

Tesoro
Community Development District

Agenda

August 22, 2022

AGENDA

Tesoro

Community Development District

219 East Livingston Street, Orlando, FL 32801

Phone: 407-841-5524 – Fax: 407-839-1526

August 15, 2022

Board of Supervisors
Tesoro Community
Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Tesoro Community Development District will be held on **Monday, August 22, 2022 at 10:00 a.m.** at the **Tesoro Club, 2000 SE Via Tesoro Blvd., Port St. Lucie, Florida.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the May 23, 2022 Meeting
4. Organizational Matters
 - A. Administration of Oath of Office to Rosemary Jones
5. Public Hearing
 - A. Consideration of Resolution 2022-04 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations
 - B. Consideration of Resolution 2022-05 Imposing Special Assessments and Certifying an Assessment Roll
6. Consideration of the First Amendment to the Agreement for Wetland, Lake and Upland Preserve Maintenance Services with Native Lands Management
7. Consideration of the First Amendment to the Agreement for Wetlands, Boundary and Lake Banks Landscape Maintenance Agreement with Wellington Pro Lawn Care
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Approval of Fiscal Year 2023 Meeting Schedule
 - iv. Field Manager's Report
9. Audience Comments
10. Supervisor's Requests
11. Adjournment

The second order of business of the Board of Supervisors Meeting is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items.

The third order of business is approval of the minutes of the May 23, 2022 Board of Supervisors meeting. The minutes are enclosed for your review.

The fourth order of business are Organizational Matters. Section A is administering the oath of office to Rosemary Jones.

The fifth order of business is the Public Hearing. Section A is the consideration of Resolution 2022-04 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations. Section B is the consideration of Resolution 2022-05 Imposing Special Assessments and Certifying an Assessment Roll. These resolutions are included for your review.

The fifth order of business are Staff Reports. Section C is the District Manager's Report. Section 1 includes the check register for approval and Section 2 includes the balance sheet and income statement for your review. Section 3 is the approval of the fiscal year 2023 meeting schedule. Section 4 is the Field Manager's report. A copy of the report is being provided under separate cover.

The sixth order of business is the consideration of the First Amendment to the Agreement for Wetland, Lake and Upland Preserve Maintenance Services with Native Lands Management.

The seventh order of business is the consideration of the First Amendment for Wetlands, Boundary and Lake Banks Landscape Maintenance Agreement with Wellington Pro Lawn Care.

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please contact me.

Sincerely,

Jason Showe
District Manager

Cc: William Capko, District Counsel
Butch Terpening, District Engineer
Darrin Mossing, GMS

Enclosures

MINUTES

**MINUTES OF MEETING
TESORO
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Tesoro Community Development District was held Monday, **May 23 2022** at 9:30 a.m. at the Tesoro Club, 3rd Floor, 2000 S.E. Via Tesoro, Port St. Lucie, Florida.

Present and constituting a quorum were:

Emily Jones	Chairman
John Vogt	Vice Chairman
Roderick O’Conner	Assistant Secretary
Allen Borden	Assistant Secretary
Rosemary Jones	Assistant Secretary

Also present were:

Jason Showe	District Manager
Bill Capko	District Attorney by telephone
Stef Matthews	District Engineer
Alan Scheerer	Field Manager
Ronnie Howell	Native Lands

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order.

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of oath of Office to Rosemary Jones

Mr. Showe stated I administered the oath of office to Ms. Jones prior to the start of the meeting.

B. Consideration of Resolution 2022-02 Electing Officers

Mr. Showe stated we have all the officers in place.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the February 23, 2022 Meeting

On MOTION by Mr. O’Conner seconded by Mr. Vogt with all in favor the minutes of the February 23, 2022 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2022-03
Approving the Proposed Budget for Fiscal
Year 2023 and Setting a Public Hearing**

Mr. Showe stated Resolution 2022-03 approves the proposed budget and sets the public hearing for August 22, 2022. If there is an increase in the operations and maintenance assessments, we will send a mailed notice to all the property owners. Bill is checking to see if we need to do the mailed notice because in the past the assessments have been higher.

Mr. Capko stated we believe that it is probably not required; this does not exceed the initial assessment in 2009.

Mr. Showe stated the board has approved some cleanup of those lands and all of that is included in the budget and we have included the maintenance of all those areas to keep them maintained. We projected an assessment of about \$300 and we are also putting approximately \$361,000 in a capital reserve for any projects that you might need. We anticipate that between now and the August public we will have more firm pricing for specific projects that we don’t have at this time. Today you are setting the assessment ceiling. We can bring it down between now and the August public hearing and we can move money around within the budget. If you go to \$310 then all additional revenue would go to capital. You can bring it down in a couple years if you find that you have more than you need.

Mr. Vogt stated the difference between \$300 and \$310 means we may be able to do some of the projects earlier. In the initial stages in 2009 and 2010 it was \$311 and when we went into bankruptcy it fell to \$40, which is not enough to maintain the area, so we are catching up. I am comfortable at \$310.

Mr. Matthews stated typically concrete infrastructure lasts 50+ years, the development is only 20 years old. Your outfall control structures that aren't concrete, the ones with wood is going to take a little work. A lot of times you do get retaining walls that have issues with erosion behind them, which makes them unstable and is something I have to look at. From an overall standpoint of your stormwater system, which is really what you are responsible for you should be in good shape. We can spend some money; we can hire a company to send cameras down and do a TV of them. It is not cheap, but if you want to do something like that for peace of mind it can always be done. If you see areas where there may be erosion, take a picture and send me an email and I will start cataloging the areas we need to look at on an annual basis to see what temporary repairs we can do in advance of the big ones.

On MOTION by Mr. O'Conner seconded by Ms. Emily Jones with all in favor Resolution 2022-03 approving the proposed fiscal year 2023 budget as amended with the developed home assessment being \$310 and setting the public hearing for August 22, 2022 was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

Mr. Matthews stated every governmental agency is now mandated to report on their 20-year stormwater capital improvement program by June 30th and we are in the process of pulling that information together. We estimate what we are going to do over the next 20-years from the capital expenditure standpoint. Repair of the retaining wall is something I'm going to show, maintenance to the system, those are dollar values I will put in the report, but it doesn't indebt us to spend that money.

C. Manager

i. Approval of Check Register

On MOTION by Mr. Vogt seconded by Mr. O'Conner with all in favor the check register was approved.

ii. Balance Sheet and Income Statement

A copy of the financials was included in the agenda package.

iii. Presentation of Number of Registered Voters - 308

A copy of the letter from the supervisor of elections indicating that there are 308 registered voters residing within the district was included in the agenda package.

iv. General Election Qualifying Period and Procedure

Mr. Showe stated there are two seats that will be up for general election this year. We have included the special district qualifying procedure in the agenda package, the qualifying period is from noon June 13 to noon on June 17. You have to turn in a form 1 as well as an oath and \$25 fee and that is all handled through the supervisor of elections. The two seats up for election are seat 1 held by Emily Jones and seat 2 held by Rosemary Jones.

v. Field Manager's Report

Mr. Scheerer stated at the last meeting I told you I would start handing out reports on a regular basis. Included today is the lake and wetland and mitigation inspection reports on Tesoro East and Tesoro West. I'm here every other week and meet with the contractors, we drive both sides documenting any deficiencies we see. All the lakes are in pretty good shape, Lake 4 on the east side has minor road grass and Lake 6 had road grass sprayed. The mitigation on the east side has some cattail and primrose willow, which Native Lands is working on and the wetland work is continuing. Everything is in really good shape.

SEVENTH ORDER OF BUSINESS**Audience Comments**

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS**Supervisor's Requests**

It was the consensus of the board to use less chemicals when possible.

NINTH ORDER OF BUSINESS**Next Meeting Date – August 22, 2022**

Mr. Showe stated the next meeting is August 22, 2022.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. O’Conner seconded by Ms. Emily Jones with all in favor the meeting adjourned at 10:32 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

**TESORO
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE**

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF **TESORO COMMUNITY DEVELOPMENT DISTRICT** AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _____

The foregoing oath was administered before me this ____ day of _____, 20____, by _____, who personally appeared before me, and is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Board Member of the Board of Supervisors of **Tesoro Community Development District** and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____

SECTION V

SECTION A

RESOLUTION 2022-04

THE ANNUAL APPROPRIATION RESOLUTION OF THE TESORO COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023.

WHEREAS, the District Manager has submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Tesoro Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the “Proposed Budget”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set May 23, 2022, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

Section 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager’s Proposed Budget, attached hereto as Exhibit “A,” as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference;

c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for Tesoro Community Development District for the Fiscal Year Ending September 30, 2023," as adopted by the Board of Supervisors on August 22, 2022.

There is hereby appropriated out of the revenues of the Tesoro Community Development District, for the fiscal year beginning October 1, 2022, and ending September 30, 2023, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND \$_____

TOTAL ALL FUNDS \$_____

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget

appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 22nd day of August 2022.

ATTEST:

**TESORO COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____

Its: _____

Exhibit A: Fiscal Year 2023 Budget

Tesoro
Community Development District

Proposed Budget
FY 2023



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Tesoro

Community Development District

General Fund Budget

	Adopted Budget FY2022	Actual thru 7/31/22	Projected Next 2 Months	Projected thru 9/30/22	Proposed Budget FY2023
Revenues					
Stormwater Fees	\$227,000	\$248,837	\$0	\$248,837	\$230,000
Maintenance Assessments	\$71,321	\$71,013	\$308	\$71,321	\$543,364
Interest Income	\$2,500	\$1,968	\$394	\$2,361	\$550
Carry Forward Surplus	\$71,975	\$641,518	\$0	\$641,518	\$153,581
Total Revenues	\$ 372,796	\$ 963,335	\$ 702	\$ 964,037	\$ 927,495

Expenditures

Administrative

Supervisor Fees	\$4,000	\$400	\$3,000	\$3,400	\$4,000
FICA Expense	\$306	\$31	\$230	\$260	\$306
Engineering	\$5,000	\$5,456	\$1,091	\$6,548	\$7,000
Attorney	\$10,000	\$11,689	\$2,338	\$14,026	\$15,000
Annual Audit	\$3,000	\$3,000	\$0	\$3,000	\$3,100
Assessment Administration	\$2,500	\$2,500	\$0	\$2,500	\$2,500
District Management Fees	\$32,782	\$27,318	\$5,464	\$32,782	\$34,421
Information Technology	\$950	\$792	\$158	\$950	\$998
Website Administration	\$850	\$708	\$142	\$850	\$893
Telephone	\$150	\$0	\$50	\$50	\$100
Postage	\$1,000	\$68	\$14	\$82	\$500
Insurance	\$7,378	\$6,942	\$0	\$6,942	\$8,330
Printing & Binding	\$1,000	\$70	\$66	\$136	\$800
Legal Advertising	\$1,600	\$311	\$462	\$773	\$1,600
Other Current Charges	\$2,000	\$1,051	\$60	\$1,111	\$2,000
Office Supplies	\$200	\$13	\$3	\$16	\$100
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Administrative Expenses	\$ 72,891	\$ 60,523	\$ 13,077	\$ 73,600	\$ 81,822

Tesoro

Community Development District

General Fund Budget

	Adopted Budget FY2022	Actual thru 7/31/22	Projected Next 2 Months	Projected thru 9/30/22	Proposed Budget FY2023
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Field Operations

Field Management Fees	\$15,914	\$13,262	\$2,652	\$15,914	\$16,710
Trim - Phase 1-4	\$0	\$0	\$0	\$0	\$116,250

West Side

Mitigation Maintenance	\$85,116	\$70,930	\$14,186	\$85,116	\$112,200
Landscaping	\$94,500	\$73,008	\$16,223	\$89,231	\$97,353
Electric	\$10,000	\$3,158	\$797	\$3,955	\$10,000
Plant Replacement	\$5,000	\$0	\$1,500	\$1,500	\$5,000
Fountain Repairs	\$5,000	\$206	\$200	\$406	\$5,000
Contingency	\$2,500	\$1,679	\$821	\$2,500	\$2,500

East Side

Mitigation Monitoring	\$7,500	\$0	\$3,750	\$3,750	\$7,500
Mitigation Maintenance	\$66,876	\$55,730	\$11,146	\$66,876	\$84,000
Plant Replacement	\$5,000	\$0	\$2,500	\$2,500	\$5,000
Contingency	\$2,500	\$0	\$1,250	\$1,250	\$2,500

Field Operations Expenses	\$ 299,906	\$ 217,973	\$ 55,024	\$ 272,998	\$ 464,013
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Other Financing Sources/Uses:

Capital Reserve	\$0	\$279,963	\$47,438	\$327,400	\$381,660
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Total Other Financing Sources/Uses	\$ -	\$ 279,963	\$ 47,438	\$ 327,400	\$ 381,660
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Total Expenditures	\$ 372,796	\$ 558,459	\$ 115,538	\$ 673,997	\$ 927,495
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Excess Revenues /(Expenditures)	\$ 0	\$ 404,877	\$ (114,837)	\$ 290,040	\$ -
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Net Assessments	\$543,364
Add: Discounts & Collections	\$34,683
Gross Assessments	\$578,047

SF Lots*	Per Unit Gross Maintenance Assessment				
	FY2021	FY2022	FY2023	Gross Per Unit Increase	Gross Percent Increase
Developed	\$40.69	\$40.69	\$310.00	\$269.31	662%
Tracts	\$40.69	\$40.69	\$310.00	\$269.31	662%
Undeveloped	\$30.52	\$30.52	\$232.50	\$201.98	662%

SF Lots*	Per Unit Gross Maintenance Assessment	Units	ERUs	Total Gross Maintenance Assessments
Developed	\$310.00	180.00	180.00	\$55,799.89
Tracts	\$310.00	1,136.42	1,136.42	\$352,289.52
Undeveloped	\$232.50	731.00	548.25	\$169,957.17
Total Gross Assessments		2047.42	1864.67	\$578,046.58

*Undeveloped SF Lots assessed at .75 units

Tesoro
Community Development District
GENERAL FUND BUDGET

REVENUES:

Stormwater Fees

The District has entered into an agreement with the City of St. Lucie requiring the City to refund to the District 75% of all stormwater fees collected within the District's boundaries.

Maintenance Assessments

The District will levy a non-ad valorem special assessment on all taxable property within the District, to fund General Operating and Maintenance Expenditures for the Fiscal Year. This represents the net assessments after discounts and collection fees.

Interest Income

The District will invest surplus funds with State Board of Administration.

Carry Forward Surplus

The District will utilize a portion of excess funds collected in previous fiscal years.

EXPENDITURES:

Administrative:

Supervisor Fees

The Florida Statutes allows each board member to receive \$200 per meeting not to exceed \$4,800 in one year. The amount for the fiscal year is based upon 5 supervisors attending 4 monthly meetings.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from the Board of Supervisors checks.

Engineering

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, etc.

Attorney

The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, review operating & maintenance contracts, etc.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District is contracted with Grau and Associates, CPA.

Assessment Administration

The District has contracted with Governmental Management Services-CF, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Tesoro
Community Development District
GENERAL FUND BUDGET

District Management Fees

The District has contracted with Governmental Management Services - Central Florida, LLC to provide management, accounting and recording secretary services. These services include but are not limited to, advertising, recording and transcribing of Board meetings, administrative services, budget preparation, financial reporting, and assisting with annual audits.

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

The District incurs charges for telephone and facsimile services.

Postage

Mailing of agenda packages, overnight deliveries, checks for vendors and other required correspondence.

Insurance

The District's general liability and public officials liability coverage is provide by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings etc. in a newspaper of general circulation.

Other Current Charges

Includes bank charges and any other miscellaneous expenses that are incurred during the year.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Tesoro
Community Development District
GENERAL FUND BUDGET

Field Operations:

Field Management Fees

The District has contracted with Governmental Management Services – Central Florida, LLC to provide onsite field management of contracts for the District Services such as landscape and lake maintenance. Services to include onsite inspections, meetings with contractors and monitoring of utility accounts.

Trim – Phase 1-4

Services are to include annual trim around all edges in phases 1-4.

West Side

Mitigation Maintenance

Includes the cutting and removal of exotic and nuisance vegetation from all wetland preserves and their associated buffers within the limits of the US Army Corps of Engineers permit and the SFWMD permit previously issued for the parcel west of Via Tesoro Boulevard within the limits of the Tesoro West project area. Due to the native vegetation on the site and in accordance with the conditions of the Agency permits, hand cutting of vegetation will occur where possible and application of an appropriate herbicide to the cut stumps to inhibit further growth. The District has contracted with Native Lands Management, Inc. for this service.

Description	Monthly	Annually
Mitigation Maintenance	\$9,350	\$112,200
TOTAL		\$112,200

Landscaping

Scheduled maintenance consists of trimming vegetation, weed control, edging, blowing, application of herbicides (as permitted), and the removal of debris and trash within the service area. The District has contracted with Wellington Pro Lawn Care for this service.

Description	Monthly	Annually
Landscape Maintenance	\$8,113	\$97,353
TOTAL		\$97,353

Electric

To record cost of electric services to an irrigation pump. The District has the following utility account with Florida Power & Light.

Plant Replacement

Unscheduled maintenance consists of tree, shrub, and other plant material replacements in various communities.

Fountain Repairs

Includes expenses for equipment, supplies, and maintenance for the fountains at the District.

Tesoro
Community Development District
GENERAL FUND BUDGET

Contingency

The current year contingency represents 20% of the mitigation maintenance and 10% of the landscaping costs for any maintenance expenses not included in budget categories or not anticipated in specific line items.

East Side

Mitigation Monitoring

The District will schedule monitoring of mitigation areas.

Mitigation Maintenance

Includes the cutting and removal of exotic and nuisance vegetation from all wetland preserves and their associated buffers within the limits of the US Army corps of Engineers permit and the SFWMD permit previously issued for the parcel east of Via Tesoro Boulevard within the limits of the Tesoro East project area. Due to the native vegetation on the site and in accordance with the conditions of the Agency permits, hand cutting of vegetation will occur where possible and application of an appropriate herbicide to the cut stumps to inhibit further growth. The District has contracted with Native Lands Management, Inc. for this service.

Description	Monthly	Annually
Mitigation Maintenance	\$7,000	\$84,000
TOTAL		\$84,000

Plant Replacement

Unscheduled maintenance consists of tree, shrub, and other plant material replacements.

Contingency

The current year contingency represents 20% of the mitigation maintenance and 10% of the landscaping costs for any maintenance expenses not anticipated in budget categories.

Capital Reserve:

Represents projected excess funds transfer out to the Capital Reserve Fund

Tesoro

Community Development District

Proposed Budget Capital Reserve Fund

Description	Adopted Budget FY2022	Actuals Thru 7/31/22	Projected Next 2 Months	Projected Thru 9/30/22	Proposed Budget FY2023
Revenues					
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ -
Expenditures					
Plant Installation	\$ -	\$ -	\$ -	\$ -	\$ 34,000
Natural Area Cleanup	\$ -	\$ 279,963	\$ 47,438	\$ 327,400	\$ -
Total Expenditures	\$ -	\$ 279,963	\$ 47,438	\$ 327,400	\$ 34,000
<i>Other Financing Sources/Uses:</i>					
Transfer In	\$ -	\$ 279,963	\$ 47,438	\$ 327,400	\$ 381,660
Total Other Financing Sources/Uses	\$ -	\$ 279,963	\$ 47,438	\$ 327,400	\$ 381,660
Excess Revenues/ (Expenditures)	\$ -	\$ -	\$ -	\$ -	\$ 347,660

SECTION B

RESOLUTION 2022-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
TESORO COMMUNITY DEVELOPMENT DISTRICT MAKING
A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL
ASSESSMENTS FOR FISCAL YEAR 2022/2023; PROVIDING
FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL
ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL;
PROVIDING FOR AMENDMENTS TO THE ASSESSMENT
ROLL; PROVIDING A SEVERABILITY CLAUSE; AND
PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Tesoro Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in St. Lucie County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”), attached hereto as **Exhibit “A”** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2022/2023; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Tesoro Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B”** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE TESORO COMMUNITY
DEVELOPMENT DISTRICT:**

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits “A” and “B,”** is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits “A” and “B.”** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid

to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 22nd day of August 2022.

ATTEST:

**TESORO COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Budget

Exhibit B: Assessment Roll

Tesoro CDD FY 23 Assessment Roll

Parcel ID	# Units	Operations & Maintenance
4427-500-0087-000-1	0.75	\$232.50
4427-500-0088-000-8	0.75	\$232.50
4427-500-0089-000-5	0.75	\$232.50
4427-500-0090-000-5	0.75	\$232.50
4427-500-0091-000-2	0.75	\$232.50
4427-500-0092-000-9	0.75	\$232.50
4427-500-0093-000-6	0.75	\$232.50
4427-500-0094-000-3	0.75	\$232.50
4427-500-0095-000-0	0.75	\$232.50
4427-500-0141-000-8	0.75	\$232.50
4427-500-0142-000-5	0.75	\$232.50
4427-500-0200-000-0	0.75	\$232.50
4427-500-0201-000-7	0.75	\$232.50
4427-500-0202-000-4	1	\$310.00
4427-500-0203-000-1	1	\$310.00
4427-500-0204-000-8	1	\$310.00
4427-500-0205-000-5	0.75	\$232.50
4427-500-0206-000-2	0.75	\$232.50
4427-500-0207-000-9	0.75	\$232.50
4427-500-0208-000-6	0.75	\$232.50
4427-500-0209-000-3	0.75	\$232.50
4427-500-0210-000-3	0.75	\$232.50
4427-500-0211-000-0	0.75	\$232.50
4427-500-0212-000-7	0.75	\$232.50
4427-500-0213-000-4	0.75	\$232.50
4427-500-0214-000-1	0.75	\$232.50
4427-500-0215-000-8	0.75	\$232.50
4427-500-0216-000-5	0.75	\$232.50
4427-500-0217-000-2	0.75	\$232.50
4427-500-0218-000-9	0.75	\$232.50
4427-500-0219-000-6	0.75	\$232.50
4427-500-0220-000-6	0.75	\$232.50
4427-500-0221-000-3	0.75	\$232.50
4421-111-0001-000-3	0	\$0.00
4421-441-0001-000-7	0	
4421-785-0001-000-4	0	\$0.00
4421-785-0002-000-1	0	\$0.00
4421-785-0003-000-8	0	\$0.00
4421-785-0003-010-1	0	
4421-785-0003-020-4	0	
4421-785-0003-030-7	0	
4421-785-0004-000-5	0	\$0.00
4421-785-0005-000-2	0	\$0.00
4421-785-0005-010-5	0	\$0.00

Parcel ID	# Units	Operations & Maintenance
4421-785-0008-000-3	32.98	\$10,223.80
4421-785-0008-040-5	15.42	\$4,780.20
4421-785-0008-050-8	0.51	\$158.10
4421-785-0009-000-0	0	
4421-785-0011-000-7	0	
4421-785-0014-000-8	126	\$39,060.00
4421-785-0014-010-1	2.03	\$629.30
4421-785-0014-020-4	13.87	\$4,299.70
4421-785-0014-030-7	4.93	\$1,528.30
4421-785-0014-040-0	4.1	\$1,271.00
4421-785-0014-050-3	10.72	\$3,323.20
4421-785-0014-060-6	0.52	\$161.20
4421-785-0014-070-9	44.19	\$13,698.90
4421-785-0014-080-2	4.81	\$1,491.10
4421-785-0015-000-5	0	\$0.00
4421-785-0018-000-6	13.84	\$4,290.40
4421-786-0001-000-7	0	\$0.00
4421-786-0002-000-4	17.02	\$5,276.20
4421-786-0003-000-1	63.2	\$19,592.00
4421-786-0004-000-8	12.15	\$3,766.50
4421-786-0005-000-5	7.77	\$2,408.70
4421-786-0006-000-2	5.16	\$1,599.60
4421-800-0001-000-8	0	\$0.00
4421-800-0002-000-5	0	\$0.00
4421-800-0003-000-2	0	\$0.00
4421-800-0004-000-9	0	\$0.00
4421-800-0006-000-3	0	\$0.00
4421-800-0009-000-4	0	\$0.00
4421-800-0010-000-4	0	\$0.00
4421-800-0011-000-1	0	\$0.00
4421-800-0012-000-8	0	\$0.00
4421-800-0013-000-5	0	\$0.00
4421-800-0014-000-2	0	\$0.00
4421-800-0015-000-9	8.18	\$2,535.80
4421-800-0015-010-2	1.63	\$505.30
4421-800-0015-020-5	7.05	\$2,185.50
4421-800-0015-030-8	1.98	\$613.80
4421-800-0016-000-6	7.49	\$2,321.90
4421-800-0016-010-9	3.37	\$1,044.70
4421-800-0016-020-2	5.39	\$1,670.90
4421-800-0016-030-5	0.28	\$86.80
4421-800-0016-040-8	19.74	\$6,119.40
4421-800-0016-050-1	19.97	\$6,190.70
4421-800-0016-060-4	22.9	\$7,099.00
4421-800-0017-000-3	1.6	\$496.00
4421-800-0018-000-0	0.14	\$43.40
4421-800-0019-000-7	0.75	\$232.50

Parcel ID	# Units	Operations & Maintenance
4421-800-0020-000-7	0.75	\$232.50
4421-800-0021-000-4	0.75	\$232.50
4421-800-0022-000-1	0.75	\$232.50
4421-800-0023-000-8	0.75	\$232.50
4421-800-0024-000-5	0.75	\$232.50
4421-800-0025-000-2	1	\$310.00
4421-800-0026-000-9	0.75	\$232.50
4421-800-0027-000-6	1	\$310.00
4421-800-0028-000-3	1	\$310.00
4421-800-0029-000-0	0.75	\$232.50
4421-800-0030-000-0	0.75	\$232.50
4421-800-0031-000-7	1	\$310.00
4421-800-0032-000-4	1	\$310.00
4421-800-0033-000-1	0.75	\$232.50
4421-800-0034-000-8	0.75	\$232.50
4421-800-0035-000-5	0.75	\$232.50
4421-800-0036-000-2	1	\$310.00
4421-800-0037-000-9	0.75	\$232.50
4421-800-0038-000-6	1	\$310.00
4421-800-0039-000-3	0.75	\$232.50
4421-800-0040-000-3	0.75	\$232.50
4421-800-0041-000-0	0.75	\$232.50
4421-800-0042-000-7	0.75	\$232.50
4421-800-0043-000-4	0.75	\$232.50
4421-800-0044-000-1	0.75	\$232.50
4421-800-0045-000-8	0.75	\$232.50
4421-800-0046-000-5	0.75	\$232.50
4421-800-0047-000-2	0.75	\$232.50
4421-800-0048-000-9	0.75	\$232.50
4421-800-0049-000-6	0.75	\$232.50
4421-800-0050-000-6	0.75	\$232.50
4421-800-0051-000-3	1	\$310.00
4421-800-0052-000-0	0.75	\$232.50
4421-800-0053-000-7	0.75	\$232.50
4421-800-0054-000-4	0.75	\$232.50
4421-800-0055-000-1	0.75	\$232.50
4421-800-0056-000-8	0.75	\$232.50
4421-800-0057-000-5	0.75	\$232.50
4421-800-0058-000-2	0.75	\$232.50
4421-800-0059-000-9	0.75	\$232.50
4421-800-0060-000-9	0.75	\$232.50
4421-800-0061-000-6	0.75	\$232.50
4421-800-0062-000-3	0.75	\$232.50
4421-800-0063-000-0	1	\$310.00
4421-800-0064-000-7	1	\$310.00
4421-800-0065-000-4	1	\$310.00
4421-800-0066-000-1	1	\$310.00

Parcel ID	# Units	Operations & Maintenance
4421-800-0067-000-8	0.75	\$232.50
4421-800-0068-000-5	1	\$310.00
4421-800-0069-000-2	0.75	\$232.50
4421-800-0070-000-2	0.75	\$232.50
4421-800-0071-000-9	0.75	\$232.50
4421-800-0072-000-6	1	\$310.00
4421-800-0073-000-3	0.75	\$232.50
4421-800-0074-000-0	1	\$310.00
4421-800-0075-000-7	0.75	\$232.50
4421-800-0076-000-4	1	\$310.00
4421-800-0078-000-8	0.75	\$232.50
4421-800-0079-000-5	1	\$310.00
4421-800-0080-000-5	0.75	\$232.50
4421-800-0081-000-2	0.75	\$232.50
4421-800-0082-000-9	1	\$310.00
4421-800-0083-000-6	0.75	\$232.50
4421-800-0084-000-3	0.75	\$232.50
4421-800-0085-000-0	0.75	\$232.50
4421-800-0086-000-7	0.75	\$232.50
4421-800-0087-000-4	0.75	\$232.50
4421-800-0088-000-1	0.75	\$232.50
4421-800-0089-000-8	0.75	\$232.50
4421-800-0091-000-5	0.75	\$232.50
4421-800-0092-000-2	0.75	\$232.50
4421-800-0093-000-9	0.75	\$232.50
4421-800-0094-000-6	0.75	\$232.50
4421-800-0095-000-3	0.75	\$232.50
4421-800-0096-000-0	0.75	\$232.50
4421-800-0097-000-7	0.75	\$232.50
4421-800-0098-000-4	0.75	\$232.50
4421-800-0099-000-1	0.75	\$232.50
4421-800-0100-000-2	0.75	\$232.50
4421-800-0101-000-9	0.75	\$232.50
4421-800-0102-000-6	0.75	\$232.50
4421-800-0103-000-3	0.75	\$232.50
4421-800-0105-000-7	0.75	\$232.50
4421-800-0106-000-4	0.75	\$232.50
4421-800-0107-000-1	1	\$310.00
4421-800-0108-000-8	0.75	\$232.50
4421-800-0109-000-5	0.75	\$232.50
4421-800-0111-000-2	0.75	\$232.50
4421-800-0112-000-9	0.75	\$232.50
4421-800-0113-000-6	0.75	\$232.50
4421-800-0114-000-3	0.75	\$232.50
4421-800-0115-000-0	0.75	\$232.50
4421-800-0116-000-7	0.75	\$232.50
4421-800-0117-000-4	0.75	\$232.50

Parcel ID	# Units	Operations & Maintenance
4421-800-0118-000-1	0.75	\$232.50
4421-800-0119-000-8	0.75	\$232.50
4421-800-0120-000-8	1	\$310.00
4421-800-0121-000-5	0.75	\$232.50
4421-800-0122-000-2	0.75	\$232.50
4421-800-0123-000-9	1	\$310.00
4421-800-0124-000-6	1	\$310.00
4421-800-0125-000-3	1	\$310.00
4421-800-0126-000-0	0.75	\$232.50
4421-800-0127-000-7	0.75	\$232.50
4421-800-0128-000-4	0.75	\$232.50
4421-800-0129-000-1	1	\$310.00
4421-800-0130-000-1	0.75	\$232.50
4421-800-0131-000-8	1	\$310.00
4421-800-0132-000-5	0.75	\$232.50
4421-800-0133-000-2	1	\$310.00
4421-800-0134-000-9	0.75	\$232.50
4421-800-0135-000-6	0.75	\$232.50
4421-800-0136-000-3	0.75	\$232.50
4421-800-0137-000-0	1	\$310.00
4421-800-0138-000-7	1	\$310.00
4421-800-0139-000-4	0.75	\$232.50
4421-801-0001-000-1	1	\$310.00
4422-511-0001-000-4	0	\$0.00
4422-511-0002-000-1	0	\$0.00
4422-511-0003-000-8	0	\$0.00
4422-511-0004-000-5	0	\$0.00
4422-511-0005-000-2	0	
4422-511-0006-000-9	0	
4422-511-0007-000-6	0	
4422-511-0008-000-3	0	
4422-511-0009-000-0	0	
4422-511-0010-000-0	0	
4422-511-0011-000-7	0	
4422-511-0012-000-4	0	
4422-511-0013-000-1	0	\$0.00
4422-511-0014-000-8	46.71	\$14,480.10
4422-511-0015-000-5	32.01	\$9,923.10
4422-511-0016-000-2	92.25	\$28,597.50
4422-511-0017-000-9	0.75	\$232.50
4422-511-0018-000-6	0.75	\$232.50
4422-511-0019-000-3	0.75	\$232.50
4422-511-0020-000-3	0.75	\$232.50
4422-511-0021-000-0	0.75	\$232.50
4422-511-0022-000-7	0.75	\$232.50
4422-511-0023-000-4	0.75	\$232.50
4422-511-0024-000-1	0.75	\$232.50

Parcel ID	# Units	Operations & Maintenance
4422-511-0025-000-8	0.75	\$232.50
4422-511-0026-000-5	0.75	\$232.50
4422-511-0027-000-2	0.75	\$232.50
4422-511-0028-000-9	0.75	\$232.50
4422-511-0029-000-6	0.75	\$232.50
4422-511-0030-000-6	0.75	\$232.50
4422-511-0031-000-3	0.75	\$232.50
4422-511-0032-000-0	0.75	\$232.50
4422-511-0033-000-7	0.75	\$232.50
4422-511-0034-000-4	0.75	\$232.50
4422-511-0035-000-1	0.75	\$232.50
4422-511-0036-000-8	0.75	\$232.50
4422-511-0037-000-5	0.75	\$232.50
4422-511-0038-000-2	0.75	\$232.50
4422-511-0039-000-9	0.75	\$232.50
4422-511-0040-000-9	0.75	\$232.50
4422-511-0041-000-6	0.75	\$232.50
4422-511-0042-000-3	0.75	\$232.50
4422-511-0043-000-0	0.75	\$232.50
4422-511-0044-000-7	0.75	\$232.50
4422-511-0045-000-4	0.75	\$232.50
4422-511-0046-000-1	0.75	\$232.50
4422-511-0047-000-8	0.75	\$232.50
4422-511-0048-000-5	0.75	\$232.50
4422-511-0049-000-2	0.75	\$232.50
4422-511-0050-000-2	0.75	\$232.50
4422-511-0051-000-9	0.75	\$232.50
4422-511-0052-000-6	0.75	\$232.50
4422-511-0053-000-3	0.75	\$232.50
4427-500-0001-000-5	0	\$0.00
4427-500-0002-000-2	0	\$0.00
4427-500-0003-000-9	0	\$0.00
4427-500-0005-000-3	0	\$0.00
4427-500-0006-000-0	0	\$0.00
4427-500-0007-000-7	0	\$0.00
4427-500-0008-000-4	0	\$0.00
4427-500-0009-000-1	0	\$0.00
4427-500-0010-000-1	0	\$0.00
4427-500-0011-000-8	0	\$0.00
4427-500-0012-000-5	0	\$0.00
4427-500-0013-000-2	0	\$0.00
4427-500-0015-000-6	0	\$0.00
4427-500-0016-000-3	0	\$0.00
4427-500-0017-000-0	0	\$0.00
4427-500-0019-000-4	0	\$0.00
4427-500-0020-000-4	0	\$0.00
4427-500-0021-000-1	0	\$0.00

Parcel ID	# Units	Operations & Maintenance
4427-500-0022-000-8	0	\$0.00
4427-500-0023-000-5	0	\$0.00
4427-500-0024-000-2	0	\$0.00
4427-500-0025-000-9	0	\$0.00
4427-500-0026-000-6	0	\$0.00
4427-500-0027-000-3	0	\$0.00
4427-500-0028-000-0	0	\$0.00
4427-500-0029-000-7	0	\$0.00
4427-500-0030-000-7	0	
4427-500-0031-000-4	0	
4427-500-0032-000-1	0	
4427-500-0033-000-8	0	
4427-500-0034-000-5	0	
4427-500-0035-000-2	0	
4427-500-0036-000-9	0	
4427-500-0037-000-6	0	
4427-500-0038-000-3	0	
4427-500-0039-000-0	0	
4427-500-0040-000-0	0	
4427-500-0041-000-7	0	
4427-500-0042-000-4	0	
4427-500-0045-000-5	0	
4427-500-0046-000-2	0.75	\$232.50
4427-500-0047-000-9	0.75	\$232.50
4427-500-0048-000-6	0.75	\$232.50
4427-500-0049-000-3	0.75	\$232.50
4427-500-0050-000-3	0.75	\$232.50
4427-500-0051-000-0	0.75	\$232.50
4427-500-0052-000-7	0.75	\$232.50
4427-500-0053-000-4	0.75	\$232.50
4427-500-0054-000-1	0.75	\$232.50
4427-500-0061-000-3	0.75	\$232.50
4427-500-0062-000-0	0.75	\$232.50
4427-500-0063-000-7	0.75	\$232.50
4427-500-0064-000-4	0.75	\$232.50
4427-500-0065-000-1	0.75	\$232.50
4427-500-0066-000-8	0.75	\$232.50
4427-500-0067-000-5	0.75	\$232.50
4427-500-0068-000-2	0.75	\$232.50
4427-500-0069-000-9	0.75	\$232.50
4427-500-0070-000-9	0.75	\$232.50
4427-500-0071-000-6	0.75	\$232.50
4427-500-0072-000-3	0.75	\$232.50
4427-500-0073-000-0	0.75	\$232.50
4427-500-0074-000-7	0.75	\$232.50
4427-500-0075-000-4	0.75	\$232.50
4427-500-0076-000-1	0.75	\$232.50

Parcel ID	# Units	Operations & Maintenance
4427-500-0077-000-8	0.75	\$232.50
4427-500-0078-000-5	0.75	\$232.50
4427-500-0079-000-2	0.75	\$232.50
4427-500-0080-000-2	0.75	\$232.50
4427-500-0081-000-9	0.75	\$232.50
4427-500-0082-000-6	0.75	\$232.50
4427-500-0083-000-3	0.75	\$232.50
4427-500-0084-000-0	0.75	\$232.50
4427-500-0085-000-7	0.75	\$232.50
4427-500-0086-000-4	0.75	\$232.50
4427-500-0143-000-2	1	\$310.00
4427-500-0144-000-9	1	\$310.00
4427-500-0145-000-6	0.75	\$232.50
4427-500-0146-000-3	0.75	\$232.50
4427-500-0147-000-0	0.75	\$232.50
4427-500-0148-000-7	0.75	\$232.50
4427-500-0149-000-4	0.75	\$232.50
4427-500-0150-000-4	0.75	\$232.50
4427-500-0151-000-1	0.75	\$232.50
4427-500-0152-000-8	0.75	\$232.50
4427-500-0153-000-5	0.75	\$232.50
4427-500-0154-000-2	0.75	\$232.50
4427-500-0155-000-9	0.75	\$232.50
4427-500-0156-000-6	0.75	\$232.50
4427-500-0157-000-3	0.75	\$232.50
4427-500-0158-000-0	1	\$310.00
4427-500-0159-000-7	1	\$310.00
4427-500-0160-000-7	1	\$310.00
4427-500-0161-000-4	1	\$310.00
4427-500-0162-000-1	1	\$310.00
4427-500-0163-000-8	0.75	\$232.50
4427-500-0164-000-5	0.75	\$232.50
4427-500-0165-000-2	0.75	\$232.50
4427-500-0166-000-9	0.75	\$232.50
4427-500-0167-000-6	0.75	\$232.50
4427-500-0168-000-3	0.75	\$232.50
4427-500-0169-000-0	0.75	\$232.50
4427-500-0170-000-0	0.75	\$232.50
4427-500-0171-000-7	0.75	\$232.50
4427-500-0172-000-4	0.75	\$232.50
4427-500-0173-000-1	0.75	\$232.50
4427-500-0174-000-8	0.75	\$232.50
4427-500-0175-000-5	0.75	\$232.50
4427-500-0176-000-2	0.75	\$232.50
4427-500-0177-000-9	1	\$310.00
4427-500-0178-000-6	1	\$310.00
4427-500-0179-000-3	1	\$310.00

Parcel ID	# Units	Operations & Maintenance
4427-500-0180-000-3	0.75	\$232.50
4427-500-0181-000-0	0.75	\$232.50
4427-500-0182-000-7	1	\$310.00
4427-500-0183-000-4	0.75	\$232.50
4427-500-0197-000-5	0.75	\$232.50
4427-500-0198-000-2	0.75	\$232.50
4427-500-0199-000-9	0.75	\$232.50
4427-500-0222-000-0	0.75	\$232.50
4427-500-0223-000-7	0.75	\$232.50
4427-500-0224-000-4	0.75	\$232.50
4427-500-0225-000-1	1	\$310.00
4427-500-0226-000-8	1	\$310.00
4427-500-0227-000-5	1	\$310.00
4427-500-0228-000-2	1	\$310.00
4427-500-0229-000-9	0.75	\$232.50
4427-500-0230-000-9	0.75	\$232.50
4427-500-0231-000-6	0.75	\$232.50
4427-500-0232-000-3	0.75	\$232.50
4427-500-0233-000-0	0.75	\$232.50
4427-500-0234-000-7	0.75	\$232.50
4427-500-0235-000-4	0.75	\$232.50
4427-500-0236-000-1	0.75	\$232.50
4427-500-0237-000-8	0.75	\$232.50
4427-500-0238-000-5	0.75	\$232.50
4427-500-0239-000-2	0.75	\$232.50
4427-500-0240-000-2	0.75	\$232.50
4427-500-0241-000-9	0.75	\$232.50
4427-500-0242-000-6	0.75	\$232.50
4427-500-0243-000-3	0.75	\$232.50
4427-500-0244-000-0	0.75	\$232.50
4427-500-0245-000-7	0.75	\$232.50
4427-500-0246-000-4	0.75	\$232.50
4427-500-0247-000-1	0.75	\$232.50
4427-500-0248-000-8	0.75	\$232.50
4427-500-0249-000-5	0.75	\$232.50
4427-500-0250-000-5	0.75	\$232.50
4427-500-0251-000-2	0.75	\$232.50
4427-500-0252-000-9	0.75	\$232.50
4427-500-0253-000-6	0.75	\$232.50
4427-500-0254-000-3	0.75	\$232.50
4427-500-0255-000-0	0.75	\$232.50
4427-500-0256-000-7	0.75	\$232.50
4427-500-0257-000-4	0.75	\$232.50
4427-500-0258-000-1	0.75	\$232.50
4427-500-0259-000-8	0.75	\$232.50
4427-500-0260-000-8	0.75	\$232.50
4427-500-0261-000-5	0.75	\$232.50

Parcel ID	# Units	Operations & Maintenance
4427-500-0262-000-2	0.75	\$232.50
4427-500-0263-000-9	0.75	\$232.50
4427-500-0264-000-6	0.75	\$232.50
4427-500-0265-000-3	0.75	\$232.50
4427-500-0266-000-0	0.75	\$232.50
4427-500-0267-000-7	0.75	\$232.50
4427-502-0001-000-1	0	
4427-502-0002-000-8	0	
4427-502-0003-000-5	0	
4427-502-0004-000-2	0	
4427-502-0005-000-9	0	
4427-502-0006-000-6	0	
4427-502-0007-000-3	0	
4427-502-0008-000-0	0	
4427-502-0009-000-7	0	
4427-502-0010-000-7	0	
4427-502-0011-000-4	0	
4427-502-0012-000-1	0	
4427-502-0013-000-8	0	
4427-502-0014-000-5	1	\$310.00
4427-502-0031-000-0	0.75	\$232.50
4427-502-0032-000-7	0.75	\$232.50
4427-502-0035-000-8	0.75	\$232.50
4427-502-0050-000-9	0.75	\$232.50
4427-502-0051-000-6	0.75	\$232.50
4427-502-0052-000-3	0.75	\$232.50
4427-502-0053-000-0	0.75	\$232.50
4427-502-0054-000-7	0.75	\$232.50
4427-502-0055-000-4	0.75	\$232.50
4427-502-0056-000-1	0.75	\$232.50
4427-502-0057-000-8	0.75	\$232.50
4427-502-0058-000-5	0.75	\$232.50
4427-502-0059-000-2	0.75	\$232.50
4427-502-0060-000-2	0.75	\$232.50
4427-502-0061-000-9	0.75	\$232.50
4427-502-0062-000-6	0.75	\$232.50
4427-502-0063-000-3	0.75	\$232.50
4427-600-0001-000-2	0	\$0.00
4427-600-0002-000-9	0	\$0.00
4427-600-0003-000-6	0	\$0.00
4427-600-0004-000-3	0	\$0.00
4427-600-0004-010-6	0	
4427-600-0005-000-0	0	\$0.00
4427-600-0006-000-7	0	\$0.00
4427-600-0007-000-4	0	\$0.00
4427-600-0008-000-1	0	\$0.00
4427-600-0009-000-8	0	\$0.00

Parcel ID	# Units	Operations & Maintenance
4427-600-0010-000-8	0	\$0.00
4427-600-0011-000-5	0	\$0.00
4427-600-0013-000-9	0	\$0.00
4427-600-0014-000-6	0	\$0.00
4427-600-0015-000-3	24.5	\$7,595.00
4427-600-0015-010-6	0.11	\$34.10
4427-600-0015-020-9	1.81	\$561.10
4427-600-0015-030-2	5.93	\$1,838.30
4427-600-0015-040-5	15.53	\$4,814.30
4427-600-0015-050-8	1.92	\$595.20
4427-600-0016-000-0	8.49	\$2,631.90
4427-600-0016-010-3	2.26	\$700.60
4427-600-0016-020-6	1.1	\$341.00
4427-600-0016-030-9	1.06	\$328.60
4427-600-0016-040-2	0.1	\$31.00
4427-600-0016-050-5	4.74	\$1,469.40
4427-600-0016-060-8	0.75	\$232.50
4427-600-0016-070-1	26.42	\$8,190.20
4427-600-0016-080-4	2	\$620.00
4427-600-0017-000-7	5.35	\$1,658.50
4427-600-0017-010-0	0.27	\$83.70
4427-600-0017-020-3	16.28	\$5,046.80
4427-600-0018-000-4	0.36	\$111.60
4427-600-0018-010-7	0.87	\$269.70
4427-600-0018-020-0	0.35	\$108.50
4427-600-0018-030-3	0	
4427-600-0018-040-6	22.24	\$6,894.40
4427-600-0019-000-1	1	\$310.00
4427-600-0020-000-1	0.75	\$232.50
4427-600-0021-000-8	1	\$310.00
4427-600-0022-000-5	0.75	\$232.50
4427-600-0023-000-2	1	\$310.00
4427-600-0024-000-9	0.75	\$232.50
4427-600-0025-000-6	0.75	\$232.50
4427-600-0026-000-3	0.75	\$232.50
4427-600-0027-000-0	1	\$310.00
4427-600-0028-000-7	1	\$310.00
4427-600-0029-000-4	1	\$310.00
4427-600-0030-000-4	1	\$310.00
4427-600-0031-000-1	1	\$310.00
4427-600-0032-000-8	1	\$310.00
4427-600-0033-000-5	1	\$310.00
4427-600-0034-000-2	1	\$310.00
4427-600-0035-000-9	1	\$310.00
4427-600-0036-000-6	1	\$310.00
4427-600-0037-000-3	1	\$310.00
4427-600-0038-000-0	0.75	\$232.50

Parcel ID	# Units	Operations & Maintenance
4427-600-0039-000-7	0.75	\$232.50
4427-600-0040-000-7	0.75	\$232.50
4427-600-0041-000-4	0.75	\$232.50
4427-600-0042-000-1	0.75	\$232.50
4427-600-0043-000-8	0.75	\$232.50
4427-600-0044-000-5	0.75	\$232.50
4427-600-0045-000-2	0.75	\$232.50
4427-600-0046-000-9	0.75	\$232.50
4427-600-0047-000-6	0.75	\$232.50
4427-600-0048-000-3	1	\$310.00
4427-600-0049-000-0	0.75	\$232.50
4427-600-0050-000-0	0.75	\$232.50
4427-600-0051-000-7	1	\$310.00
4427-600-0052-000-4	0.75	\$232.50
4427-600-0053-000-1	0.75	\$232.50
4427-600-0054-000-8	0.75	\$232.50
4427-600-0055-000-5	0.75	\$232.50
4427-600-0056-000-2	0.75	\$232.50
4427-600-0057-000-9	0.75	\$232.50
4427-600-0058-000-6	0.75	\$232.50
4427-600-0059-000-3	0.75	\$232.50
4427-600-0060-000-3	0.75	\$232.50
4427-600-0061-000-0	0.75	\$232.50
4427-600-0062-000-7	0.75	\$232.50
4427-600-0063-000-4	1	\$310.00
4427-600-0064-000-1	0.75	\$232.50
4427-600-0066-000-5	1	\$310.00
4427-600-0067-000-2	1	\$310.00
4427-600-0068-000-9	0.75	\$232.50
4427-600-0069-000-6	0.75	\$232.50
4427-600-0070-000-6	1	\$310.00
4427-600-0071-000-3	0.75	\$232.50
4427-600-0072-000-0	1	\$310.00
4427-600-0073-000-7	0.75	\$232.50
4427-600-0074-000-4	0.75	\$232.50
4427-600-0075-000-1	1	\$310.00
4427-600-0076-000-8	1	\$310.00
4427-600-0077-000-5	0.75	\$232.50
4427-600-0078-000-2	1	\$310.00
4427-600-0079-000-9	1	\$310.00
4427-600-0080-000-9	0.75	\$232.50
4427-600-0081-000-6	1	\$310.00
4427-600-0082-000-3	0.75	\$232.50
4427-600-0083-000-0	0.75	\$232.50
4427-600-0084-000-7	0.75	\$232.50
4427-600-0085-000-4	1	\$310.00
4427-600-0086-000-1	1.75	\$542.50

Parcel ID	# Units	Operations & Maintenance
4427-600-0088-000-5	0.75	\$232.50
4427-600-0089-000-2	0.75	\$232.50
4427-600-0090-000-2	0.75	\$232.50
4427-600-0091-000-9	1	\$310.00
4427-600-0092-000-6	0.75	\$232.50
4427-600-0093-000-3	0.75	\$232.50
4427-600-0094-000-0	0.75	\$232.50
4427-600-0095-000-7	0.75	\$232.50
4427-600-0096-000-4	1	\$310.00
4427-600-0097-000-1	1	\$310.00
4427-600-0098-000-8	1	\$310.00
4427-600-0099-000-5	0.75	\$232.50
4427-600-0100-000-6	0.75	\$232.50
4427-600-0101-000-3	0.75	\$232.50
4427-600-0102-000-0	1	\$310.00
4427-600-0103-000-7	0.75	\$232.50
4427-600-0104-000-4	0.75	\$232.50
4427-600-0105-000-1	0.75	\$232.50
4427-600-0106-000-8	1	\$310.00
4427-601-0001-000-5	0	\$0.00
4427-601-0002-000-2	0	
4427-601-0003-000-9	0	
4427-601-0004-000-6	0	
4427-601-0005-000-3	0	\$0.00
4427-601-0006-000-0	12.16	\$3,769.60
4427-601-0006-010-3	0.72	\$223.20
4427-601-0006-020-6	18.23	\$5,651.30
4427-601-0007-000-7	0	
4427-601-0008-000-4	0	
4427-601-0009-000-1	15.59	\$4,832.90
4427-601-0010-000-1	0.75	\$232.50
4427-601-0011-000-8	0.75	\$232.50
4427-601-0012-000-5	0.75	\$232.50
4427-601-0013-000-2	0.75	\$232.50
4427-601-0014-000-9	0.75	\$232.50
4427-601-0015-000-6	0.75	\$232.50
4427-601-0016-000-3	0.75	\$232.50
4427-601-0017-000-0	0.75	\$232.50
4427-601-0018-000-7	0.75	\$232.50
4427-601-0019-000-4	0.75	\$232.50
4427-601-0020-000-4	0.75	\$232.50
4427-601-0021-000-1	0.75	\$232.50
4427-601-0022-000-8	0.75	\$232.50
4427-601-0023-000-5	0.75	\$232.50
4427-601-0024-000-2	0.75	\$232.50
4427-601-0025-000-9	0.75	\$232.50
4427-601-0026-000-6	0.75	\$232.50

Parcel ID	# Units	Operations & Maintenance
4427-601-0027-000-3	0.75	\$232.50
4427-601-0028-000-0	0.75	\$232.50
4427-601-0029-000-7	0.75	\$232.50
4427-601-0030-000-7	0.75	\$232.50
4427-601-0031-000-4	0.75	\$232.50
4427-601-0032-000-1	0.75	\$232.50
4427-601-0033-000-8	1	\$310.00
4427-601-0034-000-5	0.75	\$232.50
4427-601-0035-000-2	0.75	\$232.50
4427-601-0036-000-9	0.75	\$232.50
4427-601-0037-000-6	0.75	\$232.50
4427-601-0038-000-3	0.75	\$232.50
4427-601-0039-000-0	0.75	\$232.50
4427-601-0040-000-0	0.75	\$232.50
4427-601-0041-000-7	0.75	\$232.50
4427-700-0001-000-9	0	\$0.00
4427-700-0002-000-6	41.11	\$12,744.10
4427-700-0002-010-9	0.06	\$18.60
4427-700-0002-020-2	0.06	\$18.60
4427-700-0002-030-5	0.56	\$173.60
4427-700-0002-040-8	0.09	\$27.90
4427-700-0002-050-1	3.81	\$1,181.10
4427-700-0002-060-4	0.09	\$27.90
4427-700-0002-070-7	5.67	\$1,757.70
4427-700-0002-080-0	10	\$3,100.00
4427-700-0002-090-3	12.29	\$3,809.90
4427-700-0002-100-7	5.67	\$1,757.70
4427-700-0003-000-3	2.59	\$802.90
4427-700-0004-000-0	4.29	\$1,329.90
4427-700-0004-010-3	0.45	\$139.50
4427-700-0004-020-6	0.75	\$232.50
4427-700-0004-030-9	0.09	\$27.90
4427-700-0004-040-2	26.97	\$8,360.70
4427-700-0005-000-7	0	\$0.00
4427-700-0006-000-4	0	\$0.00
4427-700-0006-010-7	0	
4427-700-0007-000-1	0	\$0.00
4427-700-0009-000-5	0	\$0.00
4427-700-0010-000-5	0	\$0.00
4427-700-0011-000-2	0	\$0.00
4427-700-0012-000-9	0	\$0.00
4427-700-0015-000-0	0.75	\$232.50
4427-700-0016-000-7	0.75	\$232.50
4427-700-0017-000-4	0.75	\$232.50
4427-700-0018-000-1	0.75	\$232.50
4427-700-0019-000-8	0.75	\$232.50
4427-700-0020-000-8	0.75	\$232.50

Parcel ID	# Units	Operations & Maintenance
4427-700-0021-000-5	0.75	\$232.50
4427-700-0022-000-2	1	\$310.00
4427-700-0023-000-9	0.75	\$232.50
4427-700-0024-000-6	0.75	\$232.50
4427-700-0025-000-3	0.75	\$232.50
4427-700-0026-000-0	0.75	\$232.50
4427-700-0027-000-7	0.75	\$232.50
4427-700-0028-000-4	0.75	\$232.50
4427-700-0029-000-1	1	\$310.00
4427-700-0030-000-1	1	\$310.00
4427-700-0031-000-8	1	\$310.00
4427-700-0032-000-5	1	\$310.00
4427-700-0033-000-2	0.75	\$232.50
4427-700-0034-000-9	0.75	\$232.50
4427-700-0035-000-6	0.75	\$232.50
4427-700-0036-000-3	0.75	\$232.50
4427-700-0037-000-0	1	\$310.00
4427-700-0038-000-7	0.75	\$232.50
4427-700-0039-000-4	1	\$310.00
4427-700-0040-000-4	0.75	\$232.50
4427-700-0041-000-1	1	\$310.00
4427-700-0042-000-8	1	\$310.00
4427-700-0043-000-5	0.75	\$232.50
4427-700-0044-000-2	1	\$310.00
4427-700-0045-000-9	1	\$310.00
4427-700-0046-000-6	1	\$310.00
4427-700-0047-000-3	0.75	\$232.50
4427-700-0048-000-0	1	\$310.00
4427-700-0049-000-7	1	\$310.00
4427-700-0050-000-7	1	\$310.00
4427-700-0051-000-4	1	\$310.00
4427-700-0052-000-1	0.75	\$232.50
4427-700-0053-000-8	0.75	\$232.50
4427-700-0054-000-5	0.75	\$232.50
4427-700-0055-000-2	0.75	\$232.50
4427-700-0056-000-9	0.75	\$232.50
4427-700-0057-000-6	0.75	\$232.50
4427-700-0058-000-3	0.75	\$232.50
4427-700-0059-000-0	1	\$310.00
4427-700-0060-000-0	1	\$310.00
4427-700-0061-000-7	0.75	\$232.50
4427-700-0062-000-4	1	\$310.00
4427-700-0063-000-1	0.75	\$232.50
4427-700-0064-000-8	1	\$310.00
4427-700-0065-000-5	1	\$310.00
4427-700-0066-000-2	1	\$310.00
4427-700-0067-000-9	1	\$310.00

Parcel ID	# Units	Operations & Maintenance
4427-700-0068-000-6	0.75	\$232.50
4427-700-0069-000-3	0.75	\$232.50
4427-700-0070-000-3	0.75	\$232.50
4427-700-0071-000-0	1	\$310.00
4427-700-0072-000-7	0.75	\$232.50
4427-700-0073-000-4	1	\$310.00
4427-700-0074-000-1	1	\$310.00
4427-700-0075-000-8	0.75	\$232.50
4427-700-0076-000-5	0.75	\$232.50
4427-700-0077-000-2	1	\$310.00
4427-700-0078-000-9	0.75	\$232.50
4427-700-0079-000-6	0.75	\$232.50
4427-700-0080-000-6	1	\$310.00
4427-700-0081-000-3	0.75	\$232.50
4427-700-0082-000-0	1	\$310.00
4427-700-0084-000-4	0.75	\$232.50
4427-700-0085-000-1	1	\$310.00
4427-700-0086-000-8	0.75	\$232.50
4427-700-0087-000-5	1	\$310.00
4427-700-0088-000-2	1	\$310.00
4427-700-0089-000-9	0.75	\$232.50
4427-700-0090-000-9	0.75	\$232.50
4427-700-0091-000-6	0.75	\$232.50
4427-700-0092-000-3	0.75	\$232.50
4427-700-0093-000-0	0.75	\$232.50
4427-700-0094-000-7	0.75	\$232.50
4427-700-0095-000-4	0.75	\$232.50
4427-700-0096-000-1	0.75	\$232.50
4427-700-0097-000-8	0.75	\$232.50
4427-700-0098-000-5	0.75	\$232.50
4427-700-0099-000-2	1	\$310.00
4427-700-0100-000-3	1	\$310.00
4427-700-0101-000-0	0.75	\$232.50
4427-700-0102-000-7	1	\$310.00
4427-700-0103-000-4	1	\$310.00
4427-700-0104-000-1	0.75	\$232.50
4427-700-0105-000-8	1	\$310.00
4427-700-0106-000-5	1	\$310.00
4427-700-0107-000-2	0.75	\$232.50
4427-700-0108-000-9	0.75	\$232.50
4427-700-0109-000-6	0.75	\$232.50
4427-700-0110-000-6	0.75	\$232.50
4427-700-0111-000-3	0.75	\$232.50
4427-700-0112-000-0	0.75	\$232.50
4427-700-0113-000-7	1	\$310.00
4427-700-0114-000-4	1	\$310.00
4427-700-0115-000-1	0.75	\$232.50

Parcel ID	# Units	Operations & Maintenance
4427-700-0116-000-8	0.75	\$232.50
4427-700-0117-000-5	0.75	\$232.50
4427-700-0118-000-2	0.75	\$232.50
4427-700-0119-000-9	0.75	\$232.50
4427-700-0120-000-9	0.75	\$232.50
4427-700-0121-000-6	0.75	\$232.50
4427-700-0122-000-3	1	\$310.00
4427-700-0123-000-0	0.75	\$232.50
4427-700-0124-000-7	1	\$310.00
4427-700-0125-000-4	0.75	\$232.50
4427-700-0126-000-1	0.75	\$232.50
4427-700-0127-000-8	0.75	\$232.50
4427-700-0128-000-5	1	\$310.00
4427-700-0129-000-2	1	\$310.00
4427-700-0130-000-2	0.75	\$232.50
4427-700-0131-000-9	0.75	\$232.50
4427-700-0136-000-4	1	\$310.00
4427-700-0137-000-1	0.75	\$232.50
4427-700-0138-000-8	0.75	\$232.50
4427-700-0139-000-5	0.75	\$232.50
4427-700-0140-000-5	1	\$310.00
4427-700-0141-000-2	0.75	\$232.50
4427-700-0142-000-9	0.75	\$232.50
4427-700-0143-000-6	1	\$310.00
4427-700-0144-000-3	0.75	\$232.50
4427-700-0145-000-0	0.75	\$232.50
4427-700-0146-000-7	0.75	\$232.50
4427-700-0147-000-4	0.75	\$232.50
4427-700-0148-000-1	0.75	\$232.50
4427-700-0149-000-8	0.75	\$232.50
4427-700-0150-000-8	0.75	\$232.50
4427-700-0151-000-5	0.75	\$232.50
4427-700-0152-000-2	1	\$310.00
4427-700-0153-000-9	1	\$310.00
4427-700-0154-000-6	1	\$310.00
4427-700-0155-000-3	0.75	\$232.50
4427-700-0156-000-0	0.75	\$232.50
4427-700-0157-000-7	0.75	\$232.50
4427-700-0158-000-4	0.75	\$232.50
4427-700-0159-000-1	1	\$310.00
4427-700-0160-000-1	0.75	\$232.50
4427-700-0161-000-8	0.75	\$232.50
4427-700-0162-000-5	0.75	\$232.50
4427-700-0163-000-2	1	\$310.00
4427-700-0164-000-9	1	\$310.00
4427-700-0165-000-6	1	\$310.00
4427-700-0166-000-3	0.75	\$232.50

Parcel ID	# Units	Operations & Maintenance
4427-700-0167-000-0	0.75	\$232.50
4427-700-0168-000-7	0.75	\$232.50
4427-700-0169-000-4	0.75	\$232.50
4427-700-0170-000-4	0.75	\$232.50
4427-700-0171-000-1	0.75	\$232.50
4427-700-0172-000-8	0.75	\$232.50
4427-700-0173-000-5	1	\$310.00
4427-700-0174-000-2	0.75	\$232.50
4427-700-0175-000-9	0.75	\$232.50
4427-700-0176-000-6	0.75	\$232.50
4427-700-0177-000-3	0.75	\$232.50
4427-700-0178-000-0	0.75	\$232.50
4427-700-0179-000-7	0.75	\$232.50
4427-700-0180-000-7	0.75	\$232.50
4427-700-0181-000-4	0.75	\$232.50
4427-700-0182-000-1	0.75	\$232.50
4427-701-0001-000-2	0	\$0.00
4427-701-0002-000-9	0	\$0.00
4427-701-0002-010-2	0	\$0.00
4427-701-0002-020-5	0	
4427-701-0002-030-8	0	
4427-701-0003-000-6	0	\$0.00
4427-701-0003-010-9	0	\$0.00
4427-701-0003-020-2	0	
4427-701-0004-000-3	0	
4427-701-0005-000-0	0	
4427-701-0006-000-7	0	\$0.00
4427-701-0007-000-4	0	
4427-701-0008-000-1	0	
4427-701-0009-000-8	0	
4427-701-0010-000-8	0	
4427-701-0011-000-5	0	
4427-701-0012-000-2	0	
4427-701-0013-000-9	0.75	\$232.50
4427-701-0014-000-6	0.75	\$232.50
4427-701-0015-000-3	0.75	\$232.50
4427-701-0016-000-0	1	\$310.00
4427-701-0017-000-7	0.75	\$232.50
4427-701-0018-000-4	0.75	\$232.50
4427-701-0019-000-1	1	\$310.00
4427-701-0020-000-1	1	\$310.00
4427-701-0021-000-8	0.75	\$232.50
4427-701-0022-000-5	0.75	\$232.50
4427-701-0023-000-2	0.75	\$232.50
4427-701-0024-000-9	1	\$310.00
4427-701-0025-000-6	1	\$310.00
4427-701-0026-000-3	0.75	\$232.50

Parcel ID	# Units	Operations & Maintenance
4427-701-0027-000-0	1	\$310.00
4427-701-0028-000-7	0.75	\$232.50
4427-701-0029-000-4	0.75	\$232.50
4427-701-0030-000-4	0.75	\$232.50
4427-701-0031-000-1	0.75	\$232.50
4427-701-0032-000-8	1	\$310.00
4427-701-0033-000-5	0.75	\$232.50
4427-701-0034-000-2	0.75	\$232.50
4427-701-0035-000-9	0.75	\$232.50
4427-701-0036-000-6	0.75	\$232.50
4427-701-0037-000-3	0.75	\$232.50
4427-701-0038-000-0	0.75	\$232.50
4427-702-0001-000-5	0	\$0.00
4427-702-0002-000-2	0	\$0.00
4427-702-0003-000-9	0.75	\$232.50
4427-702-0004-000-6	0.75	\$232.50
4427-702-0005-000-3	0.75	\$232.50
4427-702-0006-000-0	0.75	\$232.50
4427-702-0007-000-7	0.75	\$232.50
4427-702-0008-000-4	1	\$310.00
4427-702-0009-000-1	0.75	\$232.50
4427-703-0001-000-8	0	\$0.00
4427-703-0002-000-5	0	\$0.00
4427-703-0003-000-2	0	\$0.00
4427-703-0004-000-9	0	\$0.00
4427-703-0005-000-6	0	\$0.00
4427-703-0006-000-3	0	\$0.00
4427-703-0007-000-0	0	\$0.00
4427-703-0008-000-7	0	\$0.00
4427-703-0009-000-4	0	\$0.00
4427-703-0010-000-4	0	\$0.00
4427-703-0011-000-1	10.15	\$3,146.50
4427-703-0011-010-4	15.3	\$4,743.00
4427-703-0011-020-7	6.45	\$1,999.50
4427-703-0011-030-0	0.77	\$238.70
4427-703-0011-040-3	0	
4427-703-0011-050-6	0	
4427-703-0011-060-9	0	
4427-703-0011-070-2	0.49	\$151.90
4434-600-0022-000-7	1	\$310.00
4434-600-0023-000-4	1	\$310.00
4434-600-0024-000-1	1	\$310.00
4434-600-0025-000-8	0.75	\$232.50
4434-600-0026-000-5	0.75	\$232.50
4434-600-0027-000-2	1	\$310.00
4434-600-0028-000-9	0.75	\$232.50
4434-600-0029-000-6	0.75	\$232.50

Parcel ID	# Units	Operations & Maintenance
4434-600-0030-000-6	0.75	\$232.50
4434-600-0031-000-3	0.75	\$232.50
4434-600-0032-000-0	0.75	\$232.50
4434-600-0033-000-7	0.75	\$232.50
4434-600-0034-000-4	0.75	\$232.50
4434-600-0035-000-1	0.75	\$232.50
4434-600-0036-000-8	0.75	\$232.50
4434-600-0037-000-5	0.75	\$232.50
4434-600-0038-000-2	0.75	\$232.50
4434-600-0039-000-9	0.75	\$232.50
4434-600-0040-000-9	0.75	\$232.50
4434-600-0041-000-6	0.75	\$232.50
4434-600-0042-000-3	0.75	\$232.50
4434-600-0043-000-0	0.75	\$232.50
4434-600-0044-000-7	0.75	\$232.50
4434-600-0045-000-4	0.75	\$232.50
4434-600-0046-000-1	0.75	\$232.50
4434-600-0047-000-8	1	\$310.00
4434-600-0048-000-5	1	\$310.00
4434-600-0049-000-2	0.75	\$232.50
4434-600-0050-000-2	0.75	\$232.50
4434-600-0051-000-9	0.75	\$232.50
4434-600-0052-000-6	0.75	\$232.50
4434-600-0053-000-3	0.75	\$232.50
4434-600-0054-000-0	1	\$310.00
4427-703-0011-080-5	2.98	\$923.80
4427-703-0011-090-8	7.28	\$2,256.80
4427-703-0011-100-2	27.77	\$8,608.70
4427-703-0012-000-8	34.76	\$10,775.60
4427-703-0015-000-9	6.44	\$1,996.40
4427-703-0016-000-6	0.75	\$232.50
4427-703-0017-000-3	0.75	\$232.50
4427-703-0018-000-0	0.75	\$232.50
4427-703-0019-000-7	1	\$310.00
4427-703-0020-000-7	0.75	\$232.50
4427-703-0021-000-4	1	\$310.00
4427-703-0022-000-1	0.75	\$232.50
4427-703-0023-000-8	0.75	\$232.50
4427-703-0024-000-5	0.75	\$232.50
4427-703-0025-000-2	0.75	\$232.50
4427-703-0026-000-9	0.75	\$232.50
4427-703-0027-000-6	0.75	\$232.50
4427-703-0028-000-3	0.75	\$232.50
4427-703-0029-000-0	0.75	\$232.50
4427-703-0030-000-0	0.75	\$232.50
4427-703-0031-000-7	0.75	\$232.50
4427-703-0032-000-4	0.75	\$232.50

Parcel ID	# Units	Operations & Maintenance
4427-703-0033-000-1	0.75	\$232.50
4427-703-0034-000-8	0.75	\$232.50
4427-703-0035-000-5	0.75	\$232.50
4427-703-0036-000-2	1	\$310.00
4427-703-0037-000-9	0.75	\$232.50
4427-703-0038-000-6	0.75	\$232.50
4427-703-0039-000-3	0.75	\$232.50
4427-703-0040-000-3	0.75	\$232.50
4427-703-0041-000-0	0.75	\$232.50
4427-703-0042-000-7	0.75	\$232.50
4427-703-0043-000-4	0.75	\$232.50
4427-703-0044-000-1	0.75	\$232.50
4427-703-0045-000-8	0.75	\$232.50
4427-703-0046-000-5	0.75	\$232.50
4427-703-0047-000-2	0.75	\$232.50
4427-800-0001-000-6	0.75	\$232.50
4427-800-0002-000-3	0.75	\$232.50
4427-800-0003-000-0	0.75	\$232.50
4427-800-0004-000-7	0.75	\$232.50
4427-800-0005-000-4	0.75	\$232.50
4427-800-0006-000-1	0.75	\$232.50
4427-800-0007-000-8	0.75	\$232.50
4427-800-0008-000-5	0.75	\$232.50
4427-800-0009-000-2	0.75	\$232.50
4427-800-0010-000-2	0.75	\$232.50
4427-800-0011-000-9	0.75	\$232.50
4427-800-0012-000-6	0.75	\$232.50
4427-800-0013-000-3	0.75	\$232.50
4427-800-0014-000-0	0.75	\$232.50
4427-800-0015-000-7	0.75	\$232.50
4427-800-0016-000-4	0.75	\$232.50
4428-113-0001-000-0	0	
4428-500-0001-000-8	1	\$310.00
4428-500-0002-000-5	0.75	\$232.50
4428-501-0001-000-1	1	\$310.00
4428-502-0001-000-4	0.75	\$232.50
4428-503-0001-000-7	0.75	\$232.50
4428-504-0001-000-0	0.75	\$232.50
4433-500-0001-000-4	0.75	\$232.50
4433-500-0002-000-1	1.75	\$542.50
4434-500-0001-000-7	0	\$0.00
4434-500-0002-000-4	0.75	\$232.50
4434-500-0003-000-1	0.75	\$232.50
4434-500-0004-000-8	0.75	\$232.50
4434-500-0005-000-5	0.75	\$232.50
4434-500-0006-000-2	0.75	\$232.50
4434-501-0001-000-0	0	\$0.00

Parcel ID	# Units	Operations & Maintenance
4434-501-0002-000-7	0	\$0.00
4434-501-0003-000-4	0	\$0.00
4434-501-0004-000-1	1	\$310.00
4434-501-0005-000-8	0	
4434-501-0006-000-5	0	\$0.00
4434-501-0007-000-2	57.57	\$17,846.70
4434-501-0008-000-9	4.9	\$1,519.00
4434-501-0009-000-6	1.09	\$337.90
4434-501-0010-000-6	5.76	\$1,785.60
4434-501-0011-000-3	0.75	\$232.50
4434-501-0012-000-0	0.75	\$232.50
4434-501-0013-000-7	0.75	\$232.50
4434-501-0014-000-4	0.75	\$232.50
4434-501-0015-000-1	0.75	\$232.50
4434-501-0016-000-8	0.75	\$232.50
4434-501-0017-000-5	0.75	\$232.50
4434-501-0018-000-2	0.75	\$232.50
4434-501-0019-000-9	0.75	\$232.50
4434-501-0020-000-9	0.75	\$232.50
4434-501-0021-000-6	0.75	\$232.50
4434-501-0022-000-3	0.75	\$232.50
4434-501-0023-000-0	0.75	\$232.50
4434-501-0024-000-7	0.75	\$232.50
4434-501-0025-000-4	0.75	\$232.50
4434-501-0026-000-1	0.75	\$232.50
4434-501-0027-000-8	0.75	\$232.50
4434-501-0028-000-5	0.75	\$232.50
4434-501-0029-000-2	0.75	\$232.50
4434-501-0030-000-2	0.75	\$232.50
4434-501-0031-000-9	0.75	\$232.50
4434-501-0032-000-6	0.75	\$232.50
4434-501-0033-000-3	0.75	\$232.50
4434-501-0034-000-0	0.75	\$232.50
4434-501-0035-000-7	0.75	\$232.50
4434-501-0036-000-4	0.75	\$232.50
4434-501-0037-000-1	0.75	\$232.50
4434-501-0038-000-8	0.75	\$232.50
4434-501-0039-000-5	1	\$310.00
4434-501-0040-000-5	0.75	\$232.50
4434-501-0041-000-2	1	\$310.00
4434-501-0042-000-9	1	\$310.00
4434-501-0043-000-6	0.75	\$232.50
4434-501-0044-000-3	0.75	\$232.50
4434-501-0045-000-0	0.75	\$232.50
4434-501-0046-000-7	0.75	\$232.50
4434-501-0047-000-4	0.75	\$232.50
4434-501-0048-000-1	0.75	\$232.50

Parcel ID	# Units	Operations & Maintenance
4434-501-0049-000-8	0.75	\$232.50
4434-501-0050-000-8	0.75	\$232.50
4434-501-0051-000-5	0.75	\$232.50
4434-501-0052-000-2	1	\$310.00
4434-501-0053-000-9	0.75	\$232.50
4434-501-0054-000-6	0.75	\$232.50
4434-501-0055-000-3	0.75	\$232.50
4434-501-0056-000-0	0.75	\$232.50
4434-501-0057-000-7	0.75	\$232.50
4434-501-0058-000-4	0.75	\$232.50
4434-501-0059-000-1	0.75	\$232.50
4434-501-0060-000-1	0.75	\$232.50
4434-501-0061-000-8	0.75	\$232.50
4434-501-0062-000-5	0.75	\$232.50
4434-501-0063-000-2	0.75	\$232.50
4434-501-0064-000-9	0.75	\$232.50
4434-501-0065-000-6	0.75	\$232.50
4434-501-0066-000-3	0.75	\$232.50
4434-501-0067-000-0	0.75	\$232.50
4434-501-0068-000-7	0.75	\$232.50
4434-501-0069-000-4	0.75	\$232.50
4434-501-0070-000-4	0.75	\$232.50
4434-501-0071-000-1	0.75	\$232.50
4434-501-0072-000-8	0.75	\$232.50
4434-501-0073-000-5	0.75	\$232.50
4434-501-0074-000-2	0.75	\$232.50
4434-501-0075-000-9	0.75	\$232.50
4434-501-0076-000-6	0.75	\$232.50
4434-501-0077-000-3	0.75	\$232.50
4434-501-0078-000-0	0.75	\$232.50
4434-501-0079-000-7	0.75	\$232.50
4434-501-0080-000-7	0.75	\$232.50
4434-501-0081-000-4	0.75	\$232.50
4434-501-0082-000-1	0.75	\$232.50
4434-501-0083-000-8	0.75	\$232.50
4434-501-0084-000-5	1	\$310.00
4434-501-0085-000-2	1	\$310.00
4434-501-0086-000-9	0.75	\$232.50
4434-501-0087-000-6	0.75	\$232.50
4434-501-0088-000-3	0.75	\$232.50
4434-501-0089-000-0	0.75	\$232.50
4434-501-0090-000-0	0.75	\$232.50
4434-501-0091-000-7	0.75	\$232.50
4434-501-0092-000-4	0.75	\$232.50
4434-501-0093-000-1	0.75	\$232.50
4434-501-0094-000-8	0.75	\$232.50
4434-501-0095-000-5	0.75	\$232.50

Parcel ID	# Units	Operations & Maintenance
4434-501-0096-000-2	0.75	\$232.50
4434-501-0097-000-9	0.75	\$232.50
4434-501-0098-000-6	1	\$310.00
4434-501-0099-000-3	1	\$310.00
4434-501-0100-000-4	0.75	\$232.50
4434-501-0101-000-1	1	\$310.00
4434-501-0102-000-8	0.75	\$232.50
4434-501-0103-000-5	0.75	\$232.50
4434-501-0104-000-2	0.75	\$232.50
4434-501-0105-000-9	0.75	\$232.50
4434-501-0106-000-6	1	\$310.00
4434-501-0107-000-3	0.75	\$232.50
4434-501-0108-000-0	0.75	\$232.50
4434-501-0109-000-7	1	\$310.00
4434-501-0110-000-7	0.75	\$232.50
4434-501-0111-000-4	1	\$310.00
4434-501-0112-000-1	1	\$310.00
4434-501-0113-000-8	0.75	\$232.50
4434-501-0114-000-5	0.75	\$232.50
4434-501-0115-000-2	0.75	\$232.50
4434-501-0116-000-9	0.75	\$232.50
4434-501-0117-000-6	0.75	\$232.50
4434-501-0118-000-3	0.75	\$232.50
4434-501-0119-000-0	0.75	\$232.50
4434-501-0120-000-0	0.75	\$232.50
4434-501-0121-000-7	0.75	\$232.50
4434-501-0122-000-4	0.75	\$232.50
4434-501-0123-000-1	0.75	\$232.50
4434-501-0124-000-8	0.75	\$232.50
4434-501-0125-000-5	0.75	\$232.50
4434-501-0126-000-2	0.75	\$232.50
4434-501-0127-000-9	0.75	\$232.50
4434-501-0128-000-6	0.75	\$232.50
4434-501-0129-000-3	0.75	\$232.50
4434-501-0130-000-3	0.75	\$232.50
4434-501-0131-000-0	0.75	\$232.50
4434-501-0132-000-7	0.75	\$232.50
4434-501-0133-000-4	0.75	\$232.50
4434-501-0134-000-1	0.75	\$232.50
4434-501-0135-000-8	0.75	\$232.50
4434-501-0136-000-5	0.75	\$232.50
4434-501-0137-000-2	0.75	\$232.50
4434-501-0138-000-9	0.75	\$232.50
4434-501-0139-000-6	0.75	\$232.50
4434-501-0140-000-6	0.75	\$232.50
4434-501-0141-000-3	0.75	\$232.50
4434-501-0142-000-0	0.75	\$232.50

Parcel ID	# Units	Operations & Maintenance
4434-501-0143-000-7	0.75	\$232.50
4434-501-0144-000-4	1	\$310.00
4434-501-0145-000-1	1	\$310.00
4434-501-0146-000-8	1	\$310.00
4434-501-0147-000-5	0.75	\$232.50
4434-501-0148-000-2	0.75	\$232.50
4434-501-0149-000-9	0.75	\$232.50
4434-501-0150-000-9	0.75	\$232.50
4434-600-0001-000-4	0	\$0.00
4434-600-0002-000-1	0	\$0.00
4434-600-0003-000-8	0	\$0.00
4434-600-0004-000-5	0	\$0.00
4434-600-0005-000-2	0	\$0.00
4434-600-0006-000-9	0	\$0.00
4434-600-0007-000-6	0	\$0.00
4434-600-0008-010-6	0	
4434-600-0008-020-9	0	
4434-600-0008-030-2	0	
4434-600-0008-040-5	0	
4434-600-0009-000-0	0	\$0.00
4434-600-0010-000-0	0	\$0.00
4434-600-0011-000-7	0	\$0.00
4434-600-0012-000-4	2.61	\$809.10
4434-600-0013-000-1	0	
4434-600-0014-000-8	0	
4434-600-0015-000-5	0.75	\$232.50
4434-600-0016-000-2	0.75	\$232.50
4434-600-0017-000-9	1	\$310.00
4434-600-0018-000-6	0.75	\$232.50
4434-600-0019-000-3	0.75	\$232.50
4434-600-0020-000-3	0.75	\$232.50
4434-600-0021-000-0	0.75	\$232.50
4434-600-0055-000-7	0.75	\$232.50
4434-600-0056-000-4	0.75	\$232.50
4434-600-0057-000-1	0.75	\$232.50
4434-600-0058-000-8	1	\$310.00
4434-600-0059-000-5	0.75	\$232.50
4434-600-0060-000-5	1	\$310.00
4434-600-0061-000-2	1	\$310.00
4434-600-0062-000-9	0.75	\$232.50
4434-600-0063-000-6	0.75	\$232.50
4434-600-0064-000-3	0.75	\$232.50
4434-600-0065-000-0	0.75	\$232.50
4434-600-0066-000-7	0.75	\$232.50
4434-600-0067-000-4	0.75	\$232.50
4434-600-0068-000-1	0.75	\$232.50
4434-600-0069-000-8	0.75	\$232.50

Parcel ID	# Units	Operations & Maintenance
4434-600-0070-000-8	0.75	\$232.50
4434-600-0071-000-5	0.75	\$232.50
4434-600-0072-000-2	0.75	\$232.50
4434-601-0001-000-7	0	
4434-601-0002-000-4	0	
4434-601-0003-000-1	0.75	\$232.50
4434-601-0004-000-8	0.75	\$232.50
Total Gross Assessments	1864.7	\$578,047.70
Total Net Assessments		\$543,364.84

SECTION VI

**FIRST AMENDMENT TO THE AGREEMENT WITH NATIVE LANDS
MANAGEMENT, INC. REGARDING THE PROVISION OF WETLAND, LAKE AND
UPLAND PRESERVE MAINTENANCE SERVICES**

This Amendment is made and entered into as of the ____ day of _____, 2022, by and between:

The **Tesoro Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Brevard County, Florida, and with offices at 219 East Livingston Street, Orlando, FL 32801, ("District"), and

Native Lands Management, Inc., having offices located at 3172 SE Waaler Street, Stuart, FL 34997 ("the Contractor").

RECITALS

WHEREAS, the District was established by an ordinance of the Florida Land and Water Adjudicatory Commission for the purpose of providing stormwater management and wetlands mitigation maintenance services to all residences and commercial properties throughout the District; and

WHEREAS, the District currently provides wetland, lake and upland preserve maintenance services within the District; and

WHEREAS, on August 16, 2021, the District and Contractor entered into the Wetland, Lake and Upland Preserve Maintenance Services Agreement ("Agreement") with an effective date of August 16, 2021 attached hereto and incorporated by reference herein as **Exhibit A**; and

WHEREAS, pursuant to Section 5 of the Agreement, "Term", the Agreement may be extended by up to two (2) additional one (1) year terms upon mutual agreement in writing by both the contractor and District; and

WHEREAS, pursuant to Section 5 of the Agreement, "Term", the parties desire to extend the agreement to September 30, 2023; and

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

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

Section 1. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the parties.

Section 2. Section 3 of the Agreement is hereby entitled, "Compensation" is hereby amended in accordance with the 2023 Pricing Adjustment Schedule, effective October 1, 2022.

Section 3. Section 5 of the Agreement is hereby amended to extend the term of the Agreement to September 30, 2023.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the day and year first written above.

ATTEST:

**TESORO COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairman / Vice Chairman

ATTEST:

NATIVE LANDS MANAGEMENT, INC.

Printed Name:_____

Printed Name:_____

Exhibit A: 2023 Pricing Adjustment Schedule

Exhibit B: Wetland, Lake and Upland Preserve Maintenance Service Agreement (Dated August 16, 2021)

Native Lands Management, Inc.

Pricing Per Bid Specifications Scope of Services

The price for the work as outlined in the Bid Specifications and the Scope of Work is as follows: We are seeking a price increase this year due to the current economic situation and to increase the level of maintenance. The following items would need to be added to bid specifications Water Feature Palmer #5 trim 3 times a year and Phase 1-4 Annual Trim. Phase 1-4 annual trim will be started in October with the goal of finishing before Thanksgiving.

	2022	2023	
	Per Month	Per Month	Total Annual Cost
Tesoro West	<u>\$7,093.00</u>	<u>\$9,350.00</u>	<u>\$112,200.00</u>
Tesoro East	<u>\$5,573.00</u>	<u>\$7,000.00</u>	<u>\$84,000.00</u>
Phase 1-4 Annual Trim	<u>\$0.00</u>	<u>\$9,687.50</u>	<u>\$116,250.00</u>
Total Cost	<u>\$12,666.00</u>	<u>\$26,037.50</u>	<u>\$312,450.00</u>

**AGREEMENT BETWEEN NATIVE LANDS MANAGEMENT, INC. AND THE
TESORO COMMUNITY DEVELOPMENT DISTRICT
REGARDING THE PROVISION OF WETLAND, LAKE
AND UPLAND PRESERVE MAINTENANCE SERVICES**

This Agreement is made and entered into this 16th day of August, 2021 by and between:

The Tesoro Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, being situated in St. Lucie County, Florida, and having offices at 219 East Livingston Street, Orlando, Florida 32801 (“the District”), and,

Native Lands Management, Inc., having offices at 3172 SE Waaler Street, Stuart, Florida 34997 (“the Contractor”).

RECITALS

WHEREAS, the District was established by a rule of the Florida Land and Water Adjudicatory Commission for the purpose of providing stormwater management and wetlands mitigation maintenance services to all residences and commercial properties throughout the District; and

WHEREAS, the District has a need to retain an independent contractor to provide wetland, lake, and upland preserve maintenance services for certain lands within the District; and

WHEREAS, the District finds it in the best interest of the District to engage the services of the Contractor.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

Section 1. Recitals. The recitals so stated above are true and correct and by this reference are incorporated into and form a material part of this Agreement.

Section 2. Duties. The duties, obligations, and responsibilities of the Contractor are described in Exhibit “A” attached hereto. The location of the services is identified on Exhibit “B” attached hereto. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. Contractor shall report to the District Manager or his designee. Additional duties may be specified by the District Manager or his designee.

Section 3. Compensation. District agrees to compensate the Contractor in accordance with the following schedule:

Monthly Treatment Costs - \$12,666.00 (\$151,992.00 Annually)

Contractor shall invoice the District for services performed monthly.

Any additional compensation for additional duties shall be paid only upon the written authorization of the District Manager or his designee.

Section 4. Independent Contractor. The District and Contractor agree and acknowledge that Contractor shall serve as an independent contractor of the District.

Section 5. Term. This Agreement shall commence on October 1, 2021 and shall continue until September 30, 2022 unless terminated in accordance with Section 11 below. This contract may be extended by up to two (2) additional one (1) year terms upon mutual agreement in writing by both the Contractor and District. This agreement may be extended on a month-to-month basis upon agreement of the parties hereto in writing and subject to appropriation of funds by the District's Board of Supervisors.

Section 6. Insurance.

A. The Contractor shall maintain throughout the term of this Agreement the following insurance

- (1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.
- (2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$2,000,000 (two million dollars) combined single limit bodily injury and property damage liability with the District named as an additional insured, and covering at least the following hazards:
 - (i) Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation;
 - (ii) The District shall be named as additional insured
- (3) Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.
- (4) Professional Liability Insurance with limits of \$1,000,000 (one million dollars).
- (5) Automobile Liability Insurance for bodily injuries in limits of not less than \$2,000,000 (two million dollars) combined single limit bodily injury and for property damage, provided coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

Section 7. Indemnification. Contractor agrees to indemnify and hold harmless and defend the District and its officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor, including litigation or any appellate proceedings with respect thereto. Contractor agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or other statute.

Section 8. Agreement. This instrument shall constitute the final and complete expression of this Agreement between the District and the Contractor relating to the subject matter of this Agreement. This Agreement effectively cancels the Second Extension to the Wetland, Lake and Upland Preserve Maintenance Agreement (dated August 26, 2020).

Section 9. Amendments. Amendments to and waivers of the provisions contained in this Agreement may be made by an instrument in writing which is executed by both the District and the Contractor.

Section 10. Authorization. The execution of this Agreement had been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

Section 11. Cancellation. The District shall have the right to cancel this Agreement at anytime upon written notice. Contractor shall have the right to cancel this agreement upon thirty (30) days written notice to the District stating a failure of the District to perform in accordance with the terms of this Agreement.

Section 12. Enforcement of Agreement. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorney's fees and costs for trial, alternative dispute resolution, or appellate proceedings.

Section 13. Notices. All notices, requests, consents, and other communications under this Agreement ("Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

A. If to Contractor: Native Lands Management, Inc.
3172 SE Waaler Street
Stuart, Florida 34997
Attn: Ronnie Howell

B. If to District: Tesoro Community Development District
219 East Livingston Street
Orlando, Florida 32801
Attn: District Manager

With a copy to: Lewis, Longman & Walker PA

515 N. Flagler Drive, Suite 1500
West Palm Beach, Florida 33401
Attention: William G. Capko

Except as otherwise provided in this Agreement, any Notices shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or a non-business day, shall be deemed received on the next business day. If at any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notices on behalf of the District and the Contractor. Any Party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth in this Agreement.

Section 14. Assignment. Neither the District nor the Contractor may assign this Agreement or any monies to become due under this Agreement without the prior written approval of the other, and such approval shall not be unreasonably withheld.

Section 15. Controlling Law. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida.

Section 16. Severability. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

Section 17. Headings for Convenience Only. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction on any of the provisions of this Agreement.

Section 18. Counterparts. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

Section 19. Public Records. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is Jason Showe ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost

that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, JSHOWE@GMSCFL.COM, OR AT 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801.

Section 20. E-Verify. The Contractor shall comply with and perform all applicable provisions of Section 448.095, Florida Statutes. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, Florida Statutes. If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, Florida Statutes, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, Florida Statutes, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), Florida Statutes, shall promptly terminate its agreement with such person or entity. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of this Agreement.

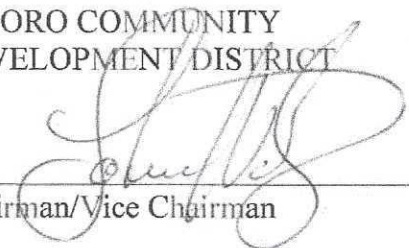
[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the day and year first written above.

ATTEST:



Secretary/Assistant Secretary


TESORO COMMUNITY
DEVELOPMENT DISTRICT


Chairman/Vice Chairman

ATTEST:

Print: _____

NATIVE LANDS MANAGEMENT, INC



Print: Ronald Howell
Title: Sec. of Treasurer

Exhibit A – Overall Scope of Services – Definition

1. GENERAL CONTRACTOR REQUIREMENTS AND PROCEDURES

The Contractor shall meet the requirements and follow the procedures associated with all items in this Agreement. These general requirements and procedures are as follows:

1.1 Operation Procedures

The Contractor shall perform the basic services outlined within the Attachment A-Scope of Services as defined between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday unless specified otherwise or directed by the District. The Contractor may submit a request for additional operation time, in response to poor weather conditions, to be reviewed for approval by the District. The District will designate where Contractor's crew will take breaks, lunches, and use restroom facilities. Employee personnel vehicles will be parked only in areas designated by the District.

1.2 Key Personnel

1.2.1 All Work shall be managed and/or directed by key personnel identified in the proposal. Any changes in the assigned key personnel shall be subject to approval by the District. Where applicable, the Contractor shall require certifications, training, etc. be secured and updated for all employees for the Environmental Services provided as defined in Attachment A-Scope of Services.

1.2.2 Contractor shall provide one (1) On-Site Field Operations Manager who is knowledgeable of the Contractor's daily activities when performed at the site. The Senior Overall Manager shall serve as the point of contact between the District, Contractor and any other entity and shall be responsible for coordinating all scheduled services with the District and for the timely scheduling of scheduled or unscheduled environmental services.

1.2.3 Contractor shall provide at least one (1) full-time onsite Field Manager to observe and monitor the daily or routine activities of environmental services covered in the contract as defined in Attachment A-Scope of Services.

1.2.4 Contractor shall provide a trained Field Crew to perform basic scope of services as outlined above for environmental services covered in the contract as defined in Attachment A-Scope of Services.

1.2.5 Contractor shall have key personnel office location within St. Lucie County and/or no more than twenty (20) miles from site.

1.3 Personnel Dress Code

The Contractor shall ensure that employees working on the Project shall wear uniforms or professional attire at all times. Personnel will wear clean uniform shirts of consistent design and color.

1.4 Personnel Conduct

The Contractor shall enforce strict discipline and good order among its employees on the Project site. The Contractor shall ensure that its employees who communicate and interact with the community and any other customer/party associated with the Project are knowledgeable of the Project and the Services the Contractor is performing.

1.5 Safety Program

The Contractor shall develop, implement, and maintain a safety program for its operations on the Project. That safety program shall include, at a minimum, a safety policy, safety rules and procedures, safety training, procedures for reinforcing and monitoring safety programs, procedures for accident investigations, providing and maintaining equipment safety features, and safety record keeping.

The Contractor shall comply with all State of Florida and Federal and local regulations, rules and orders, as they pertain to occupational safety and health, the safe operation and security of the facilities.

The Contractor shall provide, at the Contractor's expense, all safety equipment and materials necessary for and related to the work performed by its employees. Such equipment will include, but is not limited to, items necessary to protect its employees and the general public, if applicable.

1.6 Facility Location

The District shall not provide a facility on the Project Site for the Contractor as part of this Scope of Services. The Contractor shall, upon receipt of written approval from the District, be allowed to temporarily store, if necessary, its materials and equipment on site at a District-selected location. The Contractor shall be responsible for security of its stored materials and equipment, as well as any connections for utilities to the storage site.

1.7 Subcontractors

If the Contractor, as a part of the performance of its Services, elects to employ Subcontractors, the following shall apply:

- The Contractor shall be responsible for, and coordinate with, the services of any of its Subcontractors.

- The Contractor shall require all of its Subcontractors, as a condition of employment, to agree to the applicable terms and conditions identified in the Contract Documents.
- Current certificates of insurance will be provided.

1.8 Consultants

If the Contractor, as a part of the performance of its Services, elects to employ consultants, the following shall apply:

- The Contractor shall be responsible for, and coordinate with, the services of any of its consultants.
- The Contractor shall require all consultants, as a condition of employment, to agree to the applicable terms and conditions identified in the Contract Documents.
- Current certificates of insurance will be provided.

1.9 Document Control and Data Management

1.9.1 Document Control

The Contractor shall keep accurate records of documents received and, if applicable, issued by this Contractor. A “document log” shall be maintained during the work of this Contractor to provide records on the information available to or from this Contractor. The “log” shall outline document titles and dates, the originator, received dates, and to/from information. This “log” shall be updated monthly and submitted to the District when requested.

1.9.2 Data Maintenance

The Contractor shall, after review with the District, establish a systematic process for the insertion of revised sets and the integration of that data into the overall Project plan after verification for compatibility and consistency of the information received with existing information.

1.9.3 Data Dispersal

Should the Contractor distribute data to others, the Contractor shall document the distribution of data by completing a letter of transmittal. All distribution of data shall be accompanied by a letter of transmittal with a copy provided to the District identifying:

- Party to whom the data is being transferred
- Origination of the request for transfer
- Name of data being transferred

- Type(s) of data being transferred
- Date of transfer
- Purpose of transfer or use of information
- Further action necessary

The Contractor shall propose a format for, and keep a log of, all data transfers for updates to the District.

1.10 Verification of Data

All data provided to the Contractor shall be examined for consistency with its records and work efforts. Any obvious inconsistency shall be reported to the District verbally and in writing, upon discovery.

1.11 Ownership of Data

It is to be understood that all data transmitted, and material/equipment purchased under this contract by the Contractor or provided to the Contractor, either by the District or third parties, are the sole properties of the District. The Contractor shall have temporary charge of the data while performing contracted services for the Project. All data shall be returned to the District at the conclusion of the Project, after which, no copies of the data may be kept by the Contractor without the express written permission of the District.

The District shall retain the right to require that the Contractor transfer all Project data, material, or equipment to the District immediately upon fourteen (14) days' written notice, for any reason. The same procedures shall apply should it become necessary for the Contractor to voluntarily return all Project data to the District.

1.12 Quality Control

The District will have the right, at any stage of the operation, to reject any or all of the Contractor's services and materials, which in the District's opinion does not meet the requirements of these specifications. The Contractor shall replace or reimburse the District for the cost of replacement or repairs, at the Contractor's own expense, those native plant materials as defined in Attachment A-Scope of Services that are damaged or lost due to insects, disease, fungus, and/or as result of Contractor's insufficient services as directed by the District. All replacements shall meet the current size, specifications, and quality of surrounding related material. Any other CDD items damaged due to the Contractor's negligence shall be repaired or replaced as directed by the District at the Contractor's own expense. All repairs and replacements shall also occur within two (2) weeks of notice from the District.

If requested by the District, the Contractor will make weekly walk-through reviews of the entire site related to visual observations and the Contractor's performance. The Contractor will make repairs and adjustments, as directed by the District, during these site visits. A monthly Environmental Services Report shall be generated by the Contractor and submitted to the District outlining potential

problem areas and the Contractor's proposed corrective action, upcoming work approval request, coordination, scheduling, etc. The Contractor shall provide the District with a weekly updated environmental services log addressing all activities occurring in that week.

2.0 COORDINATION

The Contractor shall provide coordination with the District for all items associated with the requirements of this Agreement.

2.1 General Coordination

The Contractor shall meet with the District and its separate consultants as appropriate, on a monthly basis, if required. Those meetings shall serve as forum for the exchange of information, identification of pertinent and critical issues, determination of an action plan and schedule for resolving those issues, review of schedule and budget status, and discussion of other environmental services and maintenance related issues deemed appropriate by the District of the Contractor.

In addition, the Contractor shall provide a representative to attend the periodic meeting of the Board of Supervisors if requested to do so by the District. This representative shall be knowledgeable of Scope of Services as defined in Attachment A and shall be able to respond to any questions the Board may have as to the day-to-day activities at the Project site pursuant to this Agreement.

Coordination of the construction, operation, environmental services and general maintenance of the District assets at the Project is considered one of the many critical activities of the Contractor. Further, coordination of those efforts with all parties involved, or those with the need to know are crucial to the success of the Project. While all parties involved with the Project cannot be identified at this time, a partial list is provided as follows:

- CDD District Manager and/or CDD District Field Manager
- CDD District Engineer
- CDD District Representative
- St. Lucie County and its various departments
- Florida Turnpike Authority
- Florida Department of Transportation
- SFWMD
- US Army Corps of Engineers
- Adjacent property owners, as directed by the District
- Tesoro Club operating staff and Golf Course maintenance staff

2.2 Contractor's District Manager and Project Manager

Contractor shall designate an on-site representative who will be responsible for overall supervision of the Contractor's work force on the Project and shall act as

the single point of contact, on a daily basis, between the District and the Contractor. This individual shall maintain at all times a means of being contacted by the District (pager, cellular phone, or radio) and shall respond to such calls within twenty (20) minutes of contact. This individual shall be responsible for maintaining the Contractor's schedule of activities and notifying the District of this daily schedule for quality control of the Contractor's service and for arranging and supervising unscheduled service requests by District. Contractor will also provide District with a contact list for use in case of emergencies and will have personnel on call after regular business hours to respond accordingly.

2.3 Contractor's Vehicles and Equipment

Contractor service vehicles must be well maintained and clean in appearance. Vehicles must be properly licensed and tagged and operated only by licensed personnel. All Contractors vehicles must operate in a safe and courteous manner while on site. Pedestrians have the right-of-way, and service vehicles are expected to yield. All trailers, storage facilities, and maintenance equipment must be in good condition and present a clean and neat appearance. Tools and equipment must be properly suited for their purpose and used in a safe manner utilizing the appropriate safety gear when necessary.

2.4 Contractor's Additional Provisions

Property inspections will be conducted weekly by an authorized Contractor representative. Contractor will document and correct any environmental services deficiencies that are identified within one week, or provide a status update for work requiring a longer period to accomplish. Periodic inspections (no less than monthly) will be conducted in conjunction with a management representative of the District. A monthly report will be provided to the client summarizing activities completed, in progress and planned. Contractor will be proactive in identifying any environmental services conditions that affect long-term environmental health and vigor and will advise District, accordingly.

3. SCHEDULED OPERATIONS AND MAINTENANCE

The Contractor shall meet all requirements as defined in **Attachment A - Scope of Services** and as required in this Agreement. The contractor shall make a complete site inspection of Tesoro, specifically the areas of Districts maintenance. **Attachment A - Scope of Services** includes plan identifying the general limits of Districts environmental services.

4. UNSCHEDULED MAINTENANCE AND REPAIRS

The Contractor shall be equipped and organized to provide any unscheduled services and

repairs required and any emergency maintenance and repairs as provide in the above noted Performance Specifications on an immediate basis.

5. RESPONSE TIME

The Contractor shall provide services and repairs within the amount of time indicated in this Agreement. The following is general response time information and requirements for the Emergency Response Program to be developed, implemented, and maintained by the Contractor.

5.1 General

The Contractor shall, on a timely and efficient basis, respond to any and all requests and perform all repairs, inspections, and observations, etc. stipulated in the Project Manual. The Contractor shall provide supervisory, operating and maintenance personnel as required who shall be available on call 24 hours per day, seven (7) days per week to respond to and correct any problems with any of the elements covered by this Agreement.

Response time, unless otherwise directed by the District, required by the Contractor for various environmental service activities is as follows:

- Standard environmental services activity adjustments: varies, as directed by District.
- Standard repairs: one week
- Emergency repairs: three (3) hours
- Unscheduled environmental services request: as needed, as soon as four (4) hours
- Plant material replacement: two (2) weeks

Should the Contractor fail to respond to a request for any services addressed in Attachment A-Scope of Services within the required allotted time, the Owner shall, at the Contractor's sole expense, provide the requested services.

5.2 Emergency Response Program

The Contractor shall develop, implement, and maintain an Emergency Response Program (ERP) for emergency work that must proceed immediately to avoid property damage or result in a public health or safety hazard. The ERP shall address emergency situations including, but not limited to, the following items:

- Stormwater System or any Environmental Services
- Equipment failures
- Chemical spills

Additionally, the ERP shall address the following:

- Responsible parties to be notified
- Personnel, equipment, and emergency repair contractors on call and who will respond to each type of emergency
- Procedures for notifying the District, District Manager, the community, and other utility companies affected by the listed emergency
- The Contractor shall prepare, maintain and distribute an ERP manual detailing the procedures and responsibilities for the situations listed above and any other situation deemed appropriate by the District.
- The ERP manual shall be included in the operations section of the Administrative/Maintenance/Operations program.

Attachment A – Scope of Services

The general items to be completed within the service area, as described in Attachment B is as follows:

1. Cutting, pulling and/or herbicidal treatment of all invasive, nuisance and exotic plants & trees in all wetlands, littoral shelves, lake bodies and upland preserve areas.
2. Assist, coordinate and participate in meetings onsite with Owner, engineers, consultants and SFWMD as required to maintain compliance and to coordinate the work.
3. Debris and trash removal from all work areas.
4. Hand pull weeds in planted areas between the golf course and wetland areas.
5. Trimming and vegetation removal on all flyaways on the golf course.
6. The work includes cutting at stumps and treatment of tree stumps to prevent re-growth.
7. Removal of plants and trees includes all vegetation listed on Florida Exotic Pest Plant Species list in accordance with State and local guidelines. Further the work shall include removal of nuisance vegetation as allowed by the agencies having jurisdiction (AHJ).
8. The work shall include removal of all exotic plant materials from the project site.
9. The work includes removal of exotics and nuisance vegetation in the lake bodies to provide open water areas as needed for the SFWMD compliance.
10. Herbicide application must be conducted under the supervision of a licensed applicator (Dept of Agriculture, Aquatic Pest Control), contractor to provide copies of current license to Owner prior to the start of work. Contractor shall maintain all AHJ mandatory required licenses for the work and provide notices to AHJ as required during the progress of work.
11. Contractor is encouraged to use Greener methods for treating algae in the lakes as an alternative to herbicides.
12. Contractor must provide daily reports for the work no later than the following day for each day worked onsite. These reports will be precedent to payment. Reports shall include a site plan indicating areas treated with pesticides and areas where hand removal took place on each day of work.
13. All lakes will be treated at least monthly for unwanted shoreline and floating vegetation.
14. Contractor will treat all areas on the entire property at least once monthly. A more specific plan for the individual needs of each area is described below. The Contractor is responsible for having the Field Manager meet with the District Representative twice monthly to

review the property and identify any areas not being maintained in accordance with the Scope of Services.

Task 1 – Wetland Preserve/Mitigation Area Maintenance – Tesoro West

This task will include the cutting and removal of exotic and nuisance vegetation from all wetland preserves, littoral shelves, and lake bodies within the limits of the US Army Corps of Engineers (ACOE) permit and all modifications and the South Florida Water Management District (SFWMD) permit previously issued for the parcel west of Via Tesoro Boulevard within the limits of the Tesoro West project area. Due to the native vegetation on the site and in accordance with the conditions of the Agency permits, hand cutting of vegetation will occur where possible and Contractor will apply an appropriate herbicide to the cut stumps to inhibit further growth. Clearing and maintenance activities will be conducted to the satisfaction of the Client and in accordance with the currently approved mitigation and monitoring plan for the parcel (as approved by the US Army Corps of Engineers and the South Florida Water Management District). Removal includes all plants listed on the Florida Exotic Pest Plant Species list in accordance with State and local guidelines. Contractor will remove all cut vegetation from the preserve area and dispose of within the proposed clearing area for the development. Contractor will apply herbicide to lake areas when necessary and monitor open water habitats. Contractor will also remove any and all trash and debris from the mitigation areas to the satisfaction of the Client. Herbicide application will be conducted under the supervision of a licensed applicator. This task specifically excludes additional planting as well as the body of water known locally as the A2 pond. See Map of Service Areas for more definition of Area.

Task 2 – Supplemental Plantings – Tesoro West

This task will include the purchase and installation of native plant materials for use inside wetland and surface water areas throughout the Tesoro West side development. This task specifically excludes plantings within upland preserves or in areas currently maintained by the District's Upland Buffer Maintenance Contractor or the Tesoro Club. As part of the ongoing construction and the ACOE and all modifications and SFWMD compliance reporting, areas may be identified as areas required for wetland planting in accordance with the permit schedule and conditions. The costs associated with the planting budget include purchase and installation of plant materials. See Map of Service Areas for more definition of Area. These services will be performed as an additional service and the scope and price will be determined at the time the work is required.

Task 3 – East Side Wetland Preserve/Mitigation Area Maintenance

This task will include the cutting and removal of exotic and nuisance vegetation from all wetland preserves, littoral shelves, and lake bodies within the limits of the US Army Corps of Engineers permit and all modifications and the SFWMD permit previously issued for the parcel east of Via Tesoro Boulevard within the limits of the Tesoro East project area. Due to the native vegetation on the site and in accordance with the conditions of the Agency permits, hand cutting of vegetation will occur where possible and Contractor will apply an appropriate herbicide to the cut stumps to inhibit further growth. Clearing and maintenance activities will be conducted to the satisfaction of the Client and in accordance with the currently approved mitigation and monitoring plan for the parcel (as approved by the US Army Corps of Engineers and the South Florida Water

Management District). Removal includes all plants listed on the Florida Exotic Pest Plant Species list in accordance with State and local guidelines. Contractor will remove all cut vegetation from the preserve area and dispose of within the proposed clearing area for the development. Contractor will apply herbicide to lake areas when necessary and monitor open water habitats. Contractor will also remove any and all trash and debris from the mitigation areas to the satisfaction of the Client. Herbicide application will be conducted under the supervision of a licensed applicator. This task excludes additional planting where needed in accordance with the approved State and Federal permits associated with this parcel. See Map of Service Area for more definition of Area.

Task 4 – Stormwater Management System Infrastructure – Tesoro East and West

The successful Proposer shall operate, maintain, and repair all elements of the stormwater management system including but not limited to pumps for water flow, water features and all water quality features in conformance with the ACOE permits including all modifications and SFWMD permits for the areas within the contract. The operation of the stormwater system shall include record keeping and reporting as required by the applicable permits and the provision of records upon request.

SECTION VII

**FIRST AMENDMENT TO THE AGREEMENT WITH WELLINGTON PRO LAWN
CARE REGARDING THE PROVISION OF WETLANDS BOUNDARY AND LAKE
BANKS LANDSCAPE MAINTENANCE SERVICES**

This Amendment is made and entered into as of the ____ day of _____, 2022, by and between:

The **Tesoro Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Brevard County, Florida, and with offices at 219 East Livingston Street, Orlando, FL 32801, ("District"), and

Wellington Pro Lawn Care, having offices located at 3132 Fortune Way, Suite D9, Wellington, Florida 33414 ("the Contractor") and mailing address of P.O. Box 1134, Loxahatchee, Florida 33470.

RECITALS

WHEREAS, the District was established by an ordinance of the Florida Land and Water Adjudicatory Commission for the purpose of providing stormwater management and wetlands mitigation maintenance services to all residences and commercial properties throughout the District; and

WHEREAS, the District currently provides wetlands boundary and lake banks landscape maintenance services within the District; and

WHEREAS, on August 16, 2021 the District and Contractor entered into the Wetlands Boundary and Lake Banks Landscape Maintenance Services Agreement ("Agreement") with an effective date of August 16 2021, attached hereto and incorporated by reference herein as **Exhibit A**; and

WHEREAS, pursuant to Section 5 of the Agreement, "Term", the Agreement may be extended by up to two (2) additional one (1) year terms upon mutual agreement in writing by both the contractor and District; and

WHEREAS, pursuant to Section 5 of the Agreement, "Term", the parties desire to extend the agreement to September 30, 2023; and

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

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

Section 1. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the parties.

Section 2. Section 3 of the Agreement is hereby entitled, "Compensation" is hereby amended increasing the "Monthly Treatment Costs" by 5% to \$8,518.39 (\$102,220.65 Annually), effective October 1, 2022.

Section 3. Section 5 of the Agreement is hereby amended to extend the term of the Agreement to September 30, 2023.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the day and year first written above.

ATTEST:

**TESORO COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairman / Vice Chairman

ATTEST:

WELLINGTON PRO LAWN CARE

Printed Name:_____

Printed Name:_____

Exhibit A: Wetlands Boundary and Lake Banks Maintenance Service Agreement (Dated August 16, 2021)

**AGREEMENT BETWEEN WELLINGTON PRO LAWN CARE
AND THE TESORO COMMUNITY DEVELOPMENT DISTRICT
REGARDING THE PROVISION OF WETLANDS BOUNDARY AND LAKE BANKS
LANDSCAPE MAINTENANCE SERVICES**

This Agreement is made and entered into this 16th day of August, 2021 by and between

The Tesoro Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, being situated in St. Lucie County, Florida, and having offices at 219 East Livingston Street, Orlando, Florida 32801 ("the District"), and

Wellington Pro Lawn Care, having offices at 3132 Fortune Way, Suite D9, Wellington, Florida 33414 ("the Contractor") and mailing address of P.O. Box 1134, Loxahatchee, Florida 33470.

RECITALS

WHEREAS, the District was established by a rule of the Florida Land and Water Adjudicatory Commission for the purpose of providing stormwater management and wetlands mitigation maintenance services to all residences and commercial properties throughout the District; and

WHEREAS, the District has a need to retain an independent contractor to provide wetlands boundary and lake banks landscape services for certain lands within the District; and

WHEREAS, the District finds it in the best interest of the District to engage the services of the Contractor.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

Section 1. Recitals. The recitals so stated above are true and correct and by this reference are incorporated into and form a material part of this Agreement.

Section 2. Duties. The duties, obligations, and responsibilities of the Contractor are described in Exhibit "A" attached hereto. The location of the services is identified on Exhibit "B" attached hereto. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. Contractor shall report to the District Manager or his designee. Additional duties may be specified by the District Manager or his designee.

Section 3. Compensation. District agrees to compensate the Contractor in accordance with the following schedule:

Monthly Treatment Costs - \$8,111.25 (\$97,353.00 Annually)

Contractor shall invoice the District for services performed monthly.

Any additional compensation for additional duties shall be paid only upon the written authorization of the District Manager or his designee.

Section 4. Independent Contractor. The District and Contractor agree and acknowledge that Contractor shall serve as an independent contractor of the District.

Section 5. Term. This Agreement shall commence on October 1, 2021 and shall continue until September 30, 2022 unless terminated in accordance with Section 11 below. This contract may be extended by up to two (2) additional one (1) year terms upon mutual agreement in writing by both the Contractor and District. This agreement may be extended on a month to month basis upon agreement of the parties hereto in writing and subject to appropriation of funds by the District's Board of Supervisors.

Section 6. Insurance.

A. The Contractor shall maintain throughout the term of this Agreement the following insurance

- (1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.
- (2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$2,000,000 (two million dollars) combined single limit bodily injury and property damage liability with the District named as an additional insured, and covering at least the following hazards:
 - (i) Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation;
 - (ii) The District shall be named as additional insured
- (3) Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.
- (4) Professional Liability Insurance with limits of \$1,000,000 (one million dollars).
- (5) Automobile Liability Insurance for bodily injuries in limits of not less than \$2,000,000 (two million dollars) combined single limit bodily injury and for property damage, provided coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any

owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

Section 7. Indemnification. Contractor agrees to indemnify and hold harmless and defend the District and its officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor, including litigation or any appellate proceedings with respect thereto. Contractor agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or other statute.

Section 8. Agreement. This instrument shall constitute the final and complete expression of this Agreement between the District and the Contractor relating to the subject matter of this Agreement. This Agreement effectively cancels the First Extension to the Wetlands Boundary and Lake Banks Landscape Maintenance Agreement (dated August 26, 2020).

Section 9. Amendments. Amendments to and waivers of the provisions contained in this Agreement may be made by an instrument in writing which is executed by both the District and the Contractor.

Section 10. Authorization. The execution of this Agreement had been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

Section 11. Cancellation. The District shall have the right to cancel this Agreement at anytime upon written notice. Contractor shall have the right to cancel this agreement upon thirty (30) days written notice to the District stating a failure of the District to perform in accordance with the terms of this Agreement.

Section 12. Enforcement of Agreement. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorney's fees and costs for trial, alternative dispute resolution, or appellate proceedings.

Section 13. Notices. All notices, requests, consents, and other communications under this Agreement ("Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

- A. **If to Contractor:** Wellington Pro Lawn Care
P.O. Box 1134
Loxahatchee, Florida 33470
Attn: Geoffrey Phillips
- B. **If to District:** Tesoro Community Development District
219 East Livingston Street

Orlando, Florida 32801
Attn: District Manager

With a copy to:

Lewis, Longman & Walker PA
515 N. Flagler Drive, Suite 1500
West Palm Beach, Florida 33401
Attention: William G. Capko

Except as otherwise provided in this Agreement, any Notices shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or a non-business day, shall be deemed received on the next business day. If at any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notices on behalf of the District and the Contractor. Any Party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth in this Agreement.

Section 14. Assignment. Neither the District nor the Contractor may assign this Agreement or any monies to become due under this Agreement without the prior written approval of the other, and such approval shall not be unreasonably withheld.

Section 15. Controlling Law. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida.

Section 16. Severability. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

Section 17. Headings for Convenience Only. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction on any of the provisions of this Agreement.

Section 18. Counterparts. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

Section 19. Public Records. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is George Flint ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the

Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, GFLINT@GMSCFL.COM, OR AT 135 W. CENTRAL BLVD., SUITE 320, ORLANDO, FLORIDA 32801.

Section 20. E-Verify. The Contractor shall comply with and perform all applicable provisions of Section 448.095, Florida Statutes. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, Florida Statutes. If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, Florida Statutes, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, Florida Statutes, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), Florida Statutes, shall promptly terminate its agreement with such person or entity. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of this Agreement.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the day and year first written above.

ATTEST:



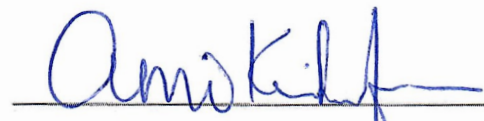
Secretary/Assistant Secretary

TESORO COMMUNITY
DEVELOPMENT DISTRICT



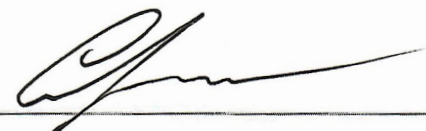
Chairman/Vice Chairman

ATTEST:



Print: Ami Kirschenhofer

WELLINGTON PRO LAWN CARE



Print: Geoffrey Phillips
Title: President

SECTION VIII

SECTION C

SECTION 1

Tesoro
Community Development District

[Check Run Summary](#)

February 01,2022 through July 31, 2022

Fund	Date	Check No.'s		Amount
General Fund				
	2/11/22	1030-1034	\$	28,983.33
	2/23/22	1035-1036	\$	44,997.80
	2/24/22	1037	\$	315.00
	3/11/22	1038-1039	\$	12,401.11
	3/17/22	1040	\$	1,810.50
	4/7/22	1041-1042	\$	78,754.31
	4/14/22	1043-1046	\$	23,859.25
	4/21/22	1047	\$	4,210.24
	4/28/22	1048	\$	12,666.00
	5/12/22	1049-1050	\$	4,815.60
	5/26/22	1051-1052	\$	36,197.00
	6/16/22	1053-1057	\$	116,120.90
	7/1/22	1058-1061	\$	22,632.33
	7/26/22	1062-1063	\$	21,020.58
	7/28/22	1064-1065	\$	40,823.30
Total			\$	449,607.25

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/11/22	00004	3/01/22	371 202203 310-51300-34000	MANAGEMENT FEES - MAR 22	*	2,731.83	
		3/01/22	371 202203 310-51300-35200	WEBSITE MANAGEMENT-MAR 22	*	70.83	
		3/01/22	371 202203 310-51300-35100	INFORMATION TECH - MAR 22	*	79.17	
		3/01/22	371 202203 310-51300-51000	OFFICE SUPPLIES	*	12.68	
		3/01/22	371 202203 310-51300-42000	POSTAGE	*	3.18	
		3/01/22	371 202203 310-51300-42500	COPIES	*	66.00	
		3/01/22	372 202203 320-53800-12000	FIELD MANAGEMENT - MAR 22	*	1,326.17	
				GOVERNMENTAL MANAGEMENT SERVICES			4,289.86 001038
3/11/22	00026	3/04/22	104719 202203 320-53800-47300	MONTHLY LANDSCAPE-MAR 22	*	8,111.25	
				WELLINGTON PRO LAWN			8,111.25 001039
3/17/22	00008	3/11/22	WGC-1461 202202 310-51300-31500	PRP ATND MTG/RVW AGENDA	*	1,810.50	
				LEWIS, LONGMAN & WALKER, PA			1,810.50 001040
4/07/22	00017	3/14/22	4570 202203 320-53800-49100	AREA1 WAX MYRTLE TRIM 50%	*	16,000.00	
		3/31/22	4577 202203 320-53800-49100	WAX MYRTLE TRIM A1 COMPLT	*	16,000.00	
		3/31/22	4578 202203 320-53800-49100	WAX MYRTLE TRIM.AREA2 DEP	*	46,650.00	
				NATIVE LANDS MANAGEMENT, INC.			78,650.00 001041
4/07/22	00005	2/28/22	00044312 202202 310-51300-48000	NOTICE OF MEETING 2/23/22	*	104.31	
				TREASURE COAST NEWSPAPER			104.31 001042
4/14/22	00006	2/28/22	94257 202202 310-51300-31100	ENGINEER SVCS - FEB 22	*	237.50	
				CULPEPPER & TERPENING, INC.			237.50 001043
4/14/22	00008	4/11/22	WGC-1465 202203 310-51300-31500	REVIEW/CONFERENCE/DRAFT	*	2,844.50	
				LEWIS, LONGMAN & WALKER, PA			2,844.50 001044
4/14/22	00017	3/15/22	4564 202203 330-53800-46200	WETLAND/LAKE MAINT-MAR 22	*	5,573.00	

TES -- TESORO -- IARAUJO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
5/26/22	00017	5/19/22 4601	202205 330-53800-46200		*	5,573.00	
		WETLAND/LAKE MAINT-MAY 22					
		5/19/22 4601	202205 320-53800-46200		*	7,093.00	
		WETLAND/LAKE MAINT-MAY 22					
		5/19/22 4609	202205 320-53800-49100		*	23,325.00	
		WAX MYRTLE TRIM PH2 - 75%					
				NATIVE LANDS MANAGEMENT, INC.			35,991.00 001051
5/26/22	00026	5/06/22 105254	202205 320-53800-47500		*	206.00	
		FOUNTAIN REPAIRS - MAY 22					
				WELLINGTON PRO LAWN			206.00 001052
6/16/22	00006	5/26/22 94846	202204 310-51300-31100		*	525.35	
		ENGINEER SVCS - APR 22					
				CULPEPPER & TERPENING, INC.			525.35 001053
6/16/22	00004	6/01/22 377	202206 310-51300-34000		*	2,731.83	
		MANAGEMENT FEES - JUN 22					
		6/01/22 377	202206 310-51300-35200		*	70.83	
		WEBSITE MANAGEMENT-JUN 22					
		6/01/22 377	202206 310-51300-35100		*	79.17	
		INFORMATION TECH - JUN 22					
		6/01/22 377	202206 310-51300-51000		*	.15	
		OFFICE SUPPLIES					
		6/01/22 377	202206 310-51300-42000		*	27.05	
		POSTAGE					
		6/01/22 377	202206 310-51300-42500		*	3.60	
		COPIES					
		6/01/22 378	202206 320-53800-12000		*	1,326.17	
		FIELD MANAGEMENT - JUN 22					
				GOVERNMENTAL MANAGEMENT SERVICES			4,238.80 001054
6/16/22	00008	6/07/22 WGC-1473	202205 310-51300-31500		*	3,016.50	
		MTG/ASSMNT/AGENDA/CORRESP					
				LEWIS, LONGMAN & WALKER, PA			3,016.50 001055
6/16/22	00017	5/26/22 4611	202205 320-53800-49100		*	23,325.00	
		FINAL PAYMENT - PHASE 2					
		5/26/22 4612	202205 320-53800-49100		*	75,225.00	
		WAX MYRTLE TRIMMING-PH 3					
		5/26/22 4613	202205 320-53800-49000		*	1,000.00	
		WATER FEATURE MISC. WORK					
				NATIVE LANDS MANAGEMENT, INC.			99,550.00 001056
6/16/22	00026	5/25/22 105353	202205 320-53800-49000		*	679.00	
		IRRIG.REPAIRS-WEST-MAY 22					

TES -- TESORO -- IARAUJO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		5/30/22 105433	202206 320-53800-47300		*	8,111.25	
		MONTHLY LANDSCAPE-JUN 22		WELLINGTON PRO LAWN			8,790.25 001057
7/01/22 00006		6/20/22 94897	202205 310-51300-31100		*	1,648.17	
		ENGINEER SVCS - MAY 22		CULPEPPER & TERPENING, INC.			1,648.17 001058
7/01/22 00017		6/16/22 4620	202206 330-53800-46200		*	5,573.00	
		WETLAND/LAKE MAINT-JUN 22					
		6/16/22 4620	202206 320-53800-46200		*	7,093.00	
		WETLAND/LAKE MAINT-JUN 22		NATIVE LANDS MANAGEMENT, INC.			12,666.00 001059
7/01/22 00005		5/31/22 00046465	202205 310-51300-48000		*	100.89	
		NOT OF QUALIFYING PERIOD					
		5/31/22 00046465	202205 310-51300-48000		*	106.02	
		NOTICE OF MEETING		TREASURE COAST NEWSPAPER			206.91 001060
7/01/22 00026		4/30/22 105214	202205 320-53800-47300		*	8,111.25	
		MONTHLY LANDSCAPE-MAY 22		WELLINGTON PRO LAWN			8,111.25 001061
7/26/22 00017		7/18/22 4637	202207 330-53800-46200		*	5,573.00	
		WETLAND/LAKE MAINT-JUL 22					
		7/18/22 4637	202207 320-53800-46200		*	7,093.00	
		WETLAND/LAKE MAINT-JUL 22		NATIVE LANDS MANAGEMENT, INC.			12,666.00 001062
7/26/22 00026		7/03/22 105742	202207 320-53800-47300		*	8,111.25	
		MONTHLY LANDSCAPE-JUL 22					
		7/03/22 105742	202207 320-53800-47300		*	243.33	
		FUEL SURCHARGE 3%-JUL 22		WELLINGTON PRO LAWN			8,354.58 001063
7/28/22 00004		7/01/22 379	202207 310-51300-34000		*	2,731.83	
		MANAGEMENT FEES - JUL 22					
		7/01/22 379	202207 310-51300-35200		*	70.83	
		WEBSITE MANAGEMENT-JUL 22					
		7/01/22 379	202207 310-51300-35100		*	79.17	
		INFORMATION TECH - JUL 22					
		7/01/22 379	202207 310-51300-51000		*	.15	
		OFFICE SUPPLIES					
		7/01/22 379	202207 310-51300-42000		*	2.65	
		POSTAGE					

TES -- TESORO -- IARAUJO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		7/01/22 380	202207 320-53800-12000		*	1,326.17	
		FIELD MANAGEMENT - JUL 22		GOVERNMENTAL MANAGEMENT SERVICES			4,210.80 001064
- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -
7/28/22 00017		7/18/22 4645	202207 320-53800-49100		*	36,612.50	
		PHASE 3 - 75% COMPLETED		NATIVE LANDS MANAGEMENT, INC.			36,612.50 001065
- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -
				TOTAL FOR BANK A		449,607.25	

SECTION 2

Tesoro
Community Development District

Unaudited Financial Reporting
March 31, 2022



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7	<u>Stormwater Fee Schedule</u>

Tesoro
Community Development District
Combined Balance Sheet
March 31, 2022

	<i>General Fund</i>	<i>Totals Governmental Funds</i>
Assets:		
Operating Account	\$ 103,282	\$ 103,282
State Board of Administration	\$ 314,818	\$ 314,818
Total Assets	\$ 418,100	\$ 418,100
Liabilities:		
Accounts Payable	\$ 13,224	\$ 13,224
Total Liabilites	\$ 13,224	\$ 13,224
Fund Balance:		
Unassigned	\$ 404,876	\$ 404,876
Total Fund Balances	\$ 404,876	\$ 404,876
Total Liabilities & Fund Balance	\$ 418,100	\$ 418,100

Tesoro
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/22	Thru 03/31/22	Variance
Revenues:				
Stormwater Fees	\$ 227,000	\$ 248,837	\$ 248,837	\$ -
Maintenance Assessments	\$ 71,321	\$ 71,013	\$ 71,013	\$ -
Interest Income	\$ 2,500	\$ 1,968	\$ 1,968	\$ -
Total Revenues	\$ 300,821	\$ 321,817	\$ 321,817	\$ -
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 4,000	\$ 2,000	\$ 400	\$ 1,600
FICA Expense	\$ 306	\$ 153	\$ 31	\$ 122
Engineering	\$ 5,000	\$ 2,500	\$ 5,456	\$ (2,956)
Attorney	\$ 10,000	\$ 5,000	\$ 11,689	\$ (6,689)
Annual Audit	\$ 3,000	\$ 3,000	\$ 3,000	\$ -
Assessment Administration	\$ 2,500	\$ 2,500	\$ 2,500	\$ -
District Management Fees	\$ 32,782	\$ 27,318	\$ 27,318	\$ -
Information Technology	\$ 950	\$ 792	\$ 792	\$ -
Website Administration	\$ 850	\$ 708	\$ 708	\$ -
Telephone	\$ 150	\$ 75	\$ -	\$ 75
Postage	\$ 1,000	\$ 500	\$ 68	\$ 432
Insurance	\$ 7,378	\$ 7,378	\$ 6,942	\$ 436
Printing & Binding	\$ 1,000	\$ 500	\$ 70	\$ 430
Legal Advertising	\$ 1,600	\$ 1,600	\$ 311	\$ 1,289
Other Current Charges	\$ 2,000	\$ 1,000	\$ 1,051	\$ (51)
Office Supplies	\$ 200	\$ 100	\$ 14	\$ 86
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 72,891	\$ 55,299	\$ 60,524	\$ (5,225)

Tesoro
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/22	Thru 03/31/22	Variance
<i>Field Operations</i>				
Field Mangagement Fees	\$ 15,914	\$ 7,957	\$ 13,262	\$ (5,305)
Natural Area Cleanup	\$ -	\$ -	\$ 279,963	\$ (279,963)
<i>West Side</i>				
Mitigation Maintenance	\$ 85,116	\$ 42,558	\$ 70,930	\$ (28,372)
Landscaping	\$ 94,500	\$ 47,250	\$ 73,008	\$ (25,758)
Electric	\$ 10,000	\$ 5,000	\$ 3,158	\$ 1,842
Plant Replacement	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
Fountain Repairs	\$ 5,000	\$ 2,500	\$ 206	\$ 2,294
Contingency	\$ 2,500	\$ 1,250	\$ 1,679	\$ (429)
<i>East Side</i>				
Mitigation Monitoring	\$ 7,500	\$ 3,750	\$ -	\$ 3,750
Mitigation Maintenance	\$ 66,876	\$ 33,438	\$ 55,730	\$ (22,292)
Plant Replacement	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
Contingency	\$ 2,500	\$ 1,250	\$ -	\$ 1,250
Field Operations Expenditures	\$ 299,906	\$ 149,953	\$ 497,936	\$ (347,983)
Total Expenditures	\$ 372,796	\$ 205,252	\$ 558,459	\$ (353,208)
Excess (Deficiency) of Revenues over Expenditures	\$ (71,975)		\$ (236,642)	
Fund Balance - Beginning	\$ 71,975		\$ 641,518	
Fund Balance - Ending	\$ (0)		\$ 404,876	

Tesoro
Community Development District
Month to Month

	Oct		Nov		Dec		Jan		Feb		March		April		May		June		July		Aug		Sept		Total	
<u>Revenues:</u>																										
Stormwater Fees	\$	195	\$	-	\$	-	\$	-	\$	-	\$	240,600	\$	1,134	\$	2,933	\$	2,321	\$	1,653	\$	-	\$	-	\$	248,837
Maintenance Assessments	\$	33	\$	4,652	\$	62,079	\$	856	\$	744	\$	366	\$	937	\$	750	\$	534	\$	63	\$	-	\$	-	\$	71,013
Interest Income	\$	48	\$	51	\$	66	\$	68	\$	64	\$	117	\$	176	\$	341	\$	445	\$	592	\$	-	\$	-	\$	1,968
Total Revenues	\$	275	\$	4,702	\$	62,145	\$	923	\$	807	\$	241,084	\$	2,248	\$	4,024	\$	3,301	\$	2,308	\$	-	\$	-	\$	321,817
<u>Expenditures:</u>																										
<u>General & Administrative:</u>																										
Supervisor Fees	\$	-	\$	-	\$	-	\$	-	\$	-	\$	200	\$	-	\$	-	\$	200	\$	-	\$	-	\$	-	\$	400
FICA Expense	\$	-	\$	-	\$	-	\$	-	\$	-	\$	15	\$	-	\$	-	\$	15	\$	-	\$	-	\$	-	\$	31
Engineering	\$	332	\$	-	\$	-	\$	315	\$	238	\$	-	\$	525	\$	1,648	\$	2,399	\$	-	\$	-	\$	-	\$	5,456
Attorney	\$	345	\$	1,124	\$	951	\$	994	\$	1,811	\$	2,845	\$	604	\$	3,017	\$	-	\$	-	\$	-	\$	-	\$	11,689
Annual Audit	\$	-	\$	-	\$	-	\$	-	\$	3,000	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	3,000
Assessment Administration	\$	2,500	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	2,500
District Management Fees	\$	2,732	\$	2,732	\$	2,732	\$	2,732	\$	2,732	\$	2,732	\$	2,732	\$	2,732	\$	2,732	\$	2,732	\$	-	\$	-	\$	27,318
Information Technology	\$	79	\$	79	\$	79	\$	79	\$	79	\$	79	\$	79	\$	79	\$	79	\$	79	\$	-	\$	-	\$	792
Website Administration	\$	70	\$	71	\$	71	\$	71	\$	71	\$	71	\$	71	\$	71	\$	71	\$	71	\$	-	\$	-	\$	708
Telephone	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Postage	\$	24	\$	0	\$	1	\$	-	\$	4	\$	3	\$	2	\$	4	\$	27	\$	3	\$	-	\$	-	\$	68
Insurance	\$	6,942	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	6,942
Printing & Binding	\$	-	\$	-	\$	-	\$	-	\$	-	\$	66	\$	-	\$	-	\$	4	\$	-	\$	-	\$	-	\$	70
Legal Advertising	\$	-	\$	-	\$	-	\$	-	\$	104	\$	-	\$	-	\$	207	\$	-	\$	-	\$	-	\$	-	\$	311
Other Current Charges	\$	32	\$	35	\$	797	\$	35	\$	33	\$	35	\$	23	\$	22	\$	24	\$	15	\$	-	\$	-	\$	1,051
Office Supplies	\$	0	\$	0	\$	0	\$	-	\$	0	\$	13	\$	0	\$	0	\$	0	\$	0	\$	-	\$	-	\$	14
Dues, Licenses & Subscriptions	\$	175	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	175
Total General & Administrative	\$	13,232	\$	4,040	\$	4,631	\$	4,226	\$	8,071	\$	6,059	\$	4,035	\$	7,779	\$	5,551	\$	2,899	\$	-	\$	-	\$	60,524

Tesoro
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Field Operations</u>													
Field Mangement Fees	\$ 1,326	\$ 1,326	\$ 1,326	\$ 1,326	\$ 1,326	\$ 1,326	\$ 1,326	\$ 1,326	\$ 1,326	\$ 1,326	- \$	- \$	13,262
Natural Area Cleanup	\$ -	\$ -	\$ -	\$ 32,000	\$ -	\$ 78,650	\$ -	\$ 121,875	\$ -	\$ 47,438	\$ -	\$ -	279,963
<u>West Side</u>													
Mitigation Maintenance	\$ 7,093	\$ 7,093	\$ 7,093	\$ 7,093	\$ 7,093	\$ 7,093	\$ 7,093	\$ 7,093	\$ 7,093	\$ 7,093	- \$	- \$	70,930
Landscaping	\$ 7,875	\$ 8,111	\$ 8,111	\$ 8,111	\$ 8,111	\$ 8,111	\$ -	\$ 8,111	\$ 8,111	\$ 8,355	- \$	- \$	73,008
Electric	\$ 299	\$ 330	\$ 369	\$ 287	\$ 340	\$ 462	\$ 404	\$ 143	\$ 524	\$ -	- \$	- \$	3,158
Plant Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	- \$	- \$	-
Fountain Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 206	\$ -	\$ -	- \$	- \$	206
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,679	\$ -	- \$	- \$	1,679
<u>East Side</u>													
Mitigation Monitoring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	- \$	- \$	-
Mitigation Maintenance	\$ 5,573	\$ 5,573	\$ 5,573	\$ 5,573	\$ 5,573	\$ 5,573	\$ 5,573	\$ 5,573	\$ 5,573	\$ 5,573	- \$	- \$	55,730
Plant Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	- \$	- \$	-
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	- \$	- \$	-
Field Operations Expenditures	\$ 22,166	\$ 22,434	\$ 22,473	\$ 54,390	\$ 22,443	\$ 101,215	\$ 14,396	\$ 144,328	\$ 24,306	\$ 69,784	\$ -	\$ -	497,936
Total Expenditures	\$ 35,398	\$ 26,474	\$ 27,104	\$ 58,616	\$ 30,514	\$ 107,274	\$ 18,432	\$ 152,107	\$ 29,857	\$ 72,684	\$ -	\$ -	558,459
Excess (Deficiency) of Revenues over Expenditures	\$ (35,123)	\$ (21,772)	\$ 35,041	\$ (57,692)	\$ (29,707)	\$ 133,809	\$ (16,184)	\$ (148,083)	\$ (26,556)	\$ (70,376)	\$ -	\$ -	(236,642)

Tesoro
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2022

Gross Assessments \$ 75,875.24 \$ 75,875.24
Net Assessments \$ 71,322.73 \$ 71,322.73

ON ROLL ASSESSMENTS

							100.00%	100.00%
Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	O&M Portion	Total
10/15/21	9/1/21-9/30/21	\$33.27	(\$0.66)	\$0.00	\$0.00	\$32.61	\$32.61	\$32.61
11/3/21	6/1/2021 - 11/01/21	\$125.74	(\$2.51)	(\$4.95)	\$0.00	\$118.28	\$118.28	\$118.28
11/12/21	11/01/21 - 11/04/21	\$559.51	(\$11.21)	(\$21.93)	\$0.00	\$526.37	\$526.37	\$526.37
11/18/21	11/05/21 - 11/11/21	\$1,593.86	(\$31.88)	(\$62.49)	\$0.00	\$1,499.49	\$1,499.49	\$1,499.49
11/24/21	11/12/21 - 11/18/21	\$2,665.26	(\$53.28)	(\$104.60)	\$0.00	\$2,507.38	\$2,507.38	\$2,507.38
12/03/21	11/19/21 - 11/25/21	\$5,323.55	(\$106.39)	(\$208.82)	\$0.00	\$5,008.34	\$5,008.34	\$5,008.34
12/09/21	11/26/21-12/02/21	\$2,274.65	(\$45.48)	(\$89.20)	\$0.00	\$2,139.97	\$2,139.97	\$2,139.97
12/16/21	12/03/21-12/09/21	\$57,944.63	(\$1,158.95)	(\$2,269.52)	\$0.00	\$54,516.16	\$54,516.16	\$54,516.16
12/22/21	12/10/21-12/16/21	\$437.43	(\$8.72)	(\$13.88)	\$0.00	\$414.83	\$414.83	\$414.83
01/07/22	09/01/21-12/31/21	\$0.00	\$0.00	\$0.00	\$0.14	\$0.14	\$0.14	\$0.14
01/05/22	12/17/21-12/23/21	\$183.11	(\$3.68)	(\$5.38)	\$0.00	\$174.05	\$174.05	\$174.05
01/10/22	12/24/21-12/30/21	\$203.46	(\$4.06)	(\$6.01)	\$0.00	\$193.39	\$193.39	\$193.39
01/10/22	11/02/21-12/31/21	\$44.09	(\$0.88)	(\$1.30)	\$0.00	\$41.91	\$41.91	\$41.91
01/14/22	12/31/21-01/06/22	\$315.36	(\$6.29)	(\$9.31)	\$0.00	\$299.76	\$299.76	\$299.76
01/24/22	01/07/22-01/13/22	\$40.69	(\$0.84)	(\$0.79)	\$0.00	\$39.06	\$39.06	\$39.06
01/28/22	01/14/22-01/20/22	\$111.90	(\$2.24)	(\$2.19)	\$0.00	\$107.47	\$107.47	\$107.47
02/03/22	01/21/22-01/27/22	\$417.09	(\$8.35)	(\$8.13)	\$0.00	\$400.61	\$400.61	\$400.61
02/10/22	01/28/22-02/03/22	\$264.50	(\$5.29)	(\$4.78)	\$0.00	\$254.43	\$254.43	\$254.43
02/18/22	02/04/22-02/10/22	\$91.56	(\$1.83)	(\$1.19)	\$0.00	\$88.54	\$88.54	\$88.54
03/04/22	02/18/22-02/24/22	\$223.81	(\$4.49)	(\$2.17)	\$0.00	\$217.15	\$217.15	\$217.15
03/11/22	02/25/22-03/03/22	\$40.69	(\$0.81)	(\$0.40)	\$0.00	\$39.48	\$39.48	\$39.48
03/25/22	03/11/22-03/17/22	\$111.90	(\$2.24)	\$0.00	\$0.00	\$109.66	\$109.66	\$109.66
04/01/22	03/18/22-03/24/22	\$111.90	(\$2.24)	\$0.00	\$0.00	\$109.66	\$109.66	\$109.66
04/08/22	01/01/22-03/31/22	\$0.00	\$0.00	\$0.00	\$0.06	\$0.06	\$0.06	\$0.06
04/08/22	01/01/22-03/31/22	\$84.49	(\$1.70)	\$0.00	\$0.00	\$82.79	\$82.79	\$82.79
04/08/22	03/25/22-03/31/22	\$467.95	(\$9.36)	\$0.00	\$0.00	\$458.59	\$458.59	\$458.59
04/18/22	04/01/22-04/07/22	\$40.69	(\$0.82)	\$0.00	\$0.00	\$39.87	\$39.87	\$39.87
04/25/22	04/08/22-04/14/22	\$251.51	(\$5.03)	\$0.00	\$0.00	\$246.48	\$246.48	\$246.48
05/06/22	04/22/22-04/28/22	\$274.68	(\$5.49)	\$8.10	\$0.00	\$277.29	\$277.29	\$277.29
05/13/22	04/29/22-05/05/22	\$91.56	(\$1.84)	\$2.72	\$0.00	\$92.44	\$92.44	\$92.44
05/20/22	05/06/22-05/12/22	\$71.21	(\$1.43)	\$2.10	\$0.00	\$71.88	\$71.88	\$71.88
05/27/22	05/13/22-05/19/22	\$305.20	(\$6.10)	\$9.00	\$0.00	\$308.10	\$308.10	\$308.10
06/08/22	05/20/22-05/31/22	\$122.08	(\$2.45)	\$3.62	\$0.00	\$123.25	\$123.25	\$123.25
06/23/22	06/01/22-06/15/22	\$406.92	(\$8.13)	\$11.96	\$0.00	\$410.75	\$410.75	\$410.75
07/11/22	04/01/22-06/30/22	\$0.00	\$0.00	\$0.00	\$0.01	\$0.01	\$0.01	\$0.01
07/11/22	06/16/22-06/30/22	\$61.04	(\$1.27)	\$0.00	\$2.74	\$62.51	\$62.51	\$62.51
TOTAL		\$ 75,295.29	\$ (1,505.94)	\$ (2,779.54)	\$ 2.95	\$ 71,012.76	\$ 71,012.76	\$ 71,012.76

99.57%	Net Percent Collected
\$ 309.97	Balance Remaining to Collect

Tesoro
COMMUNITY DEVELOPMENT DISTRICT
Stormwater Fee Schedule
Fiscal Year 2022

<i>Date</i>	<i>EFT#</i>	<i>Net Receipts</i>
10/12/21	317287	\$194.53
3/9/22	323410	\$240,599.91
4/12/22	325426	\$1,134.16
5/13/22	326686	\$2,933.48
6/7/22	327915	\$2,321.12
7/15/22	21/22-05	\$1,653.40
Total		\$ 248,836.60

SECTION 3

**NOTICE OF MEETINGS
TESORO COMMUNITY
DEVELOPMENT DISTRICT
Fiscal Year 2023**

As required by Chapter 190 Florida Statutes, notice is being given that the Board of Supervisors of the **Tesoro Community Development District** does not meet on a regular basis but will separately publish notice of meetings at least seven days prior to each Board meeting to include the date, time and location of said meetings. Meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from the District Manager, Governmental Management Services - Central Florida, LLC or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at that meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jason Showe
Governmental Management Services-
Central Florida, LLC
District Manager