

**TSR**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**May 19, 2026**

**BOARD OF SUPERVISORS**

**BUDGET WORKSHOP  
AGENDA**

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA**

**LETTER**

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

May 12, 2026

Board of Supervisors  
 TSR Community Development District

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

Dear Board Members:

The Board of Supervisors of the TSR Community Development District will hold a Workshop on May 19, 2026 at 5:00 p.m., at the Welcome Center, 2500 Heart Pine Avenue, Odessa, Florida 33556. The agenda is as follows:

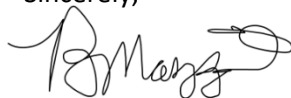
1. CALL TO ORDER/ROLL CALL
2. PUBLIC COMMENTS [3 MINUTES PER PERSON]
3. DISCUSSION: FISCAL YEAR 2026/2027 PROPOSED BUDGET
4. NEXT MEETING DATE: June 10, 2026 at 5:30 PM
  - QUORUM CHECK

SEAT 1	KEVIN KURTZ	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	WILLIAM DAVID JACKSON	<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

5. SUPERVISORS' REQUESTS
6. ADJOURNMENT

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

Sincerely,



Barry Mazzoni  
 District Manager

# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **3**

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2027**

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
General Fund Budget	1-3
Definitions of General Fund Expenditures	4 - 8
Debt Service Fund Budget - Series 2015	9
Amortization Schedule - Series 2015	10
Debt Service Fund Budget - Series 2015A	11
Amortization Schedule - Series 2015A	12
Debt Service Fund Budget - Series 2016	13
Amortization Schedule - Series 2016	14
Debt Service Fund Budget - Series 2017	15
Amortization Schedule - Series 2017	16
Debt Service Fund Budget - Series 2018	17
Amortization Schedule - Series 2018	18
Debt Service Fund Budget - Series 2019	19
Amortization Schedule - Series 2019	20
Assessment Summary	21 - 22

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross O&M	\$ 5,170,233				\$ 5,931,244
Assessment levy: on-roll - gross trash	422,982				422,982
Allowable discounts (4%)	(223,729)				(254,169)
Assessment levy: on-roll - net	5,369,486	\$5,251,957	\$ 117,529	\$ 5,369,486	6,100,057
Commerical shared costs	126,900	68,627	58,273	126,900	126,900
Program revenue	20,000	5,304	14,696	20,000	20,000
Interest	50,000	3,889	46,111	50,000	50,000
Specialty program revenue	30,000	1,503	28,497	30,000	30,000
Miscellaneous-rental revenue	17,000	14,490	2,510	17,000	17,000
Total revenues	<u>5,613,386</u>	<u>5,345,770</u>	<u>267,616</u>	<u>5,613,386</u>	<u>6,343,957</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	12,600	6,668	5,932	12,600	12,600
Management	42,070	21,035	21,035	42,070	42,070
Legal	25,000	7,702	17,298	25,000	25,000
Engineering	25,000	13,450	11,550	25,000	25,000
Assessment administration	10,000	5,000	5,000	10,000	10,000
Audit	6,600	6,700	-	6,700	6,900
Arbitrage rebate calculation	3,000	1,250	1,750	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	729	771	1,500	1,500
Printing & binding	2,000	1,000	1,000	2,000	2,000
Legal advertising	1,000	639	361	1,000	1,000
Annual special district fee	175	175	-	175	175
Insurance	8,500	7,588	-	7,588	9,000
Other current charges	2,000	1,061	939	2,000	2,000
Office supplies	750	233	517	750	750
Website			-	-	
Hosting & maintenance	705	-	705	705	705
ADA compliance	200	-	200	200	200
Property taxes	687	21,417	-	21,417	22,000
Property appraiser & tax collector	111,864	105,115	6,749	111,864	127,085
Total professional & administrative	<u>301,901</u>	<u>236,018</u>	<u>85,801</u>	<u>321,819</u>	<u>339,235</u>

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2027**

	Fiscal Year 2026			Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	
<b>Field operations</b>				
Contract services				
Field services	28,325	14,163	14,162	28,325
Landscape maintenance	1,931,250	936,666	994,584	1,931,250
Landscape consulting	65,400	35,672	29,728	65,400
Landscape consulting fees	10,129	-	10,129	27,168
Landscape arbor care	60,000	72,826	-	120,000
Wetland maintenance and monitoring	114,800	27,405	87,395	114,800
Wetland mitigation reporting	15,945	-	15,945	15,945
Lake maintenance	128,000	63,960	64,040	128,000
Erosion control and grass carp stock	120,000	102,680	17,320	120,000
Hurricane clean-up	100,000	-	100,000	100,000
Porter supplies	-	-	-	-
Community trash hauling	444,000	235,550	208,450	457,320
Off-duty traffic patrols	15,000	5,850	9,150	15,000
Repairs & maintenance				
Repairs - general	20,000	885	19,115	20,000
Operating supplies	20,000	10,511	9,489	20,000
Plant replacement	120,000	64,188	55,812	350,000
Mulch	191,600	12,100	179,500	200,000
Sod	20,000	26,925	-	63,000
Fertilizer/chemicals	12,000	6,915	5,085	14,620
Irrigation repairs	100,000	37,685	62,315	120,000
Irrigation water truck rental	40,000	2,355	37,645	40,000
Irrigation monitoring	2,280	-	2,280	2,280
Security/alarms/camera/repair	50,000	1,274	48,726	20,000
Road & sidewalk	60,000	21,123	38,877	113,000
Signage maintenance	-	12,274	-	-
Common area signage	3,000	-	3,000	10,000
Bridge & deck maintenance	80,000	30,900	49,100	80,000
Pressure washing	20,000	103	19,897	95,000
Utilities - common area				
Electric	14,500	6,760	7,740	14,500
Streetlights	395,000	171,545	223,455	395,000
Irrigation - reclaimed water	70,000	49,954	20,046	70,000
Gas	450	527	-	450

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2027**

	Fiscal Year 2026			Total Actual & Projected	Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026		
Recreation facilities			-		
Amenity management staff/contract	455,000	209,033	245,967	455,000	445,000
Office operations	140,000	52,560	87,440	140,000	140,000
Janitorial	-	10,000	-	10,000	-
Park A/C repairs and maintenance	7,500	2,307	5,193	7,500	7,500
Pool operations	100,000	31,611	68,389	100,000	106,000
Pool - signage maintenance	80,000	486	79,514	80,000	80,000
Pest services	2,000	2,391	-	2,391	2,000
Pool resurfacing	-	117,074	-	117,074	-
Insurance	93,200	84,230	-	84,230	96,000
Cable/internet/telephone/software	12,000	7,465	4,535	12,000	15,360
Access cards	1,500	1,551	-	1,551	1,500
Activities	30,000	39,038	-	39,038	30,000
Specialty programming	30,000	-	30,000	30,000	30,000
Recreational repairs	20,000	3,071	16,929	20,000	20,000
Pool signage	-	-	-	-	-
Holiday decorations	15,000	15,000	-	15,000	15,000
Other					
Capital outlay	15,000	-	15,000	15,000	20,000
Contingency	75,000	66,040	8,960	75,000	100,000
Total field operations	<u>5,327,879</u>	<u>2,592,653</u>	<u>2,894,912</u>	<u>5,487,565</u>	<u>5,859,418</u>
Total expenditures	<u>5,629,780</u>	<u>2,828,671</u>	<u>2,980,713</u>	<u>5,809,384</u>	<u>6,198,653</u>
Net increase/(decrease) of fund balance	(16,394)	2,517,099	(2,713,097)	(195,998)	145,304
Fund balance - beginning (unaudited)	<u>1,907,289</u>	<u>1,490,391</u>	<u>4,007,490</u>	<u>1,490,391</u>	<u>1,294,393</u>
Assigned					
Project - new facility	-	-	-	-	175,000
Unassigned	1,890,895	4,007,490	1,294,393	1,294,393	1,264,697
Fund balance - ending (projected)	<u><u>\$ 1,890,895</u></u>	<u><u>\$ 4,007,490</u></u>	<u><u>\$ 1,294,393</u></u>	<u><u>\$ 1,294,393</u></u>	<u><u>\$ 1,439,697</u></u>

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

**EXPENDITURES**

**Professional & administrative**

Supervisors	\$ 12,600
This covers 5 Board members being paid \$200 per meeting for 12 annual meetings plus FICA.	
Management	42,070
The District has contracted with Wrathell, Hunt and Associates to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, budget preparation, all financial reporting, annual audit, etc. This is a fixed annual fee service.	
Legal	25,000
The District is currently engaged with Kutak Rock for the provision of general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, plats etc.	
Engineering	25,000
The District is currently under contract with Johnson Engineering to provide general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, plats etc.	
Assessment administration	10,000
The District contracts with Wrathell, Hunt and Associates to levy and administer the collection of non-ad valorem assessment on all assessable property within the District to fund the operating expenses of the District and principal and interest payment on each bond issue. This is a fixed fee service.	
Audit	6,900
The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District is currently engaged with Grau & Associates for this service.	
Arbitrage rebate calculation	3,000
The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2015, 2015A, 2016, 2017, 2018 and 2019 Special Assessment Revenue Bonds. The District is currently engaged with Grau and Associates for these services. The reports are priced at \$600 per bond series.	
Dissemination agent	13,000
The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. Wrathell, Hunt and Associates, LLC service as the dissemination agent for the District's five bond series.	
Trustee	35,000
The District issued Series 2015, 2015A, 2016, 2017, 2018 & 2019 Special Assessment Revenue Bonds that are deposited with a Trustee at USBank. Each bond series incurs these fees at a rate of \$4,400 per year plus reimbursables.	
Telephone	250
Telephone and fax machine.	
Postage	1,500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	2,000
Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.	

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

**EXPENDITURES (continued)**

Legal advertising	1,000
The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.	
Annual special district fee	175
The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for	
Insurance	9,000
The District's general liability and public officials' liability insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies. The amount is based upon cost estimate provided by FIA for the fiscal year.	
Other current charges	2,000
Represents any miscellaneous expenses incurred during the fiscal year.	
Office supplies	750
Miscellaneous office supplies.	
Website	
Hosting & maintenance	705
ADA compliance	200
Property taxes	22,000
Represents the estimated non-ad valorem assessment charged by the Pasco County Tax Collector's Office for all assessable property within the District.	
Property appraiser & tax collector	127,085
<b>Field operations</b>	
Contract services	
Field services	28,325
The District has contracted with Wrathell, Hunt and Associates, LLC to provide field management of contracts for the District such as landscape and lake maintenance. Services to include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails. This is a fixed fee service.	
Landscape maintenance	1,931,250
The District has contracted with Landscaping Maintenance Professionals (LMP) for maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed. Services include: mowing, edging, trimming and cleaning of all lawn areas, tree trimming, weed control, insect/disease control, fertilization, bed dressing and irrigation maintenance. The amount is based upon the current contract set in place, including recent addendums, and estimated future additions within the District.	
Landscape consulting	65,400
The District has contracted with Sunscape Consulting, Inc. to provide monthly landscape consulting services. The monthly services include: monitoring of the mowing, edging and palm trimming process, all detailed-related work, the agronomic program, palm trimming, arbor care work, mulch/pine straw installation, irrigation system operation and repairs, miscellaneous plant replacements and minor landscape repairs and enhancements.	
Landscape consulting fees	27,168
Landscape arbor care	120,000
The District contracts with a certified arborists company for periodic structural pruning and aerifying of the large grandfather oaks.	

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

**EXPENDITURES (continued)**

Wetland maintenance and monitoring	114,800
<p>The District has contracted with Florida Natives Nursery, Inc. to maintain and periodic monitor/report wetlands located throughout the District. These areas are identified as: Areas 1, 2, 3, 4, 5, 6, 7, 8, 9, and M2B. The District has contracted with Premier Lakes and GHS to maintain and report on approximately 65.06 acres of wetlands located around Esplanade. Services include: nuisance/invasive vegetation control, and perimeter grass/brush control to delineated high water.</p>	
Wetland mitigation reporting	15,945
<p>The District has contracted with Ecological Consultants, Inc. and Florida Natives Nursery to provide scheduled monitoring of mitigation areas located throughout the District. The total amount budgeted is based on semi-annual visits.</p>	
Lake maintenance	128,000
<p>Represents estimated costs for maintenance to all lakes the District must maintain within District boundaries. The District has contracted with Premier Lakes for these services.</p>	
Erosion control and grass carp stock	120,000
<p>Covers cost of localized lake bank erosion control as well as stocking of Triploid Grass Carp in Huckleberry Pond to assist in the management of submersed vegetation and reduce chemical treatments.</p>	
Hurricane clean-up	100,000
Community trash hauling	457,320
<p>Represents estimated costs the District incurs for the scheduled trash collection of all residential lots sold to third parties during the fiscal year.</p>	
Off-duty traffic patrols	15,000
<p>Allows for the hiring of an off duty FHP officers for a 4+1 hour block each week to provide traffic and speed patrol services.</p>	
Repairs & maintenance	
Repairs - general	20,000
<p>Represents estimated costs for the general repairs and maintenance of various facilities throughout the District.</p>	
Operating supplies	20,000
<p>Represents estimated costs of supplies purchased for operating and maintaining common areas.</p>	
Plant replacement	350,000
<p>Represents estimated costs related to the replacement of any landscaping needed throughout the fiscal year along with any corresponding irrigation modifications..</p>	
Mulch	200,000
<p>Represents supply and install costs for mulching of landscape common areas. and playgrounds</p>	
Sod	63,000
<p>Represents the estimated costs to replace localized areas of sod which have deteriorated or expired.</p>	
Fertilizer/chemicals	14,620
<p>Represents estimated costs of top choice pesticide applications that may be needed throughout the fiscal year.</p>	
Irrigation repairs	120,000
<p>The District will incur costs related to repairing and maintaining its irrigation systems. The amount is based on estimated and historical costs.</p>	

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

**EXPENDITURES (continued)**

Irrigation water truck rental Provides for seasonal rental of water truck to spot water CDD landscape areas during times of low or no supply of irrigation water from Pasco County.	40,000
Irrigation monitoring The District will incur costs related to GPRS irrigation communication services. The cost is based on 19 controllers at a rate of \$120 per year and is provided by Hunter Industries.	2,280
Security/alarms/camera/repair Represents estimated costs of maintaining security systems for the recreational facilities within the District and any maintenance needed to those systems.	20,000
Road & sidewalk Represents estimated costs of repairing and maintaining roads, sidewalks and trails within the District.	113,000
Common area signage Represents estimated costs to replace miscellaneous signs throughout the fiscal year.	10,000
Bridge & deck maintenance Represents the estimated costs of maintaining various bridges and decks owned by the District. Price includes every other month review and replacement as needed, of wood and paver brick decking.	80,000
Pressure washing Intended to cover the hiring of a qualified contractor to pressure wash all of the Districts Sidewalks once a year.	95,000
Utilities - common area	
Electric Represents current and estimated electric charges for common areas throughout the District. These services are provided by Duke Energy.	14,500
Streetlights Represents the cost of a lease, power and maintenance agreement with Duke Energy, for streetlights within the District.	395,000
Irrigation - reclaimed water Represents current and estimated costs for reclaimed water supply services provided for common areas throughout the District. These services are provided by Pasco County Utilities Services.	70,000
Gas Represents current and estimated gas services provided at the recreational facilities.	450
Recreation facilities	
Amenity management staff/contract The District has contracted with WTS International, Inc. to provide amenity center management services, amenity operations services and programming services. The amount estimated for FY2025 includes increases to some payroll items such as Pool Attendants and the addition of Monthly IT services.	445,000
Office operations Includes the costs of office rental, expenses, utilities, office equipment rental and janitorial costs.	140,000
Park A/C repairs and maintenance Covers the costs associated with preventative maintenance and repairs to the parks restroom AC units.	7,500
Pool operations Covers the costs of operating and maintaining the District three District pools. Including repairs and maintenance, cleaning, annual licenses and utilities.	106,000

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

<b>EXPENDITURES (continued)</b>	
Pool - signage maintenance	80,000
Covers cost of resurfacing the pool at Homestead Park.	
Pest services	2,000
The District will incur costs for pest control treatments to its recreational facilities. These services are provided by Southern Care Lawn and Pest for Cunningham Park at \$75 per quarter.	
Pool resurfacing	-
Anticipates pool resurfacing and repairs at Homestead Park.	
Insurance	96,000
The District will incur fees to insure items owned by the District for its property needs. Coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage for government agencies. Also, includes WTS GL and kayak coverage.	
Cable/internet/telephone/software	15,360
Represents the estimated cost of providing cable, internet and telephone services to the District's recreational facilities. Internet services are provided at Whitfield Park and Homestead Park. Internet and cable services are provided at Cunningham Park.	
Access cards	1,500
Represents the estimated cost for providing and maintaining an access card system.	
Activities	30,000
The onsite management company for the District coordinates and provides various activities throughout the year. The amount represents costs related to supplies, notices and other items to run these activities.	
Specialty programming	30,000
Covers the provision of specialty programs such as swim lessons, gymnastics etc.	
Recreational repairs	20,000
Represents estimated costs for general repairs and maintenance of the District's recreational facilities.	
Holiday decorations	15,000
Covers the costs related to the decoration of common areas during the Holidays.	
Other	
Capital outlay	20,000
Intended to cover the cost of refurbishing the Splash Pad.	
Contingency	100,000
throughout the fiscal year and/or expenses that do not fit into any standard category.	
Total expenditures	<u><u>\$6,198,653</u></u>

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2015  
FISCAL YEAR 2027**

	Fiscal Year 2026			Total Actual & Projected	Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026		
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 688,645				\$ 688,645
Allowable discounts (4%)	(27,546)				(27,546)
Net assessment levy - on-roll	661,099	\$ 641,806	\$ 19,293	\$ 661,099	661,099
Interest	-	26	-	26	-
Total revenues	661,099	641,832	19,293	661,125	661,099
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal - 11/1	220,000	220,000	-	220,000	230,000
Interest - 11/1	199,809	199,809	-	199,809	194,997
Interest - 5/1	194,997	-	194,997	194,997	189,247
Tax collector	13,773	12,827	946	13,773	13,773
Total expenditures	628,579	432,636	195,943	628,579	628,017
Excess/(deficiency) of revenues over/(under) expenditures	32,520	209,196	(176,650)	32,546	33,082
Beginning fund balance (unaudited)	1,219,841	1,234,455	1,443,651	1,234,455	1,267,001
Ending fund balance (projected)	<u>\$1,252,361</u>	<u>\$1,443,651</u>	<u>\$1,267,001</u>	<u>\$1,267,001</u>	<u>1,300,083</u>
Use of fund balance:					
Debt service reserve account balance (required)					(624,494)
Principal expense - November 1, 2027					(245,000)
Interest expense - November 1, 2027					(189,247)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 241,342</u>

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/26	230,000.00	5.000%	194,996.88	425,125.00	7,460,000.00
05/01/27	-		189,246.88	189,375.00	7,460,000.00
11/01/27	245,000.00	5.000%	189,246.88	434,375.00	7,215,000.00
05/01/28	-		183,121.88	183,250.00	7,215,000.00
11/01/28	255,000.00	5.000%	183,121.88	438,250.00	6,960,000.00
05/01/29	-		176,746.88	176,875.00	6,960,000.00
11/01/29	270,000.00	5.000%	176,746.88	446,875.00	6,690,000.00
05/01/30	-		169,996.88	170,125.00	6,690,000.00
11/01/30	280,000.00	5.000%	169,996.88	450,125.00	6,410,000.00
05/01/31	-		162,996.88	163,125.00	6,410,000.00
11/01/31	295,000.00	5.000%	162,996.88	458,125.00	6,115,000.00
05/01/32	-		155,621.88	155,750.00	6,115,000.00
11/01/32	310,000.00	5.000%	155,621.88	465,750.00	5,805,000.00
05/01/33	-		147,871.88	148,000.00	5,805,000.00
11/01/33	325,000.00	5.000%	147,871.88	473,000.00	5,480,000.00
05/01/34	-		139,746.88	139,875.00	5,480,000.00
11/01/34	345,000.00	5.000%	139,746.88	484,875.00	5,135,000.00
05/01/35	-		131,121.88	131,250.00	5,135,000.00
11/01/35	360,000.00	5.000%	131,121.88	491,250.00	4,775,000.00
05/01/36	-		122,121.88	122,250.00	4,775,000.00
11/01/36	380,000.00	5.000%	122,121.88	502,250.00	4,395,000.00
05/01/37	-		112,621.88	112,750.00	4,395,000.00
11/01/37	395,000.00	5.125%	112,621.88	507,750.00	4,000,000.00
05/01/38	-		102,500.00	102,628.13	4,000,000.00
11/01/38	415,000.00	5.125%	102,500.00	517,628.13	3,585,000.00
05/01/39	-		91,865.63	91,993.75	3,585,000.00
11/01/39	440,000.00	5.125%	91,865.63	531,993.75	3,145,000.00
05/01/40	-		80,590.63	80,718.75	3,145,000.00
11/01/40	460,000.00	5.125%	80,590.63	540,718.75	2,685,000.00
05/01/41	-		68,803.13	68,931.25	2,685,000.00
11/01/41	485,000.00	5.125%	68,803.13	553,931.25	2,200,000.00
05/01/42	-		56,375.00	56,503.13	2,200,000.00
11/01/42	510,000.00	5.125%	56,375.00	566,503.13	1,690,000.00
05/01/43	-		43,306.25	43,434.38	1,690,000.00
11/01/43	535,000.00	5.125%	43,306.25	578,434.38	1,155,000.00
05/01/44	-		29,596.88	29,725.00	1,155,000.00
11/01/44	565,000.00	5.125%	29,596.88	594,725.00	590,000.00
05/01/45	-		15,118.75	15,246.88	590,000.00
11/01/45	590,000.00	5.125%	15,118.75	610,246.88	-
<b>Total</b>	<b>7,690,000.00</b>		<b>4,553,740.78</b>	<b>12,253,737.54</b>	

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2015A  
FISCAL YEAR 2027**

	Fiscal Year 2026			Total Actual & Projected	Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026		
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 692,988				\$ 692,988
Allowable discounts (4%)	(27,720)				(27,720)
Net assessment levy - on-roll	665,268	\$ 645,854	\$ 19,414	\$ 665,268	665,268
Interest	-	23	-	23	-
Total revenues	665,268	645,877	19,414	665,291	665,268
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal - 11/1	210,000	210,000	-	210,000	220,000
Interest - 11/1	218,650	218,650	-	218,650	213,006
Interest - 5/1	213,006	-	213,006	213,006	207,094
Tax collector	13,860	12,908	952	13,860	13,860
Total expenditures	655,516	441,558	213,006	655,516	653,960
Excess/(deficiency) of revenues over/(under) expenditures	9,752	204,319	(193,592)	9,775	11,308
Beginning fund balance (unaudited)	1,135,043	1,151,225	1,355,544	1,151,225	1,161,000
Ending fund balance (projected)	<u>\$1,144,795</u>	<u>\$ 1,355,544</u>	<u>\$1,161,952</u>	<u>\$1,161,000</u>	<u>1,172,308</u>
Use of fund balance:					
Debt service reserve account balance (required)					(650,450)
Principal expense - November 1, 2027					(235,000)
Interest expense - November 1, 2027					(207,094)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 79,764</u>

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/26	220,000.00	5.375%	213,006.25	433,006.25	7,480,000.00
05/01/27	-		207,093.75	207,093.75	7,480,000.00
11/01/27	235,000.00	5.375%	207,093.75	442,093.75	7,245,000.00
05/01/28	-		200,778.13	200,778.13	7,245,000.00
11/01/28	245,000.00	5.375%	200,778.13	445,778.13	7,000,000.00
05/01/29	-		194,193.75	194,193.75	7,000,000.00
11/01/29	260,000.00	5.375%	194,193.75	454,193.75	6,740,000.00
05/01/30	-		187,206.25	187,206.25	6,740,000.00
11/01/30	275,000.00	5.375%	187,206.25	462,206.25	6,465,000.00
05/01/31	-		179,815.63	179,815.63	6,465,000.00
11/01/31	290,000.00	5.375%	179,815.63	469,815.63	6,175,000.00
05/01/32	-		172,021.88	172,021.88	6,175,000.00
11/01/32	305,000.00	5.375%	172,021.88	477,021.88	5,870,000.00
05/01/33	-		163,825.00	163,825.00	5,870,000.00
11/01/33	320,000.00	5.375%	163,825.00	483,825.00	5,550,000.00
05/01/34	-		155,225.00	155,225.00	5,550,000.00
11/01/34	340,000.00	5.375%	155,225.00	495,225.00	5,210,000.00
05/01/35	-		146,087.50	146,087.50	5,210,000.00
11/01/35	355,000.00	5.375%	146,087.50	501,087.50	4,855,000.00
05/01/36	-		136,546.88	136,546.88	4,855,000.00
11/01/36	375,000.00	5.625%	136,546.88	511,546.88	4,480,000.00
05/01/37	-		126,000.00	126,000.00	4,480,000.00
11/01/37	395,000.00	5.625%	126,000.00	521,000.00	4,085,000.00
05/01/38	-		114,890.63	114,890.63	4,085,000.00
11/01/38	420,000.00	5.625%	114,890.63	534,890.63	3,665,000.00
05/01/39	-		103,078.13	103,078.13	3,665,000.00
11/01/39	440,000.00	5.625%	103,078.13	543,078.13	3,225,000.00
05/01/40	-		90,703.13	90,703.13	3,225,000.00
11/01/40	465,000.00	5.625%	90,703.13	555,703.13	2,760,000.00
05/01/41	-		77,625.00	77,625.00	2,760,000.00
11/01/41	495,000.00	5.625%	77,625.00	572,625.00	2,265,000.00
05/01/42	-		63,703.13	63,703.13	2,265,000.00
11/01/42	520,000.00	5.625%	63,703.13	583,703.13	1,745,000.00
05/01/43	-		49,078.13	49,078.13	1,745,000.00
11/01/43	550,000.00	5.625%	49,078.13	599,078.13	1,195,000.00
05/01/44	-		33,609.38	33,609.38	1,195,000.00
11/01/44	580,000.00	5.625%	33,609.38	613,609.38	615,000.00
05/01/45	-		17,296.88	17,296.88	615,000.00
11/01/45	615,000.00	5.625%	17,296.88	632,296.88	-
<b>Total</b>	<b>7,700,000.00</b>		<b>5,050,562.61</b>	<b>12,750,562.61</b>	

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2016  
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 682,986				\$ 682,986
Allowable discounts (4%)	(27,319)				(27,319)
Net assessment levy - on-roll	655,667	\$ 636,532	\$ 19,135	\$ 655,667	655,667
Interest	-	19	-	19	-
Total revenues	655,667	636,551	19,135	655,686	655,667
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal - 11/1	230,000	230,000	-	230,000	235,000
Interest - 11/1	205,788	205,788	-	205,788	201,188
Interest - 5/1	201,188	-	201,188	201,188	196,488
Tax collector	13,660	12,721	939	13,660	13,660
Total expenditures	650,636	448,509	202,127	650,636	646,336
Excess/(deficiency) of revenues over/(under) expenditures	5,031	188,042	(182,992)	5,050	9,331
Beginning fund balance (unaudited)	976,973	982,587	1,170,629	982,587	987,637
Ending fund balance (projected)	<u>\$982,004</u>	<u>\$1,170,629</u>	<u>\$ 987,637</u>	<u>\$987,637</u>	<u>996,968</u>
Use of fund balance:					
Debt service reserve account balance (required)					(481,322)
Principal expense - November 1, 2027					(245,000)
Interest expense - November 1, 2027					(196,488)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 74,158</u>

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/26	235,000.00	4.000%	201,187.50	436,187.50	8,395,000.00
05/01/27			196,487.50	196,487.50	8,395,000.00
11/01/27	245,000.00	4.000%	196,487.50	441,487.50	8,150,000.00
05/01/28			191,587.50	191,587.50	8,150,000.00
11/01/28	255,000.00	4.625%	191,587.50	446,587.50	7,895,000.00
05/01/29			185,690.63	185,690.63	7,895,000.00
11/01/29	270,000.00	4.625%	185,690.63	455,690.63	7,625,000.00
05/01/30			179,446.88	179,446.88	7,625,000.00
11/01/30	280,000.00	4.625%	179,446.88	459,446.88	7,345,000.00
05/01/31			172,971.88	172,971.88	7,345,000.00
11/01/31	295,000.00	4.625%	172,971.88	467,971.88	7,050,000.00
05/01/32			166,150.00	166,150.00	7,050,000.00
11/01/32	305,000.00	4.625%	166,150.00	471,150.00	6,745,000.00
05/01/33			159,096.88	159,096.88	6,745,000.00
11/01/33	320,000.00	4.625%	159,096.88	479,096.88	6,425,000.00
05/01/34			151,696.88	151,696.88	6,425,000.00
11/01/34	335,000.00	4.625%	151,696.88	486,696.88	6,090,000.00
05/01/35			143,950.00	143,950.00	6,090,000.00
11/01/35	350,000.00	4.625%	143,950.00	493,950.00	5,740,000.00
05/01/36			135,856.25	135,856.25	5,740,000.00
11/01/36	365,000.00	4.625%	135,856.25	500,856.25	5,375,000.00
05/01/37			127,415.63	127,415.63	5,375,000.00
11/01/37	385,000.00	4.625%	127,415.63	512,415.63	4,990,000.00
05/01/38			118,512.50	118,512.50	4,990,000.00
11/01/38	400,000.00	4.750%	118,512.50	518,512.50	4,590,000.00
05/01/39			109,012.50	109,012.50	4,590,000.00
11/01/39	420,000.00	4.750%	109,012.50	529,012.50	4,170,000.00
05/01/40			99,037.50	99,037.50	4,170,000.00
11/01/40	440,000.00	4.750%	99,037.50	539,037.50	3,730,000.00
05/01/41			88,587.50	88,587.50	3,730,000.00
11/01/41	460,000.00	4.750%	88,587.50	548,587.50	3,270,000.00
05/01/42			77,662.50	77,662.50	3,270,000.00
11/01/42	485,000.00	4.750%	77,662.50	562,662.50	2,785,000.00
05/01/43			66,143.75	66,143.75	2,785,000.00
11/01/43	505,000.00	4.750%	66,143.75	571,143.75	2,280,000.00
05/01/44			54,150.00	54,150.00	2,280,000.00
11/01/44	530,000.00	4.750%	54,150.00	584,150.00	1,750,000.00
05/01/45			41,562.50	41,562.50	1,750,000.00
11/01/45	555,000.00	4.750%	41,562.50	596,562.50	1,195,000.00
05/01/46			28,381.25	28,381.25	1,195,000.00
11/01/46	585,000.00	4.750%	28,381.25	613,381.25	610,000.00
05/01/47			14,487.50	14,487.50	610,000.00
11/01/47	610,000.00	4.750%	14,487.50	624,487.50	-
<b>Total</b>	<b>8,630,000.00</b>		<b>5,216,962.56</b>	<b>13,846,962.56</b>	

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2017  
FISCAL YEAR 2027**

	Fiscal Year 2026			Total Actual & Projected	Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026		
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 852,513				\$ 852,513
Allowable discounts (4%)	(34,101)				(34,101)
Net assessment levy - on-roll	818,412	\$ 794,528	\$ 23,884	\$ 818,412	818,412
Interest	-	18	-	18	-
Total revenues	818,412	794,546	23,884	818,430	818,412
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal - 11/1	270,000	270,000	-	270,000	285,000
Interest - 11/1	263,481	263,481	-	263,481	257,913
Interest - 5/1	257,913	-	257,913	257,913	252,034
Tax collector	17,050	15,879	1,171	17,050	17,050
Total expenditures	808,444	549,360	259,084	808,444	811,997
Excess/(deficiency) of revenues over/(under) expenditures	9,968	245,186	(235,200)	9,986	6,415
Beginning fund balance (unaudited)	991,546	998,547	1,243,733	998,547	1,008,533
Ending fund balance (projected)	<u>\$1,001,514</u>	<u>\$1,243,733</u>	<u>\$1,008,533</u>	<u>\$1,008,533</u>	<u>1,014,948</u>
Use of fund balance:					
Debt service reserve account balance (required)					(403,163)
Principal expense - November 1, 2027					(295,000)
Interest expense - November 1, 2027					(252,034)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 64,751</u>

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/26	285,000.00	4.125%	257,912.50	542,912.50	10,795,000.00
05/01/27			252,034.38	252,034.38	10,795,000.00
11/01/27	295,000.00	4.125%	252,034.38	547,034.38	10,500,000.00
05/01/28			245,950.00	245,950.00	10,500,000.00
11/01/28	305,000.00	4.125%	245,950.00	550,950.00	10,195,000.00
05/01/29			239,659.38	239,659.38	10,195,000.00
11/01/29	320,000.00	4.625%	239,659.38	559,659.38	9,875,000.00
05/01/30			232,259.38	232,259.38	9,875,000.00
11/01/30	335,000.00	4.625%	232,259.38	567,259.38	9,540,000.00
05/01/31			224,512.50	224,512.50	9,540,000.00
11/01/31	350,000.00	4.625%	224,512.50	574,512.50	9,190,000.00
05/01/32			216,418.75	216,418.75	9,190,000.00
11/01/32	365,000.00	4.625%	216,418.75	581,418.75	8,825,000.00
05/01/33			207,978.13	207,978.13	8,825,000.00
11/01/33	385,000.00	4.625%	207,978.13	592,978.13	8,440,000.00
05/01/34			199,075.00	199,075.00	8,440,000.00
11/01/34	400,000.00	4.625%	199,075.00	599,075.00	8,040,000.00
05/01/35			189,825.00	189,825.00	8,040,000.00
11/01/35	420,000.00	4.625%	189,825.00	609,825.00	7,620,000.00
05/01/36			180,112.50	180,112.50	7,620,000.00
11/01/36	440,000.00	4.625%	180,112.50	620,112.50	7,180,000.00
05/01/37			169,937.50	169,937.50	7,180,000.00
11/01/37	460,000.00	4.625%	169,937.50	629,937.50	6,720,000.00
05/01/38			159,300.00	159,300.00	6,720,000.00
11/01/38	480,000.00	4.625%	159,300.00	639,300.00	6,240,000.00
05/01/39			148,200.00	148,200.00	6,240,000.00
11/01/39	500,000.00	4.750%	148,200.00	648,200.00	5,740,000.00
05/01/40			136,325.00	136,325.00	5,740,000.00
11/01/40	525,000.00	4.750%	136,325.00	661,325.00	5,215,000.00
05/01/41			123,856.25	123,856.25	5,215,000.00
11/01/41	550,000.00	4.750%	123,856.25	673,856.25	4,665,000.00
05/01/42			110,793.75	110,793.75	4,665,000.00
11/01/42	575,000.00	4.750%	110,793.75	685,793.75	4,090,000.00
05/01/43			97,137.50	97,137.50	4,090,000.00
11/01/43	605,000.00	4.750%	97,137.50	702,137.50	3,485,000.00
05/01/44			82,768.75	82,768.75	3,485,000.00
11/01/44	635,000.00	4.750%	82,768.75	717,768.75	2,850,000.00
05/01/45			67,687.50	67,687.50	2,850,000.00
11/01/45	665,000.00	4.750%	67,687.50	732,687.50	2,185,000.00
05/01/46			51,893.75	51,893.75	2,185,000.00
11/01/46	695,000.00	4.750%	51,893.75	746,893.75	1,490,000.00
05/01/47			35,387.50	35,387.50	1,490,000.00
11/01/47	730,000.00	4.750%	35,387.50	765,387.50	760,000.00
05/01/48			18,050.00	18,050.00	760,000.00
11/01/48	760,000.00	4.750%	18,050.00	778,050.00	-
<b>Total</b>	<b>11,080,000.00</b>		<b>7,036,237.54</b>	<b>18,116,237.54</b>	

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2018  
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 681,735				\$ 681,735
Allowable discounts (4%)	(27,269)				(27,269)
Net assessment levy - on-roll	654,466	\$ 635,366	\$ 19,100	\$ 654,466	654,466
Interest	-	14	-	14	-
Total revenues	654,466	635,380	19,100	654,480	654,466
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal - 11/1	190,000	190,000	-	190,000	200,000
Interest - 11/1	223,822	223,822	-	223,822	219,547
Interest - 5/1	219,547	-	219,547	219,547	215,047
Tax collector	13,635	12,698	937	13,635	13,635
Total expenditures	647,004	426,520	220,484	647,004	648,229
Excess/(deficiency) of revenues over/(under) expenditures	7,462	208,860	(201,384)	7,476	6,237
Beginning fund balance (unaudited)	767,993	773,591	982,451	773,591	781,067
Ending fund balance (projected)	<u>\$775,455</u>	<u>\$982,451</u>	<u>\$781,067</u>	<u>\$781,067</u>	<u>787,304</u>
Use of fund balance:					
Debt service reserve account balance (required)					(320,366)
Principal expense - November 1, 2027					(210,000)
Interest expense - November 1, 2027					(215,047)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 41,891</u>

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/26	200,000.00	4.500%	219,546.88	419,546.88	8,545,000.00
05/01/27			215,046.88	215,046.88	8,545,000.00
11/01/27	210,000.00	4.500%	215,046.88	425,046.88	8,335,000.00
05/01/28			210,321.88	210,321.88	8,335,000.00
11/01/28	220,000.00	4.500%	210,321.88	430,321.88	8,115,000.00
05/01/29			205,371.88	205,371.88	8,115,000.00
11/01/29	225,000.00	4.500%	205,371.88	430,371.88	7,890,000.00
05/01/30			200,309.38	200,309.38	7,890,000.00
11/01/30	240,000.00	5.000%	200,309.38	440,309.38	7,650,000.00
05/01/31			194,309.38	194,309.38	7,650,000.00
11/01/31	250,000.00	5.000%	194,309.38	444,309.38	7,400,000.00
05/01/32			188,059.38	188,059.38	7,400,000.00
11/01/32	260,000.00	5.000%	188,059.38	448,059.38	7,140,000.00
05/01/33			181,559.38	181,559.38	7,140,000.00
11/01/33	275,000.00	5.000%	181,559.38	456,559.38	6,865,000.00
05/01/34			174,684.38	174,684.38	6,865,000.00
11/01/34	290,000.00	5.000%	174,684.38	464,684.38	6,575,000.00
05/01/35			167,434.38	167,434.38	6,575,000.00
11/01/35	305,000.00	5.000%	167,434.38	472,434.38	6,270,000.00
05/01/36			159,809.38	159,809.38	6,270,000.00
11/01/36	320,000.00	5.000%	159,809.38	479,809.38	5,950,000.00
05/01/37			151,809.38	151,809.38	5,950,000.00
11/01/37	335,000.00	5.000%	151,809.38	486,809.38	5,615,000.00
05/01/38			143,434.38	143,434.38	5,615,000.00
11/01/38	350,000.00	5.000%	143,434.38	493,434.38	5,265,000.00
05/01/39			134,684.38	134,684.38	5,265,000.00
11/01/39	370,000.00	5.000%	134,684.38	504,684.38	4,895,000.00
05/01/40			125,434.38	125,434.38	4,895,000.00
11/01/40	385,000.00	5.125%	125,434.38	510,434.38	4,510,000.00
05/01/41			115,568.75	115,568.75	4,510,000.00
11/01/41	405,000.00	5.125%	115,568.75	520,568.75	4,105,000.00
05/01/42			105,190.63	105,190.63	4,105,000.00
11/01/42	430,000.00	5.125%	105,190.63	535,190.63	3,675,000.00
05/01/43			94,171.88	94,171.88	3,675,000.00
11/01/43	450,000.00	5.125%	94,171.88	544,171.88	3,225,000.00
05/01/44			82,640.63	82,640.63	3,225,000.00
11/01/44	475,000.00	5.125%	82,640.63	557,640.63	2,750,000.00
05/01/45			70,468.75	70,468.75	2,750,000.00
11/01/45	495,000.00	5.125%	70,468.75	565,468.75	2,255,000.00
05/01/46			57,784.38	57,784.38	2,255,000.00
11/01/46	520,000.00	5.125%	57,784.38	577,784.38	1,735,000.00
05/01/47			44,459.38	44,459.38	1,735,000.00
11/01/47	550,000.00	5.125%	44,459.38	594,459.38	1,185,000.00
05/01/48			30,365.63	30,365.63	1,185,000.00
11/01/48	580,000.00	5.125%	30,365.63	610,365.63	605,000.00
05/01/49			15,503.13	15,503.13	605,000.00
11/01/49	605,000.00	5.125%	15,503.13	620,503.13	-
<b>Total</b>	<b>8,745,000.00</b>		<b>6,356,390.84</b>	<b>15,101,390.84</b>	

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2019  
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 351,254				\$ 351,254
Allowable discounts (4%)	(14,050)				(14,050)
Net assessment levy - on-roll	337,204	\$ 327,363	\$ 9,841	\$ 337,204	337,204
Interest	-	7	-	7	-
Total revenues	337,204	327,370	9,841	337,211	337,204
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal - 11/1	125,000	125,000	-	125,000	125,000
Interest - 11/1	102,600	102,600	-	102,600	100,491
Interest - 5/1	100,491	-	100,491	100,491	98,381
Tax collector	7,025	6,543	482	7,025	7,025
Total expenditures	335,116	234,143	100,973	335,116	330,897
Excess/(deficiency) of revenues over/(under) expenditures	2,088	93,227	(91,132)	2,095	6,307
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfers out	-	(4)	-	(4)	-
Total other financing sources/(uses)	-	(4)	-	(4)	-
Fund balance:					
Net increase/(decrease) in fund balance	2,088	93,223	(91,132)	2,091	6,307
Beginning fund balance (unaudited)	412,553	415,433	508,656	415,433	417,524
Ending fund balance (projected)	\$414,641	\$508,656	\$417,524	\$417,524	423,831
Use of fund balance:					
Debt service reserve account balance (required)					(165,100)
Principal expense - November 1, 2027					(130,000)
Interest expense - November 1, 2027					(98,381)
Projected fund balance surplus/(deficit) as of September 30, 2027					\$ 30,350

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/26	125,000.00	3.375%	100,490.63	225,490.63	5,005,000.00
05/01/27			98,381.25	98,381.25	5,005,000.00
11/01/27	130,000.00	3.375%	98,381.25	228,381.25	4,875,000.00
05/01/28			96,187.50	96,187.50	4,875,000.00
11/01/28	135,000.00	3.375%	96,187.50	231,187.50	4,740,000.00
05/01/29			93,909.38	93,909.38	4,740,000.00
11/01/29	140,000.00	3.375%	93,909.38	233,909.38	4,600,000.00
05/01/30			91,546.88	91,546.88	4,600,000.00
11/01/30	145,000.00	3.375%	91,546.88	236,546.88	4,455,000.00
05/01/31			89,100.00	89,100.00	4,455,000.00
11/01/31	150,000.00	4.000%	89,100.00	239,100.00	4,305,000.00
05/01/32			86,100.00	86,100.00	4,305,000.00
11/01/32	155,000.00	4.000%	86,100.00	241,100.00	4,150,000.00
05/01/33			83,000.00	83,000.00	4,150,000.00
11/01/33	160,000.00	4.000%	83,000.00	243,000.00	3,990,000.00
05/01/34			79,800.00	79,800.00	3,990,000.00
11/01/34	170,000.00	4.000%	79,800.00	249,800.00	3,820,000.00
05/01/35			76,400.00	76,400.00	3,820,000.00
11/01/35	175,000.00	4.000%	76,400.00	251,400.00	3,645,000.00
05/01/36			72,900.00	72,900.00	3,645,000.00
11/01/36	180,000.00	4.000%	72,900.00	252,900.00	3,465,000.00
05/01/37			69,300.00	69,300.00	3,465,000.00
11/01/37	190,000.00	4.000%	69,300.00	259,300.00	3,275,000.00
05/01/38			65,500.00	65,500.00	3,275,000.00
11/01/38	195,000.00	4.000%	65,500.00	260,500.00	3,080,000.00
05/01/39			61,600.00	61,600.00	3,080,000.00
11/01/39	205,000.00	4.000%	61,600.00	266,600.00	2,875,000.00
05/01/40			57,500.00	57,500.00	2,875,000.00
11/01/40	215,000.00	4.000%	57,500.00	272,500.00	2,660,000.00
05/01/41			53,200.00	53,200.00	2,660,000.00
11/01/41	220,000.00	4.000%	53,200.00	273,200.00	2,440,000.00
05/01/42			48,800.00	48,800.00	2,440,000.00
11/01/42	230,000.00	4.000%	48,800.00	278,800.00	2,210,000.00
05/01/43			44,200.00	44,200.00	2,210,000.00
11/01/43	240,000.00	4.000%	44,200.00	284,200.00	1,970,000.00
05/01/44			39,400.00	39,400.00	1,970,000.00
11/01/44	250,000.00	4.000%	39,400.00	289,400.00	1,720,000.00
05/01/45			34,400.00	34,400.00	1,720,000.00
11/01/45	260,000.00	4.000%	34,400.00	294,400.00	1,460,000.00
05/01/46			29,200.00	29,200.00	1,460,000.00
11/01/46	270,000.00	4.000%	29,200.00	299,200.00	1,190,000.00
05/01/47			23,800.00	23,800.00	1,190,000.00
11/01/47	280,000.00	4.000%	23,800.00	303,800.00	910,000.00
05/01/48			18,200.00	18,200.00	910,000.00
11/01/48	290,000.00	4.000%	18,200.00	308,200.00	620,000.00
05/01/49			12,400.00	12,400.00	620,000.00
11/01/49	305,000.00	4.000%	12,400.00	317,400.00	315,000.00
05/01/50			6,300.00	6,300.00	315,000.00
11/01/50	315,000.00	4.000%	6,300.00	321,300.00	-
<b>Total</b>	<b>5,130,000.00</b>		<b>2,962,740.65</b>	<b>8,092,740.65</b>	

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND AND DEBT SERVICE FUND  
ASSESSMENT SUMMARY  
FISCAL YEAR 2027**

**On-Roll Assessments**

Number of Units	Unit Type	Projected Fiscal Year 2027				Fiscal Year 2026 Total
		O&M	Trash Collection	DS	Total	
<b><u>Village 1 (Series 2015)</u></b>						
61	TH	2,290.94	179.61	901.00	3,371.55	3,077.61
60	SF 40'	2,290.94	179.61	1,201.00	3,671.55	3,377.61
35	SF 45'	2,290.94	179.61	1,201.00	3,671.55	3,377.61
85	SF 50'	2,290.94	179.61	1,501.00	3,971.55	3,677.61
90	SF 55'	2,290.94	179.61	1,501.00	3,971.55	3,677.61
101	SF 65'	2,290.94	179.61	1,726.00	4,196.55	3,902.61
45	SF 75'	2,290.94	179.61	1,877.00	4,347.55	4,053.61
<b>477</b>						
<b><u>Village 4 (Series 2015A)</u></b>						
201	SF 45'	2,290.94	179.61	1,343.00	3,813.55	3,519.61
240	SF 52'	2,290.94	179.61	1,343.00	3,813.55	3,519.61
77	SF 62'	2,290.94	179.61	1,343.00	3,813.55	3,519.61
<b>518</b>						
<b><u>Village 2, Parcel 7 (Series 2016)</u></b>						
32	TH	2,290.94	179.61	901.00	3,371.55	3,077.61
58	SF 34'	2,290.94	179.61	1,021.00	3,491.55	3,197.61
29	SF 40'	2,290.94	179.61	1,201.00	3,671.55	3,377.61
114	SF 45'	2,290.94	179.61	1,201.00	3,671.55	3,377.61
68	SF 50'	2,290.94	179.61	1,501.00	3,971.55	3,677.61
107	SF 55'	2,290.94	179.61	1,501.00	3,971.55	3,677.61
93	SF 65'	2,290.94	179.61	1,726.00	4,196.55	3,902.61
<b>501</b>						
<b><u>NW Area Parcels D E and F (Series 2017)</u></b>						
43	SF 40'	2,290.94	179.61	1,319.00	3,789.55	3,495.61
25	SF 45'	2,290.94	179.61	1,319.00	3,789.55	3,495.61
23	SF 50'	2,290.94	179.61	1,649.00	4,119.55	3,825.61
24	SF 55'	2,290.94	179.61	1,649.00	4,119.55	3,825.61
208	SF 65'	2,290.94	179.61	1,897.00	4,367.55	4,073.61
141	SF 75'	2,290.94	179.61	2,062.00	4,532.55	4,238.61
<b>464</b>						
<b><u>NW Area Parcels A B and C (Series 2018)</u></b>						
56	SF 40'/45'	2,290.94	179.61	1,325.00	3,795.55	3,501.61
137	SF 55'	2,290.94	179.61	1,655.00	4,125.55	3,831.61
200	SF 65'	2,290.94	179.61	1,904.00	4,374.55	4,080.61
<b>393</b>						

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND AND DEBT SERVICE FUND  
ASSESSMENT SUMMARY  
FISCAL YEAR 2027**

<b>On-Roll Assessments</b>
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	Unit Type	Projected Fiscal Year 2027				Fiscal Year 2026 Total
		O&M	Trash Collection	DS	Total	
<b><u>Downtown</u></b>						
<b><u>Neighborhood (Series</u></b>						
<b><u>2019)</u></b>						
76	SF 34'	2,290.94	179.61	1,184.00	3,654.55	3,360.61
50	SF 40'	2,290.94	179.61	1,393.00	3,863.55	3,569.61
110	SF 50'	2,290.94	179.61	1,742.00	4,212.55	3,918.61
<b>236</b>						

# TSR CDD

## PROJECT RECOMMENDATIONS FY 2027 BUDGET PREPARATION

PREPARED BY:

Barry Mazzone, CMCA, LCAM, LSSGB

Operations Manager



*Wrathell, Hunt and Associates, LLC*

May 7, 2026

**FY 2027 PROJECT  
RESERVE AND  
CAPITAL PROJECT  
SUMMARY**

# PROJECT RECOMMENDATIONS – FY 2027

PROJECT TITLE	DESCRIPTION
Erosion Projects - 10%	Address Erosion concerns on District Ponds with Appropriate Control Method
Concrete Sidewalks & Streets Grind & Replacement	Annual Projects - Various Common Areas
Asphalt Grind, Mill, & Replacement	Annual Projects - Various Common Areas
ADA Mat Sidewalk Restoration - Phase 1	Rangeland Blvd sidewalks and Street Entry Points (Pulled out from Sidewalk Funds)
Common Area Signage Maintenance	Straighten / Replace Common Area Signage and Street Signs
Storm Drain Invest/ Repairs	Investigation/ Repairs of Stormwater Drains and Infrastructure
Arbor Care & Replacement	Annual Arbor Care Projects - Outside of Contract (2027 \$74000 Davey + Buffer)
Homestead Playground Replacement	Replacement of Slide and other equipment at end of useful life
Carp Replenishment (1/2 2026 Qty)	Continued Restock of District Ponds with Carp, per 2026 program
Pressure Washing (Full District)	Addressing all Common Area and Amenity Sidewalks Throughout the District
Stansil Park Turf (Sidewalk to Curb)	Replace Existing Bahia Sod with Zoysia Sod, from Common Area Sidewalk to Curb
Huckleberry Pond Tree Replacement	Replace trees removed in 2025- 2026, with eight (8) new trees, per proposal
Sod - Dog Parks (x2)	On a rotating basis, resod two (2) community dog parks
<i>Landscaping Maintenance Area Planning/ Development</i>	<i>Expenses needed for planning, permitting, and development of the Landscaping Maintenance Yard</i>
<i>Welcome Center Replacement Planning / Development</i>	<i>Expenses needed for planning, permitting, and development of the new District Office</i>
SWFWMD Permit Compliance Projects	Expenses related to any additional maintenance, monitoring, and planting of the wetland areas
Cunningham Park Parking Lot Restoration	Delivery and Install of new shell material
Rangeland Wood Bridge Maintenance	Quarterly Wood Replacement

**FY 2027 AMENITY  
MANAGEMENT &  
SERVICE  
RECOMMENDATIONS**

## **AMENITY MANAGEMENT FY 2027**

The proposed total for the amenity management portion of the CDD Budget is: **\$445,000.**

Arch made several reductions in staff hours, however with annual salary increases we were only able to decrease by \$10K from FY 25-26 Adopted budget.

To accomplish these reductions, we are proposing to change the Welcome Center hours to Monday-Tuesday, Thursday-Saturday 10am to 5pm, closing on Wednesday and Sunday.



# HAVEN SMART™

## Our Solutions



### Alarm Monitoring

Rest assured knowing your home is always guarded with our 24/7 alarm monitoring services - protecting your investment.

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### Remote Support

With 24/7 support we're available to communicate with you in whichever manner is most convenient - email, phone, or text.

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### On-Site Service

When an issue can't be resolved remotely, HavenSmart's expert technicians are ready to be on-site to keep you up and running.

## ABOUT US

Since 2021, HavenSmart has been leading the way in home automation with an innovative approach to design, creating bespoke home solutions tailored to each individual.

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## WHY CHOOSE US

Our systems are backed by a **team of experts, white glove service**, and unparalleled **knowledge and support** every step of the way. With a background in industrial automation - we understand precision and support is key.

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**Info@havensmart.com**  
**Service@havensmart.com**



SERVICE PLANS	STANDARD	NETWORK SECURITY	GOLD	DIAMOND
EMAIL SUPPORT (M-F 9AM - 5PM)	✓	✓	✓	✓
PHONE SUPPORT (M-F 9AM - 5PM)	FIRST 15 MINUTES FREE	✓ NETWORK ONLY	✓	✓
24/7 PHONE, CHAT, TEXT, & EMAIL SUPPORT	✗	✗	✓	✓
PRIORITY ONSITE/REMOTE SUPPORT	BEST AVAILABLE	BEST AVAILABLE	WITHIN 2 BUSINESS DAYS	FIRST PRIORITY
REMOTE PROGRAMMING	\$55/HR - MINIMUM 1 HR	✓ NETWORK ONLY	1 HOUR FREE PER YEAR	✓
PROACTIVE REMOTE SOFTWARE UPDATES	✗	✓ NETWORK ONLY	✓	✓
NETWORK SUPPORT	✗	✓ NETWORK ONLY	✓	✓
NETWORK SECURITY	✗	✓	\$29.99/mo	✓
ALARM SYSTEM MONITORING	\$35/mo	\$35/mo	\$25/mo	✓
ANNUAL ON SITE SERVICE ALLOWANCE	BILLED HOURLY	BILLED HOURLY	2 HOURS	8 HOURS
ON SITE LABOR RATE	\$150/hr	\$150/hr	\$125/hr	\$95/hr
ON SITE AFTER HOURS + WEEKEND SERVICE	✗	✗	✗	\$275/hr
CONTROL4 4SIGHT REMOTE ACCESS	\$120/yr	\$120/yr	\$90/yr	✓
<b>MONTHLY FEE</b>	<b>INCLUDED</b>	<b>\$29.99</b>	<b>\$69.99</b>	<b>\$299.99</b>



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## Price Quotation

### SPECIALTY SURFACES, LLC.

3899 Mannix Dr. Suite 424  
 Naples, FL 34114-5411  
 Phone 239-352-7151  
 Fax 239-352-7153

Date: 03/31/26  
 Quote Expiration Date: 06/29/26

Sales Rep: **Nikki Barney**  
 Email: [nbarney@specialtysurfacesllc.com](mailto:nbarney@specialtysurfacesllc.com)  
 Cell: (407) 925-7873

[specialtysurfacesllc.com](http://specialtysurfacesllc.com)

Contact Name: <b>Renee Gillooly-Hlebak</b> Customer Name: <b>Starkey Ranch</b> Street Address: <b>12959 SR 54</b> City, ST. & Zip: <b>Odessa FL</b> Office: <b>813-925-9777</b> Cell: Email: <a href="mailto:renee@starkeyranch.com">renee@starkeyranch.com</a>	Site Contact: <b>0</b> Job Name: <b>Deep Clean and Roll-Coat AquaFlex Surface</b> Street Address: City, ST. & Zip Office: Cell: Email:
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Installation Product Description	Critical Fall Height	Total System Height (inches)	Quantity / Square Footage	NOTES	Amount
Deep Clean and Roll Coat AquaFlex Non Porous			1235		\$5,363.00
2 days work Scope, 3 days cure time, no water or foot traffic after we complete the Roll-Coat Please lock out water feature so the water doesn't turn on during the 5 day period					
This Service is Recommended to be performed on a Tri-Annual basis, if so, the surface will perform for 10 years with ease.					

**Terms: 50% Due upon acceptance / 50% to be paid upon completion** **TOTAL: \$5,363.00**

Price quoted includes all materials, shipping and installation - Any difference in final SF will be reflected in the final price.  
 Price does not include Custom Design Work, Prevailing Wage Rates and Field Security if required unless noted above.  
 Trash and / or Demolition remains will be bagged and disposed of in a customer supplied dumpster unless otherwise agreed on.  
 Department of Health Variance AND FEES may be required and is the sole responsibility of the Owner or General Contractor.  
 Price is not inclusive of on site storage or container fees unless otherwise noted above.  
 Pebble Flex is only installed on flat surface, it will terminate at the tangent point of the radius.  
 Sales Tax is NOT included unless noted above.  
 The price reflected in this quote is valid for 60 days from date of this quote as noted above.  
 All Permits and/or fees are the sole responsibility of the Owner or General Contractor.  
 Customer is responsible to provide an adequate dumpster on site if required.  
 New concrete at a 4 inch average thickness requires a 28 day minimum cure time before installation

**BUY THE BEST, IT WILL OUTLAST THE REST**

**FY 2027  
ARBOR CARE  
PROJECT  
RECOMMENDATIONS**

# Juniper

## Proposal

Proposal No.: 393255

Proposed Date: 04/02/26

PROPERTY:	FOR:
TSR CDD Barry Mazzone 2500 Heart Pine Ave Odessa, FL 33556	Starkey Ranch CDD Enhancement on the peninsula island

The following estimate covers the installation of six (6) missing Live Oak trees within the peninsula island located on the north side of Lake Blanch Avenue.

We are able to hold pricing for 12 months from the proposal date.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
<b>Peninsula island</b>					
<b>Site Prep</b>					<b>\$890.00</b>
Bobcat Rental	1.00	EA	\$500.00	\$500.00	
Heavy Equipment (includes operator)	6.00	HR	\$65.00	\$390.00	
<b>Landscape Material</b>					<b>\$12,419.62</b>
Enhancement Labor	6.00	HR	\$50.00	\$300.00	
Live Oak, 16-18' x 7-8', 4-5" cal - FGT3	6.00	FG	\$1,863.20	\$11,179.22	
Re-Stake 4-5" caliber tree	6.00	EA	\$150.00	\$900.00	
Pine Straw, BL- Bale	3.00	Bale	\$13.47	\$40.40	
<b>Irrigation Renovation</b>					<b>\$210.00</b>
Irrigation Technician Labor	3.00	HR	\$70.00	\$210.00	
<b>Total:</b>				<b>\$13,519.62</b>	

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

**DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE**

_____	_____
<b>Signature (Owner/Property Manager)</b>	<b>Date</b>
_____	
<b>Printed Name (Owner/Property Manager)</b>	
_____	_____
<b>Signature - Representative</b>	<b>Date</b>

---

YOUR  
**Proposal**

Included with this document, you will find a proposal from your local arborist. We thank you for considering us for your landscape needs and we look forward to caring for your property. If you have any questions, please contact your arborist.

**Thank you!**



---

Founded in 1880, our organization is dedicated to providing quality service and caring for trees. As we've grown, our employee owned company welcomed new brands into the Davey family. As a valued client, you will receive the benefit of that dedicated service from your local brand, backed by national resources.

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



Client	3/30/2026
TSR CDD - STARKEY RANCH CDD 2500 Heart Pine Ave Odessa, FL 33556-3462	Proposal #: 20004068-1774879029 Account #: Work: (407) 841-5524 Mobile: (407) 841-5524 Fax: (407) 839-1526 Email: psoety@sunscapeconsulting.com

Tree Care	Service Period	Price	Tax	Total
<input type="checkbox"/> Tree Pruning	October	\$9,920.00		\$9,920.00
OCTOBER 2026 Albritton park: Demoss large clumps at ends of branches on oak on the corner of Tatum and Burdick Loop. Demoss large clumps at ends of branches on oaks in park on hanging over the walkways for safety. Also prune, de-moss, and deadwood trees around the pool. Wildgrass Loop: Structurally prune 36 oaks along Townhome side, removing dead wood and providing clearance for pedestrians and cars.				
Fertilization/SoilCare	Service Period	Price	Tax	Total
<input type="checkbox"/> Liquid Humate Application (**)	October	\$4,320.00		\$4,320.00
OCTOBER 2026: Deep root fertilize 36 oaks along road on Wildgrass Loop in front of Townhomes.				
<b>Total of All Services</b>		<b>\$14,240.00</b>	<b>\$0.00</b>	<b>\$14,240.00</b>

- YES, please schedule the Services marked above.
- YES, please automatically renew the Services marked above that are eligible for automatic renewal (as indicated by \*\*) for successive Service Periods, which will continue until I inform Company in writing that I want to cancel automatic renewal effective as of the next Service Period; however, automatic renewal will not apply to customers in CA, NY, CT or any other state that prohibits this automatic renewal option

**Other Important Terms:** See the attached "Terms and Conditions" either set forth on the reverse side of this Agreement or attached to this Agreement for additional information, such as early termination, maintenance responsibilities, warranties, late and default charges and insurance.

**ACCEPTANCE OF PROPOSAL:** By signing below, Client agrees and accepts the terms and conditions stated above and the Terms and Conditions either set forth on the reverse side of this Agreement or attached to this Agreement. Company is authorized to do this work as specified. All deletions have been noted. I understand that once accepted, this Agreement constitutes a binding contract. If Client is a legal entity, the undersigned hereby represents that the undersigned has full authority to enter into this Agreement on behalf of Client. This proposal may be withdrawn if not accepted within 30 days.

**YOU ARE ENTITLED TO A COMPLETELY FILLED IN COPY OF THIS AGREEMENT, SIGNED BY BOTH YOU AND US, BEFORE ANY WORK MAY BE STARTED**



The Davey Tree Expert Company ("Company")  
 123 Atlantic Dr Suite 111  
 Maitland, FL 32751-3370  
 Phone: (407) 331-8020 Fax: (407) 331-4883  
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Client	3/30/2026
TSR CDD - STARKEY RANCH CDD 2500 Heart Pine Ave Odessa, FL 33556-3462	Proposal #: 20004068-1774879029 Account #: Work: (407) 841-5524 Mobile: (407) 841-5524 Fax: (407) 839-1526 Email: psoety@sunscapeconsulting.com

**DOOR-TO-DOOR SALE/ HOME SOLICITATION: If this Agreement is the result of a Door-to-Door or Home Solicitation Sale (under applicable state or federal law), the following provision applies:**

**You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See the attached notice of cancellation form for an explanation of this right. If you cancel this agreement, the seller may not keep all or part of any cash down payment.**

**CLIENT:**

Signature: \_\_\_\_\_  
 Name (print): \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Date: \_\_\_\_\_

**COMPANY:**

Signature: Ben Wasielewski  
 Name (print): Ben Wasielewski  
 Cert TreeCare Safety Prof 02526  
 Tree Risk Assessor Qual.  
 Title: District Manager  
 Date: 3/30/2026

**CLIENT CARE GUARANTEE:**

**We guarantee to deliver what we contract to deliver. If we fail to deliver, we will work with you until you are satisfied, or we will not charge you for the disputed service.**

## TERMS AND CONDITIONS

- 1. Exclusive Terms.** Client and Company agree that these Terms and Conditions are the sole and exclusive terms and conditions of this Services Agreement (this "Agreement"). Any additional or different terms or conditions not contained herein, including, without limitation, any request or communication by Client regarding the Services, are hereby rejected by the parties, unless agreed to in writing, identified as an amendment to this Agreement, and signed by both parties.
- 2. Client.** If Client is a legal entity, the term Client shall include all parent, subsidiary, related, and affiliated entities and each of their respective officers, directors, members, owners, employees, agents, representatives, contractors, and insurers.
- 3. Limited Scope of Services.** Company agrees to perform only the services (the "Services") expressly listed on the first page of this Agreement. Client understands and agrees that Company is not required to perform any services other than the Services. Notwithstanding the foregoing, if Company provides additional or different services with Client's written approval, additional fees, costs, and charges will apply, and Client agrees to pay such additional fees, costs, and charges.
- 4. Jobsite.** Client represents and warrants that Client has, and at all times will have, authority to grant access, and does hereby authorize and grant access, to Company to enter the property or properties where the Services are performed ("Job Site"), including all streets, sidewalks, and all surrounding property or areas necessary to gain access to or remove material from the Job Site. Client understands and agrees that Company has relied upon this representation and warranty to perform the Services. Client further represents and warrants that the Job Site is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations. While Company may assist, Client is responsible for obtaining any necessary permits in connection with the Services, unless otherwise agreed in writing. Unless otherwise agreed to in writing, Company has made no survey of the property.
- 5. Payment.** Company will provide one or more invoices for the Services provided to Client, and in consideration of Client receiving the Services, Client shall pay the fees set forth on each invoice in full within thirty (30) days of the invoice date. If Company initiates litigation or other collection action against Client to recover any amount, Client agrees, to the extent permitted by applicable law, to pay all litigation or collection costs and expenses, including reasonable attorney's fees and expert witness fees, incurred by Company in connection with such litigation or collection action.
- 6. Limited Warranty.** Company agrees to perform all Services in accordance with applicable federal, state and local laws and industry standards, and it shall exercise due care and act in good faith at all times in the performance of its obligations under this Agreement. Company will repair, at its own expense, any material defects with its Services for a period of six months following completion of the applicable Services.
- 7. Working with Living Things.** As trees and other plant life are living, changing organisms affected by factors beyond Company's control, no guarantee on tree, plant, or general landscape safety, risk, health, or condition is expressed or implied and is disclaimed in this Agreement, unless that guarantee is specifically stated in writing by Company. Arborists cannot detect or anticipate every condition or event that could possibly lead to the structural failure of a tree or guarantee that a tree will be healthy or safe under any circumstances. There are many unseen and unforeseen items and hazards that may or may not exist now, or in the future, over which Company has no control. Site inspections do not include internal or structural considerations unless so noted. Unless otherwise specified, this is not a Tree Risk Assessment and will not include investigations to determine a tree's structural integrity or stability. Company may recommend a Tree Risk Assessment be conducted for an additional charge. All trees present some degree of risk and will eventually fail. The only way to eliminate tree risk is to remove trees. By choosing to preserve trees, Client hereby accepts this risk. Client also accepts the risk of, and Company will not be liable for, any accident, damage, or injury occurring prior to the scheduled Services.
- 8. Product Usage.** To the extent the Services include application of product on the Jobsite, Company is relying on the applicable manufacturer's representations regarding the product used and makes no independent representations regarding the product, including, without limitation, safety or efficacy.
- 9. Indemnification by Client.** To the fullest extent permitted by applicable law, Client shall indemnify, defend, and hold harmless Company from and against all claims, damages, losses, and expenses, including reasonable attorney's fees, arising out of, resulting from, or relating to (a) Client's negligence or willful misconduct in connection with this Agreement, (b) any breach by Client of this Agreement, (c) the condition of the Job Site or any hazards on the Job Site existing prior to the execution of this Agreement or caused by Client or a third party, (d) Client's grant of access to the Job Site or surrounding areas, and (e) any acts or omissions by a third-party, Client, or any of Client's employees, agents, contractors (other than Company), or representatives.
- 10. Indemnification by Company.** To the fullest extent permitted by applicable law, Company shall indemnify, defend, and hold harmless Client from and against all claims, damages, losses, and expenses, including reasonable attorney's fees, to the extent caused by the negligence or willful misconduct of Company or its employees or agents in connection with this Agreement. Company's indemnification, defense and hold harmless obligations shall survive the expiration or earlier termination of this Agreement for a period of one year.
- 11. LIMITATION OF LIABILITY. CLIENT AGREES THAT COMPANY SHALL NOT BE LIABLE TO CLIENT FOR ANY SPECIAL, INDIRECT, INCIDENTAL, OR CONSEQUENTIAL LOSSES, DAMAGES, OR EXPENSES OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, ANY BUSINESS INTERRUPTION LOSSES OR LOST REVENUE, ARISING DIRECTLY OR INDIRECTLY OUT OF, RESULTING FROM, RELATING TO, OR IN CONNECTION WITH THIS AGREEMENT OR THE SERVICES.**
- 12. DAMAGE AND LIABILITY RELEASE. UNLESS CAUSED BY COMPANY'S NEGLIGENCE, CLIENT HEREBY RELEASES COMPANY FROM ANY AND ALL CLAIMS AND DAMAGES AS A RESULT OF OR IN ANY WAY RELATING TO THE SERVICES PROVIDED BY COMPANY AT OR NEAR THE JOB SITE (INCLUDING, BUT NOT LIMITED TO, ABOVE-GROUND ITEMS SUCH AS SIDEWALKS, BUILDINGS, STRUCTURES, DOG FENCES, DRIVEWAYS, LAWNS, OR LANDSCAPING AND UNDERGROUND ITEMS SUCH AS ELECTRICAL LINES, SEPTIC SYSTEMS, LEACH FIELDS, SEWER SYSTEMS, WELLS, IRRIGATION SYSTEMS, OR WATER LINES).**
- 13. Term and Termination.** The term of this Agreement commences on the date of this Agreement and continues until the Services are completed, unless and until earlier terminated as provided under this Agreement (the "Term"). Either party may terminate this Agreement at any time upon at least ten (10) day's written notice, provided Client shall pay Company for any Services performed prior to the termination date.
- 14. Assignment.** Client may not assign any of its rights under this Agreement without the prior written consent of Company. This Agreement does not confer upon any third-party any right to claim damages against Company.
- 15. Severability.** If any term of this Agreement is held invalid, illegal, or unenforceable, such term shall be limited to the extent necessary to comply with applicable law and if such limitation is not possible, severed and inoperative, and the remainder of this Agreement shall remain operative and binding on the parties.

## NOTICE OF CANCELLATION

\_\_\_\_\_  
Date of Transaction

You may CANCEL this transaction, without any Penalty or Obligation, within THREE BUSINESS DAYS from the above date.

If you cancel, any property traded in, any payments made by you under the contract or sale, and any negotiable instrument executed by you will be returned within TEN BUSINESS DAYS following receipt by the seller of your cancellation notice, and any security interest arising out of the transaction will be cancelled.

If you cancel, you must make available to the seller at your residence, in substantially as good condition as when received, any goods delivered to you under this contract or sale, or you may, if you wish, comply with the instructions of the seller regarding the return shipment of the goods at the seller's expense and risk.

If you do make the goods available to the seller and the seller does not pick them up within 20 days of the date of your Notice of Cancellation, you may retain or dispose of the goods without any further obligation. If you fail to make the goods available to the seller, or if you agree to return the goods to the seller and fail to do so, then you remain liable for performance of all obligations under the contract.

To cancel this transaction, mail or deliver a signed and dated copy of this Cancellation Notice or any other written notice, or send a telegram, to The Davey Tree Expert Company, at 123 Atlantic Dr Suite 111, Maitland, FL 32751-3370 NOT LATER THAN MIDNIGHT OF \_\_\_\_\_ .

Cancellation  
Date

I HEREBY CANCEL THIS TRANSACTION

\_\_\_\_\_  
Date

\_\_\_\_\_  
Buyer's Signature

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

\_\_\_\_\_  
20004068-1774879029  
Proposal Number

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YOUR  
**Proposal**

Included with this document, you will find a proposal from your local arborist. We thank you for considering us for your landscape needs and we look forward to caring for your property. If you have any questions, please contact your arborist.

**Thank you!**



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Founded in 1880, our organization is dedicated to providing quality service and caring for trees. As we've grown, our employee owned company welcomed new brands into the Davey family. As a valued client, you will receive the benefit of that dedicated service from your local brand, backed by national resources.

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



Client	3/30/2026
TSR CDD - STARKEY RANCH CDD 2500 Heart Pine Ave Odessa, FL 33556-3462	Proposal #: 20004068-1774879626 Account #: Work: (407) 841-5524 Mobile: (407) 841-5524 Fax: (407) 839-1526 Email: psoety@sunscapeconsulting.com

Tree Care	Service Period	Price	Tax	Total
<input type="checkbox"/> Tree Pruning HOMESTEAD PARK OCTOBER 2026: Slightly remove clumps of moss in the 4 Large oaks and remove large deadwood 3 inches and greater. Also structure prune 14 smaller oaks and 8 Sycamores around park.	October	\$5,890.00		\$5,890.00
<input type="checkbox"/> Tree Pruning OCTOBER 2026 RYDERS PASS, CHAPIN PASS, & RAIL SPUR: Structure prune all oaks in the parks and along the road if part of the park.	October	\$2,650.00		\$2,650.00
<input type="checkbox"/> Tree Pruning OCTOBER 2026: Structure prune 34 oaks in the 2 parks along Barbour Trail.	October	\$4,250.00		\$4,250.00
Landscape	Service Period	Price	Tax	Total
<input type="checkbox"/> Vertical Mulching OCTOBER 2026 HOMESTEAD PARK Vertical mulch the 4 large oaks in Homestead Park.	October	\$2,400.00		\$2,400.00
Fertilization/SoilCare	Service Period	Price	Tax	Total
<input type="checkbox"/> Liquid Humate Application (**) OCTOBER 2026 BARBOUR TRAIL: Deep root fertilize 34 oaks in 2 parks along Barbour Trl.	October	\$3,400.00		\$3,400.00
<b>Total of All Services</b>		<b>\$18,590.00</b>	<b>\$0.00</b>	<b>\$18,590.00</b>

- YES, please schedule the Services marked above.
- YES, please automatically renew the Services marked above that are eligible for automatic renewal (as indicated by \*\*) for successive Service Periods, which will continue until I inform Company in writing that I want to cancel automatic renewal effective as of the next Service Period; however, automatic renewal will not apply to customers in CA, NY, CT or any other state that prohibits this automatic renewal option

**Other Important Terms:** See the attached "Terms and Conditions" either set forth on the reverse side of this Agreement or attached to this Agreement for additional information, such as early termination, maintenance responsibilities, warranties, late and default charges and insurance.



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 Maitland, FL 32751-3370  
 Phone: (407) 331-8020 Fax: (407) 331-4883  
 Email: Ben.Wasielewski@davey.com



Client	3/30/2026
TSR CDD - STARKEY RANCH CDD 2500 Heart Pine Ave Odessa, FL 33556-3462	Proposal #: 20004068-1774879626 Account #: Work: (407) 841-5524 Mobile: (407) 841-5524 Fax: (407) 839-1526 Email: psoety@sunscapeconsulting.com

**ACCEPTANCE OF PROPOSAL:** By signing below, Client agrees and accepts the terms and conditions stated above and the Terms and Conditions either set forth on the reverse side of this Agreement or attached to this Agreement. Company is authorized to do this work as specified. All deletions have been noted. I understand that once accepted, this Agreement constitutes a binding contract. If Client is a legal entity, the undersigned hereby represents that the undersigned has full authority to enter into this Agreement on behalf of Client. This proposal may be withdrawn if not accepted within 30 days.

**YOU ARE ENTITLED TO A COMPLETELY FILLED IN COPY OF THIS AGREEMENT, SIGNED BY BOTH YOU AND US, BEFORE ANY WORK MAY BE STARTED**

**DOOR-TO-DOOR SALE/ HOME SOLICITATION:** If this Agreement is the result of a Door-to-Door or Home Solicitation Sale (under applicable state or federal law), the following provision applies:

You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See the attached notice of cancellation form for an explanation of this right. If you cancel this agreement, the seller may not keep all or part of any cash down payment.

**CLIENT:**

Signature: \_\_\_\_\_  
 Name (print): \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Date: \_\_\_\_\_

**COMPANY:**

Signature: Ben Wasielewski  
 Name (print): Ben Wasielewski  
 Cert TreeCare Safety Prof 02526  
 Tree Risk Assessor Qual.  
 Title: District Manager  
 Date: 3/30/2026

**CLIENT CARE GUARANTEE:**

**We guarantee to deliver what we contract to deliver. If we fail to deliver, we will work with you until you are satisfied, or we will not charge you for the disputed service.**

## TERMS AND CONDITIONS

1. **Exclusive Terms.** Client and Company agree that these Terms and Conditions are the sole and exclusive terms and conditions of this Services Agreement (this "Agreement"). Any additional or different terms or conditions not contained herein, including, without limitation, any request or communication by Client regarding the Services, are hereby rejected by the parties, unless agreed to in writing, identified as an amendment to this Agreement, and signed by both parties.
2. **Client.** If Client is a legal entity, the term Client shall include all parent, subsidiary, related, and affiliated entities and each of their respective officers, directors, members, owners, employees, agents, representatives, contractors, and insurers.
3. **Limited Scope of Services.** Company agrees to perform only the services (the "Services") expressly listed on the first page of this Agreement. Client understands and agrees that Company is not required to perform any services other than the Services. Notwithstanding the foregoing, if Company provides additional or different services with Client's written approval, additional fees, costs, and charges will apply, and Client agrees to pay such additional fees, costs, and charges.
4. **Jobsite.** Client represents and warrants that Client has, and at all times will have, authority to grant access, and does hereby authorize and grant access, to Company to enter the property or properties where the Services are performed ("Job Site"), including all streets, sidewalks, and all surrounding property or areas necessary to gain access to or remove material from the Job Site. Client understands and agrees that Company has relied upon this representation and warranty to perform the Services. Client further represents and warrants that the Job Site is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations. While Company may assist, Client is responsible for obtaining any necessary permits in connection with the Services, unless otherwise agreed in writing. Unless otherwise agreed to in writing, Company has made no survey of the property.
5. **Payment.** Company will provide one or more invoices for the Services provided to Client, and in consideration of Client receiving the Services, Client shall pay the fees set forth on each invoice in full within thirty (30) days of the invoice date. If Company initiates litigation or other collection action against Client to recover any amount, Client agrees, to the extent permitted by applicable law, to pay all litigation or collection costs and expenses, including reasonable attorney's fees and expert witness fees, incurred by Company in connection with such litigation or collection action.
6. **Limited Warranty.** Company agrees to perform all Services in accordance with applicable federal, state and local laws and industry standards, and it shall exercise due care and act in good faith at all times in the performance of its obligations under this Agreement. Company will repair, at its own expense, any material defects with its Services for a period of six months following completion of the applicable Services.
7. **Working with Living Things.** As trees and other plant life are living, changing organisms affected by factors beyond Company's control, no guarantee on tree, plant, or general landscape safety, risk, health, or condition is expressed or implied and is disclaimed in this Agreement, unless that guarantee is specifically stated in writing by Company. Arborists cannot detect or anticipate every condition or event that could possibly lead to the structural failure of a tree or guarantee that a tree will be healthy or safe under any circumstances. There are many unseen and unforeseen items and hazards that may or may not exist now, or in the future, over which Company has no control. Site inspections do not include internal or structural considerations unless so noted. Unless otherwise specified, this is not a Tree Risk Assessment and will not include investigations to determine a tree's structural integrity or stability. Company may recommend a Tree Risk Assessment be conducted for an additional charge. All trees present some degree of risk and will eventually fail. The only way to eliminate tree risk is to remove trees. By choosing to preserve trees, Client hereby accepts this risk. Client also accepts the risk of, and Company will not be liable for, any accident, damage, or injury occurring prior to the scheduled Services.
8. **Product Usage.** To the extent the Services include application of product on the Jobsite, Company is relying on the applicable manufacturer's representations regarding the product used and makes no independent representations regarding the product, including, without limitation, safety or efficacy.
9. **Indemnification by Client.** To the fullest extent permitted by applicable law, Client shall indemnify, defend, and hold harmless Company from and against all claims, damages, losses, and expenses, including reasonable attorney's fees, arising out of, resulting from, or relating to (a) Client's negligence or willful misconduct in connection with this Agreement, (b) any breach by Client of this Agreement, (c) the condition of the Job Site or any hazards on the Job Site existing prior to the execution of this Agreement or caused by Client or a third party, (d) Client's grant of access to the Job Site or surrounding areas, and (e) any acts or omissions by a third-party, Client, or any of Client's employees, agents, contractors (other than Company), or representatives.
10. **Indemnification by Company.** To the fullest extent permitted by applicable law, Company shall indemnify, defend, and hold harmless Client from and against all claims, damages, losses, and expenses, including reasonable attorney's fees, to the extent caused by the negligence or willful misconduct of Company or its employees or agents in connection with this Agreement. Company's indemnification, defense and hold harmless obligations shall survive the expiration or earlier termination of this Agreement for a period of one year.
11. **LIMITATION OF LIABILITY. CLIENT AGREES THAT COMPANY SHALL NOT BE LIABLE TO CLIENT FOR ANY SPECIAL, INDIRECT, INCIDENTAL, OR CONSEQUENTIAL LOSSES, DAMAGES, OR EXPENSES OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, ANY BUSINESS INTERRUPTION LOSSES OR LOST REVENUE, ARISING DIRECTLY OR INDIRECTLY OUT OF, RESULTING FROM, RELATING TO, OR IN CONNECTION WITH THIS AGREEMENT OR THE SERVICES.**
12. **DAMAGE AND LIABILITY RELEASE. UNLESS CAUSED BY COMPANY'S NEGLIGENCE, CLIENT HEREBY RELEASES COMPANY FROM ANY AND ALL CLAIMS AND DAMAGES AS A RESULT OF OR IN ANY WAY RELATING TO THE SERVICES PROVIDED BY COMPANY AT OR NEAR THE JOB SITE (INCLUDING, BUT NOT LIMITED TO, ABOVE-GROUND ITEMS SUCH AS SIDEWALKS, BUILDINGS, STRUCTURES, DOG FENCES, DRIVEWAYS, LAWNS, OR LANDSCAPING AND UNDERGROUND ITEMS SUCH AS ELECTRICAL LINES, SEPTIC SYSTEMS, LEACH FIELDS, SEWER SYSTEMS, WELLS, IRRIGATION SYSTEMS, OR WATER LINES).**
13. **Term and Termination.** The term of this Agreement commences on the date of this Agreement and continues until the Services are completed, unless and until earlier terminated as provided under this Agreement (the "Term"). Either party may terminate this Agreement at any time upon at least ten (10) day's written notice, provided Client shall pay Company for any Services performed prior to the termination date.
14. **Assignment.** Client may not assign any of its rights under this Agreement without the prior written consent of Company. This Agreement does not confer upon any third-party any right to claim damages against Company.
15. **Severability.** If any term of this Agreement is held invalid, illegal, or unenforceable, such term shall be limited to the extent necessary to comply with applicable law and if such limitation is not possible, severed and inoperative, and the remainder of this Agreement shall remain operative and binding on the parties.

## NOTICE OF CANCELLATION

\_\_\_\_\_  
Date of Transaction

You may CANCEL this transaction, without any Penalty or Obligation, within THREE BUSINESS DAYS from the above date.

If you cancel, any property traded in, any payments made by you under the contract or sale, and any negotiable instrument executed by you will be returned within TEN BUSINESS DAYS following receipt by the seller of your cancellation notice, and any security interest arising out of the transaction will be cancelled.

If you cancel, you must make available to the seller at your residence, in substantially as good condition as when received, any goods delivered to you under this contract or sale, or you may, if you wish, comply with the instructions of the seller regarding the return shipment of the goods at the seller's expense and risk.

If you do make the goods available to the seller and the seller does not pick them up within 20 days of the date of your Notice of Cancellation, you may retain or dispose of the goods without any further obligation. If you fail to make the goods available to the seller, or if you agree to return the goods to the seller and fail to do so, then you remain liable for performance of all obligations under the contract.

To cancel this transaction, mail or deliver a signed and dated copy of this Cancellation Notice or any other written notice, or send a telegram, to The Davey Tree Expert Company, at 123 Atlantic Dr Suite 111, Maitland, FL 32751-3370 NOT LATER THAN MIDNIGHT OF \_\_\_\_\_ .

Cancellation  
Date

I HEREBY CANCEL THIS TRANSACTION

\_\_\_\_\_  
Date

\_\_\_\_\_  
Buyer's Signature

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

\_\_\_\_\_  
20004068-1774879626  
Proposal Number

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YOUR  
**Proposal**

Included with this document, you will find a proposal from your local arborist. We thank you for considering us for your landscape needs and we look forward to caring for your property. If you have any questions, please contact your arborist.

**Thank you!**



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Founded in 1880, our organization is dedicated to providing quality service and caring for trees. As we've grown, our employee owned company welcomed new brands into the Davey family. As a valued client, you will receive the benefit of that dedicated service from your local brand, backed by national resources.

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



Client	3/30/2026
TSR CDD - STARKEY RANCH CDD 2500 Heart Pine Ave Odessa, FL 33556-3462	Proposal #: 20004068-1774879405 Account #: Work: (407) 841-5524 Mobile: (407) 841-5524 Fax: (407) 839-1526 Email: psoety@sunscapeconsulting.com

Tree Care	Service Period	Price	Tax	Total
<input type="checkbox"/> Tree Pruning MARCH 2027 LONGSPUR & NIGHT STAR: Structure prune all oaks along the roads and remove large clumps of moss in the canopy.	March	\$21,840.00		\$21,840.00
<input type="checkbox"/> Demossing (**) MARCH 2027 CUNNINGHAM PARK: Remove moss in oak stand west of the clubhouse, along with oaks near the retention pond to the far west. Davey will work there for one day and remove as much moss as possible in one days time.	March	\$5,180.00		\$5,180.00
<input type="checkbox"/> Tree Pruning MARCH 2027: Structure prune all oaks on Rangeland , west of Starkey Blvd.	March	\$7,080.00		\$7,080.00
Fertilization/SoilCare	Service Period	Price	Tax	Total
<input type="checkbox"/> Liquid Humate Application (**) MARCH 2027 CUNNINGHAM PARK: Deep root fertilize all oaks along entrance and in picnic area. Including the parking lot oaks.	March	\$6,900.00		\$6,900.00
Lawn Care	Service Period	Price	Tax	Total
<input type="checkbox"/> Moss Control Treatment (**) Spray a few trees next to clubhouse as a sample at no charge, to show board alternate decisions for moss removal.	March	\$1.00		\$1.00
<b>Total of All Services</b>		<b>\$41,001.00</b>	<b>\$0.00</b>	<b>\$41,001.00</b>

- YES, please schedule the Services marked above.
- YES, please automatically renew the Services marked above that are eligible for automatic renewal (as indicated by \*\*) for successive Service Periods, which will continue until I inform Company in writing that I want to cancel automatic renewal effective as of the next Service Period; however, automatic renewal will not apply to customers in CA, NY, CT or any other state that prohibits this automatic renewal option

**Other Important Terms:** See the attached "Terms and Conditions" either set forth on the reverse side of this Agreement or attached to this Agreement for additional information, such as early termination, maintenance responsibilities, warranties, late and default charges and insurance.



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



Client	3/30/2026
TSR CDD - STARKEY RANCH CDD 2500 Heart Pine Ave Odessa, FL 33556-3462	Proposal #: 20004068-1774879405 Account #: Work: (407) 841-5524 Mobile: (407) 841-5524 Fax: (407) 839-1526 Email: psoety@sunscapeconsulting.com

**ACCEPTANCE OF PROPOSAL:** By signing below, Client agrees and accepts the terms and conditions stated above and the Terms and Conditions either set forth on the reverse side of this Agreement or attached to this Agreement. Company is authorized to do this work as specified. All deletions have been noted. I understand that once accepted, this Agreement constitutes a binding contract. If Client is a legal entity, the undersigned hereby represents that the undersigned has full authority to enter into this Agreement on behalf of Client. This proposal may be withdrawn if not accepted within 30 days.

**YOU ARE ENTITLED TO A COMPLETELY FILLED IN COPY OF THIS AGREEMENT, SIGNED BY BOTH YOU AND US, BEFORE ANY WORK MAY BE STARTED**

**DOOR-TO-DOOR SALE/ HOME SOLICITATION:** If this Agreement is the result of a Door-to-Door or Home Solicitation Sale (under applicable state or federal law), the following provision applies:

You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See the attached notice of cancellation form for an explanation of this right. If you cancel this agreement, the seller may not keep all or part of any cash down payment.

**CLIENT:**

Signature: \_\_\_\_\_  
 Name (print): \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Date: \_\_\_\_\_

**COMPANY:**

Signature: Ben Wasielewski  
 Name (print): Ben Wasielewski  
 Cert TreeCare Safety Prof 02526  
 Tree Risk Assessor Qual.  
 Title: District Manager  
 Date: 3/30/2026

**CLIENT CARE GUARANTEE:**

We guarantee to deliver what we contract to deliver. If we fail to deliver, we will work with you until you are satisfied, or we will not charge you for the disputed service.

## TERMS AND CONDITIONS

1. **Exclusive Terms.** Client and Company agree that these Terms and Conditions are the sole and exclusive terms and conditions of this Services Agreement (this "Agreement"). Any additional or different terms or conditions not contained herein, including, without limitation, any request or communication by Client regarding the Services, are hereby rejected by the parties, unless agreed to in writing, identified as an amendment to this Agreement, and signed by both parties.
2. **Client.** If Client is a legal entity, the term Client shall include all parent, subsidiary, related, and affiliated entities and each of their respective officers, directors, members, owners, employees, agents, representatives, contractors, and insurers.
3. **Limited Scope of Services.** Company agrees to perform only the services (the "Services") expressly listed on the first page of this Agreement. Client understands and agrees that Company is not required to perform any services other than the Services. Notwithstanding the foregoing, if Company provides additional or different services with Client's written approval, additional fees, costs, and charges will apply, and Client agrees to pay such additional fees, costs, and charges.
4. **Jobsite.** Client represents and warrants that Client has, and at all times will have, authority to grant access, and does hereby authorize and grant access, to Company to enter the property or properties where the Services are performed ("Job Site"), including all streets, sidewalks, and all surrounding property or areas necessary to gain access to or remove material from the Job Site. Client understands and agrees that Company has relied upon this representation and warranty to perform the Services. Client further represents and warrants that the Job Site is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations. While Company may assist, Client is responsible for obtaining any necessary permits in connection with the Services, unless otherwise agreed in writing. Unless otherwise agreed to in writing, Company has made no survey of the property.
5. **Payment.** Company will provide one or more invoices for the Services provided to Client, and in consideration of Client receiving the Services, Client shall pay the fees set forth on each invoice in full within thirty (30) days of the invoice date. If Company initiates litigation or other collection action against Client to recover any amount, Client agrees, to the extent permitted by applicable law, to pay all litigation or collection costs and expenses, including reasonable attorney's fees and expert witness fees, incurred by Company in connection with such litigation or collection action.
6. **Limited Warranty.** Company agrees to perform all Services in accordance with applicable federal, state and local laws and industry standards, and it shall exercise due care and act in good faith at all times in the performance of its obligations under this Agreement. Company will repair, at its own expense, any material defects with its Services for a period of six months following completion of the applicable Services.
7. **Working with Living Things.** As trees and other plant life are living, changing organisms affected by factors beyond Company's control, no guarantee on tree, plant, or general landscape safety, risk, health, or condition is expressed or implied and is disclaimed in this Agreement, unless that guarantee is specifically stated in writing by Company. Arborists cannot detect or anticipate every condition or event that could possibly lead to the structural failure of a tree or guarantee that a tree will be healthy or safe under any circumstances. There are many unseen and unforeseen items and hazards that may or may not exist now, or in the future, over which Company has no control. Site inspections do not include internal or structural considerations unless so noted. Unless otherwise specified, this is not a Tree Risk Assessment and will not include investigations to determine a tree's structural integrity or stability. Company may recommend a Tree Risk Assessment be conducted for an additional charge. All trees present some degree of risk and will eventually fail. The only way to eliminate tree risk is to remove trees. By choosing to preserve trees, Client hereby accepts this risk. Client also accepts the risk of, and Company will not be liable for, any accident, damage, or injury occurring prior to the scheduled Services.
8. **Product Usage.** To the extent the Services include application of product on the Jobsite, Company is relying on the applicable manufacturer's representations regarding the product used and makes no independent representations regarding the product, including, without limitation, safety or efficacy.
9. **Indemnification by Client.** To the fullest extent permitted by applicable law, Client shall indemnify, defend, and hold harmless Company from and against all claims, damages, losses, and expenses, including reasonable attorney's fees, arising out of, resulting from, or relating to (a) Client's negligence or willful misconduct in connection with this Agreement, (b) any breach by Client of this Agreement, (c) the condition of the Job Site or any hazards on the Job Site existing prior to the execution of this Agreement or caused by Client or a third party, (d) Client's grant of access to the Job Site or surrounding areas, and (e) any acts or omissions by a third-party, Client, or any of Client's employees, agents, contractors (other than Company), or representatives.
10. **Indemnification by Company.** To the fullest extent permitted by applicable law, Company shall indemnify, defend, and hold harmless Client from and against all claims, damages, losses, and expenses, including reasonable attorney's fees, to the extent caused by the negligence or willful misconduct of Company or its employees or agents in connection with this Agreement. Company's indemnification, defense and hold harmless obligations shall survive the expiration or earlier termination of this Agreement for a period of one year.
11. **LIMITATION OF LIABILITY. CLIENT AGREES THAT COMPANY SHALL NOT BE LIABLE TO CLIENT FOR ANY SPECIAL, INDIRECT, INCIDENTAL, OR CONSEQUENTIAL LOSSES, DAMAGES, OR EXPENSES OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, ANY BUSINESS INTERRUPTION LOSSES OR LOST REVENUE, ARISING DIRECTLY OR INDIRECTLY OUT OF, RESULTING FROM, RELATING TO, OR IN CONNECTION WITH THIS AGREEMENT OR THE SERVICES.**
12. **DAMAGE AND LIABILITY RELEASE. UNLESS CAUSED BY COMPANY'S NEGLIGENCE, CLIENT HEREBY RELEASES COMPANY FROM ANY AND ALL CLAIMS AND DAMAGES AS A RESULT OF OR IN ANY WAY RELATING TO THE SERVICES PROVIDED BY COMPANY AT OR NEAR THE JOB SITE (INCLUDING, BUT NOT LIMITED TO, ABOVE-GROUND ITEMS SUCH AS SIDEWALKS, BUILDINGS, STRUCTURES, DOG FENCES, DRIVEWAYS, LAWNS, OR LANDSCAPING AND UNDERGROUND ITEMS SUCH AS ELECTRICAL LINES, SEPTIC SYSTEMS, LEACH FIELDS, SEWER SYSTEMS, WELLS, IRRIGATION SYSTEMS, OR WATER LINES).**
13. **Term and Termination.** The term of this Agreement commences on the date of this Agreement and continues until the Services are completed, unless and until earlier terminated as provided under this Agreement (the "Term"). Either party may terminate this Agreement at any time upon at least ten (10) day's written notice, provided Client shall pay Company for any Services performed prior to the termination date.
14. **Assignment.** Client may not assign any of its rights under this Agreement without the prior written consent of Company. This Agreement does not confer upon any third-party any right to claim damages against Company.
15. **Severability.** If any term of this Agreement is held invalid, illegal, or unenforceable, such term shall be limited to the extent necessary to comply with applicable law and if such limitation is not possible, severed and inoperative, and the remainder of this Agreement shall remain operative and binding on the parties.

## NOTICE OF CANCELLATION

\_\_\_\_\_  
Date of Transaction

You may CANCEL this transaction, without any Penalty or Obligation, within THREE BUSINESS DAYS from the above date.

If you cancel, any property traded in, any payments made by you under the contract or sale, and any negotiable instrument executed by you will be returned within TEN BUSINESS DAYS following receipt by the seller of your cancellation notice, and any security interest arising out of the transaction will be cancelled.

If you cancel, you must make available to the seller at your residence, in substantially as good condition as when received, any goods delivered to you under this contract or sale, or you may, if you wish, comply with the instructions of the seller regarding the return shipment of the goods at the seller's expense and risk.

If you do make the goods available to the seller and the seller does not pick them up within 20 days of the date of your Notice of Cancellation, you may retain or dispose of the goods without any further obligation. If you fail to make the goods available to the seller, or if you agree to return the goods to the seller and fail to do so, then you remain liable for performance of all obligations under the contract.

To cancel this transaction, mail or deliver a signed and dated copy of this Cancellation Notice or any other written notice, or send a telegram, to The Davey Tree Expert Company, at 123 Atlantic Dr Suite 111, Maitland, FL 32751-3370 NOT LATER THAN MIDNIGHT OF \_\_\_\_\_ .

Cancellation  
Date

I HEREBY CANCEL THIS TRANSACTION

\_\_\_\_\_  
Date

\_\_\_\_\_  
Buyer's Signature

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

\_\_\_\_\_  
20004068-1774879405  
Proposal Number

**FY 2027  
LANDSCAPING  
ENHANCEMENT  
RECOMMENDATIONS**

# Juniper

## Proposal

Proposal No.: 393250

Proposed Date: 04/01/26

PROPERTY:	FOR:
TSR CDD Barry Mazzoni 2500 Heart Pine Ave Odessa, FL 33556	Starkey Ranch CDD Enhancement at Albritton Park

The following estimate applies to Albritton Park. The scope of work includes replacing any declining plant material and filling in gaps where plant material is currently missing.

Irrigation modification and repairs will be on a separate estimate. We are able to hold pricing for 12 months from the proposal date.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
<b>Albritton Park</b>					
<b>Site Prep</b>					<b>\$1,310.00</b>
Bed Prep - Plant, Sod, Debris Removal	16.00	HR	\$60.00	\$960.00	
Debris by the truck	1.00	1	\$350.00	\$350.00	
<b>Landscape Material</b>					<b>\$11,910.00</b>
Muhly Grass, 03 gallon - 03G	160.00	03g	\$17.50	\$2,800.00	
Sand Cordgrass, 03 gallon	60.00	03g	\$18.00	\$1,080.00	
Dwarf Firebush, 07 gallon - 07G	65.00	07g	\$65.00	\$4,225.00	
Dwarf Blue Palmetto, 07 gallon - 07G	20.00	07g	\$65.00	\$1,300.00	
Coontie, 07 gallon - 07G	20.00	07g	\$65.00	\$1,300.00	
Dwarf Fakahatchee Grass, 03 gallon - 03G	30.00	03g	\$18.50	\$555.00	
Dwarf Walter's Viburnum, 'Mrs Schiller's Delight', 07 gallon - 07G	10.00	07g	\$65.00	\$650.00	

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**Total: \$13,220.00**

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

**DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE**

\_\_\_\_\_  
**Signature (Owner/Property Manager)**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Printed Name (Owner/Property Manager)**

\_\_\_\_\_  
**Signature - Representative**

\_\_\_\_\_  
**Date**

# Juniper

## Proposal

Proposal No.: 393438

Proposed Date: 04/02/26

PROPERTY:	FOR:
TSR CDD Barry Mazzone 2500 Heart Pine Ave Odessa, FL 33556	April 2026 Irrigation Repair-Albritton Park- Drip Line

Albritton Park- Add drip line.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
<b>Irrigation Renovation</b>					
<b>Lateral Components</b>					<b>\$4,048.49</b>
Irrigation Tech Labor	40.00	HR	\$70.00	\$2,800.00	
HUNTER HDL DRIPLINE PC 0.9 GPH 12 in. 500 ft.	1800.00	FT	\$0.39	\$702.00	
Hunter PLD Tee 17 mm Barb	650.00	EA	\$0.59	\$383.50	
Hunter PLD 90 Degree Elbow 17 mm Barb	25.00	EA	\$0.31	\$7.75	
Hunter PLD Coupling 17 mm Barb	25.00	EA	\$0.41	\$10.25	
Pro-Trade 6 in. Sod Staple Round Top 100/Bag	9.00	BG	\$16.11	\$144.99	
<b>Fuel Surcharge 5%</b>					<b>\$202.42</b>
Fuel Surcharge	4048.49	EA	\$0.05	\$202.42	
				<b>Total:</b>	<b>\$4,250.91</b>

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

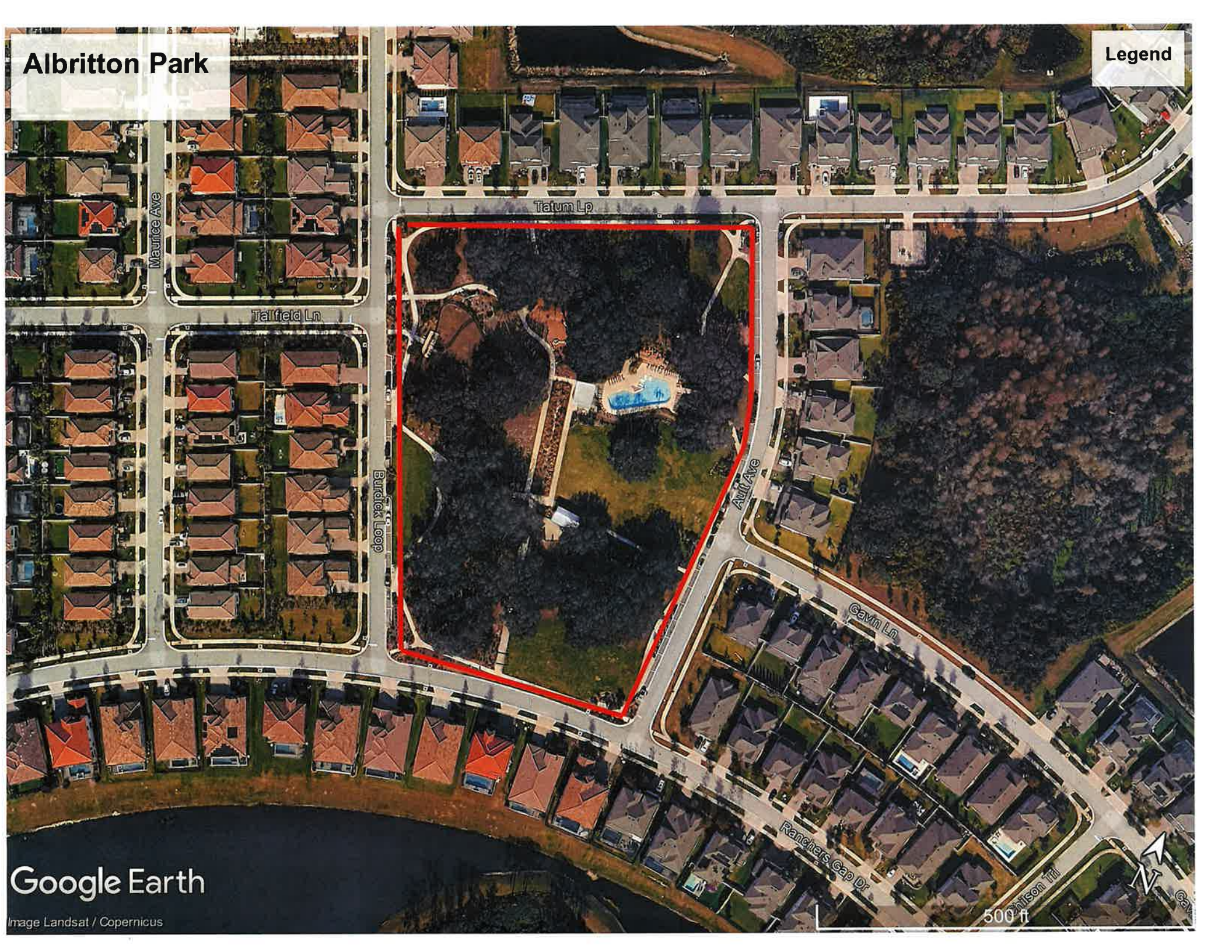
Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

**DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE**

_____	_____
<b>Signature (Owner/Property Manager)</b>	<b>Date</b>
_____	
<b>Printed Name (Owner/Property Manager)</b>	
_____	_____
<b>Signature - Representative</b>	<b>Date</b>

# Albritton Park

Legend



Google Earth

Image Landsat / Copernicus

500 ft

# Juniper

## Proposal

Proposal No.: 393173  
 Proposed Date: 04/01/26

PROPERTY:	FOR:
TSR CDD Barry Mazzone 2500 Heart Pine Ave Odessa, FL 33556	Starkey Ranch CDD Enhancement off 54

The following estimate applies to State Road 54. The scope of work includes replacing any declining plant material and filling in gaps where plant material is currently missing.

Irrigation modification and repairs will be on a separate estimate. We are able to hold pricing for 12 months from the proposal date.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
<b>State Road 54 enhancement</b>					
<b>Site Prep</b>					<b>\$1,980.00</b>
Bed Prep - Plant, Sod, Debris Removal	32.00	HR	\$40.00	\$1,280.00	
Debris by the truck	2.00	1	\$350.00	\$700.00	
<b>Landscape Material</b>					<b>\$27,982.50</b>
Muhly Grass, 03 gallon - 03G	450.00	03g	\$16.50	\$7,425.00	
Dwarf Ilex Schillings, 07 gallon - 07G	20.00	07g	\$65.00	\$1,300.00	
Dwarf Blue Palmetto, 07 gallon - 07G	35.00	07g	\$65.00	\$2,275.00	
Sand Cordgrass, 03 gallon	480.00	03g	\$16.50	\$7,920.00	
Dwarf Firebush, 07 gallon - 07G	40.00	07g	\$65.00	\$2,600.00	
Dwarf Fakahatchee Grass, 03 gallon - 03G	305.00	03g	\$16.50	\$5,032.50	
Coontie, 07 gallon - 07G	22.00	07g	\$65.00	\$1,430.00	

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**Total: \$29,962.50**

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

**DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE**

\_\_\_\_\_  
**Signature (Owner/Property Manager)** \_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Printed Name (Owner/Property Manager)**

\_\_\_\_\_  
**Signature - Representative** \_\_\_\_\_  
**Date**

# Juniper

## Proposal

Proposal No.: 393432  
Proposed Date: 04/02/26

PROPERTY:	FOR:
TSR CDD Barry Mazzone 2500 Heart Pine Ave Odessa, FL 33556	April 2026 Irrigation Repair-54- Drip Line

54- Add drip line.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
<b>Irrigation Renovation</b>					
<b>Lateral Components</b>					<b>\$12,793.00</b>
Irrigation Tech Labor	120.00	HR	\$70.00	\$8,400.00	
HUNTER HDL DRIPLINE PC 0.9 GPH 12 in. 500 ft.	6000.00	FT	\$0.39	\$2,340.00	
Hunter PLD Tee 17 mm Barb	2630.00	EA	\$0.59	\$1,551.70	
Hunter PLD 90 Degree Elbow 17 mm Barb	25.00	EA	\$0.31	\$7.75	
Hunter PLD Coupling 17 mm Barb	25.00	EA	\$0.41	\$10.25	
Pro-Trade 6 in. Sod Staple Round Top 100/Bag	30.00	BG	\$16.11	\$483.30	
<b>Fuel Surcharge 5%</b>					<b>\$639.65</b>
Fuel Surcharge	12793.00	EA	\$0.05	\$639.65	
				<b>Total:</b>	<b>\$13,432.65</b>

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damage caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

**DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE**

_____	_____
<b>Signature (Owner/Property Manager)</b>	<b>Date</b>
_____	
<b>Printed Name (Owner/Property Manager)</b>	
_____	_____
<b>Signature - Representative</b>	<b>Date</b>

# State Road 54

Write a description for your map.

## Legend

- Starkey Ranch Playground



# Juniper

## Proposal

**Proposal No.:** 393155  
**Proposed Date:** 04/01/26

PROPERTY:	FOR:
TSR CDD Barry Mazzone 2500 Heart Pine Ave Odessa, FL 33556	Starkey Ranch CDD Enhancements for Rangeland Blvd

The following estimate applies to Rangeland Blvd. The scope of work includes replacing any declining plant material and filling in gaps where plant material is currently missing. Irrigation modification and repairs will be on a separate estimate.

We are able to hold pricing for 12 months from the proposal date.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
<b>Rangeland Blvd enhancement</b>					
<b>Site Prep</b>					<b>\$1,630.00</b>
Bed Prep - Plant, Sod, Debris Removal	32.00	HR	\$40.00	\$1,280.00	
Debris by the truck	1.00	1	\$350.00	\$350.00	
<b>Landscape Material</b>					<b>\$16,290.00</b>
Muhly Grass, 03 gallon - 03G	450.00	03g	\$16.50	\$7,425.00	
Dwarf Fakahatchee Grass, 03 gallon - 03G	40.00	03g	\$18.50	\$740.00	
Dwarf Firebush, 07 gallon - 07G	40.00	07g	\$65.00	\$2,600.00	
Dwarf Ilex Schillings, 07 gallon - 07G	15.00	07g	\$65.00	\$975.00	
Coontie, 07 gallon - 07G	30.00	07g	\$65.00	\$1,950.00	
Green Saw Palmetto, 07 gallon - 07G	10.00	07g	\$65.00	\$650.00	

Dwarf Walter's Viburnum, 'Mrs Schiller's Delight', 07 gallon - 07G	30.00	07g	\$65.00	\$1,950.00
<b>Total:</b>				<b>\$17,920.00</b>

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

**DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE**

\_\_\_\_\_  
**Signature (Owner/Property Manager)** \_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Printed Name (Owner/Property Manager)**

\_\_\_\_\_  
**Signature - Representative** \_\_\_\_\_  
**Date**

# Juniper

## Proposal

Proposal No.: 393437

Proposed Date: 04/02/26

PROPERTY:	FOR:
TSR CDD Barry Mazzone 2500 Heart Pine Ave Odessa, FL 33556	April 2026 Irrigation Repair-Rangeland Blvd.- Drip Line

Rangeland Blvd.- Add drip line.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
<b>Irrigation Renovation</b>					
<b>Lateral Components</b>					<b>\$6,349.45</b>
Irrigation Tech Labor	60.00	HR	\$70.00	\$4,200.00	
HUNTER HDL DRIPLINE PC 0.9 GPH 12 in. 500 ft.	3000.00	FT	\$0.39	\$1,170.00	
Hunter PLD Tee 17 mm Barb	1220.00	EA	\$0.59	\$719.80	
Hunter PLD 90 Degree Elbow 17 mm Barb	25.00	EA	\$0.31	\$7.75	
Hunter PLD Coupling 17 mm Barb	25.00	EA	\$0.41	\$10.25	
Pro-Trade 6 in. Sod Staple Round Top 100/Bag	15.00	BG	\$16.11	\$241.65	
<b>Fuel Surcharge 5%</b>					<b>\$317.47</b>
Fuel Surcharge	6349.45	EA	\$0.05	\$317.47	
				<b>Total:</b>	<b>\$6,666.92</b>

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

**DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE**

\_\_\_\_\_  
**Signature (Owner/Property Manager)**

\_\_\_\_\_  
**Date**


\_\_\_\_\_  
**Printed Name (Owner/Property Manager)**

\_\_\_\_\_  
**Signature - Representative**

\_\_\_\_\_  
**Date**

# Rangeland Blvd

## Legend

 Cunningham Park



# Juniper

## Proposal

**Proposal No.:** 392982  
**Proposed Date:** 04/01/26

PROPERTY:	FOR:
TSR CDD Barry Mazzone 2500 Heart Pine Ave Odessa, FL 33556	Starkey Ranch CDD Stencil Enhancement

The following estimate applies to Stencil. The scope of work includes replacing any declining plant material. Irrigation modifications and repairs will be on a separate estimate.

We are able to hold pricing for 12 months from the proposal date.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
<b>Stencil enhancement</b>					
<b>Site Prep</b>					<b>\$1,630.00</b>
Bed Prep - Plant, Sod, Debris Removal	32.00	HR	\$40.00	\$1,280.00	
Debris by the truck	1.00	1	\$350.00	\$350.00	
<b>Landscape Material</b>					<b>\$21,769.60</b>
Fountain Grass, Red, 03 gallon - 03G	850.00	03g	\$16.50	\$14,025.00	
Floritam Saint Augustine, 01 Square Foot - 01SF	1000.00	01SF	\$1.75	\$1,750.00	
Ecoturf Perennial Peanut, 03 gallon - 03G	600.00	03g	\$8.50	\$5,100.00	
Pine Fines Mulch 2 cu. ft. Bag	55.00	BG	\$16.27	\$894.60	
<b>Total:</b>					<b>\$23,399.60</b>

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

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**Signature (Owner/Property Manager)**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Printed Name (Owner/Property Manager)**

\_\_\_\_\_  
**Signature - Representative**

\_\_\_\_\_  
**Date**

# Juniper

## Proposal

Proposal No.: 393435

Proposed Date: 04/02/26

PROPERTY:	FOR:
TSR CDD Barry Mazzone 2500 Heart Pine Ave Odessa, FL 33556	April 2026 Irrigation Repair-Stansil- Drip Line

Stansil- Add drip line.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
<b>Irrigation Renovation</b>					
<b>Lateral Components</b>					<b>\$13,801.52</b>
Irrigation Tech Labor	130.00	HR	\$70.00	\$9,100.00	
HUNTER HDL DRIPLINE PC 0.9 GPH 12 in. 500 ft.	6300.00	FT	\$0.39	\$2,457.00	
Hunter PLD Tee 17 mm Barb	2900.00	EA	\$0.59	\$1,711.00	
Hunter PLD 90 Degree Elbow 17 mm Barb	25.00	EA	\$0.31	\$7.75	
Hunter PLD Coupling 17 mm Barb	25.00	EA	\$0.41	\$10.25	
Pro-Trade 6 in. Sod Staple Round Top 100/Bag	32.00	BG	\$16.11	\$515.52	
<b>Fuel Surcharge 5%</b>					<b>\$690.08</b>
Fuel Surcharge	13801.52	EA	\$0.05	\$690.08	
				<b>Total:</b>	<b>\$14,491.60</b>

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

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**Signature (Owner/Property Manager)**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Printed Name (Owner/Property Manager)**

\_\_\_\_\_  
**Signature - Representative**

\_\_\_\_\_  
**Date**

# Stansil

## Legend

● Stansil



Vinnpro

Stansil Ave

Cannon Dr

Cannon Dr

Stevenson Ln

Stevenson Ln

DkphotoBooth

Stansil Park at Starkey Ranch - Taylor Mor

Rangeland Blvd

Rangeland Blvd

Looks Frppy

The Range Animal Hospital

Publix Super Market at S

800 ft



Google Earth

Image Landsat / Copernicus

# Juniper

## Proposal

Proposal No.: 393235

Proposed Date: 04/01/26

PROPERTY:	FOR:
TSR CDD Barry Mazzone 2500 Heart Pine Ave Odessa, FL 33556	Starkey Ranch CDD Enhancement Along Long Spur

The following estimate applies along to Long Spur. The scope of work includes replacing any declining plant material and filling in gaps where plant material is currently missing.

Irrigation modification and repairs will be on a separate estimate. We are able to hold pricing for 12 months from the proposal date.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
<b>Along Long Spur from Hitching St to Lake Blanche Dr</b>					
<b>Site Prep</b>					<b>\$1,630.00</b>
Bed Prep - Plant, Sod, Debris Removal	32.00	HR	\$40.00	\$1,280.00	
Debris by the truck	1.00	1	\$350.00	\$350.00	
<b>Landscape Material</b>					<b>\$25,950.00</b>
Muhly Grass, 03 gallon - 03G	250.00	03g	\$17.50	\$4,375.00	
Sand Cordgrass, 03 gallon	500.00	03g	\$16.50	\$8,250.00	
Dwarf Firebush, 07 gallon - 07G	100.00	07g	\$65.00	\$6,500.00	
Empire Zoysia, 01 Square Foot - 01SF	3500.00	01SF	\$1.95	\$6,825.00	
				<b>Total:</b>	<b>\$27,580.00</b>

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

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**Signature (Owner/Property Manager)**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Printed Name (Owner/Property Manager)**

\_\_\_\_\_  
**Signature - Representative**

\_\_\_\_\_  
**Date**

# Juniper

## Proposal

Proposal No.: 393440

Proposed Date: 04/02/26

PROPERTY:	FOR:
TSR CDD Barry Mazzone 2500 Heart Pine Ave Odessa, FL 33556	April 2026 Irrigation Repair-Long Spur-Adjustments

Long Spur- Irrigation adjustment to make sure everything is adequately watered.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
<b>Irrigation Renovation</b>					
<b>Lateral Components</b>					<b>\$1,400.00</b>
Irrigation Tech Labor	20.00	HR	\$70.00	\$1,400.00	
<b>Fuel Surcharge 5%</b>					<b>\$70.00</b>
Fuel Surcharge	1400.00	EA	\$0.05	\$70.00	
				<b>Total:</b>	<b>\$1,470.00</b>

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

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Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

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**Signature (Owner/Property Manager)**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Printed Name (Owner/Property Manager)**

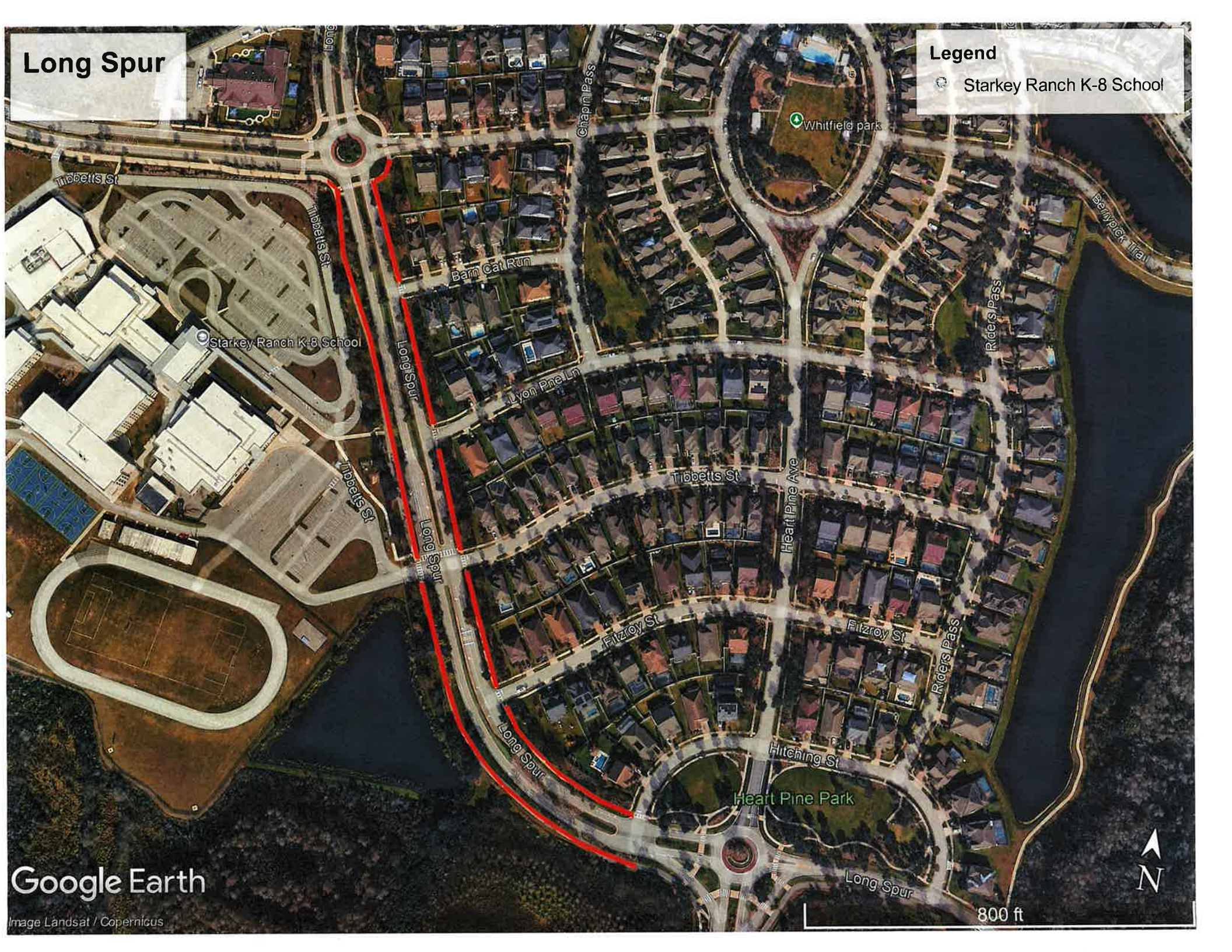
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**Signature - Representative**

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**Date**

# Long Spur

**Legend**

- Starkey Ranch K-8 School



800 ft

# Juniper

## Proposal

**Proposal No.:** 393211  
**Proposed Date:** 04/01/26

PROPERTY:	FOR:
TSR CDD Barry Mazzoni 2500 Heart Pine Ave Odessa, FL 33556	Starkey Ranch CDD Enhancement at Homestead Park

The following estimate applies to the enhancement of the pool construction project, specifically restoring the landscape to its original condition. The second phase of the project involves removing the large berm hill located outside the pool area, grading the land down to the existing ground level, and installing new sod.

Irrigation modifications and repairs will be on a separate estimate. We are able to hold pricing for 12 months from the proposal date.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
<b>Homestead Park &amp; pool area</b>					
<b>Site Prep</b>					<b>\$5,320.00</b>
Bed Prep - Plant, Sod, Debris Removal	32.00	HR	\$60.00	\$1,920.00	
Debris by the truck	6.00	1	\$350.00	\$2,100.00	
Bobcat Rental	1.00	EA	\$500.00	\$500.00	
Heavy Equipment (includes operator)	16.00	HR	\$50.00	\$800.00	
<b>Landscape Material</b>					<b>\$17,925.00</b>
Dwarf Walter's Viburnum, 'Mrs Schiller's Delight', 07 gallon - 07G	20.00	07g	\$65.00	\$1,300.00	
Silver Saw Palmetto, 07 gallon - 07G	6.00	07g	\$65.00	\$390.00	
Dwarf Blue Palmetto, 07 gallon - 07G	12.00	07g	\$65.00	\$780.00	

Dwarf Fakahatchee Grass, 03 gallon - 03G	250.00	03g	\$16.50	\$4,125.00
Muhly Grass, 03 gallon - 03G	200.00	03g	\$17.50	\$3,500.00
Sand Cordgrass, 03 gallon	100.00	03g	\$18.00	\$1,800.00
Empire Zoysia, 01 Square Foot - 01SF	400.00	01SF	\$1.95	\$780.00
Bahia, 01 Square Foot - 01SF	3500.00	01SF	\$1.50	\$5,250.00
<b>Total:</b>				<b>\$23,245.00</b>

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

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**DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE**

<b>Signature (Owner/Property Manager)</b>	<b>Date</b>
<b>Printed Name (Owner/Property Manager)</b>	
<b>Signature - Representative</b>	<b>Date</b>

# Juniper

## Proposal

Proposal No.: 393420

Proposed Date: 04/02/26

PROPERTY:	FOR:
TSR CDD Barry Mazzone 2500 Heart Pine Ave Odessa, FL 33556	April 2026 Irrigation Repair-Homestead Park- Drip Line

Homestead Park- Add drip line.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
<b>Irrigation Renovation</b>					
<b>Lateral Components</b>					<b>\$6,303.43</b>
Irrigation Tech Labor	60.00	HR	\$70.00	\$4,200.00	
HUNTER HDL DRIPLINE PC 0.9 GPH 12 in. 500 ft.	3000.00	FT	\$0.39	\$1,170.00	
Hunter PLD Tee 17 mm Barb	1142.00	EA	\$0.59	\$673.78	
Hunter PLD 90 Degree Elbow 17 mm Barb	25.00	EA	\$0.31	\$7.75	
Hunter PLD Coupling 17 mm Barb	25.00	EA	\$0.41	\$10.25	
Pro-Trade 6 in. Sod Staple Round Top 100/Bag	15.00	BG	\$16.11	\$241.65	
<b>Fuel Surcharge 5%</b>					<b>\$315.17</b>
Fuel Surcharge	6303.43	EA	\$0.05	\$315.17	
				<b>Total:</b>	<b>\$6,618.60</b>

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

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_____	_____
<b>Signature (Owner/Property Manager)</b>	<b>Date</b>
_____	
<b>Printed Name (Owner/Property Manager)</b>	
_____	_____
<b>Signature - Representative</b>	<b>Date</b>

# Homestead Park Pool Area

## Legend

- Starkey Ranch Playground



Appliance Repair Professionals

Starkey Ranch Playground

Payton St

Burns Dr

Long Spur

Whittier Br

Wildgrass Trl

Murray Pass



# Juniper

## Proposal

**Proposal No.:** 392900

**Proposed Date:** 03/31/26

PROPERTY:	FOR:
TSR CDD Barry Mazzone 2500 Heart Pine Ave Odessa, FL 33556	Starkey Ranch CDD Enhancements for Heart Pine Ave

The following estimate applies to the main entrance to Starkey Ranch, located at Heart Pine Avenue and State Road 54, and extends along Heart Pine Avenue to Long Spur. The scope of work includes replacing any declining plant material and filling in gaps where plant material is currently missing. Irrigation modifications and repairs will be on a separate estimate.

We are able to hold pricing for 12 months from the proposal date.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
<b>Heart Pine Ave enhancements</b>					
<b>Site Prep</b>					<b>\$3,300.00</b>
Bed Prep - Plant, Sod, Debris Removal	65.00	HR	\$40.00	\$2,600.00	
Debris by the truck	2.00	1	\$350.00	\$700.00	
<b>Landscape Material</b>					<b>\$62,635.00</b>
Muhly Grass, 03 gallon - 03G	1135.00	03g	\$16.50	\$18,727.50	
Dwarf Firebush, 07 gallon - 07G	150.00	07g	\$60.00	\$9,000.00	
Green Saw Palmetto, 07 gallon - 07G	20.00	07g	\$65.00	\$1,300.00	
Silver Saw Palmetto, 07 gallon - 07G	10.00	07g	\$65.00	\$650.00	
Sand Cordgrass, 03 gallon - 03G	450.00	03g	\$16.50	\$7,425.00	
Dwarf Blue Palmetto, 07 gallon - 07G	10.00	07g	\$65.00	\$650.00	

Coontie, 03 gallon - 03G	120.00	03g	\$18.50	\$2,220.00
Dwarf Fakahatchee Grass, 03 gallon - 03G	425.00	03g	\$16.50	\$7,012.50
Dwarf Walter's Viburnum, 'Mrs Schiller's Delight', 03 gallon - 03G	500.00	03g	\$16.50	\$8,250.00
Empire Zoysia, 01 Square Foot - 01SF	4000.00	01SF	\$1.85	\$7,400.00
<b>Total:</b>				<b>\$65,935.00</b>

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

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Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

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\_\_\_\_\_  
**Signature (Owner/Property Manager)**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Printed Name (Owner/Property Manager)**

\_\_\_\_\_  
**Signature - Representative**

\_\_\_\_\_  
**Date**

# Juniper

## Proposal

Proposal No.: 393434  
 Proposed Date: 04/02/26

PROPERTY:	FOR:
TSR CDD Barry Mazzone 2500 Heart Pine Ave Odessa, FL 33556	April 2026 Irrigation Repair-Heart Pine Avenue- Drip Line

Heart Pine Avenue-Drip installation for new plants.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
<b>Irrigation Renovation</b>					
<b>Lateral Components</b>					<b>\$25,708.29</b>
Irrigation Tech Labor	240.00	HR	\$70.00	\$16,800.00	
HUNTER HDL DRIPLINE PC 0.9 GPH 12 in. 500 ft.	11780.00	FT	\$0.39	\$4,594.20	
Hunter PLD Tee 17 mm Barb	5640.00	EA	\$0.59	\$3,327.60	
Hunter PLD 90 Degree Elbow 17 mm Barb	50.00	EA	\$0.31	\$15.50	
Hunter PLD Coupling 17 mm Barb	50.00	EA	\$0.41	\$20.50	
Pro-Trade 6 in. Sod Staple Round Top 100/Bag	59.00	BG	\$16.11	\$950.49	
<b>Fuel Surcharge 5%</b>					<b>\$1,285.41</b>
Fuel Surcharge	25708.29	EA	\$0.05	\$1,285.41	
<b>Total:</b>				<b>\$26,993.70</b>	

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

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<b>Signature (Owner/Property Manager)</b>	<b>Date</b>
_____	
<b>Printed Name (Owner/Property Manager)</b>	
_____	_____
<b>Signature - Representative</b>	<b>Date</b>

# State Road 54 & Heart Pine Ave

**Legend**

- Heart Pine Pond Overlook
- Starkey Ranch



Google Earth

Image Landsat / Copernicus

54

54

1000 ft



# Juniper

## Proposal

Proposal No.: 392109

Proposed Date: 03/31/26

PROPERTY:	FOR:
TSR CDD Barry Mazzone 2500 Heart Pine Ave Odessa, FL 33556	Starkey Ranch CDD Stencil Sod Replacement

The scope of work includes replacing the existing Bahia turf with Zoysia turf from the sidewalk to the roadway to ensure consistency with the surrounding community. This work will take place along the section between Steven Lane and Cattle Gap.

As part of the preparation process, two applications herbicides will be applied to eliminate the existing turf and any mixed weeds prior to the installation of the new Zoysia sod.

We are able to hold pricing for 12 months from the proposal date.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
<b>Convert Bahia turf to Zoysia</b>					
<b>Site Prep</b>					<b>\$1,050.00</b>
Debris by the truck	3.00	1	\$350.00	\$1,050.00	
<b>Landscape Material</b>					<b>\$35,000.00</b>
Empire Zoysia, 01 Square Foot - 01SF	20000.00	01SF	\$1.75	\$35,000.00	
<b>Non-selective spray out</b>					<b>\$990.72</b>
Prosecutor Pro 30gal Drum (Roundup)	100.00	OZ	\$1.02	\$101.99	
Tribune Diquat Non Selective Liquid Herbicide (2.5 gal)	40.00	OZ	\$1.66	\$66.33	
LESCO Spreader Sticker 2.5gal Jug	60.00	OZ	\$0.71	\$42.40	

Agronomy Labor	12.00	HR	\$65.00	\$780.00	
<b>Irrigation Renovation</b>					<b>\$350.00</b>
Irrigation Technician Labor	5.00	HR	\$70.00	\$350.00	
				<b>Total:</b>	<b>\$37,390.72</b>

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damage caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

**DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE**

\_\_\_\_\_  
Signature (Owner/Property Manager)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name (Owner/Property Manager)

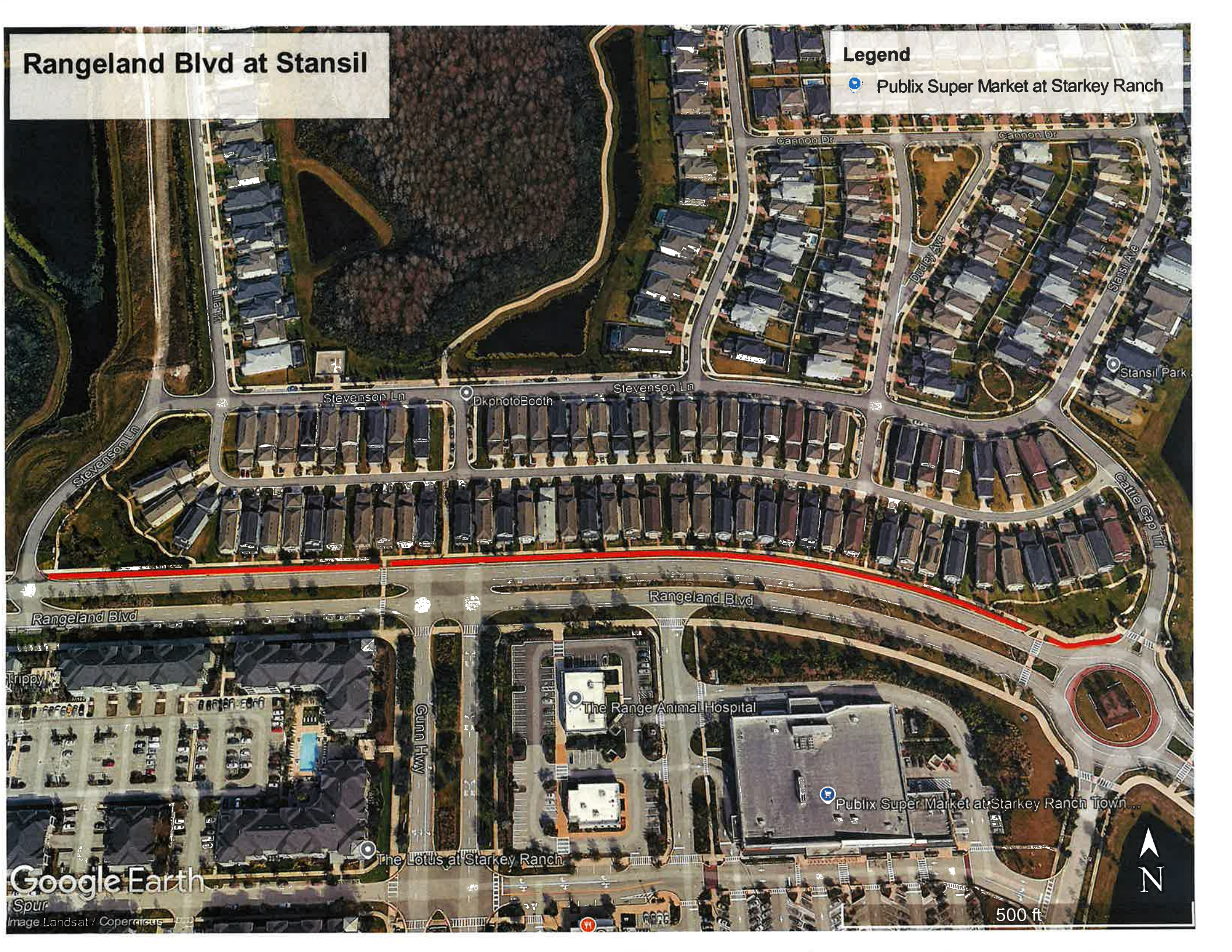
\_\_\_\_\_  
Signature - Representative

\_\_\_\_\_  
Date

# Rangeland Blvd at Stansil

## Legend

 Publix Super Market at Starkey Ranch



Google Earth

Spur  
Image Landsat / Copernicus

500 ft



**FIVE YEAR  
OUTLOOK &  
MAINTENANCE  
PROJECTS**

## TSR CDD OPERATIONS, MAINTENANCE & CAPITAL PROJECTS - 5 YEAR OUTLOOK

FY YEAR	PROJECT TITLE	DESCRIPTION	Estimate
2027	Erosion Projects - 10%	Address Erosion concerns on District Ponds with Appropriate Control Method	\$57,259
2027	Concrete Sidewalks & Streets Grind & Replacement	Annual Projects - Various Common Areas	\$45,157
2027	Asphalt Grind, Mill, & Replacement	Annual Projects - Various Common Areas	\$17,734
2027	ADA Mat Sidewalk Restoration - Phase 1	Rangeland Blvd sidewalks and Street Entry Points (Pulled out from Sidewalk Funds)	\$50,000
2027	Common Area Signage Maintenance	Straighten / Replace Common Area Signage and Street Signs	\$6,000
2027	Storm Drain Invest/ Repairs	Investigation/ Repairs of Stormwater Drains and Infrastructure	\$50,000
2027	Arbor Care & Replacement	Annual Arbor Care Projects - Outside of Contract (2027 \$74000 Davey + Buffer)	\$120,000
2027	Homestead Playground Replacement	Replacement of Slide and other equipment at end of useful life	\$75,000
2027	Carp Replenishment (1/2 2026 Qty)	Continued Restock of District Ponds with Carp, per 2026 program	\$10,000
2027	Pressure Washing (Full District)	Addressing all Common Area and Amenity Sidewalks Throughout the District	\$95,000
2027	Stansil Park Turf (Sidewalk to Curb)	Replace Existing Bahia Sod with Zoysia Sod, from Common Area Sidewalk to Curb	\$37,391
2027	Huckleberry Pond Tree Replacement	Replace trees removed in 2025- 2026, with eight (8) new trees, per proposal	\$17,600
2027	Sod - Dog Parks (x2)	On a rotating basis, resod two (2) community dog parks	\$5,000
2027	<i>Landscaping Maintenance Area Planning/ Development</i>	<i>Expenses needed for planning, permitting, and development of the Landscaping Maintenance Yard</i>	\$75,000
2027	<i>Welcome Center Replacement Planning / Development</i>	<i>Expenses needed for planning, permitting, and development of the new District Office</i>	\$100,000
2027	SWFWMD Permit Compliance Projects	Expenses related to any additional maintenance, monitoring, and planting of the wetland areas	\$160,000
2027	Cunningham Park Parking Lot Restoration	Delivery and Install of new shell material	\$12,000
2027	Rangeland Wood Bridge Maintenance	Quarterly Wood Replacement	\$80,000
2028	Erosion Projects - 10%	Address Erosion concerns on District Ponds with Appropriate Control Method	\$57,259
2028	Concrete Sidewalks & Streets Grind & Replacement	Annual Projects - Various Common Areas	\$45,157
2028	Asphalt Grind, Mill, & Replacement	Annual Projects - Various Common Areas	\$17,734
2028	ADA Mat Sidewalk Restoration - Phase 2	Long Spur Side of Rangeland (Pulled out from Sidewalk Funds)	\$50,000
2028	Gator Vehicle Replacement	Replacement of the gator known as "Wally"	\$16,727
2028	Common Area Signage Maintenance	Straighten / Replace Common Area Signage and Street Signs	\$6,000
2028	Arbor Care & Replacement	Annual Arbor Care Projects - Outside of Contract	\$120,000
2028	Storm Drain Invest/ Repairs	Investigation/ Repairs of Stormwater Drains and Infrastructure	\$50,000
2028	<i>Landscaping Maintenance Area Development / Construction</i>	<i>Expenses needed for development and construction of the Landscaping Maintenance Yard</i>	\$120,000
2028	<i>Welcome Center Replacement Development / Construction</i>	<i>Expenses needed for planning, permitting, development, and construction of the new District Office</i>	\$750,000
2028	SWFWMD Permit Compliance Projects	Expenses related to any additional maintenance, monitoring, and planting of the wetland areas	\$160,000
2028	Rangeland East Turf & Plant Enhancement - Phase 1	Initial phase of project to enhance Rangeland East similar to Rangeland West	\$75,000
2028	Sod - Dog Parks (x2)	On a rotating basis, resod two (2) community dog parks	\$5,000
2028	Rangeland Wood Bridge Maintenance	Quarterly Wood Replacement	\$80,000

ALL COMBINED	
FY YEAR	TOTAL
2027	\$1,013,141
2028	\$1,552,877
2029	\$956,922
2030	\$809,788
2031	\$510,971
<b>5 YR TOTAL</b>	<b>\$4,843,699</b>

**AVERAGE \$968,739.80**

STUDY COMPONENTS	
FY YEAR	TOTAL
2027	\$170,150
2028	\$186,877
2029	\$413,922
2030	\$383,788
2031	\$204,971
<b>5 YR TOTAL</b>	<b>\$1,359,708</b>

**AVERAGE \$271,941.60**

## TSR CDD OPERATIONS, MAINTENANCE & CAPITAL PROJECTS - 5 YEAR OUTLOOK

FY YEAR	PROJECT TITLE	DESCRIPTION	Estimate
2029	Erosion Projects - 10%	Address Erosion concerns on District Ponds with Appropriate Control Method	\$57,259
2029	Camera & Access Control System Replacement	Replacement of Camera and Access Control system to coincide with new District office	\$39,319
2029	Parking Space Patch & Striping Phase 1 - 50% ((2034))	Restriping parking spaces on the interior corridor and around amenities, per the District Responsibilities	\$177,855
2029	Concrete Sidewalks & Streets Grind & Replacement	Annual Projects - Various Common Areas	\$45,157
2029	Asphalt Grind, Mill, & Replacement	Annual Projects - Various Common Areas	\$17,734
2029	Pool Furniture Replacement	Whitfield Pool Area - Chair & Umbrella Replacement	\$26,598
2029	ADA Mat Sidewalk Restoration - Phase 3	Barbour Trail Side of Rangeland (Pulled out from Sidewalk Funds)	\$50,000
2029	Common Area Signage Maintenance	Straighten / Replace Common Area Signage and Street Signs	\$6,000
2029	Arbor Care & Replacement	Annual Arbor Care Projects - Outside of Contract	\$12,000
2029	Pressure Washing (Full District)	Addressing all Common Area and Amenity Sidewalks Throughout the District	\$95,000
2029	<i>Welcome Center Move Out before 9/30/29 - Leases ends</i>	<i>Any final expenses, including equipment, furniture, and related items for new District Office</i>	\$50,000
2029	Rangeland East Turf & Plant Enhancement - Phase 2	Second phase of project to enhance Rangeland East similar to Rangeland West	\$75,000
2029	Cunningham Hall Remodel /Tech Upgrades	Replace Existing Flooring, Tech Upgrades for Meetings, Potential Window Replacement	\$40,000
2029	SWFWMD Permit Compliance Projects	Expenses related to any ongoing maintenance, monitoring, and planting of the wetland areas	\$130,000
2029	Sod - Dog Parks (x2)	On a rotating basis, resod two (2) community dog parks	\$5,000
2029	Storm Drain Invest/ Repairs	Investigation/ Repairs of Stormwater Drains and Infrastructure	\$50,000
2029	Rangeland Wood Bridge Maintenance	Quarterly Wood Replacement	\$80,000
2030	Erosion Projects - 10%	Address Erosion concerns on District Ponds with Appropriate Control Method	\$57,259
2030	Parking Space Patch & Striping Phase 2 - 50% (2034)	Restriping parking spaces along Rangeland Blvd and Night Star Trail, per the District Responsibilities	\$177,855
2030	Pool Furniture Replacement	Homestead Pool Area- Chair & Umbrella replacement	\$25,783
2030	Concrete Deck, Sidewalks & Streets Grind & Replacement	Annual Projects - Various Common Areas	\$95,157
2030	Asphalt Grind, Mill, & Replacement	Annual Projects - Various Common Areas	\$27,734
2030	SWFWMD Permit Compliance Projects	Expenses related to any ongoing maintenance, monitoring, and planting of the wetland areas	\$130,000
2030	Arbor Care & Replacement	Annual Arbor Care Projects - Outside of Contract	\$120,000
2030	Common Area Signage Maintenance	Straighten / Replace Common Area Signage and Street Signs	\$6,000
2030	Sod - Dog Parks (x2)	On a rotating basis, resod two (2) community dog parks	\$5,000
2030	Rangeland East Turf & Plant Enhancement - Phase 3	Final phase of project to enhance Rangeland East similar to Rangeland West	\$75,000
2030	Cunningham Park Parking Lot Restoration	Delivery and Install of new shell material	\$10,000
2030	Rangeland Wood Bridge Maintenance	Quarterly Wood Replacement	\$80,000
2031	Pool Air Handling Units - Phased replacement	Bathrooms - Cunningham Park, Whitfield, Homestead, Albritton Park	\$13,058
2031	Erosion Projects - 10%	Address Erosion concerns on District Ponds with Appropriate Control Method	\$57,259
2031	Mechanical Equipment - Whitfield Pool- Phased	Replacement of Pool Pump Equipment - Projected end of useful life - Phased Replacement	\$21,763

NON-STUDY ONLY	
FY YEAR	TOTAL
2027	\$842,991
2028	\$1,366,000
2029	\$543,000
2030	\$426,000
2031	\$306,000
<b>5 YR TOTAL</b>	<b>\$3,483,991</b>
<b>AVERAGE</b>	<b>\$696,798.20</b>

## TSR CDD OPERATIONS, MAINTENANCE & CAPITAL PROJECTS - 5 YEAR OUTLOOK

FY YEAR	PROJECT TITLE	DESCRIPTION	Estimate
2031	Concrete Deck Sidewalks & Streets Grind & Replacement	Annual Projects - Various Common Areas	\$95,157
2031	Asphalt Grind, Mill, & Replacement	Annual Projects - Various Common Areas	\$17,734
2031	Common Area Signage Maintenance	Straighten / Replace Common Area Signage and Street Signs	\$6,000
2031	Arbor Care & Replacement	Annual Arbor Care Projects - Outside of Contract	\$120,000
2031	Sod - Dog Parks (x2)	On a rotating basis, resod two (2) community dog parks	\$5,000
2031	Pressure Washing (Full District)	Addressing all Common Area and Amenity Sidewalks Throughout the District	\$95,000
2031	Rangeland Wood Bridge Maintenance	Quarterly Wood Replacement	\$80,000

# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **4**

**TSR COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE**

**LOCATION**

*Welcome Center, 2500 Heart Pine Avenue, Odessa, Florida 33556*

*<sup>1</sup>Cunningham Hall, 12131 Rangeland Blvd. Odessa, Florida 33556*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 8, 2025</b>	<b>Regular Meeting</b>	<b>5:30 PM</b>
<b>November 12, 2025</b>	<b>Regular Meeting</b>	<b>5:30 PM</b>
<b>December 10, 2025 CANCELED</b>	<del><b>Regular Meeting</b></del>	<del><b>5:30 PM</b></del>
<b>January 14, 2026</b>	<b>Workshop</b>	<b>4:00 PM</b>
<b>January 14, 2026</b>	<b>Regular Meeting</b>	<b>5:30 PM</b>
<b>February 11, 2026</b>	<b>Regular Meeting</b>	<b>5:30 PM</b>
<b>March 11, 2026</b>	<b>Regular Meeting</b>	<b>5:30 PM</b>
<b>April 2, 2026</b>	<b>Workshop: Reserve Study</b>	<b>5:30 PM</b>
<b>April 8, 2026</b>	<b>Regular Meeting</b>	<b>5:30 PM</b>
<b>April 28, 2026<sup>1</sup></b>	<b>Workshop: CDD 101</b>	<b>6:30 PM</b>
<b>May 13, 2026</b>	<b>Regular Meeting</b> <i>Presentation of FY2027 Proposed Budget</i>	<b>5:30 PM</b>
<b>May 19, 2026</b>	<b>Workshop: FY2027 Budget</b>	<b>5:00 PM</b>
<b>June 10, 2026</b>	<b>Regular Meeting</b>	<b>5:30 PM</b>
<b>July 8, 2026</b>	<b>Regular Meeting</b>	<b>5:30 PM</b>
<b>August 12, 2026</b>	<b>Regular Meeting</b>	<b>5:30 PM</b>
<b>September 9, 2026</b>	<b>Regular Meeting</b>	<b>5:30 PM</b>