

TSR

**COMMUNITY DEVELOPMENT
DISTRICT**

April 13, 2022

BOARD OF SUPERVISORS

REGULAR MEETING

AGENDA

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

April 6, 2022

Board of Supervisors
TSR Community Development District

<p><u>ATTENDEES:</u> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>

Dear Board Members:

The Board of Supervisors of the TSR Community Development District will hold a Regular Meeting on April 13, 2022, at 5:00 p.m., at Cunningham Park, 12131 Rangeland Boulevard, Odessa, Florida 33556. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments [3 minutes per person]
3. Consideration of Starkey Ranch Access Agreement
4. Discussion/Consideration of Rocchetta A:DB (RADB) Proposal for Cunningham Park Office Building
5. Discussion/Consideration of Rocchetta A:DB (RADB) Proposal for Gunn Highway Landscape Maintenance Yard
6. Consideration of SOLitude Lake Management Pond Maintenance Addendum for Three (3) New Sites – Ponds 4-A, 4-B and 5-A (Transfer of Operations for Esplanade at Starkey Ranch Phases 1 - 4)
7. Continued Discussion: Starkey Ranch Sidewalk Cleaning
8. Continued Discussion: District Office
9. Update: DTE Credit
10. Acceptance of Unaudited Financial Statements as of February 28, 2022
11. Approval of March 9, 2022 Regular Meeting Minutes
12. Action & Completed Items

13. Staff Reports

A. District Counsel: *Kutak Rock, LLP*

B. District Engineer: *Heidt Design, LLC*

- Continued Discussion: Line of Sight Issues at Longspur and Heart Pine Avenue Intersection and at Longspur and Fence Post Drive Intersection

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

- NEXT MEETING DATE: May 11, 2022 at 5:00 p.m.

○ QUORUM CHECK

Mike Liquori	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Matt Call	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Jason Silber	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Tim Green	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Mary Comella	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No

D. Lifestyle Director & Amenity Manager: *WTS International*

- Monthly Summary Report

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

14. Supervisors' Requests

15. Adjournment

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

Sincerely,



Chesley E. Adams, Jr.

District Manager

TSR

COMMUNITY DEVELOPMENT DISTRICT

3

STARKEY WILDERNESS PARK FOOT BRIDGE AND ACCESS AGREEMENT

THIS AGREEMENT (Agreement) is made and entered into by Pasco County, Florida, a political subdivision of the State of Florida, by and through its Board of County Commissioners (County) and the TSR Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (TSR CDD) (together referred to herein as the Parties).

WITNESSETH:

WHEREAS, the Jay B. Starkey Wilderness Park (Park) is owned by the Southwest Florida Water Management District (District) and is managed by the County pursuant to a management agreement titled Management Agreement Between The Southwest Florida Water Management District And The Board Of County Commissioners Of Pasco County, Florida For Management And Use Of The J.B. Starkey Wilderness Park, dated June 23, 2015, and amended on October 25, 2018 (together referred to herein as the Management Agreement); and

WHEREAS, the Starkey Ranch is a residential development project contiguous to the Park, containing numerous trails including two trails that terminate at the boundary of the Park as depicted on Exhibit A attached hereto and made a part hereof, and designated on Exhibit A as Access Point A and Access Point B (together sometimes referred to herein as the Access Points); and

WHEREAS, the TSR CDD is or will soon be the fee owner of the property where two trails that terminate at the Access Points and desires to establish access for the general public to the Park through the Access Points; and

WHEREAS, the District is the holder of that certain easement recorded at O.R. Book 4482, page 132, and amended at O.R. Book 9623, page 3310, Public Records of Pasco County, Florida (the Easement), which provides the District access to Access Point B over a portion of the land owned or soon to be owned by TSR CDD. The Easement is further depicted in Exhibit A; and

WHEREAS, in order for access for the general public to trails in the Park in the vicinity of Access Point A, a crossing must be constructed over the South Branch of the Anclote River; and

WHEREAS, the TSR CDD is willing to pay for the engineering and construction of a foot bridge over the Anclote River to provide the aforementioned crossing (Foot Bridge) and to be responsible for any future maintenance, repair, and/or replacement of the Foot Bridge; and

WHEREAS, the Parties desire to enter into this Agreement to establish their rights and responsibilities with respect to the establishment and maintenance of the Access Points and the Foot Bridge.

NOW, THEREFORE, in consideration of the covenants set forth herein, the sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. **INCORPORATION.** The recitals set forth above are incorporated herein in their entirety, and the Management Agreement is incorporated herein by reference as to the appropriate portions thereto.
2. **ACCESS POINTS GATES AND SIGNS.**

- a. The TSR CDD will construct and/or install a gate or gates in the boundary line fencing of the Park at the approximate location of the Access Points adjacent to the existing cattle gates and shall obtain the County's approval as to the type of gate to be installed. The gate at Access Point A shall be of a size sufficient to allow pedestrians, bikes, wheelchairs, strollers, and other similar means of pedestrian transport (collectively referred to as Recreational Transport) as well as County and District-owned ATVs to enter the Park. At Access Point B there will be one gate for Recreational Transport. The existing cattle gates shall remain in place to allow heavy equipment access to conduct Park maintenance and protection, and shall not be accessible to the public.
- b. The trails within the Park leading to or in the proximity of the Access Points will not be improved with the exception of the Foot Bridge at Access Point A, and will remain in the condition existing at the effective date of this Agreement.
- c. Except as to the County and the District, access to the Park through the Access Points will be limited to the Park hours established by the County.
- d. Only the County and the District may install locks on any of the gates at the Access Points.
- e. TSR CDD shall place informational signs at the Access Points at the time that the gates at the Access Points are installed. The signs will inform the public (i) that the Park is a cooperative project between the District and the County, (ii) of the Park hours, and (iii) by use of a map, the location of recreational opportunities in the Park. Approval of the signs by the County and the District in accordance with the Management Agreement must be obtained prior to the installation of the signs.
- f. The activities authorized in this Agreement will not be construed as authority to directly or indirectly impact or interfere with the District's rights under the Easement, and TSR CDD will not undertake activities that impact or infringe upon the District's rights under the Easement or do or cause to be done any action that will impact or interfere with any of the provisions set forth in the conservation easement defined in the Management Agreement (Conservation Easement), including but not limited to any prohibited uses of the Park set forth in the Conservation Easement. The TSR CDD will not do or cause to be done any action that will impact or interfere with the authorizations granted by the Environmental Resource Permit Numbers set forth in the Conservation Easement.

3. FOOT BRIDGE FUNDING, DESIGN, ENGINEERING AND CONSTRUCTION.

- a. Design, engineering, permitting, and construction of the Foot Bridge will be done subject to County and District approval pursuant to the terms of the Management Agreement. TSR CDD or its designee shall pay for and procure the design, engineering, permitting and construction for the Foot Bridge, and any future repair or replacement. The Foot Bridge shall be at least six feet wide with bump-outs allowing turn around compliant with the Americans with Disabilities Act of 1990. Input and approval from the County and the District, as required by the Management Agreement for the design, engineering, permitting, and construction of the Foot Bridge does not constitute permitting approval by the County or the District, which shall be a separate and independent process, and TSR CDD, or its designee, shall be responsible for obtaining all necessary permits for the construction, repair and/or replacement of the Foot Bridge. The County's and the

District's approval of the design and engineering plans will be limited to the proposed location, use, aesthetics, and consistency with the overall management objectives of the Park as described in the Management Agreement and does not constitute a representation or warranty that the County or the District has verified the architectural, engineering, or other components of the construction plans, or that such plans are in compliance with the County and/or District rules, regulations, codes or ordinances. Neither the County nor the District shall be a party to any contracts for design, engineering, permitting or construction, repair and/or replacement of the Foot Bridge.

- b. The TSR CDD or its designee shall require the Foot Bridge construction contractor to procure and maintain during the period of the Foot Bridge construction general liability insurance in the amounts of one million dollars (\$1,000,000.00) per occurrence and two million dollars (\$2,000,000.00) aggregate. Such insurance policies shall name the County, their officers, agents, and employees as additional insureds and certificate holders. The TSR CDD or its designee shall also require the Foot Bridge contractor to indemnify and hold harmless the County, as well as their agents, employees, commissioners, officers, and volunteers from and against any and all claims, actions, damages, fees, fines, penalties, defense costs, suits, or liabilities which may arise out of any act, neglect, omission, or default of the Foot Bridge contractor arising out of or in any way connected with the construction of the Foot Bridge.

4. MAINTENANCE, REPAIR AND REPLACEMENT OF THE FOOT BRIDGE.

- a. Notwithstanding the County's responsibilities for maintenance under the Management Agreement, if the Foot Bridge is in need of maintenance, repair, or total replacement (collectively referred to as the Work), the County will provide written notice to the TSR CDD of the need for the Work and a description of the required Work. The TSR CDD shall respond to the County within 30 days of receipt of the notice to coordinate performance of the Work by the TSR CDD. The TSR CDD shall be solely responsible for the cost of the Work. At least 30 days prior to commencement of the Work, TSR CDD will submit draft construction plans for the Work to the County, who will, within thirty (30) days of receipt, submit same to the District for review and approval. The County's and the District's review and approval of the Work will be limited to the proposed location, use, aesthetics, and consistency with the overall management objectives of the Park as described in the Management Agreement and does not constitute a representation or warranty that the County or the District has verified the architectural, engineering, or other components of the Work, or that the Work is in compliance with the County's and/or the District's rules, regulations, codes, or ordinances. The TSR CDD will be responsible for obtaining all necessary permits for the Work.
- b. The provisions of paragraph 3.a. and b. set forth above shall also apply to the Work.

5. RELEASE AND INDEMNIFICATION.

- a. The County shall have no duties or responsibilities with respect to the design, construction, maintenance, or repair of the Foot Bridge except as set forth in Sections 3 and 4 above.
- b. TSR CDD hereby consents and agrees to assume all risks and hazards incidental to the design, construction, maintenance, and repair of the Foot Bridge and Access Points. The TSR CDD hereby fully remises, releases, acquits, covenants not to sue, and forever discharges the County and their predecessors, or affiliated corporations, partners, agents, employees, directors, officers, successors and assigns, jointly and severally, of and from

any and all rights, claims, demands, damages, actions, and causes of action, of any nature whatsoever, whether arising at law or equity, which the TSR CDD may now have or may hereafter have that arise out of or in any way relate to events, acts, conduct, or omissions in furtherance of any obligations set forth herein. This release does not include those claims that cannot be waived as a matter of law or otherwise arising directly from the negligent, willful, or intentional conduct of the County.

- c. TSR CDD agrees to maintain liability insurance coverage for the duration of this Agreement. To the extent allowed by applicable law from time to time, and without waiving the provisions of Section 768.28, F.S., TSR CDD agrees to indemnify, defend, and hold the County harmless from all claims, loss, damage and other expenses, including attorneys' fees and costs and attorneys' fees and costs on appeal, arising from the negligent acts or omissions of TSR CDD and its respective officers, employees, contactors, and agents related to its performance under this Agreement. Nothing in this Agreement shall be interpreted as a waiver of the County's or TSR CDD's sovereign immunity or an extension of their liability beyond the limits established in Section 768.28, F.S.
- d. The terms of this Section 5 shall survive the termination or expiration of this Agreement.

6. CONTROLLING LAW.

This Agreement is entered into pursuant to the laws of the State of Florida and shall be construed and enforced thereunder. In the event of litigation for any alleged breach of this Agreement, exclusive jurisdiction and venue for such litigation shall be in the Circuit Court of the Sixth Judicial District, in and for Pasco County, Florida, or the United States District Court for the Middle District of Florida, Tampa Division. In the event of any litigation concerning this Agreement, the parties waive all rights to a jury trial.

7. NOTICE AND CONTACT.

Any notices required under this Agreement shall be in writing and be addressed to the County or to the TSR CDD, as applicable, with a copy to the District as set forth below. Notices shall be delivered by certified or registered first class mail or by commercial courier service and shall be deemed to have been given or made as of the date received.

If to County: Pasco County Administrator
8731 Citizens Drive, Suite 350
New Port Richey, FL 34654

With a copy to:
Parks, Recreation and Natural Resources Director
4111 Land O' Lakes Blvd., Suite 202
Land O' Lakes, FL 34639

Primary Contact:
Natural Resources Manager
Natural Resources Division
4111 Land O' Lakes Blvd., Suite 202
Land O' Lakes, FL 34639

If to TSR CDD: TSR Community Development District
 2300 Glades Road, Suite 410W
 Boca Raton, FL 33431
 Attn: District Manager

With a copy to:
Kutak Rock, LLP
P.O. Box 10230
Tallahassee, FL 32302
Attn: Alyssa C. Willson

Primary Contact:

If to the District: Primary Contact:
 Carmen Sanders
 Land Use Program Specialist
 Southwest Florida Water Management District
 2379 Broad Street
 Brooksville, FL 33604

8. FORCE MAJEURE.

Notwithstanding anything contained in this Agreement to the contrary, and subject to the terms of this paragraph, any party's failure to perform its obligations under this Agreement, other than with respect to the payment of money or the giving of any notice required hereunder, shall not be a default, and no disqualification shall occur as a result thereof, if any such failure or delay is due in whole in part to acts of God, acts of public enemy, war, riot, sabotage, blockage, embargo, failure or inability to secure materials, supplies or labor through ordinary sources by reason of shortages or priority, labor strikes, lockouts or other labor or industrial disturbance (whether or not on the part of agents or employees of either party hereto engaged in construction of the Foot Bridge), civil disturbance, terrorist act, fire, flood, windstorm, hurricane, earthquake or other casualty, any law, order, regulation or other action of any governing authority,

any action, inaction, order, ruling, moratorium, regulation, statute, condition or other decision of any governmental agency having jurisdiction over any portion of the Foot Bridge, over the construction anticipated to occur, or by delays in inspections or in issuing approvals by private parties or permits by governmental agencies, discovery of hazardous or toxic materials, failure of the Internet, failure of power, telecommunication, data connectivity or other services provided by a third party including any local utility provider, delays caused by any dispute resolution process, or any cause whatsoever beyond the reasonable control (excluding financial inability) of the party whose performance is required hereunder, or any of its contractors or other representatives, whether or not similar to any of the causes herein above stated.

To be entitled to the benefit of this section, a party claiming an event of Force Majeure shall be required to give prompt written notice to the other party specifying in detail the event of the Force Majeure and shall further be required to diligently proceed to correct the adverse effect of any Force Majeure. The terms of this Section shall survive the termination of this Agreement.

9. CONFLICTING LAW; SEVERABILITY.

If a conflicting law is enacted after the Effective Date of this Agreement, then the Parties shall meet and confer in good faith for a period of no less than thirty (30) and no more than ninety (90) days to seek to effectuate an amendment to this Agreement providing the parties with the rights and remedies intended to be provided herein. Nothing herein shall preclude any party from challenging the validity of any conflicting law. Each provision in this Agreement is severable. If any such provision is determined to be invalid or illegal, the validity and enforceability of the remainder of this Agreement shall be unaffected.

10. EFFECTIVE DATE; TERM.

The term of this Agreement shall commence on the date of last signatory hereto (the Effective Date) and, shall continue in full force and effect for the duration of the Management Agreement and any extensions thereto. The term of the Management Agreement as of the effective date of this Agreement is through June 22, 2040. This Agreement may be terminated in whole or in part upon agreement in writing by each of the Parties hereto, which agreement shall not be unreasonably withheld.

11. AMENDMENTS.

This Agreement shall not be changed except by written instrument signed by the Parties.

12. NONAPPROPRIATIONS.

The parties acknowledge and agree that the County's obligations herein to fulfill financial obligations of any kind pursuant to any and all provisions of this Agreement, or any subsequent agreement entered into pursuant to this Agreement or referenced herein are subject to appropriation regardless of whether a particular obligation has been expressly so conditioned. Since funds are appropriated annually by the County Commission on a fiscal year basis, the County's legal liability for the payment of any costs shall not arise unless and until appropriations for such costs are approved for the applicable fiscal year (nor shall such liability arise if, a request for such appropriations is excluded from the budget approved by the County Commission).

This Agreement shall not constitute an indebtedness of the County nor shall it constitute an obligation for which the County is obligated to levy or pledge any form of taxation or for which the County has levied or pledged any form of taxation.

Should the County not fulfill a financial obligation pursuant to this Agreement, the Agreement may be terminated without any further obligation. No money previously paid by the TSR CDD will be reimbursed.

13. ENTIRE UNDERSTANDING.

This Agreement embodies the entire understanding between the County and the TSR CDD with respect to the subject referenced herein, and any prior or contemporaneous representations, either oral or written, are hereby superseded. No amendments or changes to this Agreement shall be effective unless made in writing and signed by authorized representatives of the parties.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized representatives effective as of the last day of execution below.

(S E A L)

PASCO COUNTY, FLORIDA

ATTEST:

By: _____

Kathryn Starkey, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

By: _____
NIKKI ALVAREZ-SOWLES, ESQ
CLERK & COMPTROLLER

Date: _____ 2022

TSR Community Development District

WITNESSES:

By: _____

Its: _____

Date: _____

Print or Type Name

Print or Type Name

TSR

COMMUNITY DEVELOPMENT DISTRICT

4

PROPOSAL:CUNNINGHAM PARK OFFICE BUILDING
VIA EMAIL

March 28, 2022

Mary Comella
Starkey Ranch TSR Community Development District
Pasco County, Florida

Mary,

Thank you for the opportunity to submit the following proposal to provide architectural services for the Starkey Ranch Cunningham Park Office Building located in Pasco County, Florida. We understand you have the option to select design services from a wide variety of qualified professionals in the area and sincerely appreciate the opportunity to be considered for this project. I want to take a few moments to let you know our commitment to service, quality and inspiring design on every one of our projects. We work incredibly hard to make sure that we deliver a project that meets or exceeds your expectations. By prioritizing effective communication among team members, staying on schedule, and working towards the established budget, we help to ensure the project's viability throughout the course of design. Based on our phone calls and emails my understanding of the project is as follows.

ROCCHETTA A:DB (RADB) is to provide Basic Architectural Services as outlined by the American Institute of Architects Owner/Architect Agreement B101-2017. This is the standard scope of services in the design industry and includes all services from design sketches to construction documents, assisting the contractor during pricing phases and making site visits to observe the construction conforms to the contract documents.

The preliminary project program includes a new single-story office building of approximately 2,800 heated square feet. Programmed spaces to include entry/reception area, individual offices, conference room(s), open workspace, break room and other typical support spaces. The project is located on a lakefront site in Cunningham Park within the Starkey Ranch community. Our proposal includes selection and coordination of interior finishes as well as the coordination and structural design for miscellaneous hardscape elements.

Site approval for a 2,800 square foot building is already in place, therefore no zoning or site approval work is anticipated or included in our scope of work.

Thank you again for the opportunity to be on the design team of this exciting project. Please review our Basic Scope of Work and Attachments below and contact me with any questions.

Sincerely,

A handwritten signature in black ink, consisting of the letters 'M' and 'R' in a stylized, cursive font. The 'M' is tall and narrow, and the 'R' is also tall and narrow, with a long horizontal stroke extending to the right.

Michael Ruble, AIA, NCARB
President

BASIC SCOPE OF WORK

PROJECT SUMMARY

In general, the building program includes the design and construction of a new one-story office building.

It is understood the site zoning is in place for the project and no re-zoning or property entitlement work is included in the basic scope of work in this proposal.

Our effort for this project is organized into the standard phases listed below:

DESIGN PHASE SERVICES

PHASE 01 - SCHEMATIC DESIGN [SD] - RADB will start with a review of the site and information furnished by the Owner and assist with a preliminary evaluation of the Owner's program, schedule, budget for the Cost of the Work, the proposed procurement and delivery method, and other Initial Information.

We will then develop your program requirements and start on the conceptual design. This includes the development of study drawings, documents, or other media which illustrate the concepts of the design and include spatial relationships, scale, and form. Drawings include site and floor plans; exterior concept images and other diagrams required to define and illustrate the concept and scope of the project.

PHASE 02 - DESIGN DEVELOPMENT [DD] – Using the approved schematic design and Client review comments we further develop the documents including site and building plans, exterior elevations, roof plans, building sections and other design documentation required to define the scope of the project. Structural systems will be selected and incorporated into the documents. Mechanical and electrical system types will be selected, and major equipment will be located and incorporated into the design. Architectural and construction detailing including material preferences will be established with the Project Team.

PHASE 03 - CONSTRUCTION DOCUMENTS [CD] - from the approved Design Development Documents and Client review comments, all aesthetic and technical aspects of the project will be illustrated and detailed for final pricing, permitting and construction purposes.

We will monitor the permitting process; attend required review meeting(s) and respond to any questions or comments relative to the Architect's scope of work from the local building department (or private plans review) during the permitting process.

NOTE: Building permit application to Pasco County and/or private provider and the associated permit, inspection and impact fees are not included in our scope or fees.

PHASE 04 – BIDDING & NEGOTIATIONS [BN] -

During this phase of the project the Architect shall assist the Client with the bidding process by assisting with the preparation of bid related documents and answering questions/RFIs from prospective bidders. The Architect will issue one (1) addendum to the Construction Documents in response to bidder's request for information (RFI) and/or clarification of the Construction Documents, or additional information.

CONSTRUCTION PHASE SERVICES

PHASE 05.A - CONTRACT ADMINISTRATION – We will support the contractor during construction phase activities by providing additional information and sketches as required, review shop drawings and submittal prior to fabrication of architectural elements such as windows, doors, roofing, etc. Respond to contractors Requests for Information (RFIs) and coordinate, document and review and approve any changes in the work. Review and processing of contractor pay applications, closing documents, substantial completion determination, changes and errors in construction are included as part of this phase of work.

PHASE 05.B – SITE VISITS AND FIELD REPORTS – RADB will make monthly site visits to attend Owner, Architect, and Contractor (OAC) meetings, review contractor pay applications and review progress of the work in relation to the

contract documents. For your project we anticipate a construction phase of approximately 8-10 months, with the potential of an extended schedule due to current market conditions.

NOTE: RADB's services do NOT include inspection of the quality of work or inspection, or evaluations of the methods, means, techniques, processes, sequences, or materials of work used in the construction of building structures and site improvements, which are the sole responsibility of the General Contractor.

ENGINEERING CONSULTANTS

RADB proposes to provide and coordinate the required structural, electrical, mechanical, and plumbing engineering for the project.

SPECIALTY CONSULTANTS

No Civil Engineering, Landscape Architecture or Interior Design are included in our basic scope of service. We can assist with obtaining proposals and provide these services under our basic scope of services or coordinate directly with consultants of your choice. We will coordinate our documents and services with theirs as required. Our documents will include the coordination and design of all fixed interior architecture, trim and cabinetry including reception desk and other built-in millwork items.

OWNER RESPONSIBILITIES

- Owner shall review progress design drawings and documents for approval of each phase of work.
- Owner shall provide the design team with a current property survey in CAD (.dwg) format showing boundary and topographic information for the site including, but not limited to: lot lines, topography, existing trees, utilities and any man-made or natural features that may influence the project.
- The Owner shall provide the design team with a geotechnical engineering soils report for the site in areas of the proposed home for foundation and septic system design information.
- The Owner shall retain independent professional engineering services for any consultants required which are not part of or accepted as part of this proposal.
- The Owner is responsible for coordinating all submittals, reviews and correspondence required by any financial institutions and/or lenders.

ADDITIONAL SERVICES

Additional services not described or included in this proposal may be negotiated and approved by the Owner prior to commencement of such additional work and shall be charged on an hourly basis according to rates listed on Architect's Professional Rate Schedule attached. The following services are not provided or included in the basic scope of services within this proposal:

- Zoning and/or Land Use related work
- Signage, way-finding or graphic design
- Landscape Architecture
- FF&E Selections and procurement
- Construction Cost Estimating
- Significant change in the scope of the project
- Major renovations to already approved phase documents
- 3d Visualization and Rendering Services
- Marketing materials (renderings, physical models, other project related graphics for use by 3rd parties)

CLARIFICATIONS

The following are typical of our professional service agreements:

1. Fees for the phases of this contract will be billed monthly based on percent complete for lump sum phases or for hours complete, supported by labor records and reimbursable documentation. Professional Service payment is due 15 days from the date of invoice.
2. For services rendered on an hourly basis we propose to work in a transparent open book arrangement at our standard hourly rates attached.

3. Fees above do not include reimbursable expenses. Reimbursable expenses will be invoiced at direct cost incurred by ROCCHETTA plus 10%. For your project these should be limited to printing / plotting and delivery costs.
4. Soil testing, surveying, permit and impact fees, elevation certificates, etc. are not included in our scope of services.
5. Construction cost estimating is not the area of expertise of the architect and is best provided by the general contractor at appropriate intervals during development of the design documents. We will assist in providing cost reduction strategies if the budget is exceeded.
6. Civil Engineering and Landscape/Irrigation design are not included in our scope of services. We can assist with acquiring these services and coordinate thorough our firm if needed.
7. LEED, GBCI, Florida Green Building Coalition and/or WaterStar/EnergyStar design and certification is recommended for environmental stewardship, indoor air quality and resale purposes. Costs for these services and enhanced construction techniques are relatively minimal. We can discuss the opportunities and merits of this approach further when we begin the Schematic Design phase.

Mary, thank you again for considering ROCCHETTA A:DB for your project. We look forward to being part of the project delivery team working with you to create your new home. Should you have any questions or concerns please do not hesitate to contact me direct at 813-270-0835 or mruble@rocchetta-adb.com.

Approved and accepted,

ATTACHMENTS:

- A – PROPOSED COMPENSATION
- B – SCOPE OF WORK EXHIBIT
- C - ROCCHETTA A:DB PROFESSIONAL RATE SCHEDULE 2022
- D - ROCCHETTA A:DB STANDARD TERMS AND CONDITIONS 2022

ATTACHMENT A: PROPOSED COMPENSATION

Proposed Conditioned SF 2,800 x \$ 275/sf = \$ 770,000 estimated construction cost

Architectural Services		\$ 60,462
MEP Engineering Services		\$ 11,550
	Subtotal	\$ 72,012

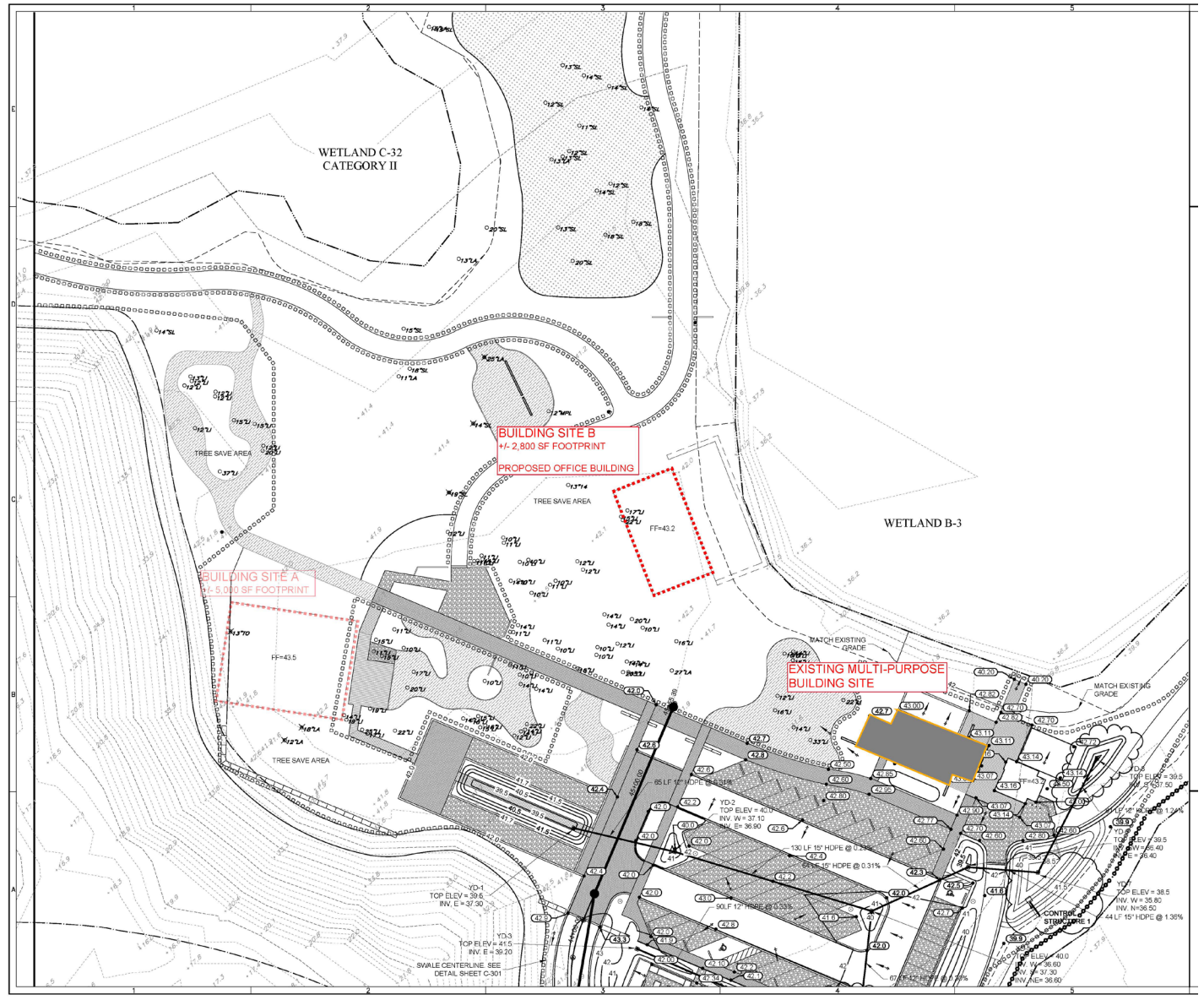
Fee Schedule

Schematic Design Phase	15%	\$ 10,802
Design Development Phase	20%	\$ 14,402
Construction Documents Phase	40%	\$ 28,805
Bidding and Negotiations	05%	\$ 3,601
Construction Administration	20%	\$ 14,402*
	Total	\$ 72,012

*Site visits included: 8 OAC meetings
1 Punch-list walk thru
1 Final completion walk thru

ATTACHMENT B: SCOPE OF WORK EXHIBIT

CUNNINGHAM PARK APPROVED FUTURE BUILDING SITES



ATTACHMENT C: PROFESSIONAL RATE SCHEDULE

Effective January 1, 2022

PROFESSIONAL SERVICES:

Principal Architect	\$ 175/hr
Architect	\$ 150/hr
Project Manager	\$ 125/hr
Designer	\$ 105/hr
CAD Technician	\$ 85/hr
Administrative	\$ 65/hr

ENGINEERING:

Structural	\$ 150/hr
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REIMBURSABLE EXPENSES:

Printing and Reproductions	Cost + 10%
Reimbursable expenses (postage, office supplies, photography, etc.)	Cost + 10%
Outside consultants not included in the scope of this proposal	Cost + 15%
Travel not included in the scope of this proposal	\$.51/mile

NOTE: RATES ARE SUBJECT TO CHANGE

ATTACHMENT D: ROCCHETTA A:DB STANDARD TERMS AND CONDITIONS
EFFECTIVE JANUARY 1, 2022 THROUGH DECEMBER 31, 2022

ARTICLE 1
ARCHITECT'S RESPONSIBILITIES

1. This Proposal/Letter of Agreement, when signed by the Client, shall be valid Client acceptance for a period of thirty (30) days from the date of execution by the Architect.
2. Architect's services consist of those services performed by the Architect, Architect's employees and Architect's consultants as are enumerated in the attached scope of work descriptions and authorizations.
3. Architect's services shall be performed as expeditiously as is consistent with professional skill and care and the orderly progress of the work. Prior to the execution of this Agreement, upon request of the Client, Architect shall submit for the Client's approval a schedule for the performance of the Architect's services which may be adjusted as the Project proceeds and shall include allowances for periods of time required for the Client's review and for approval of submissions by authorities having jurisdiction over the Project.

ARTICLE 2
ADDITIONAL SERVICES

1. Services additional to the attached scope of work descriptions shall be provided if authorized or confirmed in writing by the Client and shall be paid for by the Client as mutually agreed with Architect.
2. Client-directed revisions to the project that necessitate redesign, after the construction document phase has commenced, shall be considered additional services.

ARTICLE 3
CLIENT'S RESPONSIBILITIES

1. Prior to the execution of this Agreement, and during the term hereof, the Client shall provide full information, which shall set forth the Client's objectives, schedule, constraints, budget with reasonable contingencies, and other project criteria.
2. If requested by the Architect, the Client shall furnish written evidence that financial arrangements have been made to fulfill the Client's obligations under this Proposal/Letter of Agreement.
3. The Client shall furnish surveys describing physical characteristics, legal limitations, and utility locations for the site of the Project, a written legal description of the site and the services of geotechnical engineers or other consultants when the Architect requests such services.
4. The Client shall designate a representative authorized to act on Client's behalf with respect to the Project. The Client or such authorized representative shall render decisions within ten (10) days of submittal by the Architect pertaining to documents submitted by the Architect in order to avoid unreasonable delay in the orderly and sequential progress of Architect's services.
5. The Client shall give prompt written notice to the Architect if the Client becomes aware of any fault or defect in the Project.
6. The Client hereby grants permission, or if the Client is no the record Owner of the property, has obtained permission for Architect to enter upon subject premises to take necessary measurements, document existing conditions or perform necessary tests.

ARTICLE 4
USE OF ARCHITECT'S DOCUMENTS

1. Documents prepared by Architect are instruments of service for use solely with respect to this Project. Architect shall retain all common law, statutory and other reserved rights, including copyright. The Client shall not reuse or permit the reuse of Architect's documents except by Architect's written agreement.
2. The Architect's materials shall not include the Client's confidential or proprietary information if the Client has previously advised the Architect in writing of the specific information considered by the Client to be confidential or proprietary.
3. The Client shall provide professional credit for the Architect in the Client's promotional materials for the project in the manner outlined in Architect's written guidelines provided to Client along with this Proposal/Letter of Agreement.
4. Assuming a zero-account balance, reproducible copies will be made available to the client for his use at any point during the project at Client's cost.

5. Architect will not sign and seal drawings produced for any phase of this project under the terms of this agreement until all invoices billed up to that point in the project have been paid in full.
6. Architect accepts no liability for any plans or specifications produced under this agreement until such drawings are stamped as approved by all relevant building department officials and authorities having jurisdiction over the Project.

ARTICLE 5
MEDIATION

1. In an effort to resolve any conflicts that arise during the design or construction of the project or following the completion of the project, the Client and Architect agree that all disputes between them arising out of or relating to this Agreement shall be submitted to mediation within 90 days of discovery unless the parties mutually agree otherwise.
2. The Client and the Architect further agree to include a similar mediation provision in all agreements with independent contractors and consultants retained for the project and to require all independent contractors and consultants also to include similar mediation provision in all agreements with subcontractors, sub consultants, suppliers or fabricators so retained, thereby providing for mediation as the primary method for dispute resolution between the parties to those agreements.
3. All claims, counter claims, disputes, and other matters in question between the parties hereto arising out of or relating to this agreement, or the breach thereof, if not settled by mediation, shall be resolved by litigation, unless - otherwise agreed by the parties at that time.
4. Both parties shall share all costs of the mediation equally.

ARTICLE 6
TERMINATION, SUSPENSION OR ABANDONMENT

1. In the event of termination, suspension or abandonment of the project, the Architect shall be compensated for services performed through the date of termination. Failure of the Client to make payment to the Architect in accordance with this Agreement shall be considered substantial nonperformance and is sufficient cause for Architect to withhold design documents, suspend or terminate services. Either Architect or the Client may terminate this agreement after giving no less than seven day's written notice.

ARTICLE 7
MISCELLANEOUS PROVISIONS

1. The laws of the State of Florida, venue for which shall be Hillsborough County, shall govern this Agreement.
2. The Client and Architect, respectively, bind themselves, their partners, [successors, assigns and legal representatives to this Agreement. Neither party to this Agreement shall assign the contract as a whole without written consent of the other.
3. The Architect and Architect's consultants shall have no responsibility of the identification, discovery, presence, handling, removal, or disposal of, or exposure or persons to, hazardous material~ in any form at the project site.
4. The Client and Architect waive all rights against each other and against the contractors, consultants, agents and employees of the other for damages, but only to the extent covered by property Insurance during construction. The Client and Architect each shall require similar written waivers from their contractors, consultants, and agents.

ARTICLE 8
PAYMENTS TO ARCHITECT

1. An initial payment may be required and described in an attachment to the agreement. This initial payment shall be credited to Architect's final invoice.
2. Payments on account of Architect's services, reimbursable expenses and additional services when authorized shall be made monthly upon presentation of Architect's statement of services rendered or expenses incurred.
3. Payments are due within fifteen (15) days upon receipt of Architect's invoice. Amount unpaid fifteen (15) days after the invoice date shall bear interest at the rate of eighteen percent (18%) per annum. If accounts payable are more than 30 days, the Architect will halt the work in progress and copies of drawings will not be released.
4. The Client acknowledges that it has secured legal rights to the property upon which the project will be built or that such right will be secured by the date this contract is signed. The client further acknowledges that nonpayment of fees owed under this agreement will result in a mechanics lien being placed on the property upon which the project is/will be located.

5. It is understood that the hourly employee and principal rates are subject to revision and/or negotiation six months after the execution of this Agreement.
6. After five years from the date of project completion, any legal costs arising to defend third party claims made against the Architect in connection with the above-named project shall be paid for in full by Client.
7. The Client does agree to pay the Architect's fee regardless of the results of governmental approvals or whether the project receives financing.

ARTICLE 9

OTHER CONDITIONS AND SERVICES

1. Purchase Orders, when duly executed by the Client's authorized personnel, shall constitute for Architect an acceptable notice to proceed with services. Terms and Conditions defined herein shall supersede those defined in any Purchase Order identified with Architect's services. Architect shall use the Purchase Order Number as the Client's project identification number.
2. In no event shall the total aggregate liability arising from professional acts, errors or omissions exceed the total fee for services rendered on the project.
3. **PURSUANT TO SECTION 558.0035, FLORIDA STATUTES THE PARTIES UNDERSTAND AND AGREE THAT ARCHITECT'S EMPLOYEES OR AGENTS MAY NOT BE SUED OR HELD INDIVIDUALLY LIABLE FOR NEGLIGENT PERFORMANCE OF THIS AGREEMENT.**
4. Architect shall have the unlimited right to include photographic or artistic representations of the design of the Project among the Architect's promotional and professional materials. The Architect shall be given reasonable access to the completed Project to make such representations.
5. Neither this Agreement nor any of the rights hereunder shall be assignable by any party except with the written consent of the other party to this Agreement.
6. The parties hereto hereby agree that they will, at any time and from time to time, upon request of any other party hereto, do, execute, acknowledge, and deliver or cause to be done, executed, acknowledged and delivered, all such further acts, actions, assignments, transfers, agreements, assurances and powers of attorney as may be reasonably required to carry out the transactions herein contemplated.
7. This Agreement shall be binding upon and shall insure to the benefit of the parties hereto, their respective heirs, personal representatives, successors and permitted assigns. No amendments or variations of the terms and conditions of this Agreement shall be valid unless the same is in writing and signed by all the parties hereto or their duly authorized agent.
8. This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original, but all of which together shall constitute but one document. In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Agreement shall be constituted as if such invalid, illegal, or unenforceable provision had never been contained herein.
9. Any and all notices or other communications required or permitted by this Agreement or by law to be served on or given to either party hereto by the other party hereto shall be in writing and shall be deemed duly served and given when personally delivered to such party to whom it is directed, or in lieu of such personal service, when: [i] deposited in the United States mail, first-class postage prepaid, return receipt requested; or [ii] deposited with a nationally recognized overnight delivery service, addressed to the parties at the addresses set forth herein. Either party may change its address for the purpose of this paragraph by giving written notice of such change to the other party in the manner provided in this paragraph. Copies of all notices shall be directed to the addresses set forth in above.

TSR

COMMUNITY DEVELOPMENT DISTRICT

5

PROPOSAL: GUNN HIGHWAY LANDSCAPE MAINTENANCE YARD
VIA EMAIL

March 28, 2022

Mary Comella
Starkey Ranch TSR Community Development District
Pasco County, Florida

Mary,

Thank you for the opportunity to submit the following proposal to provide architectural services for the Starkey Ranch Gunn Highway Landscape Maintenance Yard located in Pasco County, Florida. We understand you have the option to select design services from a wide variety of qualified professionals in the area and sincerely appreciate the opportunity to be considered for this project. I want to take a few moments to let you know our commitment to service, quality and inspiring design on every one of our projects. We work incredibly hard to make sure that we deliver a project that meets or exceeds your expectations. By prioritizing effective communication among team members, staying on schedule, and working towards the established budget, we help to ensure the project's viability throughout the course of design. Based on our phone calls and emails my understanding of the project is as follows.

ROCCHETTA A:DB (RADB) is to provide Basic Architectural Services as outlined by the American Institute of Architects Owner/Architect Agreement B101-2017. This is the standard scope of services in the design industry and includes all services from design sketches to construction documents, assisting the contractor during pricing phases and making site visits to observe the construction conforms to the contract documents.

The preliminary project program includes a new landscape maintenance yard area including a single-story modular or pre-engineered maintenance trailer / building for use as an office for employees. A pre-engineered shed for equipment storage, outdoor parking, and material storage areas are also included in the scope of work.

Site approval for the maintenance yard and proposed structure is already in place, therefore no zoning or site approval work is anticipated or included in our scope of work.

Thank you again for the opportunity to be on the design team of another Starkey Ranch project. Please review our Basic Scope of Work and Attachments below and contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'MR' followed by a long horizontal stroke.

Michael Ruble, AIA, NCARB
President

BASIC SCOPE OF WORK

PROJECT SUMMARY

In general, the program includes the construction of a landscape maintenance yard on an approximately 3-acre site. Program elements include modular or pre-engineered maintenance building for use as an office for employees. A pre-engineered shed for equipment storage, outdoor parking area, and material storage area.

It is understood the site zoning is in place for the project and no re-zoning or property entitlement work is included in the basic scope of work in this proposal.

Our effort for this project is organized into the standard phases listed below:

DESIGN PHASE SERVICES

PHASE 01 - DESIGN DEVELOPMENT [DD] – RADB will start with a review of the site and information furnished by the Owner and assist with a preliminary evaluation of the Owner's program, schedule, budget for the Cost of the Work, the proposed procurement and delivery method, and other Initial Information.

Using the Owner provided program information we will develop limited design documents to include architectural site plan, pre-engineered or modular building floor plans, exterior elevations, roof plans, building sections and other design documentation required to define the scope of the project for building permit application. Structural systems will be limited to foundation and concrete slab-on-grade design to accommodate the pre-engineered building information supplied by others. Mechanical and electrical systems and major equipment will be located and incorporated into the design documents provided by the pre-engineered / modular building supplier.

PHASE 02 - CONSTRUCTION DOCUMENTS [CD] - from the approved Design Development Documents and Client review comments, the required aesthetic and technical aspects of the project will be illustrated and detailed for permitting and construction purposes.

NOTE: The pre-engineered / modular building supplier to provide all required signed and sealed documentation required for the exterior building envelope.

We will monitor the permitting process; attend required review meeting(s) and respond to any questions or comments relative to the Architect's scope of work from the local building department (or private plans review) during the permitting process.

NOTE: Building permit application to Pasco County and/or private provider and the associated permit, inspection and impact fees are not included in our scope or fees.

PHASE 03 – BIDDING & NEGOTIATIONS [BN] -

During this phase of the project the Architect shall assist the Client with the bidding process by assisting with the preparation of bid related documents and answering questions/RFIs from prospective bidders. The Architect will issue one (1) addendum to the Construction Documents in response to bidder's request for information (RFI) and/or clarification of the Construction Documents, or additional information.

CONSTRUCTION PHASE SERVICES

PHASE 04.A - CONTRACT ADMINISTRATION – We will support the contractor during construction phase activities by providing additional information and sketches as required, review shop drawings and submittal prior to fabrication of architectural elements such as windows, doors, roofing, etc. Respond to contractor Requests for Information (RFIs) and coordinate, document and review and approve any changes in the work. Review and processing of contractor pay applications, closing documents, substantial completion determination, changes and errors in construction are included as part of this phase of work.

PHASE 04.B – SITE VISITS AND FIELD REPORTS – RADB will make monthly site visits to attend Owner, Architect, and Contractor (OAC) meetings, review contractor pay applications and review progress of the work in relation to the contract documents. For your project we anticipate a construction phase of approximately 2-3 months, with the potential of an extended schedule due to current market conditions.

NOTE: RADB's services do NOT include inspection of the quality of work or inspection, or evaluations of the methods, means, techniques, processes, sequences, or materials of work used in the construction of building structures and site improvements, which are the sole responsibility of the General Contractor.

ENGINEERING CONSULTANTS

RADB proposes to provide and coordinate the required limited structural, electrical, mechanical, and plumbing engineering for the project.

SPECIALTY CONSULTANTS

The pre-engineered or modular building provider is not included in our scope of work. The Client shall provide RADB with the required vendor information and design / engineering documents needed to complete our scope of work.

The pre-engineered or modular building provider is responsible for providing signed and sealed design and engineering documents required for the building permit application.

No Civil Engineering or Landscape Architecture is included in our basic scope of service. We can assist with obtaining proposals and provide these services under our basic scope of services or coordinate directly with consultants of your choice. We will coordinate our documents and services with theirs as required. Our documents will include the coordination and design of all fixed interior architecture, trim and cabinetry including reception desk and other built-in millwork items.

OWNER RESPONSIBILITIES

- Owner shall review progress design drawings and documents for approval of each phase of work.
- Owner shall provide the design team with a current property survey in CAD (.dwg) format showing boundary and topographic information for the site including, but not limited to: lot lines, topography, existing trees, utilities and any man-made or natural features that may influence the project.
- The Owner shall provide the design team with a geotechnical engineering soils report for the site in areas of the proposed home for foundation and septic system design information.
- The Owner shall retain independent professional engineering services for any consultants required which are not part of or accepted as part of this proposal.
- The Owner is responsible for coordinating all submittals, reviews and correspondence required by any financial institutions and/or lenders.

ADDITIONAL SERVICES

Additional services not described or included in this proposal may be negotiated and approved by the Owner prior to commencement of such additional work and shall be charged on an hourly basis according to rates listed on Architect's Professional Rate Schedule attached. The following services are not provided or included in the basic scope of services within this proposal:

- Zoning and/or Land Use related work
- Signage, way-finding or graphic design
- Landscape Architecture
- FF&E Selections and procurement
- Construction Cost Estimating
- Significant change in the scope of the project
- Major renovations to already approved phase documents
- 3d Visualization and Rendering Services
- Marketing materials (renderings, physical models, other project related graphics for use by 3rd parties)

CLARIFICATIONS

The following are typical of our professional service agreements:

1. Fees for the phases of this contract will be billed monthly based on percent complete for lump sum phases or for hours complete, supported by labor records and reimbursable documentation. Professional Service payment is due 15 days from the date of invoice.
2. For services rendered on an hourly basis we propose to work in a transparent open book arrangement at our standard hourly rates attached.
3. Fees above do not include reimbursable expenses. Reimbursable expenses will be invoiced at direct cost incurred by ROCCHETTA plus 10%. For your project these should be limited to printing / plotting and delivery costs.
4. Soil testing, surveying, permit and impact fees, elevation certificates, etc. are not included in our scope of services.
5. Construction cost estimating is not the area of expertise of the architect and is best provided by the general contractor at appropriate intervals during development of the design documents. We will assist in providing cost reduction strategies if the budget is exceeded.
6. Civil Engineering and Landscape/Irrigation design are not included in our scope of services. We can assist with acquiring these services and coordinate thorough our firm if needed.
7. LEED, GBCI, Florida Green Building Coalition and/or WaterStar/EnergyStar design and certification is recommended for environmental stewardship, indoor air quality and resale purposes. Costs for these services and enhanced construction techniques are relatively minimal. We can discuss the opportunities and merits of this approach further when we begin the Schematic Design phase.

Mary, thank you again for considering ROCCHETTA A:DB for your project. We look forward to being part of the project delivery team working with you to create your new home. Should you have any questions or concerns please do not hesitate to contact me direct at 813-270-0835 or mruble@rocchetta-adb.com.

Approved and accepted,

ATTACHMENTS:

- A – PROPOSED COMPENSATION
- B – SCOPE OF WORK EXHIBIT
- C - ROCCHETTA A:DB PROFESSIONAL RATE SCHEDULE 2022
- D - ROCCHETTA A:DB STANDARD TERMS AND CONDITIONS 2022

ATTACHMENT A: PROPOSED COMPENSATION

Pre-engineered building, storage shed and storage areas \$ 150,000 estimated construction cost

Architectural Services		\$ 12,000
MEP Engineering Services		\$ 2,250
	Subtotal	\$ 14,250

Fee Schedule

Design Development Phase	25%	\$ 3,563
Construction Documents Phase	50%	\$ 7,125
Bidding and Negotiations		INCLUDED
Construction Administration	25%	\$ 3,562*
	Total	\$ 14,250

*Site visits included: 3 OAC meetings
 1 Punch-list walk thru
 1 Final completion walk thru



March 27, 2020

SENT VIA EMAIL: christieb@heidtdesign.com

Christie Barreiro, AICP
Heidt Design, LLC
5904-A Hampton Oaks Parkway
Tampa, FL 33610

RE: Starkey Ranch MPUD – Landscape Maintenance Yard/
Parcel ID No. 27-26-17-0000-00100-0050 [portion of]

Please accept this letter as confirmation that Pasco County will allow the TSR Community Development District (CDD) to construct and maintain an approximately three (3) acre Landscape Maintenance Yard north of State Road 54, south of Rangeland Blvd and east of Cattle Gap Trail, within the Starkey Ranch MPUD.

At this time the landscape contractor for the TSR CDD is also maintaining the Starkey Ranch District Park and thus is able to use the maintenance facility at the park for a home base of operations. In the future Pasco County may elect to have their own employees maintain the park causing the maintenance facility to no longer be available. Therefore, another location needs to be created.

The Landscape Maintenance Yard will be accessed via the existing curb cut on the east side of Cattle Gap Trail. The Yard will include a fence or landscaped buffer around the perimeter to protect the viewshed. A construction trailer with water and electrical will be placed in the Yard for use as an office for employees. A shed will also be constructed to store mowers and other equipment. Light duty trucks and trailers that support the landscape crews will be parked in the yard overnight. Excess landscape materials will be stored in this area as well as other typical landscape and maintenance yard uses.

This area is currently shown as a park and stormwater pond on the Starkey Ranch MPUD Plan. The pond is no longer needed at this location and Starkey Ranch has excess neighborhood park land within the development. Though this use is not specifically listed as an allowable use in this MPUD, it is a common use in these types of communities.

By approving this use, the approved MPUD entitlements as defined in Rezoning Petition No. 7230, subsequently amended, will remain valid.

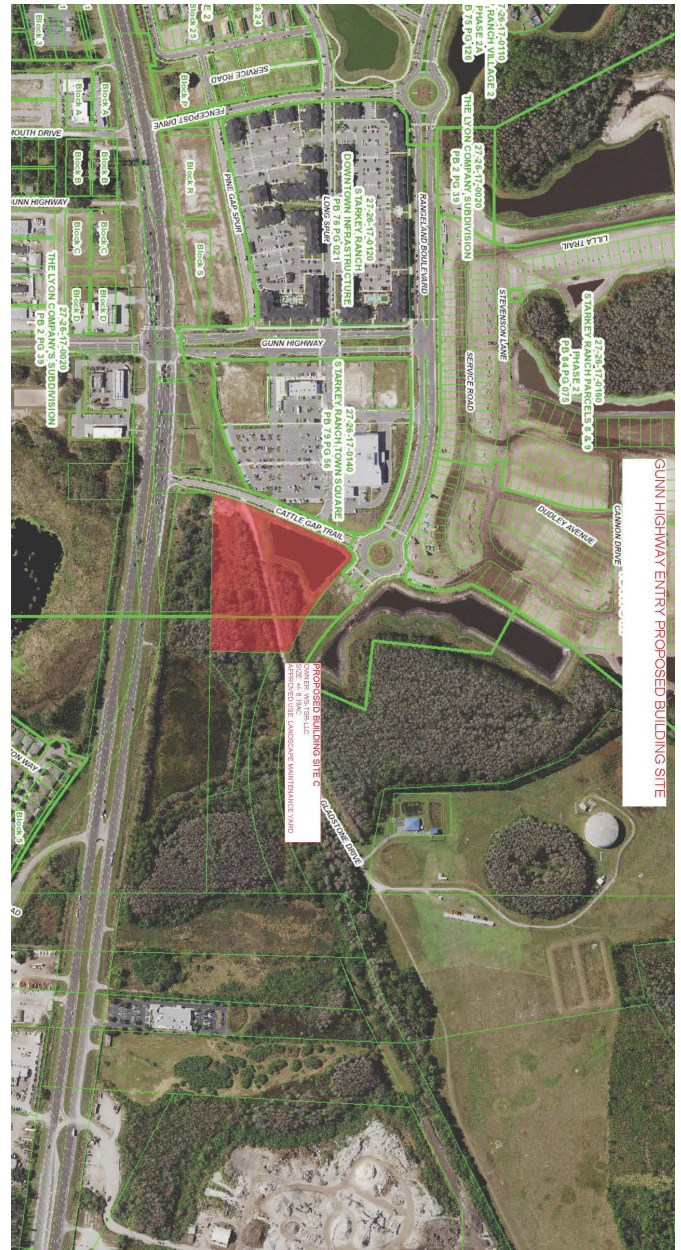
If you require additional information you may contact this office.

Thank you,

Denise Hernandez
Zoning Administrator

PLANNING AND DEVELOPMENT

727.847.8142 | West Pasco Government Center | 8731 Citizens Drive, Suite 210 | New Port Richey, FL 34654



ATTACHMENT B: SCOPE OF WORK EXHIBIT

ATTACHMENT C: PROFESSIONAL RATE SCHEDULE

Effective January 1, 2022

PROFESSIONAL SERVICES:

Principal Architect	\$ 175/hr
Architect	\$ 150/hr
Project Manager	\$ 125/hr
Designer	\$ 105/hr
CAD Technician	\$ 85/hr
Administrative	\$ 65/hr

ENGINEERING:

Structural	\$ 150/hr
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REIMBURSABLE EXPENSES:

Printing and Reproductions	Cost + 10%
Reimbursable expenses (postage, office supplies, photography, etc.)	Cost + 10%
Outside consultants not included in the scope of this proposal	Cost + 15%
Travel not included in the scope of this proposal	\$.51/mile

NOTE: RATES ARE SUBJECT TO CHANGE

ATTACHMENT D: ROCCHETTA A:DB STANDARD TERMS AND CONDITIONS
EFFECTIVE JANUARY 1, 2022 THROUGH DECEMBER 31, 2022

ARTICLE 1
ARCHITECT'S RESPONSIBILITIES

1. This Proposal/Letter of Agreement, when signed by the Client, shall be valid Client acceptance for a period of thirty (30) days from the date of execution by the Architect.
2. Architect's services consist of those services performed by the Architect, Architect's employees and Architect's consultants as are enumerated in the attached scope of work descriptions and authorizations.
3. Architect's services shall be performed as expeditiously as is consistent with professional skill and care and the orderly progress of the work. Prior to the execution of this Agreement, upon request of the Client, Architect shall submit for the Client's approval a schedule for the performance of the Architect's services which may be adjusted as the Project proceeds and shall include allowances for periods of time required for the Client's review and for approval of submissions by authorities having jurisdiction over the Project.

ARTICLE 2
ADDITIONAL SERVICES

1. Services additional to the attached scope of work descriptions shall be provided if authorized or confirmed in writing by the Client and shall be paid for by the Client as mutually agreed with Architect.
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3. The Client shall furnish surveys describing physical characteristics, legal limitations, and utility locations for the site of the Project, a written legal description of the site and the services of geotechnical engineers or other consultants when the Architect requests such services.
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5. The Client shall give prompt written notice to the Architect if the Client becomes aware of any fault or defect in the Project.
6. The Client hereby grants permission, or if the Client is no the record Owner of the property, has obtained permission for Architect to enter upon subject premises to take necessary measurements, document existing conditions or perform necessary tests.

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2. The Architect's materials shall not include the Client's confidential or proprietary information if the Client has previously advised the Architect in writing of the specific information considered by the Client to be confidential or proprietary.
3. The Client shall provide professional credit for the Architect in the Client's promotional materials for the project in the manner outlined in Architect's written guidelines provided to Client along with this Proposal/Letter of Agreement.
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2. The Client and the Architect further agree to include a similar mediation provision in all agreements with independent contractors and consultants retained for the project and to require all independent contractors and consultants also to include similar mediation provision in all agreements with subcontractors, sub consultants, suppliers or fabricators so retained, thereby providing for mediation as the primary method for dispute resolution between the parties to those agreements.
3. All claims, counter claims, disputes, and other matters in question between the parties hereto arising out of or relating to this agreement, or the breach thereof, if not settled by mediation, shall be resolved by litigation, unless - otherwise agreed by the parties at that time.
4. Both parties shall share all costs of the mediation equally.

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1. The laws of the State of Florida, venue for which shall be Hillsborough County, shall govern this Agreement.
2. The Client and Architect, respectively, bind themselves, their partners, [successors, assigns and legal representatives to this Agreement. Neither party to this Agreement shall assign the contract as a whole without written consent of the other.
3. The Architect and Architect's consultants shall have no responsibility of the identification, discovery, presence, handling, removal, or disposal of, or exposure or persons to, hazardous material~ in any form at the project site.
4. The Client and Architect waive all rights against each other and against the contractors, consultants, agents and employees of the other for damages, but only to the extent covered by property Insurance during construction. The Client and Architect each shall require similar written waivers from their contractors, consultants, and agents.

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PAYMENTS TO ARCHITECT

1. An initial payment may be required and described in an attachment to the agreement. This initial payment shall be credited to Architect's final invoice.
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OTHER CONDITIONS AND SERVICES

1. Purchase Orders, when duly executed by the Client's authorized personnel, shall constitute for Architect an acceptable notice to proceed with services. Terms and Conditions defined herein shall supersede those defined in any Purchase Order identified with Architect's services. Architect shall use the Purchase Order Number as the Client's project identification number.
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3. PURSUANT TO SECTION 558.0035, FLORIDA STATUTES THE PARTIES UNDERSTAND AND AGREE THAT ARCHITECT'S EMPLOYEES OR AGENTS MAY NOT BE SUED OR HELD INDIVIDUALLY LIABLE FOR NEGLIGENT PERFORMANCE OF THIS AGREEMENT.
4. Architect shall have the unlimited right to include photographic or artistic representations of the design of the Project among the Architect's promotional and professional materials. The Architect shall be given reasonable access to the completed Project to make such representations.
5. Neither this Agreement nor any of the rights hereunder shall be assignable by any party except with the written consent of the other party to this Agreement.
6. The parties hereto hereby agree that they will, at any time and from time to time, upon request of any other party hereto, do, execute, acknowledge, and deliver or cause to be done, executed, acknowledged and delivered, all such further acts, actions, assignments, transfers, agreements, assurances and powers of attorney as may be reasonably required to carry out the transactions herein contemplated.
7. This Agreement shall be binding upon and shall insure to the benefit of the parties hereto, their respective heirs, personal representatives, successors and permitted assigns. No amendments or variations of the terms and conditions of this Agreement shall be valid unless the same is in writing and signed by all the parties hereto or their duly authorized agent.
8. This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original, but all of which together shall constitute but one document. In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Agreement shall be constituted as if such invalid, illegal, or unenforceable provision had never been contained herein.
9. Any and all notices or other communications required or permitted by this Agreement or by law to be served on or given to either party hereto by the other party hereto shall be in writing and shall be deemed duly served and given when personally delivered to such party to whom it is directed, or in lieu of such personal service, when: [i] deposited in the United States mail, first-class postage prepaid, return receipt requested; or [ii] deposited with a nationally recognized overnight delivery service, addressed to the parties at the addresses set forth herein. Either party may change its address for the purpose of this paragraph by giving written notice of such change to the other party in the manner provided in this paragraph. Copies of all notices shall be directed to the addresses set forth in above.

TSR

COMMUNITY DEVELOPMENT DISTRICT

6

SERVICES CONTRACT

CUSTOMER NAME: TSR CDD - Cleo Adams, Wrathell, Hunt & Associates, LLC

PROPERTY NAME: Starkey Ranch CDD

CONTRACT EFFECTIVE DATE: March 16, 2022

SUBMITTED BY: Nick Viles

SPECIFICATIONS: Pond Maintenance Addendum - Three (3) New Sites - Ponds 4-A, 4-B and 5-A

This agreement (the "Agreement") is an Addendum to the current Services Contract by and between SOLitude Lake Management, LLC ("SOLitude" or the "Company") and the customer identified above (the "Customer") and will begin on the first of the month following acceptance by the Customer, under the same terms and for the same period as the current Services Contract.

1. The Services. SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:

2. PAYMENT TERMS. The Contract Addendum Price is **\$2,132.00**. SOLitude shall invoice Customer **\$533.00 per month** for the Services to be provided under this Agreement. The price indicated in this contract addendum shall be billed in addition to the regular monthly contract invoice amount and shall renew with the same terms and for the same time period as the existing contract. The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees above. SOLitude shall be reimbursed by the customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the customer that are not covered specifically by the written specifications of this contract.

3. TERM AND EXPIRATION. This Agreement is an Addendum to an existing annual management program as described in the Schedule A attached, and shall remain in force and renew with the same terms and for the same time period as the existing contract.

4. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude.

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Customers understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The customer is responsible for notifying SOLitude in advance of the contract signing and the start of the contract if they utilize any of the water in their lakes or ponds for irrigation purposes. The customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of SOLitude.

Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of the SOLitude, unless there is willful negligence on the part of SOLitude.

5. INSURANCE AND LIMITATION OF LIABILITY. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.

6. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

7. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

8. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.

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9. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

10. NOTICE. Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.

11. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

12. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

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ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

TSR CDD

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

**1320 Brookwood Drive Suite H
Little Rock AR 72202**

Customer's Address for Notice Purposes:

Please Mail All Contracts to:

**2844 Crusader Circle, Suite 450
Virginia Beach, VA 23453**

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SCHEDULE A - ANNUAL POND MANAGEMENT SERVICES

Specifications: Annual Pond Maintenance for Three (3) New Sites - 12.04 Total Surface Acres - 9,141 Linear Feet. **Sites #4-A, 4-B and 5-A.**



Visual Inspections:

1. A visual inspection of the pond(s) will be performed during each visit to the site. The inspections shall include the following:
 - Water levels
 - Water clarity or quality
 - Turbidity
 - Beneficial Aquatic Vegetation
 - Nuisance, Invasive, or Exotic Aquatic Vegetation
 - Algae
 - Erosion
 - Vegetated buffers

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- Sedimentation
 - Nuisance animal activity
 - Fish habitat
 - Mosquito breeding conditions and habitat
 - Trash and debris
2. Any issues or deficiencies that are observed during this visual monitoring will be documented by our staff in the field notes of the service order completed at the time the issue was first observed and reported to the Customer in writing as part of that month's service report.
 3. Customer will be notified immediately if there are any deficiencies observed that appear in the judgment of our staff to be posing an immediate risk or otherwise jeopardizing the integrity of the pond(s) structures.
 4. The scope of these services is limited to what can be reasonably observed at the surface of the water and above the ground around the water that makes up the physical structure of the pond(s). These routine inspection services are not intended to replace any requirement or need for a more comprehensive engineered inspection, or any other type of inspection that would require expertise or equipment to survey the condition of the physical components of the pond(s) underground, underwater, or inside any of the associated structures.

Aquatic Weed Control:

1. Pond(s) will be inspected on a **one (1) time per week** basis.
2. Any growth of undesirable aquatic weeds and vegetation found in the pond(s) with each inspection shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found in the pond(s) at the time of application.
3. Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic herbicides at the rate appropriate for control of the target species. Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of submersed and emergent wetland plants to prosper.

Shoreline Weed Control:

1. Shoreline areas will be inspected on a **one (1) time per week** basis.
2. Any growth of cattails, phragmites, or other unwanted shoreline vegetation found within the pond areas shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required for control of the plants present at time of application.

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3. Any growth of unwanted plants or weeds growing in areas where stone has been installed for bank stabilization and erosion control shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the unwanted growth present at the time of application.

Pond Algae Control:

1. Pond(s) will be inspected on a **one (1) time per week** basis.
2. Any algae found in the pond(s) with each inspection shall be treated and controlled through the application of algaecides, aquatic herbicides, and aquatic surfactants as needed for control of the algae present at the time of service.

Trash Removal:

1. Trash and light debris will be removed from the pond(s) with each service and disposed off site. Any large item or debris that is not easily and reasonably removable by one person during the routine visit will be removed with the Customer's approval for an additional fee. Routine trash and debris removal services are for the pond areas only, and do not include any trash or debris removal from the surrounding terrestrial (dry land) areas.

Service Reporting:

1. Customer will be provided with a monthly service report detailing all of the work performed as part of this contract.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.

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4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.

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TSR

COMMUNITY DEVELOPMENT DISTRICT

10

**TSR
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
FEBRUARY 28, 2022**

**TSR
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
FEBRUARY 28, 2022**

	General Fund	Debt Service Fund Series 2015	Debt Service Fund Series 2015A	Debt Service Fund Series 2016	Debt Service Fund Series 2017	Debt Service Fund Series 2018	Debt Service Fund Series 2019	Capital Projects Fund Series 2015A	Capital Projects Fund Series 2016	Capital Projects Fund Series 2018	Capital Projects Fund Series 2019	Total Governmental Funds
ASSETS												
Cash	\$3,182,426	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,182,426
Investments												
Revenue	-	660,741	647,397	634,900	774,771	608,663	312,171	-	-	-	-	3,638,643
Reserve	-	647,106	652,500	481,322	403,162	320,366	165,100	-	-	-	-	2,669,556
Prepayment	-	1	170	-	2,881	-	-	-	-	-	-	3,052
Construction	-	-	-	-	-	-	-	441	86	38,808	2,418,728	2,458,063
Undeposited funds	796	-	-	-	-	-	-	-	-	-	-	796
Accounts receivable	23	-	-	-	-	-	-	-	-	-	-	23
Due from Developer C	53,909	-	-	-	-	-	-	-	-	-	-	53,909
Due from Homes by West Bay	25,957	-	-	-	39,851	-	-	-	-	-	-	65,808
Due from other	1,318	-	-	-	-	-	-	-	-	-	-	1,318
Due from general fund	-	7,153	7,212	7,094	8,855	7,081	3,648	-	-	-	-	41,043
Utility deposit	1,500	-	-	-	-	-	-	-	-	-	-	1,500
Total assets	<u>\$3,265,929</u>	<u>\$1,315,001</u>	<u>\$1,307,279</u>	<u>\$1,123,316</u>	<u>\$1,229,520</u>	<u>\$936,110</u>	<u>\$480,919</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ 38,808</u>	<u>\$2,418,728</u>	<u>\$12,116,137</u>
LIABILITIES												
Liabilities:												
Credit card payable	\$ 1,558	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,558
Due to Developer	101,119	-	-	-	-	-	-	-	-	-	-	101,119
Due to debt service fund 2015	7,153	-	-	-	-	-	-	-	-	-	-	7,153
Due to debt service fund 2015A	7,212	-	-	-	-	-	-	-	-	-	-	7,212
Due to debt service fund 2016	7,094	-	-	-	-	-	-	-	-	-	-	7,094
Due to debt service fund 2017	8,855	-	-	-	-	-	-	-	-	-	-	8,855
Due to debt service fund 2018	7,081	-	-	-	-	-	-	-	-	-	-	7,081
Due to debt service fund 2019	3,648	-	-	-	-	-	-	-	-	-	-	3,648
Contracts payable	-	-	-	-	-	-	-	-	-	-	627	627
Accrued taxes payable	92	-	-	-	-	-	-	-	-	-	-	92
Total liabilities	<u>143,812</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>627</u>	<u>144,439</u>
DEFERRED INFLOWS OF RESOURCES												
Unearned revenue	181	-	-	-	-	-	-	-	-	-	-	181
Deferred receipts	79,866	-	-	-	39,851	-	-	-	-	-	-	119,717
Total deferred inflows of resources	<u>80,047</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>39,851</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>119,898</u>
FUND BALANCES												
Assigned:												
Restricted for												
Debt service	-	1,315,001	1,307,279	1,123,316	1,189,669	936,110	480,919	-	-	-	-	6,352,294
Capital projects	-	-	-	-	-	-	-	441	86	38,808	2,418,101	2,457,436
Unassigned	3,042,070	-	-	-	-	-	-	-	-	-	-	3,042,070
Total fund balances	<u>3,042,070</u>	<u>1,315,001</u>	<u>1,307,279</u>	<u>1,123,316</u>	<u>1,189,669</u>	<u>936,110</u>	<u>480,919</u>	<u>441</u>	<u>86</u>	<u>38,808</u>	<u>2,418,101</u>	<u>11,851,800</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$3,265,929</u>	<u>\$1,315,001</u>	<u>\$1,307,279</u>	<u>\$1,123,316</u>	<u>\$1,229,520</u>	<u>\$936,110</u>	<u>\$480,919</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ 38,808</u>	<u>\$2,418,728</u>	<u>\$12,116,137</u>

TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING FEBRUARY 28, 2022

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 43,328	\$ 3,718,630	\$ 3,913,233	95%
Trash collection assessments	671	11,856	49,068	24%
Commercial shared costs	-	-	81,785	0%
Program revenue	673	4,085	8,000	51%
Interest	-	-	2,500	0%
Donation from MPOA	-	289,500	-	N/A
Miscellaneous	1,505	7,161	9,600	75%
Total revenues	<u>46,177</u>	<u>4,031,232</u>	<u>4,064,186</u>	99%
EXPENDITURES				
Professional & administrative				
Supervisors	215	1,938	5,100	38%
Management	3,506	17,529	42,070	42%
Legal	2,651	10,844	30,000	36%
Engineering	-	2,405	20,000	12%
Assessment administration	833	4,167	10,000	42%
Audit	-	-	4,570	0%
Arbitrage rebate calculation	-	750	3,000	25%
Dissemination agent	1,083	5,417	13,000	42%
Trustee	5,387	20,203	26,500	76%
Telephone	21	104	250	42%
Postage	33	217	1,500	14%
Printing & binding	167	833	2,000	42%
Legal advertising	227	765	3,500	22%
Annual special district fee	-	175	175	100%
Insurance	-	6,205	6,100	102%
Other current charges	168	572	3,500	16%
Office supplies	-	-	500	0%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	-	200	0%
Property appraiser	-	-	687	0%
Tax collector	867	74,666	81,526	92%
Total professional & administrative	<u>15,158</u>	<u>146,790</u>	<u>254,883</u>	58%
Field operations				
Contract services				
Field services	2,360	11,802	28,325	42%
Landscape maintenance	94,825	381,297	1,491,270	26%
Landscape consulting	5,000	25,000	60,000	42%
Landscape arbor care	-	49,090	99,000	50%
Wetland maintenance	-	5,540	24,168	23%
Wetland mitigation reporting	-	-	4,500	0%
Lake maintenance	8,209	39,517	94,000	42%
Community trash hauling	24,258	115,611	246,750	47%
Off-duty traffic patrols	1,660	1,660	20,000	8%
Repairs & maintenance				
Repairs - general	870	14,942	20,000	75%
Operating supplies	265	3,160	8,000	40%
Plant replacement	70,027	71,279	70,000	102%
Mulch	93,521	98,521	155,000	64%
Playground mulch	-	-	12,000	0%
Sod	59,100	59,100	100,000	59%
Fertilizer/chemicals	4,117	23,987	20,000	120%

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING FEBRUARY 28, 2022**

	Current Month	Year to Date	Budget	% of Budget
Irrigation repairs	-	6,136	30,000	20%
Irrigation monitoring	600	600	2,280	26%
Security/alarms/repair	-	703	1,000	70%
Road & sidewalk	1,382	6,298	40,000	16%
Common area signage	-	-	3,000	0%
Bridge & deck maintenance	-	-	40,000	0%
Utilities - common area				
Electric	1,048	3,356	14,500	23%
Streetlights	76,655	126,400	340,000	37%
Irrigation - reclaimed water	4,041	21,092	70,000	30%
Gas	28	387	450	86%
Recreation facilities				
Amenity management staff/contract	25,769	111,123	296,429	37%
Office supplies	15	674	-	N/A
Office rental	-	-	60,000	0%
Office expenses	-	-	6,713	0%
Office utilities	-	-	6,638	0%
Office copy machine	-	-	4,875	0%
Janitorial	1,140	5,463	24,480	22%
Park A/C repairs & maintenance	-	-	5,000	0%
Pool cleaning	1,690	9,250	26,280	35%
Pool repairs & maintenance	-	-	2,500	0%
Pool fence & gate	-	-	2,000	0%
Pool - electric	1,048	7,046	22,000	32%
Pool - water	434	2,768	8,000	35%
Pool permits	-	-	1,100	0%
Pest services	125	250	500	50%
Pool resurfacing	9,838	56,971	60,000	95%
Insurance	-	45,436	54,900	83%
Cable/internet/telephone	716	3,347	10,000	33%
Access cards	-	-	5,500	0%
Activities	1,593	9,203	28,000	33%
Specialty programming	-	1,463	3,000	49%
Recreational repairs	-	284	-	N/A
Pool signage	-	336	1,000	34%
Holiday decorations	-	4,933	8,000	62%
Other				
Contingency	11,158	17,027	20,000	85%
Capital outlay	-	-	90,000	0%
Total field operations	<u>501,492</u>	<u>1,341,052</u>	<u>3,741,158</u>	36%
Total expenditures	<u>516,650</u>	<u>1,487,842</u>	<u>3,996,041</u>	37%
Net increase/(decrease) of fund balance	(470,473)	2,543,390	68,145	
Fund balance - beginning (unaudited)	3,512,543	498,680	592,922	
Fund balance - ending (projected)	<u>\$ 3,042,070</u>	<u>\$ 3,042,070</u>	<u>\$ 661,067</u>	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2015 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING FEBRUARY 28, 2022

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 7,299	\$ 626,427	\$ 661,099	95%
Interest	5	23	50	46%
Total revenues	<u>7,304</u>	<u>626,450</u>	<u>661,149</u>	95%
EXPENDITURES				
Debt service				
Principal - 11/1	-	195,000	195,000	100%
Principal prepayment	-	295,000	-	N/A
Interest - 11/1	-	225,156	225,159	100%
Interest - 5/1	-	-	220,894	0%
Tax collector	146	12,529	13,773	91%
Total expenditures	<u>146</u>	<u>727,685</u>	<u>654,826</u>	111%
Excess/(deficiency) of revenues over/(under) expenditures	7,158	(101,235)	6,323	
Beginning fund balance (unaudited)	1,307,843	1,416,236	1,117,377	
Ending fund balance (projected)	<u>\$ 1,315,001</u>	<u>\$ 1,315,001</u>	<u>\$ 1,123,700</u>	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2015A BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING FEBRUARY 28, 2022

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy - on-roll	\$ 7,359	\$ 631,599	\$ 666,558	95%
Interest	5	20	-	N/A
Total revenues	<u>7,364</u>	<u>631,619</u>	<u>666,558</u>	95%
EXPENDITURES				
Debt service				
Principal - 11/1	-	175,000	175,000	100%
Interest - 11/1	-	238,244	238,244	100%
Interest - 5/1	-	-	234,525	0%
Tax collector	147	12,631	13,887	91%
Total expenditures	<u>147</u>	<u>425,875</u>	<u>661,656</u>	64%
Excess/(deficiency) of revenues over/(under) expenditures	7,217	205,744	4,902	
Beginning fund balance (unaudited)	<u>1,300,062</u>	<u>1,101,535</u>	<u>1,096,814</u>	
Ending fund balance (projected)	<u><u>\$1,307,279</u></u>	<u><u>\$1,307,279</u></u>	<u><u>\$1,101,716</u></u>	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2016 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING FEBRUARY 28, 2022

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 7,239	\$ 621,279	\$ 655,667	95%
Interest	4	17	-	N/A
Total revenues	<u>7,243</u>	<u>621,296</u>	<u>655,667</u>	95%
EXPENDITURES				
Debt service				
Principal - 11/1	-	195,000	195,000	100%
Interest - 11/1	-	221,800	221,800	100%
Interest - 5/1	-	-	218,388	0%
Tax collector	145	12,425	13,660	91%
Total expenditures	<u>145</u>	<u>429,225</u>	<u>648,848</u>	66%
Excess/(deficiency) of revenues over/(under) expenditures	7,098	192,071	6,819	
Beginning fund balance (unaudited)	<u>1,116,218</u>	<u>931,245</u>	<u>925,187</u>	
Ending fund balance (projected)	<u><u>\$1,123,316</u></u>	<u><u>\$1,123,316</u></u>	<u><u>\$ 932,006</u></u>	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2017 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING FEBRUARY 28, 2022**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy - on-roll	\$ 9,036	\$ 775,490	\$ 818,412	95%
Interest	5	16	-	N/A
Total revenues	<u>9,041</u>	<u>775,506</u>	<u>818,412</u>	95%
EXPENDITURES				
Debt service				
Principal - 11/1	-	235,000	235,000	100%
Interest - 11/1	-	282,194	282,194	100%
Interest - 5/1	-	-	277,934	0%
Tax collector	181	15,511	17,050	91%
Total expenditures	<u>181</u>	<u>532,705</u>	<u>812,178</u>	66%
Excess/(deficiency) of revenues over/(under) expenditures	8,860	242,801	6,234	
Beginning fund balance (unaudited)	<u>1,180,811</u>	<u>946,868</u>	<u>947,978</u>	
Ending fund balance (projected)	<u><u>\$1,189,671</u></u>	<u><u>\$1,189,669</u></u>	<u><u>\$ 954,212</u></u>	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2018 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING FEBRUARY 28, 2022

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy - on-roll	\$ 7,226	\$ 620,141	\$ 654,466	95%
Interest	4	12	-	N/A
Total revenues	<u>7,230</u>	<u>620,153</u>	<u>654,466</u>	95%
EXPENDITURES				
Debt service				
Principal - 11/1	-	165,000	165,000	100%
Interest - 11/1	-	237,722	237,722	100%
Interest - 5/1	-	-	234,422	0%
Tax collector	146	12,402	13,635	91%
Total expenditures	<u>146</u>	<u>415,124</u>	<u>650,779</u>	64%
Excess/(deficiency) of revenues over/(under) expenditures	7,084	205,029	3,687	
Beginning fund balance (unaudited)	<u>929,026</u>	<u>731,081</u>	<u>727,492</u>	
Ending fund balance (projected)	<u><u>\$ 936,110</u></u>	<u><u>\$ 936,110</u></u>	<u><u>\$ 731,179</u></u>	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2019 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING FEBRUARY 28, 2022**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 3,723	\$ 319,519	\$ 337,204	95%
Interest	1	5	-	N/A
Total revenues	<u>3,724</u>	<u>319,524</u>	<u>337,204</u>	95%
EXPENDITURES				
Debt service				
Principal - 11/1	-	110,000	110,000	100%
Interest - 11/1	-	109,425	109,425	100%
Interest - 5/1	-	-	107,775	0%
Tax collector	74	6,390	7,025	91%
Total expenditures	<u>74</u>	<u>225,815</u>	<u>334,225</u>	68%
Excess/(deficiency) of revenues over/(under) expenditures	3,650	93,709	2,979	
OTHER FINANCING SOURCES/(USES)				
Transfers out	(1)	(4)	-	N/A
Total other financing sources/(uses)	<u>(1)</u>	<u>(4)</u>	<u>-</u>	N/A
Fund balance:				
Net increase/(decrease) in fund balance	3,649	93,705	2,979	
Beginning fund balance (unaudited)	<u>477,270</u>	<u>387,214</u>	<u>385,957</u>	
Ending fund balance (projected)	<u>\$480,919</u>	<u>\$ 480,919</u>	<u>\$ 388,936</u>	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2015A BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING FEBRUARY 28, 2022**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Beginning fund balance (unaudited)	441	441
Ending fund balance (projected)	<u><u>\$ 441</u></u>	<u><u>\$ 441</u></u>

**TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2016 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING FEBRUARY 28, 2022**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES	 <u>-</u>	 <u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 - -	 - -
 Beginning fund balance (unaudited)	 86	 86
Ending fund balance (projected)	<u><u>\$ 86</u></u>	<u><u>\$ 86</u></u>

**TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2018 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING FEBRUARY 28, 2022**

	Current Month	Year To Date
REVENUES		
Interest	\$ -	\$ 1
Total revenues	-	1
EXPENDITURES	-	-
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	1
Beginning fund balance (unaudited)	38,808	38,807
Ending fund balance (projected)	\$ 38,808	\$ 38,808

**TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2019 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING FEBRUARY 28, 2022**

	Current Month	Year To Date
REVENUES		
Interest	\$ 10	\$ 51
Total revenues	10	51
EXPENDITURES		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	10	51
OTHER FINANCING SOURCES/(USES)		
Transfers in	1	4
Total other financing sources/(uses)	1	4
Net change in fund balance	11	55
Beginning fund balance (unaudited)	2,418,090	2,418,046
Ending fund balance (projected)	\$2,418,101	\$2,418,101

TSR CDD Check Detail February 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	0	02/02/2022	BRIGHT HOUSE NETWORKS	101.002 · Suntrust #57080- O...		-259.57
Bill	081855702012522	02/01/2022		572.416 · Amenity Cable/Internet	-259.57	259.57
TOTAL					-259.57	259.57
Bill Pmt -Check	0	02/02/2022	DUKE ENERGY	101.002 · Suntrust #57080- O...		-13,891.71
Bill	8702 8140 122921	02/01/2022		531.307 · Street Lights	-13,190.53	13,190.53
Bill	8702 8059 020122	02/01/2022		531.301 · Electric	-30.50	30.50
Bill	8702 8554 020122	02/01/2022		531.301 · Electric	-30.42	30.42
Bill	8702 7991 020122	02/01/2022		531.301 · Electric	-37.85	37.85
Bill	8702 8471 020122	02/01/2022		531.301 · Electric	-30.43	30.43
Bill	8702 9109 020122	02/01/2022		531.301 · Electric	-30.42	30.42
Bill	8702 9696 020122	02/01/2022		531.301 · Electric	-30.45	30.45
Bill	8702 8786 020122	02/01/2022		531.301 · Electric	-30.46	30.46
Bill	8702 8702 020122	02/01/2022		531.301 · Electric	-30.41	30.41
Bill	8702 8629 020122	02/01/2022		531.301 · Electric	-30.44	30.44
Bill	8702 9430 020122	02/01/2022		531.301 · Electric	-30.45	30.45
Bill	8702 8942 020122	02/01/2022		531.301 · Electric	-54.40	54.40
Bill	8712 3156 020122	02/01/2022		531.301 · Electric	-30.46	30.46
Bill	8703 0326 020122	02/01/2022		531.301 · Electric	-30.46	30.46
Bill	8702 9951 020122	02/01/2022		531.301 · Electric	-30.42	30.42
Bill	8703 0178 020122	02/01/2022		531.301 · Electric	-30.45	30.45
Bill	8703 0847 020122	02/01/2022		531.301 · Electric	-30.41	30.41
Bill	8703 0805 020122	02/01/2022		531.301 · Electric	-30.45	30.45
Bill	8703 0566 020122	02/01/2022		531.301 · Electric	-30.54	30.54
Bill	8703 0061 020122	02/01/2022		531.301 · Electric	-30.42	30.42
Bill	8703 0269 020122	02/01/2022		531.307 · Street Lights	-30.46	30.46
Bill	8702 9836 020122	02/01/2022		531.301 · Electric	-30.45	30.45
Bill	8712 3320 020122	02/01/2022		531.301 · Electric	-30.43	30.43
TOTAL					-13,891.71	13,891.71
Bill Pmt -Check	0	02/08/2022	DUKE ENERGY	101.002 · Suntrust #57080- O...		-11,273.01
Bill	8702 7933 020822	02/08/2022		531.307 · Street Lights	-2,447.11	2,447.11
Bill	8712 3081 120221	02/08/2022		531.307 · Street Lights	-973.93	973.93
Bill	8702 7933 020822	02/08/2022		531.307 · Street Lights	-2,569.72	2,569.72
Bill	8702 8869 020222	02/08/2022		531.301 · Electric	-60.84	60.84
Bill	8703 0425 120221	02/08/2022		531.307 · Street Lights	-944.46	944.46
Bill	8703 0938 011222	02/08/2022		531.307 · Street Lights	-3,933.30	3,933.30
Bill	8702 8869 120821	02/08/2022		531.301 · Electric	-17.68	17.68
Bill	8703 0681 020822	02/08/2022		531.307 · Street Lights	-282.90	282.90

TSR CDD Check Detail February 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	8703 0722 020122	02/08/2022		531.301 · Electric	-30.45	30.45
Bill	8712 3049 020322	02/08/2022		531.301 · Electric	-12.62	12.62
TOTAL					-11,273.01	11,273.01
Bill Pmt -Check	0	02/08/2022	FEDEX	101.002 · Suntrust #57080- O...		-24.06
Bill	7-654-30669	02/08/2022		519.410 · Postage	-24.06	24.06
TOTAL					-24.06	24.06
Bill Pmt -Check	0	02/16/2022	BRIGHT HOUSE NETWORKS	101.002 · Suntrust #57080- O...		-315.94
Bill	075642404020622	02/15/2022		572.416 · Amenity Cable/Internet	-162.97	162.97
Bill	07555120102822	02/15/2022		572.416 · Amenity Cable/Internet	-152.97	152.97
TOTAL					-315.94	315.94
Bill Pmt -Check	0	02/16/2022	CITY OF CLEARWATER	101.002 · Suntrust #57080- O...		-28.35
Bill	4224446 021122	02/15/2022		532.306 · Propane Services - G... 532.306 · Propane Services - G...	-26.40 -1.95	26.40 1.95
TOTAL					-28.35	28.35
Bill Pmt -Check	0	02/16/2022	DUKE ENERGY	101.002 · Suntrust #57080- O...		-42,535.01
Bill	8702 8322 020922	02/15/2022		531.307 · Street Lights	-1,587.42	1,587.42
Bill	8702 8140 021122	02/15/2022		531.307 · Street Lights	-25,297.84	25,297.84
Bill	8702 8223 020922	02/15/2022		531.321 · Electric - Pool	-78.98	78.98
Bill	8702 7823 020922	02/15/2022		531.307 · Street Lights	-1,836.21	1,836.21
Bill	8712 3081 021022	02/15/2022		531.307 · Street Lights	-1,866.12	1,866.12
Bill	8712 3263 021422	02/15/2022		531.321 · Electric - Pool	-969.34	969.34
Bill	8702 9620 021422	02/15/2022		531.307 · Street Lights	-707.29	707.29
Bill	8702 9761 020922	02/15/2022		531.307 · Street Lights	-809.55	809.55
Bill	8702 9274 021422	02/15/2022		531.301 · Electric	-30.57	30.57
Bill	8703 0425 020922	02/15/2022		531.307 · Street Lights	-904.83	904.83
Bill	8702 9365 021522	02/15/2022		531.307 · Street Lights	-481.47	481.47
Bill	8702 9216 021422	02/15/2022		531.307 · Street Lights	-1,328.20	1,328.20
Bill	8702 9216 021422-1	02/15/2022		531.307 · Street Lights	-1,328.19	1,328.19
Bill	8712 3429 020922	02/15/2022		531.301 · Electric	-225.32	225.32
Bill	8702 8413 021122	02/15/2022		531.307 · Street Lights	-5,083.68	5,083.68
TOTAL					-42,535.01	42,535.01

TSR CDD
Check Detail
 February 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	0	02/16/2022	SUNTRUST BANK	101.002 · Suntrust #57080- O...		-1,248.84
				204.300 · Credit Card - SunTrust	-1,248.84	1,248.84
TOTAL					-1,248.84	1,248.84
Bill Pmt -Check	0	02/23/2022	DUKE ENERGY	101.002 · Suntrust #57080- O...		-11,052.26
Bill	8702 7933 022122	02/22/2022		531.307 · Street Lights	-2,447.11	2,447.11
Bill	8703 0938 022222-1	02/22/2022		531.307 · Street Lights	-3,511.46	3,511.46
Bill	8703 0938 022222	02/22/2022		531.307 · Street Lights	-3,511.46	3,511.46
Bill	8703 0516 021822	02/22/2022		531.307 · Street Lights	-1,582.23	1,582.23
TOTAL					-11,052.26	11,052.26
Bill Pmt -Check	0	02/23/2022	FEDEX	101.002 · Suntrust #57080- O...		-8.44
Bill	7-662-22727	02/22/2022		519.410 · Postage	-8.44	8.44
TOTAL					-8.44	8.44
Bill Pmt -Check	10745	02/02/2022	DOWN TO EARTH LANDSCA...	101.002 · Suntrust #57080- O...		-97,602.77
Bill	INV110368	02/01/2022		538.651 · Replace Plants, Shru...	-719.00	719.00
Bill	INV114353	02/01/2022		538.604 · Landscape Maintena...	-94,825.17	94,825.17
Bill	INV115865	02/01/2022		538.611 · Fertilizer/Chemicals	-338.60	338.60
Bill	INV115864	02/01/2022		538.611 · Fertilizer/Chemicals	-1,720.00	1,720.00
TOTAL					-97,602.77	97,602.77
Bill Pmt -Check	10746	02/02/2022	HUNTER INDUSTRIES INCO...	101.002 · Suntrust #57080- O...		-600.00
Bill	3368227	02/01/2022		538.612 · Irrigation Monitoring	-600.00	600.00
TOTAL					-600.00	600.00
Bill Pmt -Check	10747	02/02/2022	PASCO SHERIFF'S OFFICE	101.002 · Suntrust #57080- O...		-1,660.00
Bill	2021-06621	02/01/2022		538.620 · Off Duty Traffic Patrols	-900.00	900.00
Bill	2021-06650	02/01/2022		538.620 · Off Duty Traffic Patrols	-760.00	760.00
TOTAL					-1,660.00	1,660.00

TSR CDD
Check Detail
 February 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	10748	02/02/2022	PREFERED PINE STRAW, INC.	101.002 · Suntrust #57080- O...		-27,732.00
Bill	87502	02/01/2022		538.607 · Landscape - Mulch	-9,377.00	9,377.00
Bill	87475	02/01/2022		538.607 · Landscape - Mulch	-9,377.00	9,377.00
Bill	87447	02/01/2022		538.607 · Landscape - Mulch	-8,978.00	8,978.00
TOTAL					-27,732.00	27,732.00
Bill Pmt -Check	10749	02/02/2022	TIMES PUBLISHING COMPA...	101.002 · Suntrust #57080- O...		-138.50
Bill	0000201761	02/01/2022		513.801 · Legal Advertising	-138.50	138.50
TOTAL					-138.50	138.50
Bill Pmt -Check	10750	02/02/2022	TRINITY HOUSEKEEPERS	101.002 · Suntrust #57080- O...		-1,140.00
Bill	82596	02/01/2022		572.301 · Janitorial Service	-1,140.00	1,140.00
TOTAL					-1,140.00	1,140.00
Bill Pmt -Check	10751	02/02/2022	WTS INTERNATIONAL, LLC.	101.002 · Suntrust #57080- O...		-5,318.75
Bill	12330040	02/01/2022		538.121 · Amenity Management	-4,350.00	4,350.00
Bill	12322966-1	02/01/2022		538.121 · Amenity Management	-968.75	968.75
TOTAL					-5,318.75	5,318.75
Paycheck	10752	02/10/2022	Mary E Comella	101.002 · Suntrust #57080- O...		-184.70
				511.110 · Supervisor's Fees	-200.00	200.00
				511.110 · Supervisor's Fees	-12.40	12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				511.110 · Supervisor's Fees	-2.90	2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
TOTAL					-184.70	184.70

TSR CDD
Check Detail
 February 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	10753	02/09/2022	CLEAR TECH, INC.	101.002 · Suntrust #57080- O...		-9,837.55
Bill	0000020591	02/08/2022		572.885 · Pool Resurfacing	-8,837.55	8,837.55
Bill	0000020639	02/08/2022		572.885 · Pool Resurfacing	-1,000.00	1,000.00
TOTAL					-9,837.55	9,837.55
Bill Pmt -Check	10754	02/09/2022	KUTAK ROCK LLP	101.002 · Suntrust #57080- O...		-2,651.03
Bill	2979691	02/08/2022		514.007 · District Counsel	-2,651.03	2,651.03
TOTAL					-2,651.03	2,651.03
Bill Pmt -Check	10755	02/09/2022	PREFERED PINE STRAW, INC.	101.002 · Suntrust #57080- O...		-22,844.00
Bill	87507	02/08/2022		538.607 · Landscape - Mulch	-14,065.50	14,065.50
Bill	87567	02/08/2022		538.607 · Landscape - Mulch	-8,778.50	8,778.50
TOTAL					-22,844.00	22,844.00
Bill Pmt -Check	10756	02/09/2022	RIPA & ASSOCIATES	101.002 · Suntrust #57080- O...		-870.00
Bill	RA2201190	02/08/2022		538.601 · General Repair & Mai...	-870.00	870.00
TOTAL					-870.00	870.00
Bill Pmt -Check	10757	02/09/2022	SOLITUDE LAKE MANAGEM...	101.002 · Suntrust #57080- O...		-8,209.00
Bill	PI-A00751794	02/08/2022		538.700 · Lake Maintenance	-8,209.00	8,209.00
TOTAL					-8,209.00	8,209.00
Bill Pmt -Check	10758	02/09/2022	SOUTHERN CARE LAWN AN...	101.002 · Suntrust #57080- O...		-125.00
Bill	13762	02/08/2022		539.600 · Pest Services	-125.00	125.00
TOTAL					-125.00	125.00

TSR CDD Check Detail February 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	10759	02/09/2022	SUNCOAST POOL SERVICE	101.002 · Suntrust #57080- O...		-1,690.00
Bill	8036	02/08/2022		572.712 · Pool Cleaning	-795.00	795.00
Bill	8020	02/08/2022		572.712 · Pool Cleaning	-895.00	895.00
TOTAL					-1,690.00	1,690.00
Bill Pmt -Check	10760	02/09/2022	SUNSCAPE CONSULTING	101.002 · Suntrust #57080- O...		-5,000.00
Bill	10141	02/08/2022		538.606 · Landscape Consulting	-5,000.00	5,000.00
TOTAL					-5,000.00	5,000.00
Bill Pmt -Check	10761	02/09/2022	TAMPA BAY DREAM TEAM, ...	101.002 · Suntrust #57080- O...		-250.00
Bill	1676	02/08/2022		572.300 · Amenity Managemen...	-250.00	250.00
TOTAL					-250.00	250.00
Bill Pmt -Check	10762	02/09/2022	TIGER PRINTING GROUP	101.002 · Suntrust #57080- O...		-430.00
Bill	020322-2	02/08/2022		538.602 · Roads & Sidewalk M...	-430.00	430.00
TOTAL					-430.00	430.00
Bill Pmt -Check	10763	02/09/2022	WRATHELL, HUNT & ASSOC...	101.002 · Suntrust #57080- O...		-7,970.42
Bill	2021-0708	02/08/2022		513.100 · District Management	-3,505.84	3,505.84
				513.310 · Assessment Roll Pre...	-833.33	833.33
				513.312 · Dissemination Agent	-1,083.33	1,083.33
				538.120 · Field Services	-2,360.42	2,360.42
				519.411 · Telephone	-20.83	20.83
				519.470 · Printing and Binding	-166.67	166.67
TOTAL					-7,970.42	7,970.42
Bill Pmt -Check	10764	02/09/2022	WTS INTERNATIONAL, LLC.	101.002 · Suntrust #57080- O...		-8,861.29
Bill	12330438	02/08/2022		538.121 · Amenity Management	-8,861.29	8,861.29
TOTAL					-8,861.29	8,861.29

TSR CDD Check Detail February 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	10765	02/16/2022	CHAPMAN LAND SERVICES,...	101.002 · Suntrust #57080- O...		-750.00
Bill	1564	02/15/2022		538.602 · Roads & Sidewalk M...	-750.00	750.00
TOTAL					-750.00	750.00
Bill Pmt -Check	10766	02/16/2022	COUNTY SANITATION	101.002 · Suntrust #57080- O...		-24,258.14
Bill	22101646	02/15/2022		534.000 · Garbage/Solid Waste...	-212.95	212.95
Bill	22101645	02/15/2022		534.000 · Garbage/Solid Waste...	-24,045.19	24,045.19
TOTAL					-24,258.14	24,258.14
Bill Pmt -Check	10767	02/16/2022	DOWN TO EARTH LANDSCA...	101.002 · Suntrust #57080- O...		-12,852.00
Bill	INV1167713	02/15/2022		538.651 · Replace Plants, Shru...	-12,852.00	12,852.00
TOTAL					-12,852.00	12,852.00
Bill Pmt -Check	10768	02/16/2022	EVERGLADES PINESTRAW	101.002 · Suntrust #57080- O...		-42,944.70
Bill	2112	02/15/2022		538.607 · Landscape - Mulch	-42,944.70	42,944.70
TOTAL					-42,944.70	42,944.70
Bill Pmt -Check	10769	02/16/2022	PASCO COUNTY UTILITIES ...	101.002 · Suntrust #57080- O...		-4,475.69
Bill	16154899	02/15/2022		536.301 · Irrigation - Reclaimed...	-229.60	229.60
Bill	16153945	02/15/2022		536.301 · Irrigation - Reclaimed...	-4.90	4.90
Bill	16153943	02/15/2022		536.301 · Irrigation - Reclaimed...	-57.40	57.40
Bill	16153946	02/15/2022		536.301 · Irrigation - Reclaimed...	-9.10	9.10
Bill	16153949	02/15/2022		536.301 · Irrigation - Reclaimed...	-3.50	3.50
Bill	16153947	02/15/2022		536.301 · Irrigation - Reclaimed...	-15.40	15.40
Bill	16153948	02/15/2022		536.301 · Irrigation - Reclaimed...	-4.90	4.90
Bill	16156752	02/15/2022		536.301 · Irrigation - Reclaimed...	-125.30	125.30
Bill	16156753	02/15/2022		536.301 · Irrigation - Reclaimed...	-21.00	21.00
Bill	16156754	02/15/2022		536.301 · Irrigation - Reclaimed...	-61.60	61.60
Bill	16154900	02/15/2022		536.301 · Irrigation - Reclaimed...	-179.90	179.90
Bill	16154928	02/15/2022		536.301 · Irrigation - Reclaimed...	-445.90	445.90
Bill	16154930	02/15/2022		536.301 · Irrigation - Reclaimed...	-249.20	249.20
Bill	16154929	02/15/2022		536.301 · Irrigation - Reclaimed...	-56.00	56.00
Bill	16153940	02/15/2022		536.301 · Irrigation - Reclaimed...	-185.88	185.88
Bill	16153938	02/15/2022		536.301 · Irrigation - Reclaimed...	-8.40	8.40
Bill	16153936	02/15/2022		536.321 · Utility service - Pool	-212.38	212.38
Bill	16153937	02/15/2022		536.301 · Irrigation - Reclaimed...	-11.20	11.20

TSR CDD Check Detail February 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	16153931	02/15/2022		536.301 · Irrigation - Reclaimed...	-96.60	96.60
Bill	16153933	02/15/2022		536.301 · Irrigation - Reclaimed...	-361.90	361.90
Bill	16153934	02/15/2022		536.301 · Irrigation - Reclaimed...	-87.50	87.50
Bill	16153932	02/15/2022		536.301 · Irrigation - Reclaimed...	-121.80	121.80
Bill	16153941	02/15/2022		536.321 · Utility service - Pool	-221.83	221.83
Bill	16153942	02/15/2022		536.301 · Irrigation - Reclaimed...	-134.40	134.40
Bill	16153923	02/15/2022		536.301 · Irrigation - Reclaimed...	-372.40	372.40
Bill	16153930	02/15/2022		536.301 · Irrigation - Reclaimed...	-88.90	88.90
Bill	16153925	02/15/2022		536.301 · Irrigation - Reclaimed...	-140.00	140.00
Bill	16153926	02/15/2022		536.301 · Irrigation - Reclaimed...	-15.40	15.40
Bill	16154901	02/15/2022		536.301 · Irrigation - Reclaimed...	-1.40	1.40
Bill	16153924	02/15/2022		536.301 · Irrigation - Reclaimed...	-536.90	536.90
Bill	16153927	02/15/2022		536.301 · Irrigation - Reclaimed...	-53.20	53.20
Bill	16153929	02/15/2022		536.301 · Irrigation - Reclaimed...	-191.80	191.80
Bill	16153922	02/15/2022		536.301 · Irrigation - Reclaimed...	-170.10	170.10
TOTAL					-4,475.69	4,475.69
Bill Pmt -Check	10770	02/16/2022	SMARTSOLUTIONS	101.002 · Suntrust #57080- O...		-11,155.42
Bill	STV210000463	02/15/2022		579.799 · Miscellaneous Contig...	-1,778.58	1,778.58
Bill	STV210000465	02/15/2022		579.799 · Miscellaneous Contig...	-3,519.05	3,519.05
Bill	STV210000462	02/15/2022		579.799 · Miscellaneous Contig...	-5,857.79	5,857.79
TOTAL					-11,155.42	11,155.42
Bill Pmt -Check	10771	02/16/2022	TIGER PRINTING GROUP	101.002 · Suntrust #57080- O...		-201.94
Bill	020322-1	02/15/2022		538.602 · Roads & Sidewalk M...	-201.94	201.94
TOTAL					-201.94	201.94
Bill Pmt -Check	10772	02/16/2022	TRAVIS RESMONDO SOD, INC	101.002 · Suntrust #57080- O...		-59,100.00
Bill	197013	02/15/2022		538.630 · SOD	-59,100.00	59,100.00
TOTAL					-59,100.00	59,100.00
Bill Pmt -Check	10773	02/16/2022	U.S. BANK	101.002 · Suntrust #57080- O...		-5,387.50
Bill	6405876	02/15/2022		513.105 · Trustee Fees	-5,387.50	5,387.50
TOTAL					-5,387.50	5,387.50

TSR CDD
Check Detail
 February 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	10774	02/16/2022	WTS INTERNATIONAL, LLC.	101.002 · Suntrust #57080- O...		-1,966.10
Bill	12331521	02/15/2022		538.121 · Amenity Management	-1,966.10	1,966.10
TOTAL					-1,966.10	1,966.10
Check	10775	02/23/2022	TSR CDD	101.002 · Suntrust #57080- O...		-13,222.12
				207.201 · Due to Debt Service ...	-13,222.12	13,222.12
TOTAL					-13,222.12	13,222.12
Check	10776	02/23/2022	TSR CDD	101.002 · Suntrust #57080- O...		-12,812.91
				207.202 · Due to Debt Service ...	-12,812.91	12,812.91
TOTAL					-12,812.91	12,812.91
Check	10777	02/23/2022	TSR CDD	101.002 · Suntrust #57080- O...		-13,107.59
				207.203 · Due to debt service f...	-13,107.59	13,107.59
TOTAL					-13,107.59	13,107.59
Check	10778	02/23/2022	TSR CDD	101.002 · Suntrust #57080- O...		-16,034.43
				207.204 · Due to debt service f...	-16,034.43	16,034.43
TOTAL					-16,034.43	16,034.43
Check	10779	02/23/2022	TSR CDD	101.002 · Suntrust #57080- O...		-12,215.74
				207.205 · .Due to debt service f...	-12,215.74	12,215.74
TOTAL					-12,215.74	12,215.74
Check	10780	02/23/2022	TSR CDD	101.002 · Suntrust #57080- O...		-6,085.18
				207.206 · Due to Debt Service ...	-6,085.18	6,085.18
TOTAL					-6,085.18	6,085.18

TSR CDD Check Detail February 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	10781	02/23/2022	TIMES PUBLISHING COMPA...	101.002 · Suntrust #57080- O...		-88.40
Bill	0000196602	02/22/2022		513.801 · Legal Advertising	-88.40	88.40
TOTAL					-88.40	88.40
Bill Pmt -Check	10782	02/23/2022	WTS INTERNATIONAL, LLC.	101.002 · Suntrust #57080- O...		-9,622.86
Bill	12331961	02/22/2022		538.121 · Amenity Management	-9,551.42	9,551.42
Bill	12331845	02/22/2022		538.121 · Amenity Management	-71.44	71.44
TOTAL					-9,622.86	9,622.86
Bill Pmt -Check	10783	02/23/2022	DOWN TO EARTH LANDSCA...	101.002 · Suntrust #57080- O...		-58,514.60
Bill	INV118417	02/22/2022		538.651 · Replace Plants, Shru...	-3,775.00	3,775.00
Bill	INV118616	02/22/2022		538.651 · Replace Plants, Shru...	-3,630.00	3,630.00
Bill	INV118421	02/22/2022		538.651 · Replace Plants, Shru...	-5,824.00	5,824.00
Bill	INV118420	02/22/2022		538.651 · Replace Plants, Shru...	-605.00	605.00
Bill	INV118419	02/22/2022		538.651 · Replace Plants, Shru...	-605.00	605.00
Bill	INV118418	02/22/2022		538.651 · Replace Plants, Shru...	-7,778.00	7,778.00
Bill	INV1184416	02/22/2022		538.651 · Replace Plants, Shru...	-1,085.00	1,085.00
Bill	INV118415	02/22/2022		538.651 · Replace Plants, Shru...	-2,265.00	2,265.00
Bill	INV118413	02/22/2022		538.651 · Replace Plants, Shru...	-755.00	755.00
Bill	INV118414	02/22/2022		538.651 · Replace Plants, Shru...	-605.00	605.00
Bill	INV008159	02/22/2022		538.651 · Replace Plants, Shru...	-1,573.00	1,573.00
Bill	28021	02/22/2022		538.611 · Fertilizer/Chemicals	-338.60	338.60
Bill	28020	02/22/2022		538.611 · Fertilizer/Chemicals	-1,720.00	1,720.00
Bill	28908	02/22/2022		538.651 · Replace Plants, Shru...	-7,102.00	7,102.00
Bill	28653	02/22/2022		538.651 · Replace Plants, Shru...	-12,852.00	12,852.00
Bill	INV116896	02/22/2022		538.651 · Replace Plants, Shru...	-7,102.00	7,102.00
Bill	INV118730	02/22/2022		538.651 · Replace Plants, Shru...	-900.00	900.00
TOTAL					-58,514.60	58,514.60
Check	10784	02/23/2022	M/I HOMES	101.002 · Suntrust #57080- O...		-36,858.00
				207.300 · Due to Developer	-36,858.00	36,858.00
TOTAL					-36,858.00	36,858.00

TSR

COMMUNITY DEVELOPMENT DISTRICT

11

DRAFT
MINUTES OF MEETING
TSR
COMMUNITY DEVELOPMENT DISTRICT

1
2
3
4
5 The Board of Supervisors of the TSR Community Development District held a Regular
6 Meeting on March 9, 2022, at 5:00 p.m., at Cunningham Park, 12131 Rangeland Boulevard,
7 Odessa, Florida 33556.

8
9 **Present were:**

10		
11	Mike Liquori	Chair
12	Matt Call	Vice Chair
13	Mary Comella	Assistant Secretary
14	Jason Silber	Assistant Secretary
15		

16 **Also present were:**

17		
18	Chuck Adams	District Manager
19	Cleo Adams	Assistant District Manager
20	Alyssa Willson (via telephone)	District Counsel
21	Renee Hlebak	WTS Starkey Ranch Lifestyle Director
22	Ben Devivo	Resident
23	Ray Szelest	Resident
24	Krysztof Rzymiski	Resident
25	Matt Bronson	Resident
26	Georgia Smith	Resident
27	Karen Vase	Resident
28	Linda Deenihan	Resident
29	Matt Frantz	Resident
30	Darla Smith	Resident
31		
32		

33 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

34
35 Mr. Adams called the meeting to order at 5:01 p.m. Supervisors Liquori, Call, Comella
36 and Silber were present, in person. Supervisor Green were not present.

37
38 **SECOND ORDER OF BUSINESS**

Public Comments [3 minutes per person]

39
40 Resident Ben Devivo asked for the status of the Florida Department of Transportation
41 (FDOT) study on the design of the Rangeland wooden bridge, and when it would be completed.

42 Mr. Adams responded as follows:

- 43 ➤ The FDOT was reviewing the design drawings that accompany the inspection application
44 for the wooden bridge.
- 45 ➤ All concrete bridges were inspected and passed; only minor deficiencies related to wear
46 and tear were identified.
- 47 ➤ D'Angelo Brothers remained as the bridge inspectors reporting to the County; they were
48 not replaced as originally thought.
- 49 ➤ A proposal for the study was being pursued from the Engineer who worked on the
50 concrete bridges, as the Engineer who worked on the wooden bridges did not respond.

51 Mr. Devivo stated that the CDD and Taylor Morrison (TM) installed a fence and signage
52 at Huckleberry Pond to prevent fishing but that pushed the problem to the other side of the
53 lake at Rangeland and Esplanade. He asked the Board to consider working with TM to build a
54 fence and post "No Trespassing" signs to keep vehicles off CDD property. Mr. Adams distributed
55 a map highlighting three areas and suggested starting with signage and stated that, eventually,
56 up to three fences might need to be installed. A Board Member noted that correcting this
57 would involve the HOA, CDD and TM, as the owners of the property.

58 Resident Linda Deenihan asked the Board to address golf carts speeding on the bike and
59 walking paths, investigate the dirt pond on Mellon Drive and ask TM to clean up the trash and
60 debris behind the silt fence at Wetmore Court. In her opinion, the ponds are not being taken
61 care of. Mrs. Adams stated she would provide to SOLitude Lake Management for review. She
62 and Mr. Adams have made several requests to TM to remove the trash. Mr. Liquori directed
63 Ms. Deenihan to contact the Sherriff about the speeding golf carts.

64 Resident Matt Frantz asked if TM plans to extend 2½' of wall and missing fence panels
65 before the property is deeded to the CDD. He asked about the plans to maintain it. Mr. Adams
66 stated the missing fence panels would be a punch list item. He believed the HOA or
67 homeowner owns and would maintain the retaining wall. He would research the deed to
68 determine ownership of the Tract B-1 retaining wall and review a similar process with the
69 builder.

70 Resident Krzysztof Rzymiski asked if the Florida Highway Police (FHP) traffic patrols
71 commenced and, if so, how often they patrol. Mr. Adams stated that it is scheduled for once a
72 week and on Saturday; reports are submitted to him. Mr. Rzymiski asked if patrols could focus
73 on Barbour Trail where several drivers are speeding.

74

75 **THIRD ORDER OF BUSINESS**

Consideration of Resident Proposal to Hunt Wild Hogs

76
77

78 Resident Ray Szelest thanked the Board for engaging the hog trapper to address the
79 recent problem. He asked the Board for permission for his hunting group to hunt the hogs in
80 the preserve. He outlined a process that would involve meeting with the Florida Wildlife
81 Commission (FWC). He stated that his hunting group would not hold the CDD or the
82 community liable.

83 Mr. Liquori stated he is not in favor of giving hunting rights to residents. Mr. Adams
84 stated that the current contractor has served the CDD for several years and other CDDs that he
85 manages engage only licensed businesses. Discussion ensued regarding liability. Mr. Szelest
86 provided his contact information and stated he would wait on the Board’s decision. He stated
87 that this would supplement the current trapper’s services and be done at no cost to the CDD.
88 Ms. Willson stated she will review the current contractor agreement and discuss the proposal
89 and the best management practices with the CDD’s insurance provider.

90 Resident Darla Smith was concerned that, if this is approved, it would get out of control,
91 as it did when non-residents were fishing on site.

92

93 **FOURTH ORDER OF BUSINESS**

Consideration of Gulf Coast Air Systems, Inc., Estimate #67760834 for Mini Split Install

94
95
96

97 Ms. Hlebak presented the estimate for pump installation and running copper lines for
98 the mini split air conditioning system at Homestead Park. She responded to questions regarding
99 the contractor returning the area to its original condition. It was noted that the wiring would
100 now be up to code.

101

On MOTION by Mr. Liquori and seconded by Mr. Call, with all in favor, Gulf Coast Air Systems, Inc., Estimate #67760834, to install a Mini Split Air Conditioning System, in a not-to-exceed amount of \$2,870, was approved.

102
103
104
105
106

107 **FIFTH ORDER OF BUSINESS**

Consideration of Resolution 2022-04, Designating a Registered Agent and Registered Office of the TSR Community Development District

108
109
110
111

112 Mr. Adams presented Resolution 2022-04. Ms. Willson stated this is the same as the
113 form used with Hopping Green & Sams; the Registered Agent, entity and location are being
114 changed.

115

116 **On MOTION by Mr. Liquori and seconded by Mr. Call, with all in favor,**
117 **Resolution 2022-04, Designating Alyssa Willson of Kutak Rock LLP as Registered**
118 **Agent and the office of Kutak Rock LLP, 107 West College Avenue, Tallahassee,**
119 **Florida 32301 as Registered Office of the TSR Community Development District,**
120 **was adopted.**

121

122

123 **SIXTH ORDER OF BUSINESS**

**Continued Discussion: Starkey Ranch
Sidewalk Cleaning**

124

125

126 Mr. Adams stated he would create a spreadsheet that includes the proposal obtained by
127 Ms. Hlebak and the others he is pursuing and present it at the next meeting. The scope of work
128 was discussed.

129

130 **SEVENTH ORDER OF BUSINESS**

Continued Discussion: District Office

131

132 Mr. Adams discussed information collected at the last meeting and stated that Ms.
133 Comella identified the architect to construct the District Office and Mr. Wilkes was obtaining
134 information on the parcels next to Publix. He would go over the information with Ms. Comella,
135 the Office Staff and the architect. Mr. Call stated he was working with Ms. Willson on the
136 scheduled maintenance of those parcels. Ms. Comella discussed the status of the property near
137 Publix and stated the CDD is looking into the options, such as building on the two lots at
138 Cunningham or near Publix or renting a facility.

139

140 **EIGHTH ORDER OF BUSINESS**

Update: DTE Credit

141

142 Mr. Adams stated that a counter-proposal was received from Down-To-Earth (DTE) on
143 Monday and it was discussed with Mr. Yahn yesterday because the amount was not close to the
144 CDD's calculations. Mr. Yahn is going over the billing with DTE. Mr. Adams hoped to resolve this
145 by the next meeting. He noted that the landscape contract expires September, 30, 2022 so it
146 will go out to bid this year. Discussion ensued regarding the Request for Proposals (RFP) sealed
147 bid process that would commence in June, RFP criteria and including areas that will be

148 conveyed to the CDD in the future. The bid specifications would be presented at the May
149 meeting and the bids would be presented at the July meeting.

150

151 **NINTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
152 Statements as of January 31, 2022**

153

154 Mr. Adams presented the Unaudited Financial Statements as of January 31, 2022. He
155 researched and provided Mr. Liquori with the “Commercial shared costs” schedule, which
156 reflects appropriated Consumer Price Index (CPI) inflation escalators, as outlined in the
157 Agreements. The trash collection assessments are prorated and collected with each closing and,
158 since the amounts were over stated, the proposed Fiscal Year 2023 budget line item will be
159 reduced from \$49,000 to \$10,000 or \$15,000.

160 In response to a question about financing construction of an office building, Mr. Adams
161 stated that his preferred means to finance construction of an office building would be for the
162 CDD to issue a 10-year bond, via a private financial institution. The financials were accepted.

163

164 **TENTH ORDER OF BUSINESS**

**Approval of February 9, 2022 Regular
165 Meeting Minutes**

166

167 Mrs. Adams presented the February 9, 2022 Regular Meeting Minutes. She noted that
168 the minutes in the agenda package did not reflect the edits she submitted to Management. The
169 following changes were made:

170 Line 21: Insert “(via telephone)” after “Gary Hawkins”

171 Lines 51 and 90: Change “Barber” to Barbour”

172 Line 54: Change “lake” to “trash”

173 Line 85: Change “_____” to “Mr. Yahn”

174 Line 118: Insert “and” after “costs” and delete “and the landscape maintenance
175 agreement”

176 Line 132: Change “Liquori” to “Call”

177 Line 147: Change “proposal” to “contract”

178 Line 190: Change “Lennar” to “Mr. Liquori”

179 Line 220: Delete “as well”

180 Line 249: Change “and” to “for”

181 Line 264: Insert “Pine Lane” after “Lyon” and change “Chapan” to “Chapin”

182 Line 287: Change "Silber" to "Call"

183

184 **On MOTION by Mr. Liquori and seconded by Mr. Call, with all in favor, the**
 185 **February 9, 2022 Regular Meeting Minutes, as amended, were approved.**

186

187

188 **ELEVENTH ORDER OF BUSINESS**

Action & Completed Items

189

190 Mrs. Adams distributed and reviewed an updated Action & Completed Items List.

191 The following Action Items were discussed:

192 Item 4: Completed. Mr. Silber offered to research other facilities to lease.

193 Item 15: Mr. Adams to provide the Welcome Center with the CDD's after-hours
 194 emergency telephone numbers for irrigation issues to post on its website.

195 Item 18: The sidewalks repairs at Lyon Pine Lane and Chapin Pass were completed. Ms.
 196 Hlebak stated that repairing the junction box issue at Lyon Pine Lane entails building a
 197 structure; the vendor proposal was pending.

198 Items 4, 6, 8, 10, 11, 12, 13, 15, 16, 17 were completed.

199 Items 1, 2, 3, 5, 7, 9, 14, 18, 19 remained ongoing.

200

201 **TWELFTH ORDER OF BUSINESS**

Staff Reports

202

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

204 There was no report.

205 **B. District Engineer: *Heidt Design, LLC***

206 • **Continued Discussion: Line of Sight Issues at Longspur and Heart Pine Avenue**
 207 **Intersection**

208 Mr. Adams stated that Mr. Wilkes conferred with the County Representative about the
 209 speed limit postings on Night Star Trail but he has not heard anything else from the County.

210 Mr. Silber asked Mr. Adams to press Mr. Wilkes for an update on his request to remove
 211 some parking spaces or turn the Longspur and Fence Post Drive intersection into a four-way
 212 stop. Because of his recent experiences and observing other close calls involving pedestrians,
 213 he voiced his opinion that the area was poorly designed. Mr. Adams stated he would contact
 214 Mr. Wilkes tomorrow morning.

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

216 • **NEXT MEETING DATE: April 13, 2022 at 5:00 p.m.**

217 ○ **QUORUM CHECK**

218 The next meeting would be held on April 13, 2022.

219 **D. Lifestyle Director & Amenity Manager: *WTS International***

220 Ms. Hlebak announced that WTS International (WTS) acquired LifeStart last year and
221 formed Arch Amenities Group. They are in the process of renaming and rebranding, so the
222 monthly reports will look different. She stated that WTS was geared more towards sports and
223 leisure and LifeStart was geared more towards the amenity side.

224 • **Monthly Summary Report**

225 Ms. Hlebak reviewed the February 2022 Monthly Summary Report.

226 Ms. Hlebak presented an Esplanade homeowner's request for benches along the sides
227 of Huckleberry Pond, similar to those around Cannon Lake. Mr. Adams was asked to assign
228 funds in the proposed Fiscal Year 2023 budget for new benches.

229 Ms. Hlebak reported informing a homeowner that conducting team practice at a pocket
230 park is not allowed. She discussed her concerns about safety and liability. Mr. Silber was
231 concerned about damaging the grass and suggested revising the Rules to state that no
232 organized sports are allowed.

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

234 There was nothing to report.

235

236 **THIRTEENTH ORDER OF BUSINESS**

Supervisors' Requests

237

238 Mr. Silber asked Mr. Adams to locate a vendor to review the FDOT Bridge Inspection
239 Report and to designate funds in the proposed Fiscal Year 2023 budget for the bridge repairs
240 and to redo the brick pavers on the bridge.

241

242 **FOURTEENTH ORDER OF BUSINESS**

Adjournment

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244 There being nothing further to discuss, the meeting adjourned.

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246 **On MOTION by Mr. Liquori and seconded by Mr. Silber, with all in favor, the**
247 **meeting adjourned at 6:46 p.m.**

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Secretary/Assistant Secretary

Chair/Vice Chair

TSR

COMMUNITY DEVELOPMENT DISTRICT

12

**TSR CDD
ACTION & COMPLETED ITEMS LIST
02.09.22 FOR 03.09.22 MEETING**

#	MTG DATE ADDED TO LIST	ACTION AGENDA	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
1	01.13.21	ACTION	Staff/Mr. Call reviewing road turnovers and release of maintenance bonds and preparing map of the same. 04.14.21 If not turned over to County, Staff to get proposals to restripe for Fiscal Year 2022 budget. 12.01.21 Ms. Willson to discuss including the bridge in the conveyance of the roads to the County.	X			
2	02.10.21	ACTION	Staff to ensure that the Heidt plan and as-built drawings are exhibits to proposal for M11-A washout repairs. 04.14.21 Heidt to review upon project completion. 05.12.21 Staff waiting on survey to be completed. 08.11.21 Project would commence after rainy season. 10.13.21 Staff received surveys; project would commence in three months. 01.12.22 Contracted contacted to commence project.	X			
3	08.11.21	AGENDA	Mr. Silber designated to work with District Staff to negotiate leasing the Starkey Ranch Welcome Center. 10.13.21 Combined Action Item #13. Mr. Call to send Ms. Willson Welcome Center Lease, upon receipt. 11.10.21 Ms. Comella to work with Mr. Wilkes to review site plan for Cunningham CDD owned land and provide scenarios to build to the Board in the next couple of months.	X		X After 02.09.22 mtg	
4	08.11.21	AGENDA	Mr. Wilkes to provide list of areas to determine if cross-walk is needed and advise at the next meeting. 10.13.21 Staff collecting other items; work in progress. 11.10.21 Mr. Wilkes preparing designs and would provide Mr. Adams a list of resources and provide updates with Pasco County regarding cost share for pedestrian safety improvements.	X			
5	12.01.21	ACTION AGENDA	Mr. Adams to ask Mr. Wilkes to report on Mr. Silber's request to make the intersection of Longspur and Fence Post Drive a four-way stop and turn some of the parking spaces into plant beds, at the next meeting.	X			
6	01.12.22	ACTION AGENDA	Mr. Adams and Ms. Willson to review language in the HOA covenants and Petition to determine who is responsible for maintenance obligations for the sidewalk, curb and gutters and report back to the board.	X		X After 02.09.22 mtg	

**TSR CDD
ACTION & COMPLETED ITEMS LIST
02.09.22 FOR 03.09.22 MEETING**

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
1	01.13.21	ACTION	Mr. Adams to review paving schedule, inspect roads into Whitfield Park, parking spaces, crosswalks, etc., and have "Lake Blanche Avenue" sign corrected to "Lake Blanche Drive" 04.14.21 Mr. Adams to forward the County link to determine road ownership to the Board and, if CDD owned, obtain and include proposals to restripe in the FY 2022 budget. Lake Blanche directional signs were on order. 05.12.21 Waiting for scheduling signs to be installed. 06.09.21 Sign issues not resolved.			X	08.11.21
2	02.10.21	ACTION AGENDA	Staff to ask Chapman Land services to inspect the drains in the alleys and provide a proposal. Obtain cost for 2022 budget. 06.09.21 Partial repairs completed.			X	08.11.21
3	04.14.21	ACTION	Mr. Adams to coordinate with Mr. Hawkins to post the DTE ticket system link on the CDD website.			X	08.11.21
4	05.12.21	ACTION	Mr. Adams to obtain loan info for FY22 Landscape Work Order projects. 07.14.21 Mr. Adams to send comparable documents to the Boards.			X	08.11.21
5	05.12.21	ACTION	Staff to re-designate the Long Spur "Barker Park" as a small 25 and under dog park until the one at Albritton is open. 06.09.21 Ms. Hlebak to pick up signs on 06.10.21.			X	08.11.21
6	07.14.21	ACTION	Breakdown Village by Village where mulch came out 08.11.21 Board Member was concerned about not being able to quantify for future phases.			X	08.11.21
7	07.14.21	ACTION	Obtain additional tree trimming quotes for the grandfather oak trees and present proposals from Davie Tree Company to the Board. 08.11.21 Staff obtaining additional proposal.			X	08.11.21
8	07.14.21	ACTION	Mr. Adams to verify pool gate requirements with the insurance carrier and then provide Board Members with recommendations for re-wording the amenity policy.			X	08.11.21
9	07.14.21	ACTION	Mr. Adams to increase the "Contingency" line-item amount from \$20,000 to \$50,000.			X	08.11.21

TSR CDD
ACTION & COMPLETED ITEMS LIST
02.09.22 FOR 03.09.22 MEETING

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
10	07.14.21	AGENDA	Mr. Adams to include leasing the Starkey Ranch Welcome Center as a discussion item at the next meeting.			X	08.11.21
11	07.14.21	ACTION	Staff to establish Agenda parameters such as, rejecting last-minute changes and emails to the agenda, including check register on all agendas and no Board Member hard copies.			X	08.11.21
12		ACTION AGENDA	Continue monitoring Lake Blanche drainage issue. Defer to June or July, 2021.			X	08.11.21
13	07.14.21	ACTION AGENDA	Mr. Adams to include "Security" as a discussion item on the next agenda. Ms. Hlebak would obtain a quote from another vendor.			X	09.08.21
14	07.14.21	ACTION	Ms. Hlebak to obtain add'l proposals for security & camera services, pool resurfacing & fence removal to present.			X	09.08.21
15	08.11.21	AGENDA	Mr. Adams to provide a breakdown of the costs of the "Cable, internet/telephone/software" budget line item to Mr. Silber to review for potential cost savings.			X	09.08.21
16	08.11.21	AGENDA	Mrs. Adams to present scope of work and proposals for turf replacement at the next meeting, to deplete landscaping funds in the Fiscal Year 2021 budget.			X	09.08.21
17	03.10.21	ACTION	Mr. Wilkes working on closing out Capital Projects Funds for Series 2015A, 2016 and 2017- on Balance Sheet.			X	10.13.21
18	08.11.21	AGENDA	Ms. Hlebak to update the Amenity policy with changes to fire pit use after dark and present draft at the next meeting. Mr. Adams to notice for October public hearing.			X	10.13.21
19	09.08.21	ACTION	Ms. Weiser requested official public records for all Agreements between the Master Association, District and Esplanade.			X	10.13.21
20	09.08.21	ACTION	Mr. Devivo requested items mentioned in the Mailed Notice, necessary to submit a community wide appeal; verbatim record of proceedings, testimony and evidence.			X	10.13.21
21	09.08.21	ACTION	Mr. Naser wants appeal materials identified in Mr. Adams' 08.19.21 letter.			X	10.13.21
22	08.11.21	AGENDA	Mr. Adams to follow up on the status of receiving off-roll assessments and send update to the Board.			X	11.10.21

**TSR CDD
ACTION & COMPLETED ITEMS LIST
02.09.22 FOR 03.09.22 MEETING**

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
23	09.08.21	ACTION	POA Staff to contact County to obtain language for “No Roadside Parking” and report at the next meeting. 10.13.21 Mrs. Adams to buy and have four permanent signs installed that meet FDOT standards, before the next meeting, report to the Board and forward documents to Ms. Willson. Mr. Adams to contact Meadow Brooks Mgmt for their opinion on whether the County Traffic Agreement and signs proved successful. Ms. Willson to draft Agreement, subject to Mr. Adams conversation with Meadow Brooks and present at the next meeting.			X	11.10.21
24	10.13.21	ACTION AGENDA	Mr. Soety to obtain proposals to install Zoysia and St. Augustine sod at all the Pocket Parks and present at the next meeting.			X	11.10.21
25	10.13.21	ACTION	Davey Tree awarded contract to provide Plant Healthcare and Tree Pruning services. Mr. Adams to transfer \$8,280 out of contingency funds to offset overage. 11.10.21 Project started this week.			X	11.10.21
26	10.13.21	ACTION AGENDA	Mr. Adams to present FHP and County Off Duty Traffic cost comparison forms and sample agreements at the next meeting.			X	11.10.21
27	10.13.21	AGENDA	Ratify engagement of Kutak Rock Law Firm at next meeting.			X	11.10.21
28	10.13.21	ACTION	Ms. Willson to send the Florida Statute and written answer regarding process of removing a Board Member to Mr. Adams for inclusion in the meeting minutes.			X	11.10.21
29	10.13.21	ACTION AGENDA	Ms. Hlebak to order signs for the fire pit, as the amenity policy would likely be adopted at the next meeting.			X	11.10.21
30	10.13.21	ACTION AGENDA	Ms. Willson to prepare contract addendum to reflect SunScape’s new rate increase.			X	11.10.21
31	10.13.21	ACTION AGENDA	Mr. Adams to ensure the Fiscal Year 2022 adopted Budget Summary Pages and include in every agenda package, behind the Meeting Schedule. 11.10.21 To remain a monthly ongoing activity.			X	11.10.21
32	10.13.21	ACTION	Ms. Hlebak to copy Mr. Silber on emails regarding when SMARTSolutions is expected onsite, as he wanted to witness setup. 11.10.21 Waiting on COI before forwarding Agreement to Ms. Willson and submit invoice for deposit and schedule project.			X	12.01.21

**TSR CDD
ACTION & COMPLETED ITEMS LIST
02.09.22 FOR 03.09.22 MEETING**

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
33	11.10.21	ACTION	Ms. Hlebak to order signs for fire pit.			X	12.01.21
34	11.10.21	ACTION	Ms. Desclafani to send status update of fire pit inspection to Mr. Adams to email to the Board.			X	12.01.21
35	11.10.21	ACTION	Mr. Yahn to tell DTE about worker on their phone. 12.01.21 DTE terminated employee.			X	12.01.21
36	11.10.21	ACTION	Mr. Adams to revisit DTE contact determine number of crew dedicated to TSR, and if needed, execute the termination clause.			X	12.01.21
37	11.10.21	ACTION AGENDA	Mr. Adams to define level of services. Mr. Wilkes to certify traffic marking & signage meet code before County will execute Traffic Enforcement Agreement. 12.01.21 Agreement not necessary. County deemed all CDD and County owned roads public.			X	12.01.21
38	11.10.21	ACTION	Mr. Adams to implement Pasco County Sheriff Office to provide off-duty patrol to the CDD once a week.			X	12.01.21
39	11.10.21	ACTION	CDD Accountant to determine if CDD would have to pay taxes on the \$289,500 the Master Property Owner's Association donated.			X	12.01.21
40	11.10.21	ACTION	Mr. Adams to forward the signature page of the Kutak Rock Fee Agreement, to Ms. Willson to execute. Ms. Willson to forward completed executed document to the Board.			X	12.01.21
41	11.10.21	ACTION AGENDA	Ms. Hlebak to obtain additional proposals to replace air conditioning unit in the men's restroom at Homestead Park, and provide warranty information at the next meeting.			X	12.01.21
42	11.10.21	ACTION	Mrs. Adams to have Mr. Yahn add Board Member names to the distribution list when sending report.			X	12.01.21
43	11.10.21	ACTION	Mrs. Adams to verify if DTE was doing top choice application at Monroe Commons to address fire ants.			X	12.01.21
44	11.10.21	ACTION	Mr. Yahn to investigate if Bahia sod at Rangeland East is a sod or installation issue and if it made sense to reduce some of the beds and lay more turf in the common areas at Monroe Common, and report to the Board. 01.12.22 4 areas were reduced & slight modification made to the irrigation at 2 additional areas.			X	01.12.22

**TSR CDD
ACTION & COMPLETED ITEMS LIST
02.09.22 FOR 03.09.22 MEETING**

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
45	11.10.21	ACTION	Mr. Yahn, to amend the SunScapes contract and provide Management Services for any turf projects at 5% and for large project at 7.5% 12.01.21 Ms. Willson to update contract.			X	01.12.22
46	11.10.21	ACTION AGENDA	Include on the January agenda, a Draft of the County Agreement allowing trail access into the Wilderness Preserve.			X	01.12.22
47	12.01.21	ACTION	Mr. Adams to contact State to determine who was assigned to inspect the bridge, as D'Angelo Brothers was no longer in business. 01.12.22 Mr. Adams emailing the new contact information to the Board.			X	01.12.22
48	12.01.21	ACTION	Mr. Soety to confirm the correct homeowner address before Davey Tree proceeds with treating the oak tree. Between 3462 and 3456 Forsythia Drive.			X	01.12.22
49	12.01.21	ACTION	Ms. Hlebak to coordinate with Mr. Silber the install dates for vendor to be on site, to ensure the access system is properly installed. Deposition was pending. 01.12.22 Ms. Hlebak is coordinated with the contractor to ensure everything is good.			X	01.12.22
50	12.01.21	ACTION	Mr. Adams to email the Board the off-duty patrol schedule and the County Attorney's email deeming all roads as public roads. 01.12.22 Staff emailing Off-Duty Patrol Reports to the Board.			X	01.12.22
51	12.01.21	ACTION	Mrs. Adams to email the CDD insurance carrier documentation regarding resident Nicholas Fisher's accident and request for reimbursement of damaged phone.			X	01.12.22
52	12.01.21	ACTION	Ms. Hlebak to inspect the water bowl at the dog park for leaks.			X	01.12.22
53	12.01.21	ACTION	Mr. Call to follow-up on the status of the turnover of landscaping in Parcels C and E to the CDD. 01.12.22 Taylor Morrison was provided punch list items for Parcel E to address. Mrs. Adams emailed Drew about addressing homeowners' complaints about construction debris around the ponds.			X	02.09.22

TSR

COMMUNITY DEVELOPMENT DISTRICT

13C

TSR COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE

LOCATION

Cunningham Park, 12131 Rangeland Blvd., Odessa, Florida 33556

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 13, 2021	Regular Meeting	5:00 PM
November 10, 2021	Regular Meeting	5:00 PM
December 1, 2021	Regular Meeting	5:00 PM
January 12, 2022	Regular Meeting	5:00 PM
February 9, 2022	Regular Meeting	5:00 PM
March 9, 2022	Regular Meeting	5:00 PM
April 13, 2022	Regular Meeting	5:00 PM
May 11, 2022	Regular Meeting	5:00 PM
June 8, 2022	Regular Meeting	5:00 PM
July 13, 2022	Regular Meeting	5:00 PM
August 10, 2022	Regular Meeting	5:00 PM
September 14, 2022	Public Hearing and Regular Meeting	5:00 PM

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual & Projected	Adopted Budget FY 2022
	Adopted Budget	Actual through 3/31/2021	Projected through 9/30/2021		
REVENUES					
Assessment levy: on-roll - gross O&M	\$ 2,638,549				\$ 3,873,273
Assessment levy: on-roll - gross trash	158,491				203,011
Allowable discounts (4%)	(111,882)				(163,051)
Assessment levy: on-roll - net	<u>2,685,158</u>	\$2,601,434	\$ 83,724	\$ 2,685,158	<u>3,913,233</u>
Assessment levy: off-roll O&M					
Taylor Morrison of Florida	284,728	-	279,814	279,814	-
MI Homes of Tampa	73,716	-	73,716	73,716	-
Homes by West Bay: parcel A/B	119,174	59,587	59,587	119,174	-
Homes by West Bay: parcel D/E/F	63,887	31,944	31,943	63,887	-
Lot closing	-	4,914	-	4,914	-
Trash collection assessments	48,963	15,629	5,565	21,194	49,068
Commerical shared costs	81,785	77,995	3,790	81,785	81,785
Program revenue	15,000	7,266	7,734	15,000	<u>8,000</u>
Interest	2,500	-	2,500	2,500	2,500
Insurance proceeds	-	3,030	-	3,030	-
Miscellaneous-rental revenue	9,600	4,125	5,475	9,600	9,600
Total revenues	<u>3,384,511</u>	<u>2,805,924</u>	<u>553,848</u>	<u>3,359,772</u>	<u>4,064,186</u>
EXPENDITURES					
Professional & administrative					
Supervisors	-	646	2,000	2,646	5,100
Management	42,070	21,035	21,035	42,070	42,070
Legal ¹	30,000	17,725	12,275	30,000	30,000
Engineering	5,000	500	15,000	15,500	20,000
Assessment administration	10,000	5,000	5,000	10,000	10,000
Audit	4,570	-	4,570	4,570	4,570
Arbitrage rebate calculation	3,000	600	2,400	3,000	3,000
Dissemination agent	13,000	6,500	6,500	13,000	13,000
Trustee	26,937	25,591	-	25,591	26,500
Telephone	250	125	125	250	250
Postage	1,500	451	1,049	1,500	1,500
Printing & binding	2,000	1,000	1,000	2,000	2,000
Legal advertising	3,500	964	2,536	3,500	3,500
Annual special district fee	175	175	-	175	175
Insurance	5,668	5,810	-	5,810	6,100
Credit card discount	-	344	-	344	-
Other current charges	3,500	1,155	2,345	3,500	3,500
Office supplies	500	12	488	500	500
Website					
Hosting & maintenance	705	-	705	705	705
ADA compliance	200	-	200	200	200
Property taxes	687	-	687	687	687
Property appraiser & tax collector	55,941	52,029	3,912	55,941	81,526
Total professional & administrative	<u>209,203</u>	<u>139,662</u>	<u>81,827</u>	<u>221,489</u>	<u>254,883</u>

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual & Projected	Adopted Budget FY 2022
	Adopted Budget	Actual through 3/31/2021	Projected through 9/30/2021		
Field operations					
Contract services					
Field services	28,325	14,163	14,162	28,325	28,325
Landscape maintenance	1,521,000	636,557	650,000	1,286,557	1,491,270
Landscape consulting	51,000	25,500	25,500	51,000	60,000
Landscape Arbor Care	20,000	6,200	13,800	20,000	99,000
Wetland maintenance	24,168	11,625	12,543	24,168	24,168
Wetland edge maintenance	8,248	-	-	-	-
Wetland mitigation reporting	4,500	550	3,950	4,500	4,500
Lake maintenance	94,000	23,481	70,519	94,000	94,000
Community trash hauling	198,660	107,416	110,000	217,416	246,750
Off-duty traffic patrols	-	-	-	-	20,000
Repairs & maintenance					
Repairs - general	15,000	3,834	11,166	15,000	20,000
Operating supplies	8,000	4,966	3,034	8,000	8,000
Plant replacement	70,000	35,247	34,753	70,000	70,000
Mulch	-	-	-	-	155,000
Playground mulch	7,200	11,485	-	11,485	12,000
Sod	-	-	-	-	100,000
Fertilizer/chemicals	15,000	11,600	3,400	15,000	20,000
Irrigation repairs	30,000	16,882	25,000	41,882	30,000
Irrigation monitoring	2,280	-	2,280	2,280	2,280
Security/alarms/camera/repair	1,000	125	875	1,000	1,000
Road & sidewalk	15,000	4,443	10,557	15,000	40,000
Common area signage	3,000	-	1,500	1,500	3,000
Bridge & Deck maintenance	30,000	10,682	19,318	30,000	40,000
Pressure washing	3,000	-	-	-	-
Utilities - common area					
Electric	9,000	7,025	7,000	14,025	14,500
Streetlights	326,340	167,671	170,000	337,671	340,000
Irrigation - reclaimed water	85,000	19,509	30,000	49,509	70,000
Gas	350	159	191	350	450

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual & Projected	Adopted Budget FY 2022
	Adopted Budget	Actual through 3/31/2021	Projected through 9/30/2021		
Recreation facilities					
Amenity management staff/contract	297,662	102,536	150,000	252,536	296,429
Misc operating expenses-WTS	1,000	1,057	1,200	2,257	-
Office rental	-	-	-	-	60,000
Office expenses	-	-	-	-	6,713
Office utilities	-	-	-	-	6,638
Office copy machine	-	-	-	-	4,875
Janitorial	14,040	10,178	3,862	14,040	24,480
Park A/C repairs and maintenance					5,000
Pool cleaning	26,280	10,940	15,340	26,280	26,280
Pool repairs & maintenance	2,500	-	2,500	2,500	2,500
Pool fence & gate repairs	2,000	-	2,000	2,000	2,000
Pool - electric	22,000	10,578	11,422	22,000	22,000
Pool - water	10,000	2,448	5,000	7,448	8,000
Pool permits and licensing	705	-	705	705	1,100
Pest services	500	250	250	500	500
Pool resurfacing	-	-	-	-	60,000
Insurance	41,000	44,063	-	44,063	54,900
Cable/internet/telephone/software	7,000	3,182	3,818	7,000	10,000
Access cards	5,500	250	5,250	5,500	5,500
Activities	28,000	13,489	14,511	28,000	28,000
Specialty programming	-	1,336	1,600	2,936	3,000
Recreational repairs	5,000	-	2,500	2,500	-
Pool signage	1,000	24	976	1,000	1,000
Holiday decorations	15,000	6,000	-	6,000	8,000
Special events	-	-	-	-	-
Other					
Contingency	20,000	-	-	-	20,000
Capital outlay	-	-	-	-	90,000
Total field operations	<u>3,069,258</u>	<u>1,325,451</u>	<u>1,440,482</u>	<u>2,765,933</u>	<u>3,741,158</u>
Total expenditures	<u>3,278,461</u>	<u>1,465,113</u>	<u>1,522,309</u>	<u>2,987,422</u>	<u>3,996,041</u>
Net increase/(decrease) of fund balance	106,050	1,340,811	(968,461)	372,350	68,145
Fund balance - beginning (unaudited)	-	220,572	1,561,383	220,572	592,922
Fund balance - ending (projected)	<u>\$ 106,050</u>	<u>\$ 1,561,383</u>	<u>\$ 592,922</u>	<u>\$ 592,922</u>	<u>\$ 661,067</u>

¹budget incorporates a 6% annual increase to hourly rate since last rate adjustment

TSR

COMMUNITY DEVELOPMENT DISTRICT

13D

MONTHLY SUMMARY REPORT



March 2022

Submitted by:

Renee Hlebak, Lifestyle Director

Alex Murphy, Operations Director



From the experts at
WTS International, LifeStart
and Meet Hospitality



MARCH PROGRAM HIGHLIGHTS

PROGRAM	CATEGORY	PARTICIPATION
Food Truck Friday	Family Social	About 115
Yippy Hour/Yappy Hour	Family & Dog Social	12 Dogs & Owners
Toddler Time	Family Social	12 to 15 Per Week
St. Patty's Party	Adult Social	27
Shamrock Run 5k	Family Fitness	Cancelled due to Weather
Girls Day Out	Kids Social	30
Boys Day Out	Kids Social	21
Teen Kickball	Teen Social	10
Crafty Kids Afternoon	Kids Social	30
Meet & Mingle	Adult Social	20
Kid's Night Out	Kids Social	25
Green Thumb Seminar	Educational	Cancelled due to Illness
What's for Dinner?	Family Social	Over 150
Drink This, Make That	Adult Social	10
F45 Free Class	Family Fitness	5
Yoga & Zumba	Group Fitness	6/ Class
Private Rentals (Pavilions & Hall)	N/A	14 Rentals

MARCH PROGRAM HIGHLIGHTS



APRIL PROGRAM FORECAST

UPCOMING PROGRAMMING	DATE(S)
Food Truck Friday & April Fools Run 5k	April 1
Yippy Hour/Yappy Hour	April 5 & 7
Community Garage Sale	April 9
Meet & Mingle	April 12
Music in the Park	April 15
Eggstravaganza	April 16
What's for Dinner	April 19
Kids' Night Out	April 22
Drink This, Make That	April 27
Arbor Day	April 29
Toddler Time	Every Monday
Yoga & Zumba	Every Monday/Tuesday

Meet & Mingle
Anthony's Italian Restaurant

8809 Mitchell Blvd #4407,
 New Port Richey, FL 34655



Come meet your neighbors for food, wine & good times. Enjoy a round of Appetizers on us. Adults only please.

6PM
 TUESDAY
 APRIL 12TH

RSVP TO FUN@STARKEYRANCH.COM
 BY SUNDAY, APRIL 10TH

COMMUNITY GARAGE SALE!



GET READY FOR SPRING CLEANING WITH OUR COMMUNITY GARAGE SALE!

MAPS AND LISTS OF PARTICIPANTS CAN BE PICKED UP AT THE STARKEY RANCH WELCOME CENTER LOCATED AT 2500 HEART PINE AVENUE

SATURDAY, APRIL 9TH
 8 AM-2PM

RSVP TO FUN@STARKEYRANCH.COM
 NO LATER THAN APRIL 4TH

STARKEY RANCH LIFESTYLE TEAMS PRESENTS

EGGSTRAVAGANZA



Saturday, April 16th
 Time slots beginning at 9 am
 Whitfield Park

Calling all families! Someone left eggs in Whitfield Park and we need your help gathering them! Time slots will be available to register for. Please RSVP to fun@starkeyranch.com to ensure a spot in our Eggstravaganza!

Reservations are Eggstra important!
 RSVP to fun@starkeyranch.com by April 9th!

RESIDENT CONNECTIONS

POSITIVE (+) OR NEGATIVE (-)	RESIDENT FEEDBACK	ACTION TAKEN (ALWAYS THANKED FOR FEEDBACK)
-	<p style="text-align: center;">Fishing</p> <p>Several residents have reached out to the Welcome Center since the February Meeting complaining about more residents walking and riding their Golf Carts behind their homes to fish.</p>	<p>We explained that if they are not comfortable approaching someone or they are unsure who they are to call the Non-Emergency Number for Pasco County Sheriff's Office. Some of these neighbors are walking pretty high up on to properties that do not have fences up.</p>
-	<p style="text-align: center;">Cunningham Gate</p> <p>Resident was upset that there are still people using Cunningham Park after hours and claimed our staff is not closing the gates so he is opening and closing it and approaching people that should leave.</p>	<p>The Lifestyle Director explained the gate is being closed by staff, including herself do shut the gate, but since it is not locked per the Board's request, people can figure that out. She also explained that he should think of safety first and as a resident should be calling Pasco County Sheriff to address noise complaints and or trespassing in the parks.</p>
-	<p style="text-align: center;">Property Security/Attendants at every Pool</p> <p>A few issues or situations have taken place over the last month where residents are questioning what staff does, why they are not at each pool and why we don't have Community Security.</p>	<p>The Lifestyle Director has gone into great detail with these residents that the things they are requesting are not something in the budget at this time. Each resident has been given direction on where to see what their CDD fees are for and how the budget is broken down.</p>

AMENITIES & OPERATIONS

ITEM	STATUS	CONCLUSION
Leaks at Cunningham Hall	In Progress	Looks like we have two spots where there could be roof leaks. Having someone come out and look into this further.
Drinking Fountain at Cunningham Park Clogged	Complete	Drinking fountains were closed again at Cunningham Park from people cleaning their shoes off and sand getting through the drains.
Changing Table in Pool Bathroom	In Progress	Two of the baby changing tables have been bent or broken off the wall. Might need to replace one.
Maintenance on Gator/Field Cart	Complete	Gator was not running properly and secured roof.
Pool Chair Repairs	In Progress	Ordered more chair repair kits, pressure washed and resealed the red chairs, cleaned tables. Would like to discuss with the Board about example quotes on ordering new chairs and umbrellas to add to the pool decks and stay within pool capacity limits.
Women's Room Faucet at Cunningham Park	Complete	Faucet would not stop running one weekend, part in faucet needed to be replaced.
Broken Springer Handlebars at Homestead Park	In Progress	Handle bars replaced within the last 12 months was found broken on April 1 st . Waiting for quote to present to the Board.
Repaired Broken Pipe Under Water Bowl	Complete	Staff repaired a broken pipe under the water bowl at Woof-Field Park.
Touch-up painting, pressure washing, filling holes at the dog parks, replacing boards & bricks on pedestrian walk ways.	In Progress	Ongoing projects in the community continually needing to be addressed.

CURRENT ACTION ITEMS

TASK	WHO WILL DO THIS?	STATUS/DUE DATE
Whitfield Park Pool Resurfacing	Renee	Complete
Security Cameras for Pool Areas	Renee	Complete
Parking Stoppers in Cunningham Park	Renee	Complete
Amenity Access Upgrade	Renee	Complete
Fungus Issue on the Trail	Renee	Waiting on Contractor to remove section so Landscaping can treat the area.
Bathroom Light Fixture Issues	Renee	Might be under warranty. Had to send the whole fixture back to the company.
Park Bathroom A/C Wire Replacement for New Unit	Renee	Scheduled for April 11 th
Sand/Crushed Shell Fill	Renee	Waiting on quote to be sent over



 ARCH
AMENITIES
GROUP
From the experts at
WTS International, LifeStart
and Meet Hospitality

 **Starkey**
RANCH
Where life takes root.