------------|--|-------------|------------------|
| <b>Bill Pmt -Check</b> | <b>CBI</b>       | <b>01/29/2025</b> | <b>DUKE ENERGY</b>           | <b>101.002 · Suntrust #570803-O...</b> |             | <b>-926.03</b>   |
| Bill                   | 5357 9828 012425 | 01/28/2025        |                              | 531.307 · Street Lights                | -926.03     | 926.03           |
| TOTAL                  |                  |                   |                              |  | -926.03     | 926.03           |
| <b>Bill Pmt -Check</b> | <b>0</b>         | <b>01/08/2025</b> | <b>BRIGHT HOUSE NETWORKS</b> | <b>101.002 · Suntrust #570803-O...</b> |             | <b>-892.12</b>   |
| Bill                   | 1414954120724    | 01/07/2025        |                              | 572.416 · Amenity Cable/Internet       | -164.98     | 164.98           |
| Bill                   | 1420332122424    | 01/07/2025        |                              | 572.416 · Amenity Cable/Internet       | -307.18     | 307.18           |
| Bill                   | 1436734121724    | 01/07/2025        |                              | 572.416 · Amenity Cable/Internet       | -229.98     | 229.98           |
| Bill                   | 1415019010525    | 01/07/2025        |                              | 572.416 · Amenity Cable/Internet       | -189.98     | 189.98           |
| TOTAL                  |                  |                   |                              |  | -892.12     | 892.12           |
| <b>Bill Pmt -Check</b> | <b>0</b>         | <b>01/08/2025</b> | <b>DUKE ENERGY</b>           | <b>101.002 · Suntrust #570803-O...</b> |             | <b>-3,352.82</b> |
| Bill                   | 5357 9828 122324 | 01/07/2025        |                              | 531.307 · Street Lights                | -913.07     | 913.07           |
| Bill                   | 6305 7442 010725 | 01/07/2025        |                              | 531.301 · Electric                     | -24.17      | 24.17            |
| Bill                   | 8702 7991 123124 | 01/07/2025        |                              | 531.301 · Electric                     | -46.94      | 46.94            |
| Bill                   | 8702 8059 123124 | 01/07/2025        |                              | 531.301 · Electric                     | -30.80      | 30.80            |
| Bill                   | 8702 8471 123124 | 01/07/2025        |                              | 531.301 · Electric                     | -30.80      | 30.80            |
| Bill                   | 8702 8554 123124 | 01/07/2025        |                              | 531.301 · Electric                     | -30.80      | 30.80            |
| Bill                   | 8702 8629 123124 | 01/07/2025        |                              | 531.301 · Electric                     | -30.80      | 30.80            |
| Bill                   | 8702 8702 123124 | 01/07/2025        |                              | 531.301 · Electric                     | -30.80      | 30.80            |
| Bill                   | 8702 8786 123124 | 01/07/2025        |                              | 531.301 · Electric                     | -30.80      | 30.80            |
| Bill                   | 8702 8869 123124 | 01/07/2025        |                              | 531.301 · Electric                     | -30.80      | 30.80            |
| Bill                   | 8702 8942 123124 | 01/07/2025        |                              | 531.301 · Electric                     | -63.66      | 63.66            |
| Bill                   | 8702 9109 123124 | 01/07/2025        |                              | 531.301 · Electric                     | -30.80      | 30.80            |
| Bill                   | 8702 9430 123124 | 01/07/2025        |                              | 531.301 · Electric                     | -30.80      | 30.80            |
| Bill                   | 8702 9696 123124 | 01/07/2025        |                              | 531.301 · Electric                     | -30.80      | 30.80            |
| Bill                   | 8702 9836 123124 | 01/07/2025        |                              | 531.301 · Electric                     | -30.80      | 30.80            |
| Bill                   | 8702 9951 123124 | 01/07/2025        |                              | 531.301 · Electric                     | -30.80      | 30.80            |
| Bill                   | 8703 0061 123124 | 01/07/2025        |                              | 531.301 · Electric                     | -30.80      | 30.80            |
| Bill                   | 8703 0178 123124 | 01/07/2025        |                              | 531.301 · Electric                     | -30.80      | 30.80            |
| Bill                   | 8703 0269 123124 | 01/07/2025        |                              | 531.307 · Street Lights                | -30.80      | 30.80            |
| Bill                   | 8703 0326 123124 | 01/07/2025        |                              | 531.301 · Electric                     | -30.80      | 30.80            |
| Bill                   | 8703 0516 121824 | 01/07/2025        |                              | 531.307 · Street Lights                | -1,596.58   | 1,596.58         |
| Bill                   | 8703 0566 123124 | 01/07/2025        |                              | 531.301 · Electric                     | -30.80      | 30.80            |
| Bill                   | 8703 0722 123124 | 01/07/2025        |                              | 531.301 · Electric                     | -30.80      | 30.80            |
| Bill                   | 8703 0805 123124 | 01/07/2025        |                              | 531.301 · Electric                     | -30.80      | 30.80            |
| Bill                   | 8703 0847 123124 | 01/07/2025        |                              | 531.301 · Electric                     | -30.80      | 30.80            |
| Bill                   | 8712 3049 010625 | 01/07/2025        |                              | 531.301 · Electric                     | -30.80      | 30.80            |

**TSR CDD**  
**Check Detail**  
**January 2025**

| Type                   | Num              | Date              | Name                                 | Account                                | Paid Amount | Original Amount   |
|------------------------|------------------|-------------------|--------------------------------------|--|-------------|-------------------|
| Bill                   | 8712 3156 123124 | 01/07/2025        |                                      | 531.301 · Electric                     | -30.80      | 30.80             |
| Bill                   | 8712 3320 123124 | 01/07/2025        |                                      | 531.301 · Electric                     | -30.80      | 30.80             |
| TOTAL                  |                  |                   |                                      |  | -3,352.82   | 3,352.82          |
| <b>Bill Pmt -Check</b> | <b>0</b>         | <b>01/08/2025</b> | <b>FEDEX</b>                         | <b>101.002 · Suntrust #570803-O...</b> |             | <b>-11.24</b>     |
| Bill                   | 8-721-18058      | 01/07/2025        |                                      | 519.410 · Postage                      | -11.24      | 11.24             |
| TOTAL                  |                  |                   |                                      |  | -11.24      | 11.24             |
| <b>Bill Pmt -Check</b> | <b>0</b>         | <b>01/08/2025</b> | <b>THE DAVEY TREE EXPERT C...</b>    | <b>101.002 · Suntrust #570803-O...</b> |             | <b>-67,423.00</b> |
| Bill                   | 919122896        | 01/07/2025        |                                      | 538.320 · Landscape Arbor Care         | -5,400.00   | 5,400.00          |
| Bill                   | 919131106        | 01/07/2025        |                                      | 538.611 · Fertilizer/Chemicals         | -27,321.00  | 27,321.00         |
| Bill                   | 919133943        | 01/07/2025        |                                      | 538.320 · Landscape Arbor Care         | -34,702.00  | 34,702.00         |
| TOTAL                  |                  |                   |                                      |  | -67,423.00  | 67,423.00         |
| <b>Bill Pmt -Check</b> | <b>0</b>         | <b>01/08/2025</b> | <b>WELLS FARGO VENDOR FIN...</b>     | <b>101.002 · Suntrust #570803-O...</b> |             | <b>-399.83</b>    |
| Bill                   | 5032500935       | 01/07/2025        |                                      | 572.701 · Office Operations            | -399.83     | 399.83            |
| TOTAL                  |                  |                   |                                      |  | -399.83     | 399.83            |
| <b>Check</b>           | <b>0</b>         | <b>01/14/2025</b> | <b>SUNTRUST BANK</b>                 | <b>101.002 · Suntrust #570803-O...</b> |             | <b>-4,317.78</b>  |
|                        |                  |                   |                                      | 204.300 · Credit Card - SunTrust       | -1,028.65   | 1,028.65          |
|                        |                  |                   |                                      | 204.300 · Credit Card - SunTrust       | -3,289.13   | 3,289.13          |
| TOTAL                  |                  |                   |                                      |  | -4,317.78   | 4,317.78          |
| <b>Bill Pmt -Check</b> | <b>0</b>         | <b>01/15/2025</b> | <b>BRIGHT HOUSE NETWORKS</b>         | <b>101.002 · Suntrust #570803-O...</b> |             | <b>-173.93</b>    |
| Bill                   | 1414954010725    | 01/14/2025        |                                      | 572.416 · Amenity Cable/Internet       | -173.93     | 173.93            |
| TOTAL                  |                  |                   |                                      |  | -173.93     | 173.93            |
| <b>Bill Pmt -Check</b> | <b>0</b>         | <b>01/15/2025</b> | <b>COASTAL WASTE &amp; RECYCL...</b> | <b>101.002 · Suntrust #570803-O...</b> |             | <b>-39,165.09</b> |
| Bill                   | SW0000825919     | 01/14/2025        |                                      | 534.000 · Garbage/Solid Waste...       | -330.09     | 330.09            |
| Bill                   | SW0000830511     | 01/14/2025        |                                      | 534.000 · Garbage/Solid Waste...       | -38,835.00  | 38,835.00         |
| TOTAL                  |                  |                   |                                      |  | -39,165.09  | 39,165.09         |

3:39 PM

03/06/25

**TSR CDD**  
**Check Detail**  
 January 2025

| Type                   | Num                | Date              | Name                         | Account                                | Paid Amount | Original Amount  |
|------------------------|--------------------|-------------------|------------------------------|--|-------------|------------------|
| <b>Bill Pmt -Check</b> | <b>0</b>           | <b>01/15/2025</b> | <b>DUKE ENERGY</b>           | <b>101.002 · Suntrust #570803-O...</b> |             | <b>-9,621.23</b> |
| Bill                   | 5641 1687 011325   | 01/14/2025        |                              | 531.307 · Street Lights                | -471.27     | 471.27           |
| Bill                   | 8702 7826 011325   | 01/14/2025        |                              | 531.307 · Street Lights                | -1,879.03   | 1,879.03         |
| Bill                   | 8702 8223 011025   | 01/14/2025        |                              | 572.711 · Pool Operations              | -1,116.67   | 1,116.67         |
| Bill                   | 8702 8322 011325   | 01/14/2025        |                              | 531.307 · Street Lights                | -1,599.59   | 1,599.59         |
| Bill                   | 8702 9216 011325   | 01/14/2025        |                              | 531.307 · Street Lights                | -1,359.22   | 1,359.22         |
| Bill                   | 8702 9761 011325   | 01/14/2025        |                              | 531.307 · Street Lights                | -807.59     | 807.59           |
| Bill                   | 8703 0425 011325   | 01/14/2025        |                              | 531.307 · Street Lights                | -926.03     | 926.03           |
| Bill                   | 8703 0681 011325   | 01/14/2025        |                              | 531.307 · Street Lights                | -290.68     | 290.68           |
| Bill                   | 8712 3081 011325   | 01/14/2025        |                              | 531.307 · Street Lights                | -954.90     | 954.90           |
| Bill                   | 8712 3429 01/10/25 | 01/14/2025        |                              | 531.301 · Electric                     | -216.25     | 216.25           |
| TOTAL                  |                    |                   |                              |  | -9,621.23   | 9,621.23         |
| <b>Bill Pmt -Check</b> | <b>0</b>           | <b>01/15/2025</b> | <b>FEDEX</b>                 | <b>101.002 · Suntrust #570803-O...</b> |             | <b>-106.36</b>   |
| Bill                   | 8-739-92740        | 01/14/2025        |                              | 519.410 · Postage                      | -106.36     | 106.36           |
| TOTAL                  |                    |                   |                              |  | -106.36     | 106.36           |
| <b>Bill Pmt -Check</b> | <b>0</b>           | <b>01/22/2025</b> | <b>BRIGHT HOUSE NETWORKS</b> | <b>101.002 · Suntrust #570803-O...</b> |             | <b>-229.98</b>   |
| Bill                   | 1436734011725      | 01/21/2025        |                              | 572.416 · Amenity Cable/Internet       | -229.98     | 229.98           |
| TOTAL                  |                    |                   |                              |  | -229.98     | 229.98           |
| <b>Bill Pmt -Check</b> | <b>0</b>           | <b>01/22/2025</b> | <b>CITY OF CLEARWATER</b>    | <b>101.002 · Suntrust #570803-O...</b> |             | <b>-97.15</b>    |
| Bill                   | 4224446 011425     | 01/21/2025        |                              | 532.306 · Propane Services - G...      | -30.87      | 30.87            |
| Bill                   | 4304296 011425     | 01/21/2025        |                              | 532.306 · Propane Services - G...      | -66.28      | 66.28            |
| TOTAL                  |                    |                   |                              |  | -97.15      | 97.15            |
| <b>Bill Pmt -Check</b> | <b>0</b>           | <b>01/22/2025</b> | <b>DEX IMAGING</b>           | <b>101.002 · Suntrust #570803-O...</b> |             | <b>-240.04</b>   |
| Bill                   | AR12621369         | 01/21/2025        |                              | 572.701 · Office Operations            | -240.04     | 240.04           |
| TOTAL                  |                    |                   |                              |  | -240.04     | 240.04           |



3:39 PM

03/06/25

**TSR CDD**  
**Check Detail**  
**January 2025**

| Type                   | Num              | Date              | Name                             | Account                                | Paid Amount | Original Amount   |
|------------------------|------------------|-------------------|----------------------------------|--|-------------|-------------------|
| <b>Bill Pmt -Check</b> | <b>0</b>         | <b>01/22/2025</b> | <b>DUKE ENERGY</b>               | <b>101.002 · Suntrust #570803-O...</b> |             | <b>-25,754.35</b> |
| Bill                   | 8702 9620 011525 | 01/21/2025        |                                  | 531.307 · Street Lights                | -723.87     | 723.87            |
| Bill                   | 8702 7933 012125 | 01/21/2025        |                                  | 531.307 · Street Lights                | -3,405.63   | 3,405.63          |
| Bill                   | 8702 8140 011525 | 01/21/2025        |                                  | 531.307 · Street Lights                | -12,619.51  | 12,619.51         |
| Bill                   | 8702 8413 011525 | 01/21/2025        |                                  | 531.307 · Street Lights                | -2,601.00   | 2,601.00          |
| Bill                   | 8702 9274 011525 | 01/21/2025        |                                  | 531.301 · Electric                     | -30.80      | 30.80             |
| Bill                   | 8702 9365 011625 | 01/21/2025        |                                  | 531.307 · Street Lights                | -492.85     | 492.85            |
| Bill                   | 8703 0516 012125 | 01/21/2025        |                                  | 531.307 · Street Lights                | -1,619.12   | 1,619.12          |
| Bill                   | 8703 0938 012125 | 01/21/2025        |                                  | 531.307 · Street Lights                | -3,380.70   | 3,380.70          |
| Bill                   | 8712 3263 011525 | 01/21/2025        |                                  | 572.711 · Pool Operations              | -880.87     | 880.87            |
| TOTAL                  |                  |                   |                                  |  | -25,754.35  | 25,754.35         |
| <b>Bill Pmt -Check</b> | <b>0</b>         | <b>01/22/2025</b> | <b>FEDEX</b>                     | <b>101.002 · Suntrust #570803-O...</b> |             | <b>-33.90</b>     |
| Bill                   | 8-746-26777      | 01/21/2025        |                                  | 519.410 · Postage                      | -33.90      | 33.90             |
| TOTAL                  |                  |                   |                                  |  | -33.90      | 33.90             |
| <b>Bill Pmt -Check</b> | <b>0</b>         | <b>01/22/2025</b> | <b>WELLS FARGO VENDOR FIN...</b> | <b>101.002 · Suntrust #570803-O...</b> |             | <b>-660.85</b>    |
| Bill                   | 5032858312       | 01/21/2025        |                                  | 572.701 · Office Operations            | -660.85     | 660.85            |
| TOTAL                  |                  |                   |                                  |  | -660.85     | 660.85            |
| <b>Bill Pmt -Check</b> | <b>12068</b>     | <b>01/08/2025</b> | <b>BARRY MAZZONI</b>             | <b>101.002 · Suntrust #570803-O...</b> |             | <b>-4,192.00</b>  |
| Bill                   | 2041-23398       | 01/07/2025        |                                  | 539.622 · Hurricane Clean-Up           | -4,192.00   | 4,192.00          |
| TOTAL                  |                  |                   |                                  |  | -4,192.00   | 4,192.00          |
| <b>Bill Pmt -Check</b> | <b>12069</b>     | <b>01/08/2025</b> | <b>BIG DOG LEO SERVICES LLC</b>  | <b>101.002 · Suntrust #570803-O...</b> |             | <b>-150.00</b>    |
| Bill                   | 010125           | 01/07/2025        |                                  | 538.620 · Off Duty Traffic Patrols     | -150.00     | 150.00            |
| TOTAL                  |                  |                   |                                  |  | -150.00     | 150.00            |
| <b>Bill Pmt -Check</b> | <b>12070</b>     | <b>01/08/2025</b> | <b>FAIRY DUST HOUSEKEEPERS</b>   | <b>101.002 · Suntrust #570803-O...</b> |             | <b>-2,500.00</b>  |
| Bill                   | INV00040         | 01/07/2025        |                                  | 572.701 · Office Operations            | -500.00     | 500.00            |
| Bill                   | INV00041         | 01/07/2025        |                                  | 572.701 · Office Operations            | -2,000.00   | 2,000.00          |
| TOTAL                  |                  |                   |                                  |  | -2,500.00   | 2,500.00          |

**TSR CDD**  
**Check Detail**  
**January 2025**

| Type                   | Num             | Date              | Name                             | Account                                | Paid Amount | Original Amount   |
|------------------------|-----------------|-------------------|----------------------------------|--|-------------|-------------------|
| <b>Bill Pmt -Check</b> | <b>12071</b>    | <b>01/08/2025</b> | <b>GENTRY SR INVESTMENTS ...</b> | <b>101.002 · Suntrust #570803-O...</b> |             | <b>-6,791.67</b>  |
| Bill                   | 1022            | 01/07/2025        |                                  | 155.000 · Prepaid Expense              | -6,791.67   | 6,791.67          |
| TOTAL                  |                 |                   |                                  |  | -6,791.67   | 6,791.67          |
| <b>Bill Pmt -Check</b> | <b>12072</b>    | <b>01/08/2025</b> | <b>GRAU AND ASSOCIATES</b>       | <b>101.002 · Suntrust #570803-O...</b> |             | <b>-6,600.00</b>  |
| Bill                   | 26697           | 01/07/2025        |                                  | 513.320 · Audit                        | -6,600.00   | 6,600.00          |
| TOTAL                  |                 |                   |                                  |  | -6,600.00   | 6,600.00          |
| <b>Bill Pmt -Check</b> | <b>12073</b>    | <b>01/08/2025</b> | <b>JAMES E LAROSE JR.</b>        | <b>101.002 · Suntrust #570803-O...</b> |             | <b>-550.00</b>    |
| Bill                   | 121624          | 01/07/2025        |                                  | 538.620 · Off Duty Traffic Patrols     | -275.00     | 275.00            |
| Bill                   | 122324          | 01/07/2025        |                                  | 538.620 · Off Duty Traffic Patrols     | -275.00     | 275.00            |
| TOTAL                  |                 |                   |                                  |  | -550.00     | 550.00            |
| <b>Bill Pmt -Check</b> | <b>12074</b>    | <b>01/08/2025</b> | <b>JESUS FIGUEROA</b>            | <b>101.002 · Suntrust #570803-O...</b> |             | <b>-275.00</b>    |
| Bill                   | 120325          | 01/07/2025        |                                  | 538.620 · Off Duty Traffic Patrols     | -275.00     | 275.00            |
| TOTAL                  |                 |                   |                                  |  | -275.00     | 275.00            |
| <b>Bill Pmt -Check</b> | <b>12075</b>    | <b>01/08/2025</b> | <b>KUTAK ROCK LLP</b>            | <b>101.002 · Suntrust #570803-O...</b> |             | <b>-3,228.88</b>  |
| Bill                   | 3501752 20923-1 | 01/07/2025        |                                  | 514.007 · District Counsel             | -3,228.88   | 3,228.88          |
| TOTAL                  |                 |                   |                                  |  | -3,228.88   | 3,228.88          |
| <b>Bill Pmt -Check</b> | <b>12076</b>    | <b>01/08/2025</b> | <b>LANDSCAPE MAINTENANCE...</b>  | <b>101.002 · Suntrust #570803-O...</b> |             | <b>-27,005.22</b> |
| Bill                   | 189300          | 01/07/2025        |                                  | 538.609 · Irrigation Repairs & M...    | -1,123.47   | 1,123.47          |
| Bill                   | 189301          | 01/07/2025        |                                  | 538.609 · Irrigation Repairs & M...    | -517.96     | 517.96            |
| Bill                   | 189295          | 01/07/2025        |                                  | 538.609 · Irrigation Repairs & M...    | -73.09      | 73.09             |
| Bill                   | 189297          | 01/07/2025        |                                  | 538.609 · Irrigation Repairs & M...    | -114.44     | 114.44            |
| Bill                   | 189298          | 01/07/2025        |                                  | 538.609 · Irrigation Repairs & M...    | -668.55     | 668.55            |
| Bill                   | 189299          | 01/07/2025        |                                  | 538.609 · Irrigation Repairs & M...    | -249.02     | 249.02            |
| Bill                   | 189293          | 01/07/2025        |                                  | 538.609 · Irrigation Repairs & M...    | -140.82     | 140.82            |
| Bill                   | 189294          | 01/07/2025        |                                  | 538.609 · Irrigation Repairs & M...    | -561.56     | 561.56            |
| Bill                   | 189290          | 01/07/2025        |                                  | 538.609 · Irrigation Repairs & M...    | -87.81      | 87.81             |
| Bill                   | 189291          | 01/07/2025        |                                  | 538.609 · Irrigation Repairs & M...    | -325.29     | 325.29            |
| Bill                   | 189289          | 01/07/2025        |                                  | 538.609 · Irrigation Repairs & M...    | -492.50     | 492.50            |
| Bill                   | 189288          | 01/07/2025        |                                  | 538.609 · Irrigation Repairs & M...    | -74.33      | 74.33             |

3:39 PM

03/06/25

**TSR CDD**  
**Check Detail**  
**January 2025**

| Type                   | Num          | Date              | Name                               | Account                                | Paid Amount | Original Amount   |
|------------------------|--------------|-------------------|------------------------------------|--|-------------|-------------------|
| Bill                   | 189283       | 01/07/2025        |                                    | 538.609 · Irrigation Repairs & M...    | -300.22     | 300.22            |
| Bill                   | 189285       | 01/07/2025        |                                    | 538.609 · Irrigation Repairs & M...    | -301.75     | 301.75            |
| Bill                   | 189286       | 01/07/2025        |                                    | 538.609 · Irrigation Repairs & M...    | -267.57     | 267.57            |
| Bill                   | 189287       | 01/07/2025        |                                    | 538.609 · Irrigation Repairs & M...    | -224.38     | 224.38            |
| Bill                   | 189273       | 01/07/2025        |                                    | 538.609 · Irrigation Repairs & M...    | -121.16     | 121.16            |
| Bill                   | 189274       | 01/07/2025        |                                    | 538.609 · Irrigation Repairs & M...    | -184.04     | 184.04            |
| Bill                   | 189275       | 01/07/2025        |                                    | 538.609 · Irrigation Repairs & M...    | -138.60     | 138.60            |
| Bill                   | 189276       | 01/07/2025        |                                    | 538.609 · Irrigation Repairs & M...    | -413.34     | 413.34            |
| Bill                   | 189262       | 01/07/2025        |                                    | 538.609 · Irrigation Repairs & M...    | -2,711.02   | 2,711.02          |
| Bill                   | 189263       | 01/07/2025        |                                    | 538.609 · Irrigation Repairs & M...    | -3,058.12   | 3,058.12          |
| Bill                   | 189264       | 01/07/2025        |                                    | 538.609 · Irrigation Repairs & M...    | -156.04     | 156.04            |
| Bill                   | 189265       | 01/07/2025        |                                    | 538.609 · Irrigation Repairs & M...    | -126.28     | 126.28            |
| Bill                   | 189266       | 01/07/2025        |                                    | 538.609 · Irrigation Repairs & M...    | -385.68     | 385.68            |
| Bill                   | 189267       | 01/07/2025        |                                    | 538.609 · Irrigation Repairs & M...    | -228.52     | 228.52            |
| Bill                   | 189268       | 01/07/2025        |                                    | 538.609 · Irrigation Repairs & M...    | -154.28     | 154.28            |
| Bill                   | 189269       | 01/07/2025        |                                    | 538.609 · Irrigation Repairs & M...    | -161.52     | 161.52            |
| Bill                   | 189270       | 01/07/2025        |                                    | 538.609 · Irrigation Repairs & M...    | -173.48     | 173.48            |
| Bill                   | 189271       | 01/07/2025        |                                    | 538.609 · Irrigation Repairs & M...    | -129.80     | 129.80            |
| Bill                   | 189272       | 01/07/2025        |                                    | 538.609 · Irrigation Repairs & M...    | -335.58     | 335.58            |
| Bill                   | 188245       | 01/07/2025        |                                    | 538.320 · Landscape Arbor Care         | -150.00     | 150.00            |
| Bill                   | 189231       | 01/07/2025        |                                    | 538.630 · SOD                          | -625.00     | 625.00            |
| Bill                   | 189232       | 01/07/2025        |                                    | 538.651 · Replace Plants, Shru...      | -80.00      | 80.00             |
|                        |              |                   |                                    | 538.630 · SOD                          | -500.00     | 500.00            |
|                        |              |                   |                                    | 538.320 · Landscape Arbor Care         | -1,575.00   | 1,575.00          |
|                        |              |                   |                                    | 538.609 · Irrigation Repairs & M...    | -150.00     | 150.00            |
| Bill                   | 189233       | 01/07/2025        |                                    | 538.320 · Landscape Arbor Care         | -3,100.00   | 3,100.00          |
| Bill                   | 189260       | 01/07/2025        |                                    | 539.622 · Hurricane Clean-Up           | -2,150.00   | 2,150.00          |
| Bill                   | 189261       | 01/07/2025        |                                    | 539.622 · Hurricane Clean-Up           | -2,900.00   | 2,900.00          |
| Bill                   | 189329       | 01/07/2025        |                                    | 538.630 · SOD                          | -800.00     | 800.00            |
| Bill                   | 189330       | 01/07/2025        |                                    | 538.601 · General Repair & Mai...      | -450.00     | 450.00            |
| Bill                   | 189331       | 01/07/2025        |                                    | 538.601 · General Repair & Mai...      | -525.00     | 525.00            |
| TOTAL                  |              |                   |                                    |  | -27,005.22  | 27,005.22         |
|                        |              |                   |                                    |  |             |                   |
| <b>Bill Pmt -Check</b> | <b>12077</b> | <b>01/08/2025</b> | <b>PASCO COUNTY UTILITIES S...</b> | <b>101.002 · Suntrust #570803-O...</b> |             | <b>-93.31</b>     |
| Bill                   | 21326658     | 01/07/2025        |                                    | 536.301 · Irrigation - Reclaimed...    | -34.02      | 34.02             |
| Bill                   | 21492943     | 01/07/2025        |                                    | 536.301 · Irrigation - Reclaimed...    | -59.29      | 59.29             |
| TOTAL                  |              |                   |                                    |  | -93.31      | 93.31             |
|                        |              |                   |                                    |  |             |                   |
| <b>Bill Pmt -Check</b> | <b>12078</b> | <b>01/08/2025</b> | <b>PREMIER LAKES</b>               | <b>101.002 · Suntrust #570803-O...</b> |             | <b>-11,850.00</b> |
| Bill                   | 1975         | 01/07/2025        |                                    | 538.615 · Wetland Maintenance          | -1,600.00   | 1,600.00          |
| Bill                   | 2000         | 01/07/2025        |                                    | 538.700 · Lake Maintenance             | -10,250.00  | 10,250.00         |
| TOTAL                  |              |                   |                                    |  | -11,850.00  | 11,850.00         |

**TSR CDD**  
**Check Detail**  
**January 2025**

| Type                   | Num            | Date              | Name                           | Account                                | Paid Amount   | Original Amount      |
|------------------------|----------------|-------------------|--------------------------------|--|---------------|----------------------|
| <b>Bill Pmt -Check</b> | <b>12079</b>   | <b>01/08/2025</b> | <b>SMARTSOLUTIONS</b>          | <b>101.002 · Suntrust #570803-O...</b> |               | <b>-1,593.75</b>     |
| Bill                   | STV34475       | 01/07/2025        |                                | 572.711 · Pool Operations              | -1,593.75     | 1,593.75             |
| TOTAL                  |                |                   |                                |  | -1,593.75     | 1,593.75             |
| <b>Bill Pmt -Check</b> | <b>12080</b>   | <b>01/08/2025</b> | <b>SUNCOAST POOL SERVICE</b>   | <b>101.002 · Suntrust #570803-O...</b> |               | <b>-3,185.00</b>     |
| Bill                   | 10868          | 01/07/2025        |                                | 572.711 · Pool Operations              | -1,055.00     | 1,055.00             |
| Bill                   | 10878          | 01/07/2025        |                                | 572.711 · Pool Operations              | -1,200.00     | 1,200.00             |
| Bill                   | 10879          | 01/07/2025        |                                | 572.711 · Pool Operations              | -930.00       | 930.00               |
| TOTAL                  |                |                   |                                |  | -3,185.00     | 3,185.00             |
| <b>Bill Pmt -Check</b> | <b>12081</b>   | <b>01/08/2025</b> | <b>SUNNY BUNNY EASTER EGGS</b> | <b>101.002 · Suntrust #570803-O...</b> |               | <b>-2,654.00</b>     |
| Bill                   | INV-2024-00109 | 01/07/2025        |                                | 572.300 · Amenity Managemen...         | -2,654.00     | 2,654.00             |
| TOTAL                  |                |                   |                                |  | -2,654.00     | 2,654.00             |
| <b>Bill Pmt -Check</b> | <b>12082</b>   | <b>01/08/2025</b> | <b>SUNSCAPE CONSULTING</b>     | <b>101.002 · Suntrust #570803-O...</b> |               | <b>-5,450.00</b>     |
| Bill                   | 13279          | 01/07/2025        |                                | 538.606 · Landscape Consulting         | -5,450.00     | 5,450.00             |
| TOTAL                  |                |                   |                                |  | -5,450.00     | 5,450.00             |
| <b>Bill Pmt -Check</b> | <b>12083</b>   | <b>01/08/2025</b> | <b>WTS INTERNATIONAL, LLC.</b> | <b>101.002 · Suntrust #570803-O...</b> |               | <b>-23,381.71</b>    |
| Bill                   | 12411123       | 01/07/2025        |                                | 538.121 · Amenity Management           | -4,560.00     | 4,560.00             |
| Bill                   | 12411834       | 01/07/2025        |                                | 538.121 · Amenity Management           | -945.00       | 945.00               |
| Bill                   | 12411872       | 01/07/2025        |                                | 572.300 · Amenity Managemen...         | -73.37        | 145.14               |
|                        |                |                   |                                | 572.414 · Amenity Repair & Mai...      | -1,352.04     | 2,674.77             |
| Bill                   | 12411936       | 01/07/2025        |                                | 538.121 · Amenity Management           | -16,346.35    | 16,346.35            |
| Bill                   | 12412194       | 01/07/2025        |                                | 572.701 · Office Operations            | -104.95       | 104.95               |
| TOTAL                  |                |                   |                                |  | -23,381.71    | 24,776.21            |
| <b>Check</b>           | <b>12084</b>   | <b>01/09/2025</b> | <b>TSR CDD</b>                 | <b>101.002 · Suntrust #570803-O...</b> |               | <b>-3,700,000.00</b> |
|                        |                |                   |                                | 101.100 · BankUnited - 2863            | -3,700,000.00 | 3,700,000.00         |
| TOTAL                  |                |                   |                                |  | -3,700,000.00 | 3,700,000.00         |

3:39 PM

03/06/25

**TSR CDD**  
**Check Detail**  
**January 2025**

| Type     | Num   | Date       | Name           | Account                         | Paid Amount | Original Amount |
|----------|-------|------------|----------------|---------------------------------|-------------|-----------------|
| Paycheck | 12085 | 01/10/2025 | Frank Stalzer  | 101.002 · Suntrust #570803-O... |             | -184.70         |
|          |       |            |                | 511.110 · Supervisor's Fees     | -200.00     | 200.00          |
|          |       |            |                | 511.110 · Supervisor's Fees     | -12.40      | 12.40           |
|          |       |            |                | 215.000 · Accrued Taxes Paya... | 12.40       | -12.40          |
|          |       |            |                | 215.000 · Accrued Taxes Paya... | 12.40       | -12.40          |
|          |       |            |                | 511.110 · Supervisor's Fees     | -2.90       | 2.90            |
|          |       |            |                | 215.000 · Accrued Taxes Paya... | 2.90        | -2.90           |
|          |       |            |                | 215.000 · Accrued Taxes Paya... | 2.90        | -2.90           |
| TOTAL    |       |            |                |                                 | -184.70     | 184.70          |
| Paycheck | 12086 | 01/10/2025 | Karen Anderson | 101.002 · Suntrust #570803-O... |             | -184.70         |
|          |       |            |                | 511.110 · Supervisor's Fees     | -200.00     | 200.00          |
|          |       |            |                | 511.110 · Supervisor's Fees     | -12.40      | 12.40           |
|          |       |            |                | 215.000 · Accrued Taxes Paya... | 12.40       | -12.40          |
|          |       |            |                | 215.000 · Accrued Taxes Paya... | 12.40       | -12.40          |
|          |       |            |                | 511.110 · Supervisor's Fees     | -2.90       | 2.90            |
|          |       |            |                | 215.000 · Accrued Taxes Paya... | 2.90        | -2.90           |
|          |       |            |                | 215.000 · Accrued Taxes Paya... | 2.90        | -2.90           |
| TOTAL    |       |            |                |                                 | -184.70     | 184.70          |
| Paycheck | 12087 | 01/10/2025 | Mary E Comella | 101.002 · Suntrust #570803-O... |             | -184.70         |
|          |       |            |                | 511.110 · Supervisor's Fees     | -200.00     | 200.00          |
|          |       |            |                | 511.110 · Supervisor's Fees     | -12.40      | 12.40           |
|          |       |            |                | 215.000 · Accrued Taxes Paya... | 12.40       | -12.40          |
|          |       |            |                | 215.000 · Accrued Taxes Paya... | 12.40       | -12.40          |
|          |       |            |                | 511.110 · Supervisor's Fees     | -2.90       | 2.90            |
|          |       |            |                | 215.000 · Accrued Taxes Paya... | 2.90        | -2.90           |
|          |       |            |                | 215.000 · Accrued Taxes Paya... | 2.90        | -2.90           |
| TOTAL    |       |            |                |                                 | -184.70     | 184.70          |
| Paycheck | 12088 | 01/10/2025 | Matthew Bruno  | 101.002 · Suntrust #570803-O... |             | -184.70         |
|          |       |            |                | 511.110 · Supervisor's Fees     | -200.00     | 200.00          |
|          |       |            |                | 511.110 · Supervisor's Fees     | -12.40      | 12.40           |
|          |       |            |                | 215.000 · Accrued Taxes Paya... | 12.40       | -12.40          |
|          |       |            |                | 215.000 · Accrued Taxes Paya... | 12.40       | -12.40          |
|          |       |            |                | 511.110 · Supervisor's Fees     | -2.90       | 2.90            |

**TSR CDD**  
**Check Detail**  
**January 2025**

| Type            | Num                   | Date       | Name                        | Account                             | Paid Amount | Original Amount |
|-----------------|-----------------------|------------|-----------------------------|-------------------------------------|-------------|-----------------|
|                 |                       |            |                             | 215.000 · Accrued Taxes Paya...     | 2.90        | -2.90           |
|                 |                       |            |                             | 215.000 · Accrued Taxes Paya...     | 2.90        | -2.90           |
| TOTAL           |                       |            |                             |                                     | -184.70     | 184.70          |
| Check           | 12089                 | 01/14/2025 | PREMIER LAKES               | 101.002 · Suntrust #570803-O...     |             | -31,950.00      |
|                 |                       |            |                             | 538.700 · Lake Maintenance          | -31,950.00  | 31,950.00       |
| TOTAL           |                       |            |                             |                                     | -31,950.00  | 31,950.00       |
| Bill Pmt -Check | 12090                 | 01/15/2025 | LANDSCAPE MAINTENANCE...    | 101.002 · Suntrust #570803-O...     |             | -4,337.51       |
| Bill            | 189341                | 01/14/2025 |                             | 538.609 · Irrigation Repairs & M... | -4,337.51   | 4,337.51        |
| TOTAL           |                       |            |                             |                                     | -4,337.51   | 4,337.51        |
| Bill Pmt -Check | 12091                 | 01/15/2025 | PASCO COUNTY UTILITIES S... | 101.002 · Suntrust #570803-O...     |             | -7,693.05       |
| Bill            | 21666383              | 01/14/2025 |                             | 536.301 · Irrigation - Reclaimed... | -278.64     | 278.64          |
| Bill            | 21666384              | 01/14/2025 |                             | 536.301 · Irrigation - Reclaimed... | -65.61      | 65.61           |
| Bill            | 21666385              | 01/14/2025 |                             | 572.711 · Pool Operations           | -241.98     | 241.98          |
| Bill            | 21666386 11/21/24-... | 01/14/2025 |                             | 536.301 · Irrigation - Reclaimed... | -307.80     | 307.80          |
| Bill            | 21666390              | 01/14/2025 |                             | 536.301 · Irrigation - Reclaimed... | -424.44     | 424.44          |
| Bill            | 21666392              | 01/14/2025 |                             | 536.301 · Irrigation - Reclaimed... | -226.80     | 226.80          |
| Bill            | 21666393              | 01/14/2025 |                             | 536.301 · Irrigation - Reclaimed... | -58.32      | 58.32           |
| Bill            | 21666394              | 01/14/2025 |                             | 536.301 · Irrigation - Reclaimed... | -106.92     | 106.92          |
| Bill            | 21666396              | 01/14/2025 |                             | 536.301 · Irrigation - Reclaimed... | -225.18     | 225.18          |
| Bill            | 21666397              | 01/14/2025 |                             | 536.301 · Irrigation - Reclaimed... | -133.65     | 133.65          |
| Bill            | 21666494              | 01/14/2025 |                             | 536.301 · Irrigation - Reclaimed... | -477.90     | 477.90          |
| Bill            | 21666495              | 01/14/2025 |                             | 536.301 · Irrigation - Reclaimed... | -207.36     | 207.36          |
| Bill            | 21666557              | 01/14/2025 |                             | 536.301 · Irrigation - Reclaimed... | -250.29     | 250.29          |
| Bill            | 21666558              | 01/14/2025 |                             | 536.301 · Irrigation - Reclaimed... | -25.11      | 25.11           |
| Bill            | 21666559              | 01/14/2025 |                             | 572.711 · Pool Operations           | -10.60      | 10.60           |
| Bill            | 21666565              | 01/14/2025 |                             | 572.711 · Pool Operations           | -231.70     | 231.70          |
| Bill            | 21666613              | 01/14/2025 |                             | 536.301 · Irrigation - Reclaimed... | -103.68     | 103.68          |
| Bill            | 21666618              | 01/14/2025 |                             | 536.301 · Irrigation - Reclaimed... | -66.42      | 66.42           |
| Bill            | 21666619              | 01/14/2025 |                             | 536.301 · Irrigation - Reclaimed... | -19.44      | 19.44           |
| Bill            | 21666728              | 01/14/2025 |                             | 572.711 · Pool Operations           | -293.19     | 293.19          |
| Bill            | 21666751              | 01/14/2025 |                             | 536.301 · Irrigation - Reclaimed... | -162.81     | 162.81          |
| Bill            | 21666752              | 01/14/2025 |                             | 572.711 · Pool Operations           | -395.72     | 395.72          |
| Bill            | 21666757              | 01/14/2025 |                             | 536.301 · Irrigation - Reclaimed... | -352.35     | 352.35          |
| Bill            | 21666759              | 01/14/2025 |                             | 536.301 · Irrigation - Reclaimed... | -506.33     | 506.33          |
| Bill            | 21666761              | 01/14/2025 |                             | 536.301 · Irrigation - Reclaimed... | -82.62      | 82.62           |
| Bill            | 21666762              | 01/14/2025 |                             | 536.301 · Irrigation - Reclaimed... | -48.20      | 48.20           |
| Bill            | 21666763              | 01/14/2025 |                             | 536.301 · Irrigation - Reclaimed... | -358.26     | 358.26          |
| Bill            | 21666830              | 01/14/2025 |                             | 536.301 · Irrigation - Reclaimed... | -39.69      | 39.69           |

3:39 PM

03/06/25

**TSR CDD**  
**Check Detail**  
**January 2025**

| Type                   | Num          | Date              | Name                                  | Account                                | Paid Amount | Original Amount   |
|------------------------|--------------|-------------------|---------------------------------------|--|-------------|-------------------|
| Bill                   | 21667173     | 01/14/2025        |                                       | 536.301 · Irrigation - Reclaimed...    | -358.67     | 358.67            |
| Bill                   | 21667174     | 01/14/2025        |                                       | 536.301 · Irrigation - Reclaimed...    | -618.03     | 618.03            |
| Bill                   | 21667716     | 01/14/2025        |                                       | 536.301 · Irrigation - Reclaimed...    | -55.08      | 55.08             |
| Bill                   | 21668457     | 01/14/2025        |                                       | 572.711 · Pool Operations              | -283.10     | 283.10            |
|                        |              |                   |                                       | 536.301 · Irrigation - Reclaimed...    | -200.88     | 200.88            |
| Bill                   | 21668480     | 01/14/2025        |                                       | 536.301 · Irrigation - Reclaimed...    | -142.56     | 142.56            |
| Bill                   | 21668481     | 01/14/2025        |                                       | 536.301 · Irrigation - Reclaimed...    | -76.95      | 76.95             |
| Bill                   | 21668486     | 01/14/2025        |                                       | 536.301 · Irrigation - Reclaimed...    | -147.42     | 147.42            |
| Bill                   | 21669060     | 01/14/2025        |                                       | 536.301 · Irrigation - Reclaimed...    | -4.05       | 4.05              |
| Bill                   | 21669061     | 01/14/2025        |                                       | 536.301 · Irrigation - Reclaimed...    | -1.62       | 1.62              |
| Bill                   | 21669062     | 01/14/2025        |                                       | 536.301 · Irrigation - Reclaimed...    | -8.10       | 8.10              |
| Bill                   | 21669063     | 01/14/2025        |                                       | 536.301 · Irrigation - Reclaimed...    | -3.24       | 3.24              |
| Bill                   | 21669078     | 01/14/2025        |                                       | 536.301 · Irrigation - Reclaimed...    | -32.40      | 32.40             |
| Bill                   | 21669079     | 01/14/2025        |                                       | 536.301 · Irrigation - Reclaimed...    | -4.05       | 4.05              |
| Bill                   | 21669080     | 01/14/2025        |                                       | 536.301 · Irrigation - Reclaimed...    | -3.24       | 3.24              |
| Bill                   | 21687816     | 01/14/2025        |                                       | 536.301 · Irrigation - Reclaimed...    | -52.65      | 52.65             |
| TOTAL                  |              |                   |                                       |  | -7,693.05   | 7,693.05          |
| <b>Bill Pmt -Check</b> | <b>12092</b> | <b>01/15/2025</b> | <b>SUNSCAPE CONSULTING</b>            | <b>101.002 · Suntrust #570803-O...</b> |             | <b>-3,371.15</b>  |
| Bill                   | 13331        | 01/14/2025        |                                       | 538.320 · Landscape Arbor Care         | -3,371.15   | 3,371.15          |
| TOTAL                  |              |                   |                                       |  | -3,371.15   | 3,371.15          |
| <b>Bill Pmt -Check</b> | <b>12093</b> | <b>01/15/2025</b> | <b>WRATHELL, HUNT &amp; ASSOCI...</b> | <b>101.002 · Suntrust #570803-O...</b> |             | <b>-7,970.42</b>  |
| Bill                   | 2025-1930    | 01/14/2025        |                                       | 513.100 · District Management          | -3,505.84   | 3,505.84          |
|                        |              |                   |                                       | 513.310 · Assessment Roll Pre...       | -833.33     | 833.33            |
|                        |              |                   |                                       | 513.312 · Dissemination Agent          | -1,083.33   | 1,083.33          |
|                        |              |                   |                                       | 538.120 · Field Services               | -2,360.42   | 2,360.42          |
|                        |              |                   |                                       | 519.411 · Telephone                    | -20.83      | 20.83             |
|                        |              |                   |                                       | 519.470 · Printing and Binding         | -166.67     | 166.67            |
| TOTAL                  |              |                   |                                       |  | -7,970.42   | 7,970.42          |
| <b>Bill Pmt -Check</b> | <b>12094</b> | <b>01/15/2025</b> | <b>WTS INTERNATIONAL, LLC.</b>        | <b>101.002 · Suntrust #570803-O...</b> |             | <b>-14,428.15</b> |
| Bill                   | 12412815     | 01/14/2025        |                                       | 538.121 · Amenity Management           | -14,428.15  | 14,428.15         |
| TOTAL                  |              |                   |                                       |  | -14,428.15  | 14,428.15         |

3:39 PM

03/06/25

**TSR CDD**  
**Check Detail**  
**January 2025**

| Type            | Num        | Date       | Name                         | Account                             | Paid Amount | Original Amount |
|-----------------|------------|------------|------------------------------|-------------------------------------|-------------|-----------------|
| Check           | 12095      | 01/15/2025 | TSR CDD                      | 101.002 · Suntrust #570803-O...     |             | -13,352.77      |
|                 |            |            |                              | 207.201 · Due to Debt Service ...   | -13,352.77  | 13,352.77       |
| TOTAL           |            |            |                              |                                     | -13,352.77  | 13,352.77       |
| Check           | 12096      | 01/15/2025 | TSR CDD                      | 101.002 · Suntrust #570803-O...     |             | -13,436.99      |
|                 |            |            |                              | 207.202 · Due to Debt Service ...   | -13,436.99  | 13,436.99       |
| TOTAL           |            |            |                              |                                     | -13,436.99  | 13,436.99       |
| Check           | 12097      | 01/15/2025 | TSR CDD                      | 101.002 · Suntrust #570803-O...     |             | -13,243.05      |
|                 |            |            |                              | 207.203 · Due to debt service f...  | -13,243.05  | 13,243.05       |
| TOTAL           |            |            |                              |                                     | -13,243.05  | 13,243.05       |
| Check           | 12098      | 01/15/2025 | TSR CDD                      | 101.002 · Suntrust #570803-O...     |             | -16,530.16      |
|                 |            |            |                              | 207.204 · Due to debt service f...  | -16,530.16  | 16,530.16       |
| TOTAL           |            |            |                              |                                     | -16,530.16  | 16,530.16       |
| Check           | 12099      | 01/15/2025 | TSR CDD                      | 101.002 · Suntrust #570803-O...     |             | -13,218.79      |
|                 |            |            |                              | 207.205 · .Due to debt service f... | -13,218.79  | 13,218.79       |
| TOTAL           |            |            |                              |                                     | -13,218.79  | 13,218.79       |
| Check           | 12100      | 01/15/2025 | TSR CDD                      | 101.002 · Suntrust #570803-O...     |             | -6,810.79       |
|                 |            |            |                              | 207.206 · Due to Debt Service ...   | -6,810.79   | 6,810.79        |
| TOTAL           |            |            |                              |                                     | -6,810.79   | 6,810.79        |
| Bill Pmt -Check | 12101      | 01/22/2025 | A TOTAL SOLUTION, INC (AT... | 101.002 · Suntrust #570803-O...     |             | -321.43         |
| Bill            | 0000184838 | 01/21/2025 |                              | 572.701 · Office Operations         | -321.43     | 321.43          |
| TOTAL           |            |            |                              |                                     | -321.43     | 321.43          |



**TSR CDD**  
**Check Detail**  
**January 2025**

| Type                   | Num          | Date              | Name                             | Account                                | Paid Amount | Original Amount   |
|------------------------|--------------|-------------------|----------------------------------|--|-------------|-------------------|
| <b>Bill Pmt -Check</b> | <b>12102</b> | <b>01/22/2025</b> | <b>JESUS FIGUEROA</b>            | <b>101.002 · Suntrust #570803-O...</b> |             | <b>-275.00</b>    |
| Bill                   | 011325       | 01/21/2025        |                                  | 538.620 · Off Duty Traffic Patrols     | -275.00     | 275.00            |
| TOTAL                  |              |                   |                                  |  | -275.00     | 275.00            |
| <b>Bill Pmt -Check</b> | <b>12103</b> | <b>01/22/2025</b> | <b>LANDSCAPE MAINTENANCE...</b>  | <b>101.002 · Suntrust #570803-O...</b> |             | <b>-2,815.00</b>  |
| Bill                   | 189012       | 01/21/2025        |                                  | 538.651 · Replace Plants, Shru...      | -20.00      | 20.00             |
| Bill                   | 189013       | 01/21/2025        |                                  | 538.651 · Replace Plants, Shru...      | -2,300.00   | 2,300.00          |
| Bill                   | 189014       | 01/21/2025        |                                  | 538.651 · Replace Plants, Shru...      | -60.00      | 60.00             |
| Bill                   | 189227       | 01/21/2025        |                                  | 538.651 · Replace Plants, Shru...      | -435.00     | 435.00            |
| TOTAL                  |              |                   |                                  |  | -2,815.00   | 2,815.00          |
| <b>Bill Pmt -Check</b> | <b>12104</b> | <b>01/22/2025</b> | <b>SOUTHERN LAND SERVICES...</b> | <b>101.002 · Suntrust #570803-O...</b> |             | <b>-1,140.00</b>  |
| Bill                   | 010325-30    | 01/21/2025        |                                  | 538.610 · Bridge & Deck Mainte...      | -1,140.00   | 1,140.00          |
| TOTAL                  |              |                   |                                  |  | -1,140.00   | 1,140.00          |
| <b>Bill Pmt -Check</b> | <b>12105</b> | <b>01/22/2025</b> | <b>TAMPA BIG SCREEN RENTA...</b> | <b>101.002 · Suntrust #570803-O...</b> |             | <b>-620.00</b>    |
| Bill                   | 011625       | 01/21/2025        |                                  | 572.300 · Amenity Managemen...         | -620.00     | 620.00            |
| TOTAL                  |              |                   |                                  |  | -620.00     | 620.00            |
| <b>Bill Pmt -Check</b> | <b>12106</b> | <b>01/29/2025</b> | <b>WTS INTERNATIONAL, LLC.</b>   | <b>101.002 · Suntrust #570803-O...</b> |             | <b>-14,383.06</b> |
| Bill                   | 12413784     | 01/28/2025        |                                  | 538.121 · Amenity Management           | -14,383.06  | 14,383.06         |
| TOTAL                  |              |                   |                                  |  | -14,383.06  | 14,383.06         |
| <b>Bill Pmt -Check</b> | <b>12107</b> | <b>01/29/2025</b> | <b>PREMIER LAKES</b>             | <b>101.002 · Suntrust #570803-O...</b> |             | <b>-31,950.00</b> |
| Bill                   | 2039         | 01/28/2025        |                                  | 538.615 · Wetland Maintenance          | -31,950.00  | 31,950.00         |
| TOTAL                  |              |                   |                                  |  | -31,950.00  | 31,950.00         |

3:39 PM

03/06/25

**TSR CDD**  
**Check Detail**  
 January 2025

| Type            | Num            | Date       | Name                   | Account                          | Paid Amount | Original Amount |
|-----------------|----------------|------------|------------------------|----------------------------------|-------------|-----------------|
| Bill Pmt -Check | 12108          | 01/29/2025 | KREWE DE FORTI         | 101.002 · Suntrust #570803-O...  |             | -495.00         |
| Bill            | 25-1           | 01/28/2025 |                        | 572.300 · Amenity Managemen...   | -495.00     | 495.00          |
| TOTAL           |                |            |                        |                                  | -495.00     | 495.00          |
| Bill Pmt -Check | 12109          | 01/29/2025 | BRIGHT HOUSE NETWORKS  | 101.002 · Suntrust #570803-O...  |             | -307.18         |
| Bill            | 1420332 012425 | 01/28/2025 |                        | 572.416 · Amenity Cable/Internet | -307.18     | 307.18          |
| TOTAL           |                |            |                        |                                  | -307.18     | 307.18          |
| Liability Check | 12110          | 01/15/2025 | UNITED STATES TREASURY | 101.002 · Suntrust #570803-O...  |             | -428.40         |
|                 |                |            |                        | 215.000 · Accrued Taxes Paya...  | -40.60      | 40.60           |
|                 |                |            |                        | 215.000 · Accrued Taxes Paya...  | -40.60      | 40.60           |
|                 |                |            |                        | 215.000 · Accrued Taxes Paya...  | -173.60     | 173.60          |
|                 |                |            |                        | 215.000 · Accrued Taxes Paya...  | -173.60     | 173.60          |
| TOTAL           |                |            |                        |                                  | -428.40     | 428.40          |

# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **MINUTES**

**DRAFT**

**MINUTES OF MEETING  
TSR  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the TSR Community Development District held a Regular Meeting on February 12, 2025 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          |
| Matt Bruno                | Assistant Secretary |
| Karen Anderson (via Zoom) | Assistant Secretary |

**Also present:**

|                           |   |
|---------------------------|---|
| Alyssa Willson (via Zoom) | District Counsel                          |
| Barry Mazzoni             | Operations Manager                        |
| Peter Soety (via Zoom)    | SunScape Consulting, Inc., (SCI)          |
| Renee Hlebak              | AAG - Starkey Ranch Lifestyle Director    |
| Alex Kurth (via Zoom)     | Premier Lakes, Inc.                       |
| Bill Conrad               | Landscape Maintenance Professionals (LMP) |
| Paul Gomez                | Landscape Maintenance Professionals (LMP) |
| Will Butler               | American Power Washing LLC                |
| Ben Roddey                | Resident and Board Candidate              |
| Kevin Kurtz               | Resident and Board Candidate              |
| Teresa Tate               | Resident                                  |
| Will Butler               | Resident                                  |
| Bill Schumacher           | Resident                                  |
| Other residents           |   |

**FIRST ORDER OF BUSINESS**

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

Mr. Mazzoni called the meeting to order at 6:00 p.m. Supervisors Comella, Stalzer and Bruno were present. Supervisor Anderson attended via zoom. One seat was vacant.

All recited the Pledge of Allegiance.

**SECOND ORDER OF BUSINESS**

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

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

Resident Teresa Tate asked when the Audited Financial Report will be available. Mr. Mazzoni asked Ms. Tate to email her request to him. The audit for Fiscal Year 2024 must be submitted to the State by June 30, 2025.

Mr. Will Butler, of American Power Washing, thanked the Board for the opportunity to submit a proposal for power washing services, which is being considered under the Eighth Order of Business, and for the partnership to provide holiday lighting to the CDD.

### THIRD ORDER OF BUSINESS

### Consider Appointment of Qualified Elector to Fill Unexpired Term of Seat 1; Term Expires November 2026

Mr. Mazzoni stated that residents were advised of the vacancy and of the requirement to submit a resume and attend today's meeting in order to be considered to fill Seat 1. Ms. Mary Yates was not present.

- Candidates**

- A. Kevin Kurtz**
- B. Ben Roddey**
- C. Mary Yates**

Candidates Kevin Kurtz and Ben Roddey each gave an overview of their personal and professional backgrounds and discussed their reasons for wanting to serve on the Board.

Mr. Stalzer stated the Board oversees the CDD District Management Company, who is responsible for running the CDD's day-to-day operations; the Board's primary responsibility is to set the assessments and the budget and ensure the CDD's bonds are paid on time.

Board Members posed questions to each candidate. Ms. Comella voiced her opinion that both candidates are qualified. Mr. Stalzer agreed and stated he favors Mr. Kurtz because he attended and participated in several CDD meetings over the last 18 months and is somewhat familiar with what transpires in the meetings.

Mr. Stalzer nominated Mr. Kevin Kurtz to fill Seat 1. No other nominations were made.

**On MOTION by Mr. Stalzer and seconded by Ms. Comella, with all in favor, the appointment of Mr. Kevin Kurtz to fill Seat 1, was approved.**

**FOURTH ORDER OF BUSINESS**

**Administration of Oath of Office to  
Appointed Supervisor (the following to be  
provided in a separate package)**

Mr. Mazzoni, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Kevin Kurtz. Mr. Mazzoni and Ms. Willson explained the following:

**A. Required Ethics Training and Disclosure Filing**

- **Sample Form 1 2023/Instructions**

**B. Membership, Obligations and Responsibilities****C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees****D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public  
Officers**

Mr. Kurtz accepted the allowable Supervisor compensation.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-04,  
Electing and Removing Officers of the  
District, and Providing for an Effective Date**

Mr. Mazzoni presented Resolution 2025-04. Ms. Comella nominated the following slate:

|                |                     |
|----------------|---------------------|
| Mary Comella   | Chair               |
| Frank Stalzer  | Vice Chair          |
| Karen Anderson | Assistant Secretary |
| Matt Bruno     | Assistant Secretary |
| Kevin Kurtz    | Assistant Secretary |

No other nominations were made.

The following prior appointments by the Board remain unaffected by this Resolution:

|                       |                     |
|-----------------------|---------------------|
| Chesley "Chuck" Adams | Secretary           |
| Craig Wrathell        | Assistant Secretary |
| Craig Wrathell        | Treasurer           |
| Jeff Pinder           | Assistant Treasurer |

On MOTION by Ms. Comella and seconded by Mr. Bruno, with all in favor, Resolution 2025-04, Electing, as nominated, and Removing Officers of the District, and Providing for an Effective Date, was adopted.

#### SIXTH ORDER OF BUSINESS

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

Mr. Kurth reviewed the actions taken, to date, treating algae blooms that arose over the last two weeks, which is expected this time of year. The treatment plan for Lakes 16-3 and 16-4 was changed to include dye and bacteria applications; it might take up to six months to see the results. The treatment plan for submersed weeds in about seven lakes is being changed to contact herbicide, because the Sonar® herbicide treatments were not effective. Overall, the lakes are in good shape.

Mr. Kurth stated the ShoreSox® solution repair projects on Lakes 17-3 and 15-2 will commence the week of March 3, 2025; he anticipates completion by March 7, 2025. He and Mr. Mazzoni will coordinate the staging areas and project schedule to direct traffic.

Regarding identifying erosion in other ponds, Mr. Mazzoni stated that he and Mr. Kurth will perform on-site inspections, once the ShoreSox® project is completed, and prioritize projects so the Board can budget the projects, accordingly. He commended Mr. Kurth's team on their work and in documenting that work; he has seen a significant drop in resident complaints.

#### SEVENTH ORDER OF BUSINESS

#### Consideration of Southern Land Services of Southwest Florida, Inc. Proposals for Fence Project

##### A. Proposal #020425-1 [Starkey Wall]

Mr. Mazzoni presented the proposal and scope of work. This item was tabled, while he obtains additional proposals and one from Florida State Fence, which is the same vendor who installed the Starkey wall.

##### B. Proposal #020425-2 [Huckleberry Pond Starkey Fence and Gate]

Mr. Mazzoni presented a proposal to add fencing and a gate to allow maintenance access but prevent others from driving onto the peninsula to fish.

This item was tabled, while Staff obtains additional proposals.

**EIGHTH ORDER OF BUSINESS****Consideration of Concrete and Sidewalk  
Pressure Washing Estimate/Proposals****A. American Power Washing Estimate No. 604**

Mr. Butler presented the proposal options. If selected, he will work very closely with Mr. Mazzoni on the project, like he did with Ms. Hlebak on the Holiday Lighting Project. He will coordinate with Pasco County regarding providing the water supply. He gave an overview of the process. His company is incurring this cost, as the process expedites completing the project in about 35 to 45-days, barring no weather delays, and is why it is excluded from the proposals.

**B. Riptide Pressure Washing, LLC****C. Rolling Suds of Tampa Bay**

Mr. Mazzoni presented the proposals.

Discussion ensued regarding the revised map that excluded some CDD sidewalks in Monroe Commons and the Fitzroy Street and Riders Pass pocket park; the ability to add missing areas, since each vendor's proposal is below CDD budget; and the inclusion of separate costs for the curbs in American Power Washing's proposal, which was not part of the project scope.

Mr. Butler stated that, if there are additional pocket parks that might not have been on the Master map, they will be included in additional costs. In case there are missing areas, Mr. Mazzoni stated that all three vendors are willing to work with the CDD, due to the project size.

**On MOTION by Ms. Comella and seconded by Ms. Anderson, with all in favor, American Power Washing Estimate No. 604, Option 3, for Single One-Time Cleaning and Concrete and Sidewalk Pressure Washing, plus curb cleaning, in a not-to-exceed amount of \$80,000, was approved.**

**NINTH ORDER OF BUSINESS****Consideration of LMP Proposals for  
Enhancement Projects**



Mr. Mazzoni recalled that the Board gave SCI a \$100,000 budget and direction to work with LMP on prioritizing the landscape and irrigation enhancement projects for Fiscal Year 2025. He and Mr. Soety presented the following enhancement recommendations:

- A. Priority 1: Gunn Hwy [Nos.: 320182, 320681]**
- B. Priority 2: Whitfield Park [No.: 320784]**
- C. Priority 3: Homestead Park [Nos: 320145, 322005]**
- D. Priority 4: Albritton Park [Nos: 321846, 321910]**
- E. Priority 5: Heart Pine Ave [Nos. 321840, 321998]**

Mr. Mazzoni stated that the Priority 1 figure on the cover sheet is a typographical error; however, the \$88,826.21 Total Project Budget amount is correct.

Discussion ensued about using peanut grass, since switching it in existing areas would be costly. Coding expense to the "Plant replacement" budget line item was discussed.

**On MOTION by Ms. Comella and seconded by Mr. Bruno, with all in favor, LMP Enhancement Project Proposals No. 20182 and No. 320681 for Gunn Hwy; No. 20784 for Whitfield Park; No. 320145 and No. 322005 for Homestead Park; No. 321846 and No. 321910 for Albritton Park and No. 321840 and No. 321998 for Heart Pine Ave, in a not-to-exceed amount of \$88,826.21, was approved.**

#### **TENTH ORDER OF BUSINESS**

#### **Consideration of LMP Proposal No.: 321956 for Tree Replacement**

Mr. Mazzoni stated that he, Mr. Soety and Mr. Gomez toured the CDD to review all the trees lost during the hurricane and determined what needs to be replaced and provides value totals much less than the \$40,000 to \$50,000 they anticipated needing.

**On MOTION by Ms. Anderson and seconded by Ms. Comella, with all in favor, LMP Proposal No. 321956 for tree replacement throughout Starkey Ranch, in a not-to-exceed amount of \$17,434.24, was approved.**

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

#### **Consideration of Everglades Pinestraw, Inc. Estimate #3005rev for Pinestraw Installation**

Mr. Mazzoni presented the proposal, which exceeds the budget, as it includes additional areas like Rangeland West and E1 and E2 for Stansil Park. He and Mr. Soety will determine what percentage of the estimate should be coded to the new "Stansil Park" budget line item.

**On MOTION by Mr. Stalzer and seconded by Ms. Comella, with all in favor, Everglades Pinestraw, Inc. Estimate #3005rev for pine straw installation, in a not-to-exceed amount of \$169,548.80, was approved.**

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

#### **Acceptance of Unaudited Financial Statements as of December 31, 2024**

Mr. Mazzoni stated that \$3.7 million in excess funds was transferred from the General Fund to the Bank United Insured Cash Sweep (ICS) account on January 9, 2025; the \$1,351 "Due from other" was received; \$53,000 of the \$101,119 "Due to Developer" was written off and will be reflected in next month's statements, and the invoices on the commercial accounts were mailed and some payments were made.

Mr. Stalzer stated that, per Mr. Mazzoni, the new "trash" contract's effective date is January 1, 2025 instead of Oct 1, 2024 as expected, which saves the CDD money.

Mr. Stalzer recalled prior discussion about renewing the Welcome Center five-year lease and asked how many years are remaining. Ms. Willson stated the initial term was 18-months and, upon expiration, then the five-year term is exercised after that. She will research and confirm if the Developer can break the lease and if the CDD has the right of first refusal for the next meeting.

**On MOTION by Mr. Stalzer and seconded by Ms. Comella, with all in favor, the Unaudited Financial Statements as of December 31, 2024, was accepted.**

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

#### **Approval of January 8, 2025 Regular Meeting Minutes**

##### **▪ Approval of January 8, 2025 Workshop Meeting Minutes**

**This item was an addition to the agenda.**

Mr. Mazzoni presented the January 8, 2025 Workshop Meeting minutes, which were emailed to the Board, and the January 8, 2025 Regular Meeting Minutes.

**On MOTION by Mr. Stalzer and seconded by Mr. Bruno, with all in favor, the January 8, 2025 Workshop Meeting Minutes, as presented, were approved.**

**On MOTION by Mr. Stalzer and seconded by Mr. Bruno, with all in favor, the January 8, 2025 Regular Meeting Minutes, as presented, were approved.**

#### **FOURTEENTH ORDER OF BUSINESS**

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

Items 2, 3, 4, 6, 9, 10, 12, 15, 16, 17, 18 and 20 were completed.

Item 18: Mr. Mazzoni stated that hog damage has not reached \$1,850. The alligator trapper has a team member interested in hog trapping on a per incident basis and is in the process of obtaining a license and insurance.

**Mr. Stalzer and Ms. Comella left the meeting momentarily and returned shortly thereafter.**

#### **FIFTEENTH ORDER OF BUSINESS**

#### **Staff Reports**

##### **A. District Counsel: Kutak Rock, LLP**

Mr. Mazzoni conveyed a conversation with a Pasco County Planning Division Representative asking how many CDD roads Pasco County does not manage. He is reviewing the Pasco County mapper and identifying roads or sections of road that have not been turned over to Pasco County. So far, he identified 65 roads and stated the CDD property line shows it going over the bridge and the mapper indicates Pasco County is responsible for the maintenance of the bridge; however, a note states that the site is available for informational purposes and that is might have errors.

- **Approval of Rangeland Boulevard Bridge Letter**

Mr. Mazzoni stated that Ms. Willson, in coordination with the Chair, prepared this letter, which is dated today, due to time constraints, as comments on the Rangeland Project must be submitted by February 20, 2025.

Ms. Willson stated that the purpose of the letter is to ensure that the CDD is submitting something within the public comment period so that it is included in the record. Given Mr. Mazzoni's review of the bridge, she suggested revising the sentence to state that the CDD will no longer continue maintaining the bridge in the future.

Mr. Stalzer stated that he submitted a public comment to Pasco County and copied Ms. Starkey regarding the Developer, which consisted of the Developer or Builder Representatives at that time, wanting the wooden bridge and accepting maintenance, once the County Representatives stated they did not want a wooden bridge or maintenance responsibilities. Ms. Starkey replied to his email asking the transportation person to research this.

**On MOTION by Mr. Bruno and seconded by Ms. Anderson, with all in favor, the Rangeland Boulevard Bridge Letter to Pasco County, dated February 12, 2025, subject to Ms. Willson modifying the letter as necessary, including removing the language about the County providing funds to the CDD for maintenance of the bridge, was approved.**

Ms. Comella stated that the County wants to discuss the property leading up to the trail in the preserve, within Stansil Park; however, this parcel has not been conveyed to the County. She also asked Mark to convey it to the County. Ms. Willson stated that she will re-circulate the Agreement with the Water Management District and the County to the Board. Mr. Mazzoni suggested Board Members refer these calls to him.

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

There was no report.

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

Regarding the Fiscal Year 2025 Meeting Schedule, Mr. Mazzoni stated he will have Management correct the information that the December 11, 2024 meeting was originally cancelling but then was held.

- **NEXT MEETING DATE: March 12, 2025 at 6:00 PM**

- **QUORUM CHECK**

All Supervisors confirmed their attendance in person or via telephone at the March 12, 2025 meeting.

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

Ms. Hlebak presented the January 2025 Monthly Summary Report.

The Board consensus was for Ms. Helbak to close down the canoes, kayaks and other ancillary rental items while she, Mr. Mazzoni and Ms. Willson update that portion of the Amenity Policy and memorandum regarding the process for classifying surplus property and selling for value for the next meeting.

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

Mr. Mazzoni presented the Monthly Field Operations Report. He noted that the District Engineer confirmed with the County that the CDD can reduce the speed limit on Night Star Trail.

Mr. Stalzer suggested adding a remembrance traffic sign for Supervisor Deenihan.

**On MOTION by Ms. Comella and seconded by Mr. Stalzer, with all in favor, reducing the speed limit on Night Star Trail from 35 miles per hour (mph) to 25 mph and adding a remembrance traffic sign for Supervisor Deenihan, was approved.**

Mr. Mazzoni distributed and presented the LMP proposal to fill in and re-sod M-10C, which is significantly less than the proposal from Premier Lakes. He reviewed the project scope and stated that this is a hurricane recovery expense.

**On MOTION by Mr. Stalzer and seconded by Ms. Comella, with all in favor, the Landscape Maintenance Professionals proposal to fill in and re-sod M10-C, in a not-to-exceed amount of \$6,070, was approved.**

Mr. Mazzoni reported the following:

➤ Steve is looking into laying chicken wire over the street drains at the corner of Wildgrass and Long Spur to prevent debris from clogging the drain and incurring another \$4,200 expense.

332 ➤ Rose it deducting \$483 off the LMP invoice to cover the concrete repair costs on private  
333 property damaged during a project.

334 ➤ A resident was advised of the CDD policy of no boating in M-10C or tying their boat to a  
335 post belonging to the CDD. A letter to the resident is being prepared.

336 Mr. Mazzoni stated he is seeking reimbursement to repair a gabion basket damaged  
337 during a recent traffic accident on Longspur. He asked direction regarding proceeding with issues  
338 occurring on the County Road if the County does nothing about it, like removing mattresses  
339 dropped off on the side of the road or the dead deer on Rangeland Boulevard. The CDD has not  
340 budgeted to address these types of expenses.

341 The Board consensus was for Mr. Mazzoni to contact the County first to see if it will take  
342 care of issues on County property and, if not, then proceed at the CDD's expense.

343

344 **SIXTEENTH ORDER OF BUSINESS**

**Supervisors' Requests**

345

346 Mr. Stalzer suggested scheduling a budget workshop in May, since there is a new Board  
347 Member and he will not be attending the June meeting.

348

349 **SEVENTEENTH ORDER OF BUSINESS**

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

350

351

352 Resident Bill Schumacher suggested the Board speak to the County about traffic on Gunn  
353 Highway. He asked if the Blueberry Farm will be part of the CDD and voiced his opinion that the  
354 MPOA needs to do something about Stansil Park, as residents are not taking care of their  
355 property. Ms. Hlebak offered to contact the MPOA, as this is not a CDD matter. Regarding the  
356 County's Rangeland Project, Mr. Mazzoni suggested residents contact the County before the  
357 public comment period ends on February 20, 2025.

358

359 **EIGHTEENTH ORDER OF BUSINESS**

**Adjournment**

360

361 **On MOTION by Mr. Stalzer and seconded by Ms. Comella, with all in favor, the**  
362 **meeting adjourned at 9:15 p.m.**

363  
364  
365  
366  
367

---

Secretary/Assistant Secretary

---

Chair/Vice Chair

# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **ACTION & COMPLETED ITEMS**



**TSR CDD**  
**ACTION & COMPLETED ITEMS LIST**  
**02.12.25 for 03.12.25 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  | 07.10.24       | <b>ACTION</b>          | Mr. Adams: Ensure all 2019 bonds requisitions submitted before issuing Certs of Completion. <b>01.08.25</b> Mr. Liquori to submit final requisition.  | X       |                              |                      |                             |
| 2  | 09.11.24       | <b>ACTION</b>          | Mr. Mazzoni: 2) Will inspect grass covered drain Mr. Hudak observed Davey Tree crews damage & street drain.   |         |                              | X after 02.12.25 mtg |                             |
| 3  | 12.11.24       | <b>ACTION</b>          | Mr. Mazzoni: Gather more info & consult w/ District Engineer regarding Stabilization Repair for fence along SR-54.  |         |                              | X after 02.12.25 mtg |                             |
| 4  | 01.08.25       | <b>ACTION</b>          | Mr. Mazzoni/Mr. Kurth: Prep shoreline restoration projects schedule. <b>02.12.25</b> Work on staging areas & directing traffic. Perform on-site inspections once first project is completed & incorporate in FY26 budget. |         |                              | X after 02.12.25 mtg |                             |
| 5  | 01.08.25       | <b>ACTION/ AGENDA</b>  | Ms. Hlebak/Ms. Willson: Update Amenity Policy to remove fire pit; <b>02.12.25</b> canoe, kayak, etc rentals. Prep Memo re process for classifying surplus property and selling for value.                                 |         | X                            |                      |                             |
| 6  | 01.08.25       | <b>ACTION</b>          | Mr. Yahn: Present recommendation whether to proceed with LMP's Landscaping contract 3% rate increase or go out to bid. (MARCH MEETING)  | X       |                              |                      |                             |
| 7  | 02.12.25       | <b>ACTION/ AGENDA</b>  | Mr. Mazzoni: Obtain addt'l proposals and Florida State Fence proposals for Starkey Wall repair and installing fence and gate at Huckleberry Pond.   |         |                              | X after 02.12.25 mtg |                             |
| 8  | 02.12.25       | <b>ACTION</b>          | Mr. Mazzoni and Mr. Soety: Determine percentage to code pine straw expense to the "Stansil Park" budget line item.  |         |                              | X after 02.12.25 mtg |                             |
| 9  | 02.12.25       | <b>ACTION/ AGENDA</b>  | Ms. Willson: Review Welcome Center Lease re: can Developer can break the lease and if the CDD has the right of first refusal, for the nxt mtg.  |         |                              | X after 02.12.25 mtg |                             |
| 10 | 02.12.25       | <b>ACTION</b>          | Ms. Willson: Revise the Rangeland Blvd Bridge Ltr and send to Mr. Mazzoni to send to the County.  |         |                              | X after 02.12.25 mtg |                             |
| 11 | 02.12.25       | <b>ACTION</b>          | Ms. Willson: Re-circulate the Agrmt with the Water Mngmt District and the County to the Board.  | X       |                              |                      |                             |
| 12 | 02.12.25       | <b>ACTION</b>          | Management Office: Correct the FY2025 Mtg Schedule regarding the Dec 11, 2025 meeting originally cancelled and then held.   | X       |                              |                      |                             |
| 13 | 02.12.25       | <b>ACTION</b>          | Ms. Hlebak: Close down canoe, kayaks and other ancillary rental items.  | X       |                              |                      |                             |
| 14 | 02.12.25       | <b>ACTION</b>          | Mr. Mazzoni: Obtain new speed limit sign & remembrance sign for Knight Star Trail.  | X       |                              |                      |                             |
| 15 | 02.12.25       | <b>ACTION</b>          | Mr. Mazzoni: Seek reimbursement to repair gabion basket damaged in traffic accident on Longspur.  | X       |                              |                      |                             |

**TSR CDD**  
**ACTION & COMPLETED ITEMS LIST**  
**02.12.25 for 03.12.25 MEETING**

| #  | MTG<br>DATE<br>ADDED | ACTION/<br>AGENDA<br>OR BOTH | ACTION/AGENDA or COMPLETED ITEM   | ONGOING | POSSIBLY<br>DONE<br>BEFORE NXT<br>MTG | COMPLETED               | MTG DATE<br>MOVED TO<br>COMPLETED |
|----|----------------------|------------------------------|---|---------|---------------------------------------|-------------------------|-----------------------------------|
| 16 | 02.12.25             | <b>ACTION</b>                | Mr. Mazzoni: Contact County first to remove debris on County Road before incurring CDD costs. |         |                                       | X after<br>02.12.25 mtg |                                   |
| 17 | 02.12.25             | <b>ACTION</b>                | Mr. Mazzoni: Schedule a budget workshop in May.   | X       |                                       |                         |                                   |

**TSR CDD**  
**ACTION & COMPLETED ITEMS LIST**  
**02.12.25 for 03.12.25 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  | 07.10.24       | <b>ACTION</b>          | Mr. Mazzoni/Ms. Hlebak: Work on holiday lighting options to present.   |         |                              | X         | 11.13.24                    |
| 2  | 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         | 11.13.24                    |
| 3  | 07.10.24       | <b>ACTION</b>          | Mr. Mazzoni/Mr. Soety: Review & adjust LMP landscape & irrigation projects' scope/costs and advise if Workshop is needed. 08.14.24 Discuss finalizing a date for a Workshop at the nxt mtg.                            |         |                              | X         | 11.13.24                    |
| 4  | 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         | 11.13.24                    |
| 5  | 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         | 11.13.24                    |
| 6  | 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         | 11.13.24                    |
| 7  | 09.11.24       | <b>ACTION</b>          | Mr. Mazzoni: Provide update of Arborist determining if lightning damaged tree at Homestead Park will recover.  |         |                              | X         | 11.13.24                    |
| 8  | 04.10.24       | <b>ACTION</b>          | Mazzoni/Willson: Stansil Park turnover. 08.14.24 Obtain proposals to present at next mtg & punch list items, including depression in Park & on Stansil Ave & prep preview letter Agrmt, like Homes By West Bay letter. |         |                              | X         | 12.11.24                    |
| 9  | 11.13.24       | <b>ACTION</b>          | Mr. Mazzoni: Distribute map of lake access points and present ShoreSox® erosion control systems proposal to repair 100" of shoreline at Gavin lake.  |         |                              | X         | 12.11.24                    |
| 10 | 11.13.24       | <b>ACTION</b>          | Mr. Mazzoni: Create "Lake bank repair" unfunded budget line item.  |         |                              | X         | 12.11.24                    |
| 11 | 11.13.24       | <b>ACTION</b>          | Ms. Willson: Prepare and send demand letter to guest damaging Night Start Trail and Barbour Trail.   |         |                              | X         | 12.11.24                    |
| 12 | 11.13.24       | <b>ACTION</b>          | Mr. Mazzoni: Mr. Mazzoni speak to the Architectural Review Committee about French drains causing erosion issues.   |         |                              | X         | 12.11.24                    |
| 13 | 09.11.24       | <b>ACTION</b>          | Mr. Adams: Ensure Accounting recodes "Pool fence & gate" expenses.   |         |                              | X         | 01.08.25                    |
| 14 | 11.13.24       | <b>ACTION</b>          | 12.11.24: Inspect line of sight issues.  |         |                              | X         | 01.08.25                    |
| 15 | 11.13.24       | <b>ACTION</b>          | Mr. Mazzoni: Advertise 12.11.24 Reg Mtg & 01.09.25 Wkshp. 12.11.24: Advertise January for 01.08.25 at 4:00 p.m.  |         |                              | X         | 01.08.25                    |
| 16 | 11.13.24       | <b>ACTION</b>          | Mr. Mazzoni/Mr. Soety: Inspect line of site issues at median on Gun Highway and Longspur and Rangeland and Gun Highway.  |         |                              | X         | 01.08.25                    |

**TSR CDD**  
**ACTION & COMPLETED ITEMS LIST**  
**02.12.25 for 03.12.25 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 |
|----|----------------|------------------------|--|---------|------------------------------|-----------|-----------------------------|
| 17 | 12.11.24       | <b>ACTION</b>          | Ms. Willson: Draft separate Agreement for multiple Premier Lakes, Inc. One-Time Work Order Agreements for SOX Shoreline Restoration.   |         |                              | X         | 01.08.25                    |
| 18 | 12.11.24       | <b>ACTION</b>          | Ms. Hlebak: Inspect/improve maintenance at Whitfield Park dog park.  |         |                              | X         | 01.08.25                    |
| 19 | 09.11.24       | <b>ACTION</b>          | Mr. Mazzoni: District Eng assisting w how to handle repeating drainage and pavement cracking in the future.  |         |                              | X         | 02.12.25                    |
| 20 | 11.13.24       | <b>ACTION</b>          | Mr. Mazzoni: Present proposal to repair hurricane-damaged Lake M10-C   |         |                              | X         | 02.12.25                    |
| 21 | 11.13.24       | <b>ACTION</b>          | 12.11.24: Trim high bushes at the large electrical box at the corner of Lake Blanche and Monroe Meadows.   |         |                              | X         | 02.12.25                    |
| 22 | 01.08.25       | <b>ACTION</b>          | Mr. Mazzoni/Hlebak: Prep e-blast advising residents of open Board seat and to submit resume/letter of interest in advance & to attend nxt mtg. Board Members: Contact people interested in the Board position.         |         |                              | X         | 02.12.25                    |
| 23 | 01.08.25       | <b>ACTION</b>          | Mr. Yahn/Board/LMP: Present FY25 Landscape & Irrigation Enhancement Projects list, excluding Rangeland East/West. BOS: Email Mr. Mazzoni of areas they do not want to proceed with. He will pass on to SCI Staff.      |         |                              | X         | 02.12.25                    |
| 24 | 01.08.25       | <b>ACTION</b>          | Mr. Mazzoni/Ms. Hlebak: Prep, subject to Board approval, e-blast informing residents regarding unbudgeted expenditures.  |         |                              | X         | 02.12.25                    |
| 25 | 01.08.25       | <b>ACTION</b>          | Mr. Yahn: Present tree replacement proposals & map of what SCI & LMP propose to replace. Prep letter re: hurricane damage costs, for nxt mtg.  |         |                              | X         | 02.12.25                    |
| 26 | 01.08.25       | <b>ACTION</b>          | Mr. Adams: Confirm Controller writes down \$53,000 Due to Developer & if CDD can transfer \$2 million of CDD excess funds to the ISC Account.  |         |                              | X         | 02.12.25                    |
| 27 | 01.08.25       | <b>ACTION</b>          | Mr. Mazzoni: Ensure all requests are placed on Actions Items List.   |         |                              | X         | 02.12.25                    |
| 28 | 01.08.25       | <b>ACTION</b>          | Ms. Hlebak: Report on canoe/kayak rentals over last 12 months.   |         |                              | X         | 02.12.25                    |
| 29 | 01.08.25       | <b>ACTION</b>          | Mr. Mazzoni: Monitor hogs. Report any significant CDD property damage.   |         |                              | X         | 02.12.25                    |
| 30 | 01.08.25       | <b>ACTION</b>          | Mr. Mazzoni: Inform the three property owners of the situation and the CDD disconnecting its own irrigation system.  |         |                              | X         | 02.12.25                    |
| 31 | 01.08.25       | <b>ACTION</b>          | Mr. Kurth: Present proposal to add Triploid Grass Carp into CDD lakes.   |         |                              | X         | 02.12.25                    |
| 32 | 01.08.25       | <b>ACTION</b>          | Mr. Mazzoni: Add budget line item to track Stancil Park costs. Proceed with irrigation repairs. Work w/ SCI. Draft Landscape Plant Replacement Plan w/ SCI's Landscape Architect redlining original TM Landscape Plan. |         |                              | X         | 02.12.25                    |
| 33 | 01.08.25       | <b>ACTION</b>          | Ms. Hlebak/Mr. Mazzoni: Inspect bike park. Report findings at nxt mtg.   |         |                              | X         | 02.12.25                    |

**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><br><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 <b>CANCELED</b>                                    | 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  |
|  |                            |          |

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

|  | Fiscal Year 2024             |                                |                                   |                                | Adopted<br>Budget<br>FY 2025 |
|--|------------------------------|--------------------------------|-----------------------------------|--------------------------------|------------------------------|
|  | Adopted<br>Budget<br>FY 2024 | Actual<br>through<br>3/31/2024 | Projected<br>through<br>9/30/2024 | Total<br>Actual &<br>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<br>Budget<br>FY 2024 | Actual<br>through<br>3/31/2024 | Projected<br>through<br>9/30/2024 | Total<br>Actual &<br>Projected | Adopted<br>Budget<br>FY 2025 |
| <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<br>Budget<br>FY 2024 | Actual<br>through<br>3/31/2024 | Projected<br>through<br>9/30/2024 | Total<br>Actual &<br>Projected | Adopted<br>Budget<br>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

## *February 2025*

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





# FEBRUARY PROGRAM HIGHLIGHTS

| PROGRAM                  | CATEGORY           |
|--------------------------|--------------------|
| One Blood Bus            | Health/Educational |
| Vax-on-site              | Health/Educational |
| Murder Mystery Night     | Adult Social       |
| Burn Seminar             | Educational        |
| Kids Night Out           | Kid's Social       |
| Movie in the Park        | Family Social      |
| Sound Healing Meditation | Fitness            |
| Free Yoga                | Fitness            |
| 3D Mammography Bus       | Health/Educational |
| Drink This, Make That    | Adult Social       |
| Starkey CARES Gala       | Adult Social       |
| Food Truck Friday        | Family Social      |
| Coffee in the Park       | Family Social      |
| Yoga                     | Fitness            |

STARKEY RANCH RESIDENTS'

## Kids Night Out

Oh YEAH!!

Friday, February 22nd  
Cunningham Hall  
6:00pm - 9:30pm

This fun filled evening is for Starkey Ranch resident kiddos between 4 & 11 years old.  
FYI \* Children must be completely potty trained to participate

This is an extremely popular drop-off program.  
Parents must sign their children in.  
Pizza, crafts and a movie included.  
There is a \$10 fee per child due at time of registration.

Please register at  
**FUN@STARKEYRANCH.COM**

CRIME SCENE

## MURDER MYSTERY NIGHT

Everyone's a suspect

Can you figure out who did what?

February 8  
5 - 8 PM  
Cunningham Hall  
Cost: \$10

RSVP: [FUN@OURSTARKEYRANCH.COM](mailto:FUN@OURSTARKEYRANCH.COM)

FEBRUARY 7

## MOVIE IN THE PARK

MOVIE SHOWING:  
THE INCREDIBLES

START AT 6:00 PM

# FEBRUARY AMENITY RENTALS

| AMENITY LOCATION  | FREQUENCY       | REVENUE |
|---|-----------------|---------|
| Cunningham Hall   | 8 Days/33 Hours | \$1,650 |
| Whitfield Park Pavilion   | 3 Days/13 Hours | \$195   |
| Homestead Park Pavilion   | 2 Days/7 Hours  | \$105   |
| Albritton Park Pavilion   | 1 Days/2 Hours  | \$30    |
| ***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.*** |                 |         |







# MARCH PROGRAM FORECAST

| PROGRAM                  | CATEGORY              |
|--------------------------|-----------------------|
| Shamrock 5k              | Family Social/Fitness |
| One Blood Bus            | Health/Educational    |
| Vax-on-site              | Health/Educational    |
| Music in the Park        | Family Social         |
| Kids Night Out           | Kid's Social          |
| Parenting Class          | Educational           |
| Spring Break Camp        | Kids Social           |
| Drink This, Make That    | Adult Social          |
| Sound Healing Meditation | Fitness               |
| Free Yoga                | Fitness               |
| Music Bingo              | Adult Social          |
| Food Truck Friday        | Family Social         |
| Coffee in the Park       | Family Social         |
| Yoga                     | Fitness               |

Raising Resilient,  
Confident, and Connected  
Kids Workshop

March 27, 2025  
7 PM  
Cunningham Hall

## MUSIC IN THE PARK

STARKEYRANCH.COM

## STARKEY RANCH SPRING BREAK CAMP!

Starkey Ranch has  
partnered up with BCE  
Parties and Coach H to  
bring an awesome  
Spring Break Camp to  
our community!

The camp will be Monday (3/17),  
Wednesday (3/19), and Friday  
(3/21) of Spring Break.

Time: 9 AM - 12:30 PM  
Cost: \$30 per day or \$75 for the  
week!  
Location: Whitfield Park  
Age Range: 6 - 11

Sign up NOW! Spots are Limited!

SIGN UP: [FUN@OURSTARKEYRANCH.COM](mailto:FUN@OURSTARKEYRANCH.COM)

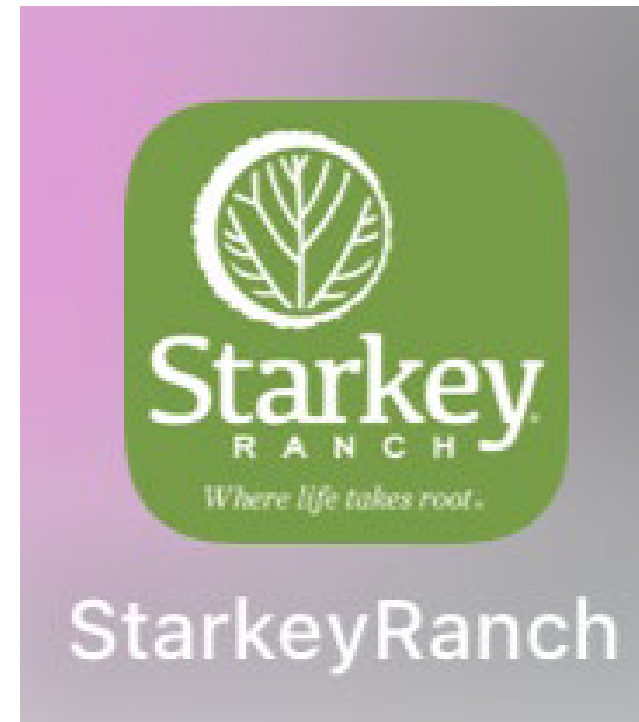


the family and a  
et to enjoy the  
s of Highway 60  
inner from one of  
od trucks!

, March 14  
m-8pm  
field Park



**DOWNLOAD OUR FREE APP!!!**



**APPLE**



**ANDROID/GOOGLE PLAY**

# THANK YOU.



**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS  
E**



TO: TSR Board of Supervisors  
FROM: Barry Mazzoni – Operations Manager  
DATE: March 2025  
SUBJECT: Status Report – Field Operations

---

### **UPDATES FROM DISTRICT ENGINEER:**

- **POCKET PARK – CHAPIN PASS/ LYON PINE:** The District Engineer is working on a quote with a firm that specializes in drainage, particularly with investigating the type of issues that the District has repaired multiple times in this pocket park. To resolve the drainage issue in the center of the park, the District will need to raise the inlet. Operations expect the proposal from Tierra to be ready for review at the March meeting as a walk on item, but it may be pushed to April's meeting.

•

### **WATERWAY & MITIGATION UPDATES:**

- **SOX REPAIRS:** Installation started on March 3<sup>rd</sup> and is expected to be completed in a week's time, barring weather delays.
- **ESPLANADE MITIGATION UPDATE:** Work for SWFWMD Permit #43028893.082 has been completed. The permit and the as-built plans have seven mitigation areas totaling 42 acres. The areas are labeled as M-18A, M-18B, M-18C, M-18F, M-18G, M-19D and M-20A. GHS completed their report, and it has been submitted to the Southwest Florida Water management District. The report is available for the Board's review. Per the Board's direction, it will be shared with the Esplanade Landscaping Committee after the March meeting.
- **FEBRUARY AQUATIC SERVICE REPORTS FROM PREMIER LAKES:** Attached are the February service reports from Premier Lakes for the Board's review. The District experienced a fish kill, but Premier Lakes was able to address the issue promptly.

### **LANDSCAPING UPDATES:**

- **CUNNINGHAM PARK:** Operations executed a proposal (\$2575.00) from LMP to repair the damage caused to the dog park at Cunningham Park by the hurricanes. The repair will address the erosion along the fence line that wash away. LMP will fill in the voids with crush concrete for the base and finish with Rip Rap rock to slow water from eroding the fence line.
- **STANSIL PARK:** As a non-contract client, the builder of Stansil Park would have been billed \$151,590.75 for the restoration of Stansil Park and Whitfield E2. Note Whitfield E2 represents only a small portion of that part of the total settlement. The total settlement approved in December was \$169,252.66. Operations requested that LMP work up the price difference of the settlement amount versus what the District would pay under our contractual rates, which would be \$101,260.80. The District's contractual rates reduce the expense by \$50,329.95.



Sunscape has completed the process for analyzing and updating Stansil Park following the settlement with the builder. Their landscaping architect has made several recommendations to redesign the area to enhance the curb appeal and bring the design more inline with the rest of the community. The Sunscape team reached out to multiple bidders for this project and Operations has enclosed the pricing from each of the bidders, including LMP.

Sunscape will be on hand at the March Meeting to discuss this project further and discuss their recommendations for Stansil park.

- **LMP CONTRACT EXTENSION CONSIDERATION:** For consideration is an extension with LMP. The extension will hold the current 2025 pricing for maintenance over the years 2026 and 2027. Due to plant material cost changes, LMP has revised the Exhibit 3 pricing for some of the plant material used in the District's enhancement projects. Sunscape will provide additional commentary on this item at the March meeting. Operations Management recommends the Board approve the extension as service levels have been satisfactory and it would lock in pricing levels during a time of uncertainty.

### **MISC. COMMON AREA UPDATES:**

- **RANGELAND BLVD. RRFBS:** RRFB stands for Rectangular Rapid Flashing Beacon, a device that flashes when activated by pedestrians to enhance their visibility and driver yielding at uncontrolled crosswalks.

District Staff were notified by Venkat Vattikuti, Traffic Operations Manager for Pasco County, that there are three RRFBs that are out along Rangeland Blvd. Pasco County is stating that it is the District's responsibility to fix these walkways prior to turnover.

Staff are investigating this request to determine if the District is responsible for their maintenance. Staff review all the RRFBs and determined that the outages are located at the intersections of Rangeland with Berrypick, Night Star Trail, and Ranchers Gap.





1936 Bruce B Downs Blvd Suite 308  
Wesley Chapel FL 33543  
(844) 525-3735,  
CustomerSupport@PremierLakesFL.com

# Work Order

|         |                             |
|---------|-----------------------------|
| DATE    | 02/03/2025 -                |
| TECH(S) | Alex Kurth, Dave Smallridge |
| JOB #   | 1059882899                  |

| CUSTOMER  |
|---|
| TSR CDD<br>Barry Mazzone<br>2500 Heart Pine Ave<br>Odessa, Florida, 33556-3462<br>(813) 399-0865<br><br>mazonib@whhassociates.com |

| SERVICE LOCATION   |
|--|
| TSR CDD<br>TSR CDD Welcome Center<br>2500 Heart Pine Ave<br>Odessa, Florida, 33556-3462<br>(813) 399-0865<br><br>mazonib@whhassociates.com |

|             |                                  |
|-------------|----------------------------------|
| JOB DETAILS | Annual Lake Maintenance - Weekly |
|-------------|----------------------------------|

|              |                         |
|--------------|-------------------------|
| JOB CATEGORY | Annual Lake Maintenance |
|--------------|-------------------------|

|                  |  |
|------------------|--|
| COMPLETION NOTES | Treated grasses on ponds 18-10 18-9 m14g 14-5 m14e 14-7 15-1 26-2 17-2 16-5 13-1 15-2 15-3 m14d 13-2 12-4 12-3 12-5 m12d m10c 10-2 11-1 m11a d-1 b-2 cannon lake |
|------------------|--|



1936 Bruce B Downs Blvd Suite 308  
Wesley Chapel FL 33543  
(844) 525-3735,  
CustomerSupport@PremierLakesFL.com

# Work Order

|         |                 |
|---------|-----------------|
| DATE    | 02/04/2025 -    |
| TECH(S) | Dave Smallridge |
| JOB #   | 1059882909      |

| CUSTOMER  |
|---|
| TSR CDD<br>Barry Mazzone<br>2500 Heart Pine Ave<br>Odessa, Florida, 33556-3462<br>(813) 399-0865<br><br>mazonib@whhassociates.com |

| SERVICE LOCATION   |
|--|
| TSR CDD<br>TSR CDD Welcome Center<br>2500 Heart Pine Ave<br>Odessa, Florida, 33556-3462<br>(813) 399-0865<br><br>mazonib@whhassociates.com |

|             |                                  |
|-------------|----------------------------------|
| JOB DETAILS | Annual Lake Maintenance - Weekly |
|-------------|----------------------------------|

|              |                         |
|--------------|-------------------------|
| JOB CATEGORY | Annual Lake Maintenance |
|--------------|-------------------------|

|                  |   |
|------------------|---|
| COMPLETION NOTES | Treated algae on Huckleberry lake, treated grasses and weeds on ponds esp 1b , esp 2a , esp 2b, esp3a, esp3b, 4a, 4b, 5a, b1. |
|------------------|---|





1936 Bruce B Downs Blvd Suite 308  
Wesley Chapel FL 33543  
(844) 525-3735,  
CustomerSupport@PremierLakesFL.com

**CUSTOMER**

TSR CDD  
Barry Mazzoni  
2500 Heart Pine Ave  
Odessa, Florida, 33556-3462  
(813) 399-0865  
  
mazzonib@whhassociates.com

**SERVICE LOCATION**

TSR CDD  
TSR CDD Welcome Center  
2500 Heart Pine Ave  
Odessa, Florida, 33556-3462  
(813) 399-0865  
  
mazzonib@whhassociates.com

**JOB DETAILS**

Annual Lake Maintenance - Weekly

**JOB CATEGORY**

Annual Lake Maintenance

**COMPLETION NOTES**

Grasses m22c,3-3,m3-c ,M-3D,8-1,9-1,m9c,9-3,9-2,mc3,m8a,55a,5-b,5-5b,m5b,5-2. Algae 8-1,9-1,m9c, 9-3,9-1,mc3,5-2,5-1,1-2,1-3.

# Work Order

**DATE**

02/10/2025 -

**TECH(S)**

Dave Smallridge

**JOB #**

1060299651



1936 Bruce B Downs Blvd Suite 308  
Wesley Chapel FL 33543  
(844) 525-3735,  
CustomerSupport@PremierLakesFL.com

# Work Order

|         |                 |
|---------|-----------------|
| DATE    | 02/11/2025 -    |
| TECH(S) | Dave Smallridge |
| JOB #   | 1060299613      |

| CUSTOMER   |
|--|
| TSR CDD<br>Barry Mazzone<br>2500 Heart Pine Ave<br>Odessa, Florida, 33556-3462<br>(813) 399-0865<br><br>mazzoneb@whhassociates.com |

| SERVICE LOCATION  |
|---|
| TSR CDD<br>TSR CDD Welcome Center<br>2500 Heart Pine Ave<br>Odessa, Florida, 33556-3462<br>(813) 399-0865<br><br>mazzoneb@whhassociates.com |

|             |                                  |
|-------------|----------------------------------|
| JOB DETAILS | Annual Lake Maintenance - Weekly |
|-------------|----------------------------------|

|              |                         |
|--------------|-------------------------|
| JOB CATEGORY | Annual Lake Maintenance |
|--------------|-------------------------|

|                  |  |
|------------------|--|
| COMPLETION NOTES | Treated algae and grasses on ponds 14-5,15-3,m14d,16-4,16-3,16-4,16-5,13-1,13-2,12-1,12-4. Floating weeds on ponds 11-1,m11a,d-1 |
|------------------|--|



1936 Bruce B Downs Blvd Suite 308  
Wesley Chapel FL 33543  
(844) 525-3735,  
CustomerSupport@PremierLakesFL.com

# Work Order

|         |              |
|---------|--------------|
| DATE    | 02/17/2025 - |
| TECH(S) | Alex Kurth   |
| JOB #   | 1060893156   |

| CUSTOMER  |
|---|
| TSR CDD<br>Barry Mazzone<br>2500 Heart Pine Ave<br>Odessa, Florida, 33556-3462<br>(813) 399-0865<br><br>mazonib@whhassociates.com |

| SERVICE LOCATION   |
|--|
| TSR CDD<br>TSR CDD Welcome Center<br>2500 Heart Pine Ave<br>Odessa, Florida, 33556-3462<br>(813) 399-0865<br><br>mazonib@whhassociates.com |

|             |                                  |
|-------------|----------------------------------|
| JOB DETAILS | Annual Lake Maintenance - Weekly |
|-------------|----------------------------------|

|              |                         |
|--------------|-------------------------|
| JOB CATEGORY | Annual Lake Maintenance |
|--------------|-------------------------|

|                  |   |
|------------------|---|
| COMPLETION NOTES | Utilized boat to hit areas that were unable to be reached by side by side. Treated M14A preserve side for grasses. Treated Hydrilla in Huckleberry. |
|------------------|---|



1936 Bruce B Downs Blvd Suite 308  
Wesley Chapel FL 33543  
(844) 525-3735,  
CustomerSupport@PremierLakesFL.com

**CUSTOMER**

TSR CDD  
Barry Mazzoni  
2500 Heart Pine Ave  
Odessa, Florida, 33556-3462  
(813) 399-0865  
  
mazzonib@whhassociates.com

**SERVICE LOCATION**

TSR CDD  
TSR CDD Welcome Center  
2500 Heart Pine Ave  
Odessa, Florida, 33556-3462  
(813) 399-0865  
  
mazzonib@whhassociates.com

**JOB DETAILS**

Annual Lake Maintenance - Weekly

**JOB CATEGORY**

Annual Lake Maintenance

**COMPLETION NOTES**

Treated grasses on ponds m15-a,esp-2a,esp-2b,esp-1a,esp-1b,4a,3a,5-1a,5-3a,m5b,5b,6-4,m3-b,m3a,3-1,3-2.

# Work Order

**DATE**

02/17/2025 -

**TECH(S)**

Dave Smallridge

**JOB #**

1060892955



1936 Bruce B Downs Blvd Suite 308  
Wesley Chapel FL 33543  
(844) 525-3735,  
CustomerSupport@PremierLakesFL.com

**CUSTOMER**

TSR CDD  
Barry Mazzoni  
2500 Heart Pine Ave  
Odessa, Florida, 33556-3462  
(813) 399-0865  
  
mazzonib@whhassociates.com

**SERVICE LOCATION**

TSR CDD  
TSR CDD Welcome Center  
2500 Heart Pine Ave  
Odessa, Florida, 33556-3462  
(813) 399-0865  
  
mazzonib@whhassociates.com

**JOB DETAILS**

Annual Lake Maintenance - Weekly

**JOB CATEGORY**

Annual Lake Maintenance

**COMPLETION NOTES**

Treated grasses on ponds m22c,4-1,12-5,12-2,12-6,m12a,12-1,m14a,m24b,m10c,10-2,m5a,m6c.

# Work Order

**DATE**

02/25/2025 -

**TECH(S)**

Dave Smallridge

**JOB #**

1061490590



1936 Bruce B Downs Blvd Suite 308  
Wesley Chapel FL 33543  
(844) 525-3735,  
CustomerSupport@PremierLakesFL.com

**CUSTOMER**

TSR CDD  
Barry Mazzoni  
2500 Heart Pine Ave  
Odessa, Florida, 33556-3462  
(813) 399-0865  
  
mazzonib@whhassociates.com

**SERVICE LOCATION**

TSR CDD  
TSR CDD Welcome Center  
2500 Heart Pine Ave  
Odessa, Florida, 33556-3462  
(813) 399-0865  
  
mazzonib@whhassociates.com

**JOB DETAILS**

Annual Lake Maintenance - Weekly

**JOB CATEGORY**

Annual Lake Maintenance

**COMPLETION NOTES**

Treated algae and grasses on ponds esp1b,esp-2a,esp-2b,esp3a,esp3b,16-3,16-4,16-5,10-2,5-5b,5-5a,m14e,stancl b.

# Work Order

**DATE**

02/26/2025 -

**TECH(S)**

Dave Smallridge

**JOB #**

1061490574



1936 Bruce B Downs Blvd Suite 308  
Wesley Chapel FL 33543  
(844) 525-3735,  
CustomerSupport@PremierLakesFL.com

# Work Order

|         |                             |
|---------|-----------------------------|
| DATE    | 02/28/2025 -                |
| TECH(S) | Alex Kurth, Dave Smallridge |
| JOB #   | 1061694577                  |

| CUSTOMER   |
|--|
| TSR CDD<br>Barry Mazzone<br>2500 Heart Pine Ave<br>Odessa, Florida, 33556-3462<br>(813) 399-0865<br><br>mazzoneb@whhassociates.com |

| SERVICE LOCATION  |
|---|
| TSR CDD<br>TSR CDD Welcome Center<br>2500 Heart Pine Ave<br>Odessa, Florida, 33556-3462<br>(813) 399-0865<br><br>mazzoneb@whhassociates.com |

|             |                   |
|-------------|-------------------|
| JOB DETAILS | Fish-Kill Cleanup |
|-------------|-------------------|

|              |              |
|--------------|--------------|
| JOB CATEGORY | One-Time Job |
|--------------|--------------|

|                  |   |
|------------------|---|
| COMPLETION NOTES | Picked up dead fish on 3-2, 1B, 1A, and 2B. The only species picked up was Tilapia. Tilapia are susceptible to disease and bacterial infections. Although the DO levels were low, given that only Tilapia are dying, it is our impression that it is likely due to some form of sickness. |
|------------------|---|