

**TSR**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**August 10, 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**

August 3, 2022

Board of Supervisors  
TSR Community Development District

<p><b><u>ATTENDEES:</u></b> 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 August 10, 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 Down to Earth Landscape & Irrigation Estimates
  - A. #33443 for Rangeland West Herbicide and Site Preparation [\$13,142.16]
  - B. #35039 for Storm Damaged Tree Replacements [\$5,775.00]
4. Consideration of Conveyance Documents *(to be provided under separate cover)*
5. Continued Discussion: FY 2023 Proposed Budget
6. Acceptance of Unaudited Financial Statements as of June 30, 2022
7. Approval of July 13, 2022 Regular Meeting Minutes
8. Action & Completed Items
9. Staff Reports
  - A. District Counsel: *Kutak Rock, LLP*
  - B. District Engineer: *Heidt Design, LLC*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - NEXT MEETING DATE: September 7, 2022 at 5:00 p.m. {Public Hearing on Adoption of Fiscal Year 2022/2023 Budget}

○ 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*

10. Supervisors' Requests

11. 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**

**3A**



**Down to Earth  
Landscape & Irrigation**  
2701 Maitland Center Pkwy.  
Suite 200  
Maitland, Florida 32751  
(321) 263-2700

Estimate: #33443

**Customer Address**

Sunscape Consulting  
Pete Soety  
1746 Greystone Court  
Longwood, Florida 32779  
psoety@sunscapeconsulting.com  
(407) 489-7919

**Billing Address**

TSR Invoices  
TSR Community Development District  
2300 Glades Road  
Boca Raton, FL 33431

**Physical Job Address**

Starkey Ranch TSR CDD  
2500 Heart Pine Ave  
Odessa, FL 33556

**Job**

Rangeland West Herbicide and  
site prep

**Estimated Job Start Date**

October 10, 2022

**Proposed By**

Gary L Hawkins

**Due Date**

June 29, 2022

**Estimate Details**

Description of Services & Materials	Unit	Quantity	Rate	Amount
<b>Tree/Plant Installation</b>				
Herbicide application Per Square Foot	Square Foot	187929	\$0.04	\$7,517.16
Landscape Rate for 3 Men	Hours	120	\$30.00	
Crew Forman labor	Each	45	\$45.00	\$2,025.00
			<b>Subtotal</b>	<b>\$13,142.16</b>
			<b>Job Total</b>	<b>\$13,142.16</b>

square foot price to apply herbicide prior to new sod installation includes up to 3 applications.

Site prep crew to perform grading out along structures and curbing to ensure turf is laid at proper grade , includes light grading of areas as needed.

Proposed By:

Agreed & Accepted By:

**Gary L Hawkins**

Down to Earth  
Landscape & Irrigation

07/22/2022

Date

Sunscape Consulting

Date

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**3B**



**Down to Earth  
Landscape & Irrigation**  
2701 Maitland Center Pkwy.  
Suite 200  
Maitland, Florida 32751  
(321) 263-2700

**Estimate: #35039**

**Customer Address**

Sunscape Consulting  
Pete Soety  
1746 Greystone Court  
Longwood, Florida 32779  
psoety@sunscapeconsulting.com  
(407) 489-7919

**Billing Address**

TSR Invoices  
TSR Community Development District  
2300 Glades Road  
Boca Raton, FL 33431

**Physical Job Address**

Starkey Ranch TSR CDD  
2500 Heart Pine Ave  
Odessa, FL 33556

**Job**

Storm damaged tree  
replacements

**Estimated Job Start Date**

September 12, 2022

**Proposed By**

Gary L Hawkins

**Due Date**

August 1, 2022

**Estimate Details**

Description of Services & Materials	Unit	Quantity	Rate	Amount
<b>Tree/Plant Installation</b>				
Red Maple	3.5" Caliper	6	\$700.00	\$4,200.00
Sycamore	3.5" Caliper	1	\$700.00	
Tabebuia - pink	30 Gallon	1	\$275.00	\$275.00
Tree Stakes kits RBK-40	Each	8	\$75.00	
			<b>Subtotal</b>	<b>\$5,775.00</b>
			<b>Job Total</b>	<b>\$5,775.00</b>

Replace (6) Maple trees in the round about island at Long Spur and Lake Blanche

Replace (1) Sycamore tree along the sidewalk in front of Stansil Park

Replace (1) Tabebuia tree along the sidewalk of Tallfield lane.

Proposed By:

Agreed & Accepted By:

**Gary L Hawkins**

Down to Earth  
Landscape & Irrigation

08/01/2022

Date

Sunscape Consulting

Date

# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **5**



**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2023**

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
General Fund Budget	1-3
Definitions of General Fund Expenditures	4-9
Debt Service Fund Budget - Series 2015	10
Amortization Schedule - Series 2015	11-12
Debt Service Fund Budget - Series 2015A	13
Amortization Schedule - Series 2015A	14-15
Debt Service Fund Budget - Series 2016	16
Amortization Schedule - Series 2016	17-18
Debt Service Fund Budget - Series 2017	19
Amortization Schedule - Series 2017	20-21
Debt Service Fund Budget - Series 2018	22
Amortization Schedule - Series 2018	23-24
Debt Service Fund Budget - Series 2019	25
Amortization Schedule - Series 2019	26-27
Assessment Summary	28-29

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross O&M	\$ 3,873,273				\$ 4,554,750
Assessment levy: on-roll - gross trash	203,011				203,011
Allowable discounts (4%)	(163,051)				(190,310)
Assessment levy: on-roll - net	3,913,233	\$3,902,574	\$ 10,659	\$ 3,913,233	4,567,451
Trash collection assessments	49,068	13,865	5,565	19,430	49,068
Commerical shared costs	81,785	-	81,785	81,785	96,588
Program revenue	8,000	4,584	3,416	8,000	12,000
Interest	2,500	-	2,500	2,500	2,500
Donation from MPOA	-	289,500	-	289,500	-
Specialty program revenue	-	-	-	-	6,000
Miscellaneous-rental revenue	9,600	8,956	644	9,600	15,000
Total revenues	<u>4,064,186</u>	<u>4,219,479</u>	<u>104,569</u>	<u>4,324,048</u>	<u>4,748,607</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	5,100	2,368	2,732	5,100	10,200
Management	42,070	21,035	21,035	42,070	42,070
Legal <sup>1</sup>	30,000	15,690	14,310	30,000	30,000
Engineering	20,000	5,600	14,400	20,000	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	750	2,250	3,000	3,000
Dissemination agent	13,000	6,500	6,500	13,000	13,000
Trustee	26,500	25,591	909	26,500	26,500
Telephone	250	125	125	250	250
Postage	1,500	275	1,225	1,500	1,500
Printing & binding	2,000	1,000	1,000	2,000	2,000
Legal advertising	3,500	765	2,735	3,500	3,500
Annual special district fee	175	175	-	175	175
Insurance	6,100	6,205	-	6,205	7,100
Other current charges	3,500	676	2,824	3,500	3,500
Office supplies	500	-	500	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	81,526	78,345	3,181	81,526	95,155
Total professional & administrative	<u>254,883</u>	<u>170,100</u>	<u>84,888</u>	<u>254,988</u>	<u>274,612</u>

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2023**

	Fiscal Year 2022			Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	
<b>Field operations</b>				
Contract services				
Field services	28,325	14,163	14,162	28,325
Landscape maintenance	1,491,270	474,522	1,016,748	1,491,270
Landscape consulting	60,000	35,481	24,519	60,000
Landscape Arbor Care	99,000	49,090	49,910	99,000
Wetland maintenance	24,168	5,540	18,628	24,168
Wetland mitigation reporting	4,500	2,200	2,300	4,500
Lake maintenance	94,000	47,726	46,274	94,000
Community trash hauling	246,750	139,944	106,806	246,750
Off-duty traffic patrols	20,000	2,200	17,800	20,000
Repairs & maintenance				
Repairs - general	20,000	18,796	1,204	20,000
Operating supplies	8,000	4,891	3,109	8,000
Plant replacement	70,000	71,279	-	71,279
Mulch	155,000	98,521	56,479	155,000
Playground mulch	12,000	-	12,000	12,000
Sod	100,000	59,100	40,900	100,000
Fertilizer/chemicals	20,000	23,987	-	23,987
Irrigation repairs	30,000	12,097	17,903	30,000
Irrigation monitoring	2,280	600	1,680	2,280
Security/alarms/camera/repair	1,000	703	297	1,000
Road & sidewalk	40,000	7,936	32,064	40,000
Common area signage	3,000	-	3,000	3,000
Bridge & deck maintenance	40,000	8,750	31,250	40,000
Pressure washing	-	-	-	105,000
Utilities - common area				
Electric	14,500	4,299	10,201	14,500
Streetlights	340,000	147,665	192,335	340,000
Irrigation - reclaimed water	70,000	24,727	45,273	70,000
Gas	450	414	36	450

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Actual & Projected	Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022		
Recreation facilities					
Amenity management staff/contract	296,429	136,805	159,624	296,429	389,820
Office rental	60,000	-	60,000	60,000	80,000
Office expenses	6,713	-	6,713	6,713	8,950
Office utilities	6,638	-	6,638	6,638	8,850
Office copy machine	4,875	-	4,875	4,875	4,875
Office supplies	-	929	-	929	-
Janitorial	24,480	6,603	17,877	24,480	24,480
Park A/C repairs and maintenance	5,000	-	5,000	5,000	5,000
Pool cleaning	26,280	10,940	15,340	26,280	27,594
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	8,463	13,537	22,000	36,000
Pool - water	8,000	6,189	1,811	8,000	10,000
Pool permits and licensing	1,100	-	1,100	1,100	1,100
Pest services	500	250	250	500	500
Pool resurfacing	60,000	59,917	83	60,000	-
Insurance	54,900	45,436	9,464	54,900	69,706
Cable/internet/telephone/software	10,000	4,382	5,618	10,000	10,000
Access cards	5,500	-	5,500	5,500	5,500
Activities	28,000	12,650	15,350	28,000	30,000
Specialty programming	3,000	1,553	1,447	3,000	6,000
Recreational repairs	-	1,028	-	1,028	2,500
Pool signage	1,000	336	664	1,000	1,000
Holiday decorations	8,000	4,933	3,067	8,000	8,000
Other					
Contingency	20,000	27,583	-	27,583	20,000
Capital outlay	90,000	-	90,000	90,000	30,000
Total field operations	<u>3,741,158</u>	<u>1,582,628</u>	<u>2,173,336</u>	<u>3,755,964</u>	<u>4,483,098</u>
Total expenditures	<u>3,996,041</u>	<u>1,752,728</u>	<u>2,258,224</u>	<u>4,010,952</u>	<u>4,757,710</u>
Net increase/(decrease) of fund balance	68,145	2,466,751	(2,153,655)	313,096	(9,103)
Fund balance - beginning (unaudited)	592,922	498,680	2,965,431	498,680	811,776
Fund balance - ending (projected)	<u>\$ 661,067</u>	<u>\$ 2,965,431</u>	<u>\$ 811,776</u>	<u>\$ 811,776</u>	<u>\$ 802,673</u>

<sup>1</sup>budget incorporates a 6% annual increase to hourly rate since last rate adjustment

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

**EXPENDITURES**

**Professional & administrative**

Supervisors	\$ 10,200
This covers 2 Board members being paid \$200 per meeting for 12 annual meetings plus FICA.	
Management	42,070
The District has contracted with Wrathell, Hunt and Associates, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, budget preparation, all financial reporting, annual audit, etc. This is a fixed annual fee service.	
Legal	30,000
The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, plats etc.	
Engineering	20,000
The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, plats etc.	
Assessment administration	10,000
The District contracts with Wrathell, Hunt and Associates, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District to fund the operating expenses of the District and principal and interest payment on each bond issue. This is a fixed fee service.	
Audit	4,570
The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District is currently engaged with Berger, Toombs, Elam, Gaines & Frank for this service.	
Arbitrage rebate calculation	3,000
The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2015, 2015A, 2016, 2017, 2018 and 2019 Special Assessment Revenue Bonds. The District is currently engaged with Grau and Associates for these services. The reports are priced at \$600 per bond series.	
Dissemination agent	13,000
The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues .Wrathell, Hunt and Associates, LLC service as the dissemination agent for the District's five bond series.	
Trustee	26,500
The District issued Series 2015, 2015A, 2016, 2017, 2018 & 2019 Special Assessment Revenue Bonds that are deposited with a Trustee at USBank. Each bond series incurs these fees at a rate of \$4,400 per year plus reimbursables.	
Telephone	250
Telephone and fax machine.	
Postage	1,500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	2,000
Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.	

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

**EXPENDITURES (continued)**

Legal advertising	3,500
The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.	
Annual special district fee	175
The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.	
Insurance	7,100
The District's general liability and public officials' liability insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies. The amount is based upon cost estimate provided by FIA for the fiscal year.	
Other current charges	3,500
Represents any miscellaneous expenses incurred during the fiscal year.	
Office supplies	500
Miscellaneous office supplies.	
Website	
Hosting & maintenance	705
ADA compliance	200
Property taxes	687
Represents the estimated non-ad valorem assessment charged by the Pasco County Tax Collector's Office for all assessable property within the District. The amount for FY2022 has been reduced as it is expected that most of the District's property will be tax exempt prior to the January 1st deadline for qualifying exemptions.	
Property appraiser & tax collector	95,155
<b>Field operations</b>	
Contract services	
Field services	28,325
The District has contracted with Wrathell, Hunt and Associates, LLC to provide field management of contracts for the District such as landscape and lake maintenance. Services to include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails. This is a fixed fee service.	
Landscape maintenance	1,700,000
The District has contracted with Down to Earth for maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed. Services include: mowing, edging, trimming and cleaning of all lawn areas, tree trimming, weed control, insect/disease control, fertilization, bed dressing and irrigation maintenance. The amount is based upon the current contract set in place, including recent addendums, and estimated future additions within the District.	
Landscape consulting	60,000
The District has contracted with Sunscape Consulting, Inc. to provide monthly landscape consulting services. The monthly services include: monitoring of the mowing, edging and palm trimming process, all detailed-related work, the agronomic program, palm trimming, arbor care work, mulch/pine straw installation, irrigation system operation and repairs, miscellaneous plant replacements and minor landscape repairs and enhancements.	
Landscape Arbor Care	155,000
The District contracts with a certified arborists company for periodic structural pruning and aerifying of the large grandfather oaks.	

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

**EXPENDITURES (continued)**

Wetland maintenance	68,168
<p>The District has contracted with Florida Natives Nursery, Inc. to maintain wetlands located throughout the District. These areas are identified as: Areas 1, 2, 3, 4, 5, 6, 7, 8, 9, and M2B. Services include: nuisance/invasive vegetation control, and perimeter grass/brush control to delineated high water. These services are provided quarterly at a rate of \$6,041.91 per visit.</p>	
Wetland mitigation reporting	4,500
<p>The District has contracted with Ecological Consultants, Inc. and Florida Natives Nursery to provide scheduled monitoring of mitigation areas located throughout the District. The total amount budgeted is based on semi-annual visits.</p>	
Lake maintenance	100,000
<p>Represents estimated costs for maintenance to all lakes the District must maintain within District boundaries. The District has contracted with SOLitude Lake Management for these services.</p>	
Community trash hauling	330,000
<p>Represents estimated costs the District incurs for the scheduled trash collection of all residential lots sold to third parties during the fiscal year.</p>	
Off-duty traffic patrols	20,000
<p>Allows for the hiring of an off duty police officers for a 4 hour block each week to provide traffic and speed patrol services.</p>	
Repairs & maintenance	
Repairs - general	20,000
<p>Represents estimated costs for the general repairs and maintenance of various facilities throughout the District.</p>	
Operating supplies	8,000
<p>Represents estimated costs of supplies purchased for operating and maintaining common areas.</p>	
Plant replacement	70,000
<p>Represents estimated costs related to the replacement of any landscaping needed throughout the fiscal year.</p>	
Mulch	200,000
<p>Represents supply and install contract for mulching of landscape common areas.</p>	
Playground mulch	18,000
<p>Represents the estimated costs to mulch the District playgrounds once annually.</p>	
Sod	200,000
<p>Represents an aggressive initiative being introduced in fiscal year 2022 to upgrade areas of bahia sod to either Zoysia or Floratam sod.</p>	
Fertilizer/chemicals	30,000
<p>Represents estimated costs of top choice pesticide applications that may be needed throughout the fiscal year.</p>	
Irrigation repairs	30,000
<p>The District will incur costs related to repairing and maintaining its irrigation systems. The amount is based on estimated costs.</p>	



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

**EXPENDITURES (continued)**

Irrigation monitoring The District will incur costs related to GPRS irrigation communication services. The cost is based on 19 controllers at a rate of \$120 per year and is provided by Hunter Industries.	2,280
Security/alarms/camera/repair Represents estimated costs of maintaining security systems for the recreational facilities within the District and any maintenance needed to those systems.	1,500
Road & sidewalk Represents estimated costs of repairing and maintaining roads, sidewalks and trails within the District.	40,000
Common area signage Represents estimated costs to replace miscellaneous signs throughout the fiscal year.	3,000
Bridge & deck maintenance Represents the estimated costs of maintaining various bridges and decks owned by the District. Price includes every other month review and replacement as needed, of wood and paver brick decking.	40,000
Pressure washing Intended to cover the hiring of a qualified contractor to pressure wash all of the Districts Sidewalks once a year.	105,000
Utilities - common area	
Electric Represents current and estimated electric charges for common areas throughout the District. These services are provided by Duke Energy.	14,500
Streetlights Represents the cost to maintain street lights within the District Boundaries that are currently set in place and expected to be in place throughout the fiscal year. Streetlight services are provided by Duke Energy.	380,000
Irrigation - reclaimed water Represents current and estimated costs for water and refuse services provided for common areas throughout the District. These services are provided by Pasco County Utilities Services.	70,000
Gas Represents current and estimated gas services provided at the recreational facilities.	450
Recreation facilities	
Amenity management staff/contract The District has contracted with WTS International, Inc. to provide amenity center management services, amenity operations services and programming services. The amount estimated for FY2023 includes increases to some payroll items such as Pool Attendants.	389,820
Office rental Anticipates the rental of the Welcome Center to continue to provide onsite office space for staff and for resident reception.	80,000
Office expenses Represents routine daily office expenses and cleaning.	8,950
Office utilities Represents cost of utilities for office such as Duke Electric, Pasco Utilities, Clearwater Gas, Spectrum, etc.	8,850

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

**EXPENDITURES (continued)**

Office copy machine	4,875
Represents the lease and operating costs of the copying machine.	
Office Lease	
Expense related to office space lease at Welcome Center.	
Janitorial	24,480
The District has contracted with Trinity Housekeepers to provide janitorial services and supplies for its recreational facilities. Services are provided three days a week.	
Park A/C repairs and maintenance	5,000
Covers the costs associated with preventative maintenance and repairs to the parks restroom AC units.	
Pool cleaning	27,594
Represents estimated costs of regular cleaning and treatments of the pools within the District. The District has contracted with Suncoast Pool Services to provide these services.	
Pool repairs & maintenance	2,500
The District will incur costs related to the repairs and maintenance of its pools.	
Pool fence & gate repairs	2,000
The District will incur costs related to the maintenance of fencing surrounding the pools as well as the gate.	
Pool - electric	36,000
Represents current and estimated electric charges for pools located in Whitfield and Homestead Park. These services are provided by Duke Energy.	
Pool - water	10,000
Represents current and estimated water charges for the Whitfield and Homestead pools. These services are provided by Pasco County Utilities Services.	
Pool permits and licensing	1,100
Represents annual costs of required pool permits for the Whitfield and Homestead pools paid to the Florida Department of Health.	
Pest services	500
The District will incur costs for pest control treatments to its recreational facilities. These services are provided by Southern Care Lawn and Pest for Cunningham Park at \$75 per quarter.	
Insurance	69,706
The District will incur fees to insure items owned by the District for its property needs. Coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage for government agencies. Also, includes WTS GL and kayak coverage.	
Cable/internet/telephone/software	10,000
Represents the estimated cost of providing cable, internet and telephone services to the District's recreational facilities. Internet services are provided at Whitfield Park and Homestead Park. Internet and cable services are provided at Cunningham Park.	
Access cards	5,500
Represents the estimated cost for providing and maintaining an access card system.	
Activities	30,000

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

**EXPENDITURES (continued)**

<p>The onsite management company for the District coordinates and provides various activities throughout the year. The amount represents costs related to supplies, notices and other items to run these activities.</p>	
Specialty programming	6,000
<p>Covers the provision of specialty programs such as swim lessons, gymnastics etc.</p>	
Pool signage	1,000
<p>Represents the replacement of miscellaneous signs located at the District's recreational facilities.</p>	
Holiday decorations	8,000
<p>The District will incur costs related to the decoration of common areas during the Holidays.</p>	
<p>Special events</p>	
<p>Intended to cover the costs of 4th of July Celebration for the community.</p>	
Other	
Contingency	20,000
<p>Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any standard category.</p>	
Capital outlay	30,000
Total expenditures	<u><u>\$ 4,757,710</u></u>

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2015  
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual Through 3/31/2022	Projected Through 9/30/2022	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 688,645				\$ 688,645
Allowable discounts (4%)	(27,546)				(27,546)
Net assessment levy - on-roll	661,099	\$ 657,414	\$ 3,685	\$ 661,099	661,099
Interest	50	27	-	27	50
Total revenues	<u>661,149</u>	<u>657,441</u>	<u>3,685</u>	<u>661,126</u>	<u>661,149</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal - 11/1	195,000	195,000	-	195,000	195,000
Principal prepayment	-	295,000	15,000	310,000	-
Interest - 11/1	225,159	225,156	-	225,156	213,172
Interest - 5/1	220,894	-	213,550	213,550	208,906
Tax collector	13,773	13,148	625	13,773	13,773
Total expenditures	<u>654,826</u>	<u>728,304</u>	<u>229,175</u>	<u>957,479</u>	<u>630,851</u>
Excess/(deficiency) of revenues over/(under) expenditures	6,323	(70,863)	(225,490)	(296,353)	30,298
Beginning fund balance (unaudited)	<u>1,117,377</u>	<u>1,416,236</u>	<u>1,345,373</u>	<u>1,416,236</u>	<u>1,119,883</u>
Ending fund balance (projected)	<u><u>\$1,126,577</u></u>	<u><u>\$1,345,373</u></u>	<u><u>\$ 1,119,883</u></u>	<u><u>\$ 1,119,883</u></u>	<u><u>1,150,181</u></u>
Use of fund balance:					
Debt service reserve account balance (required)					(630,256)
Principal expense - November 1, 2023					(200,000)
Interest expense - November 1, 2023					(208,906)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u><u>\$ 111,019</u></u>

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/22	195,000.00	4.375%	213,171.88	408,171.88	8,325,000.00
05/01/23			208,906.25	208,906.25	8,325,000.00
11/01/23	200,000.00	4.375%	208,906.25	408,906.25	8,125,000.00
05/01/24			204,531.25	204,531.25	8,125,000.00
11/01/24	210,000.00	4.375%	204,531.25	414,531.25	7,915,000.00
05/01/25			199,937.50	199,937.50	7,915,000.00
11/01/25	220,000.00	4.375%	199,937.50	419,937.50	7,695,000.00
05/01/26			195,125.00	195,125.00	7,695,000.00
11/01/26	230,000.00	5.000%	195,125.00	425,125.00	7,465,000.00
05/01/27			189,375.00	189,375.00	7,465,000.00
11/01/27	245,000.00	5.000%	189,375.00	434,375.00	7,220,000.00
05/01/28			183,250.00	183,250.00	7,220,000.00
11/01/28	255,000.00	5.000%	183,250.00	438,250.00	6,965,000.00
05/01/29			176,875.00	176,875.00	6,965,000.00
11/01/29	270,000.00	5.000%	176,875.00	446,875.00	6,695,000.00
05/01/30			170,125.00	170,125.00	6,695,000.00
11/01/30	280,000.00	5.000%	170,125.00	450,125.00	6,415,000.00
05/01/31			163,125.00	163,125.00	6,415,000.00
11/01/31	295,000.00	5.000%	163,125.00	458,125.00	6,120,000.00
05/01/32			155,750.00	155,750.00	6,120,000.00
11/01/32	310,000.00	5.000%	155,750.00	465,750.00	5,810,000.00
05/01/33			148,000.00	148,000.00	5,810,000.00
11/01/33	325,000.00	5.000%	148,000.00	473,000.00	5,485,000.00
05/01/34			139,875.00	139,875.00	5,485,000.00
11/01/34	345,000.00	5.000%	139,875.00	484,875.00	5,140,000.00
05/01/35			131,250.00	131,250.00	5,140,000.00
11/01/35	360,000.00	5.000%	131,250.00	491,250.00	4,780,000.00
05/01/36			122,250.00	122,250.00	4,780,000.00
11/01/36	380,000.00	5.000%	122,250.00	502,250.00	4,400,000.00
05/01/37			112,750.00	112,750.00	4,400,000.00
11/01/37	395,000.00	5.125%	112,750.00	507,750.00	4,005,000.00
05/01/38			102,628.13	102,628.13	4,005,000.00
11/01/38	415,000.00	5.125%	102,628.13	517,628.13	3,590,000.00
05/01/39			91,993.75	91,993.75	3,590,000.00
11/01/39	440,000.00	5.125%	91,993.75	531,993.75	3,150,000.00
05/01/40			80,718.75	80,718.75	3,150,000.00
11/01/40	460,000.00	5.125%	80,718.75	540,718.75	2,690,000.00
05/01/41			68,931.25	68,931.25	2,690,000.00
11/01/41	485,000.00	5.125%	68,931.25	553,931.25	2,205,000.00
05/01/42			56,503.13	56,503.13	2,205,000.00
11/01/42	510,000.00	5.125%	56,503.13	566,503.13	1,695,000.00
05/01/43			43,434.38	43,434.38	1,695,000.00
11/01/43	535,000.00	5.125%	43,434.38	578,434.38	1,160,000.00

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
05/01/44			29,725.00	29,725.00	1,160,000.00
11/01/44	565,000.00	5.125%	29,725.00	594,725.00	595,000.00
05/01/45			15,246.88	15,246.88	595,000.00
11/01/45	595,000.00	5.125%	15,246.88	610,246.88	-
<b>Total</b>	<b>8,520,000.00</b>		<b>6,193,784.42</b>	<b>14,713,784.42</b>	

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2015A  
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Revenue & Expenditures	Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual Through 3/31/2022	Projected Through 9/30/2022		
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 694,331				\$ 694,331
Allowable discounts (4%)	(27,773)				(27,773)
Net assessment levy - on-roll	666,558	\$ 662,842	\$ 3,716	\$ 666,558	666,558
Interest	-	26	-	26	-
Total revenues	<u>666,558</u>	<u>662,868</u>	<u>3,716</u>	<u>666,584</u>	<u>666,558</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal - 11/1	175,000	175,000	-	175,000	180,000
Principal prepayment	-	-	5,000	5,000	-
Interest - 11/1	238,244	238,244	-	238,244	234,384
Interest - 5/1	234,525	-	234,525	234,525	229,547
Tax collector	13,887	13,257	630	13,887	13,887
Total expenditures	<u>661,656</u>	<u>426,501</u>	<u>239,525</u>	<u>666,656</u>	<u>657,818</u>
Excess/(deficiency) of revenues over/(under) expenditures	4,902	236,367	(235,809)	(72)	8,740
Beginning fund balance (unaudited)	1,096,814	1,101,535	1,337,902	1,101,535	1,101,463
Ending fund balance (projected)	<u>\$ 1,101,716</u>	<u>\$ 1,337,902</u>	<u>\$ 1,102,093</u>	<u>\$ 1,101,463</u>	<u>1,110,203</u>
Use of fund balance:					
Debt service reserve account balance (required)					(651,844)
Principal expense - November 1, 2023					(190,000)
Interest expense - November 1, 2023					(229,547)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 38,812</u>

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/22	180,000.00	5.375%	234,384.38	414,384.38	8,315,000.00
05/01/23			229,546.88	229,546.88	8,315,000.00
11/01/23	190,000.00	5.375%	229,546.88	419,546.88	8,125,000.00
05/01/24			224,440.63	224,440.63	8,125,000.00
11/01/24	200,000.00	5.375%	224,440.63	424,440.63	7,925,000.00
05/01/25			219,065.63	219,065.63	7,925,000.00
11/01/25	210,000.00	5.375%	219,065.63	429,065.63	7,715,000.00
05/01/26			213,421.88	213,421.88	7,715,000.00
11/01/26	225,000.00	5.375%	213,421.88	438,421.88	7,490,000.00
05/01/27			207,375.00	207,375.00	7,490,000.00
11/01/27	235,000.00	5.375%	207,375.00	442,375.00	7,255,000.00
05/01/28			201,059.38	201,059.38	7,255,000.00
11/01/28	245,000.00	5.375%	201,059.38	446,059.38	7,010,000.00
05/01/29			194,475.00	194,475.00	7,010,000.00
11/01/29	260,000.00	5.375%	194,475.00	454,475.00	6,750,000.00
05/01/30			187,487.50	187,487.50	6,750,000.00
11/01/30	275,000.00	5.375%	187,487.50	462,487.50	6,475,000.00
05/01/31			180,096.88	180,096.88	6,475,000.00
11/01/31	290,000.00	5.375%	180,096.88	470,096.88	6,185,000.00
05/01/32			172,303.13	172,303.13	6,185,000.00
11/01/32	305,000.00	5.375%	172,303.13	477,303.13	5,880,000.00
05/01/33			164,106.25	164,106.25	5,880,000.00
11/01/33	320,000.00	5.375%	164,106.25	484,106.25	5,560,000.00
05/01/34			155,506.25	155,506.25	5,560,000.00
11/01/34	340,000.00	5.375%	155,506.25	495,506.25	5,220,000.00
05/01/35			146,368.75	146,368.75	5,220,000.00
11/01/35	355,000.00	5.375%	146,368.75	501,368.75	4,865,000.00
05/01/36			136,828.13	136,828.13	4,865,000.00
11/01/36	375,000.00	5.625%	136,828.13	511,828.13	4,490,000.00
05/01/37			126,281.25	126,281.25	4,490,000.00
11/01/37	395,000.00	5.625%	126,281.25	521,281.25	4,095,000.00
05/01/38			115,171.88	115,171.88	4,095,000.00
11/01/38	420,000.00	5.625%	115,171.88	535,171.88	3,675,000.00
05/01/39			103,359.38	103,359.38	3,675,000.00
11/01/39	445,000.00	5.625%	103,359.38	548,359.38	3,230,000.00
05/01/40			90,843.75	90,843.75	3,230,000.00
11/01/40	470,000.00	5.625%	90,843.75	560,843.75	2,760,000.00
05/01/41			77,625.00	77,625.00	2,760,000.00
11/01/41	495,000.00	5.625%	77,625.00	572,625.00	2,265,000.00
05/01/42			63,703.13	63,703.13	2,265,000.00
11/01/42	520,000.00	5.625%	63,703.13	583,703.13	1,745,000.00
05/01/43			49,078.13	49,078.13	1,745,000.00
11/01/43	550,000.00	5.625%	49,078.13	599,078.13	1,195,000.00



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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
05/01/44			33,609.38	33,609.38	1,195,000.00
11/01/44	580,000.00	5.625%	33,609.38	613,609.38	615,000.00
05/01/45			17,296.88	17,296.88	615,000.00
11/01/45	615,000.00	5.625%	17,296.88	632,296.88	-
<b>Total</b>	<b>8,495,000.00</b>		<b>6,852,484.52</b>	<b>15,347,484.52</b>	

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2016  
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual Through 3/31/2022	Projected Through 9/30/2022	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 682,986				\$ 682,986
Allowable discounts (4%)	(27,319)				(27,319)
Net assessment levy - on-roll	655,667	\$ 652,011	\$ 3,656	\$ 655,667	655,667
Interest	-	21	-	21	-
Total revenues	655,667	652,032	3,656	655,688	655,667
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal - 11/1	195,000	195,000	-	195,000	200,000
Interest - 11/1	221,800	221,800	-	221,800	218,388
Interest - 5/1	218,388	-	218,388	218,388	218,388
Tax collector	13,660	13,040	620	13,660	13,660
Total expenditures	648,848	429,840	219,008	648,848	650,436
Excess/(deficiency) of revenues over/(under) expenditures	6,819	222,192	(215,352)	6,840	5,231
Beginning fund balance (unaudited)	925,187	931,245	1,153,437	931,245	938,085
Ending fund balance (projected)	<u>\$ 932,006</u>	<u>\$ 1,153,437</u>	<u>\$ 938,085</u>	<u>\$ 938,085</u>	<u>943,316</u>
Use of fund balance:					
Debt service reserve account balance (required)					(484,481)
Principal expense - November 1, 2023					(210,000)
Interest expense - November 1, 2023					(214,388)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 34,447</u>

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/22	200,000.00	4.000%	218,387.50	418,387.50	9,290,000.00
05/01/23			218,387.50	218,387.50	9,290,000.00
11/01/23	210,000.00	4.000%	214,387.50	424,387.50	9,080,000.00
05/01/24			214,387.50	214,387.50	9,080,000.00
11/01/24	220,000.00	4.000%	210,187.50	430,187.50	8,860,000.00
05/01/25			210,187.50	210,187.50	8,860,000.00
11/01/25	230,000.00	4.000%	205,787.50	435,787.50	8,630,000.00
05/01/26			205,787.50	205,787.50	8,630,000.00
11/01/26	235,000.00	4.000%	201,187.50	436,187.50	8,395,000.00
05/01/27			201,187.50	201,187.50	8,395,000.00
11/01/27	245,000.00	4.000%	196,487.50	441,487.50	8,150,000.00
05/01/28			191,587.50	191,587.50	8,150,000.00
11/01/28	255,000.00	4.625%	191,587.50	446,587.50	7,895,000.00
05/01/29			185,690.63	185,690.63	7,895,000.00
11/01/29	270,000.00	4.625%	185,690.63	455,690.63	7,625,000.00
05/01/30			179,446.88	179,446.88	7,625,000.00
11/01/30	280,000.00	4.625%	179,446.88	459,446.88	7,345,000.00
05/01/31			172,971.88	172,971.88	7,345,000.00
11/01/31	295,000.00	4.625%	172,971.88	467,971.88	7,050,000.00
05/01/32			166,150.00	166,150.00	7,050,000.00
11/01/32	305,000.00	4.625%	166,150.00	471,150.00	6,745,000.00
05/01/33			159,096.88	159,096.88	6,745,000.00
11/01/33	320,000.00	4.625%	159,096.88	479,096.88	6,425,000.00
05/01/34			151,696.88	151,696.88	6,425,000.00
11/01/34	335,000.00	4.625%	151,696.88	486,696.88	6,090,000.00
05/01/35			143,950.00	143,950.00	6,090,000.00
11/01/35	350,000.00	4.625%	143,950.00	493,950.00	5,740,000.00
05/01/36			135,856.25	135,856.25	5,740,000.00
11/01/36	365,000.00	4.625%	135,856.25	500,856.25	5,375,000.00
05/01/37			127,415.63	127,415.63	5,375,000.00
11/01/37	385,000.00	4.625%	127,415.63	512,415.63	4,990,000.00
05/01/38			118,512.50	118,512.50	4,990,000.00
11/01/38	400,000.00	4.750%	118,512.50	518,512.50	4,590,000.00
05/01/39			109,012.50	109,012.50	4,590,000.00
11/01/39	420,000.00	4.750%	109,012.50	529,012.50	4,170,000.00
05/01/40			99,037.50	99,037.50	4,170,000.00
11/01/40	440,000.00	4.750%	99,037.50	539,037.50	3,730,000.00
05/01/41			88,587.50	88,587.50	3,730,000.00
11/01/41	460,000.00	4.750%	88,587.50	548,587.50	3,270,000.00
05/01/42			77,662.50	77,662.50	3,270,000.00
11/01/42	485,000.00	4.750%	77,662.50	562,662.50	2,785,000.00
05/01/43			66,143.75	66,143.75	2,785,000.00
11/01/43	505,000.00	4.750%	66,143.75	571,143.75	2,280,000.00

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
05/01/44			54,150.00	54,150.00	2,280,000.00
11/01/44	530,000.00	4.750%	54,150.00	584,150.00	1,750,000.00
05/01/45			41,562.50	41,562.50	1,750,000.00
11/01/45	555,000.00	4.750%	41,562.50	596,562.50	1,195,000.00
05/01/46			28,381.25	28,381.25	1,195,000.00
11/01/46	585,000.00	4.750%	28,381.25	613,381.25	610,000.00
05/01/47			14,487.50	14,487.50	610,000.00
11/01/47	610,000.00	4.750%	14,487.50	624,487.50	-
<b>Total</b>	<b>9,490,000.00</b>		<b>6,919,162.56</b>	<b>16,409,162.56</b>	

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2017  
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual Through 3/31/2022	Projected Through 9/30/2022	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 852,513				\$ 852,513
Allowable discounts (4%)	(34,101)				(34,101)
Net assessment levy - on-roll	818,412	\$ 813,850	\$ 4,562	\$ 818,412	818,412
Interest	-	21	-	21	-
Total revenues	818,412	813,871	4,562	818,433	818,412
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal - 11/1	235,000	235,000	-	235,000	245,000
Principal prepayment	-	-	5,000	5,000	-
Interest - 11/1	282,194	282,194	-	282,194	277,816
Interest - 5/1	277,934	-	277,934	277,934	273,375
Tax collector	17,050	16,277	773	17,050	17,050
Total expenditures	812,178	533,471	283,707	817,178	813,241
Excess/(deficiency) of revenues over/(under) expenditures	6,234	280,400	(279,145)	1,255	5,171
Beginning fund balance (unaudited)	947,978	946,868	1,227,268	946,868	948,123
Ending fund balance (projected)	<u>\$ 954,212</u>	<u>\$ 1,227,268</u>	<u>\$ 948,123</u>	<u>\$ 948,123</u>	<u>953,294</u>
Use of fund balance:					
Debt service reserve account balance (required)					(403,163)
Principal expense - November 1, 2023					(250,000)
Interest expense - November 1, 2023					(273,375)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 26,756</u>

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/22	245,000.00	3.625%	277,815.63	522,815.63	11,860,000.00
05/01/23			273,375.00	273,375.00	11,860,000.00
11/01/23	250,000.00	3.625%	273,375.00	523,375.00	11,610,000.00
05/01/24			268,843.75	268,843.75	11,610,000.00
11/01/24	260,000.00	4.125%	268,843.75	528,843.75	11,350,000.00
05/01/25			263,481.25	263,481.25	11,350,000.00
11/01/25	270,000.00	4.125%	263,481.25	533,481.25	11,080,000.00
05/01/26			257,912.50	257,912.50	11,080,000.00
11/01/26	285,000.00	4.125%	257,912.50	542,912.50	10,795,000.00
05/01/27			252,034.38	252,034.38	10,795,000.00
11/01/27	295,000.00	4.125%	252,034.38	547,034.38	10,500,000.00
05/01/28			245,950.00	245,950.00	10,500,000.00
11/01/28	305,000.00	4.125%	245,950.00	550,950.00	10,195,000.00
05/01/29			239,659.38	239,659.38	10,195,000.00
11/01/29	320,000.00	4.625%	239,659.38	559,659.38	9,875,000.00
05/01/30			232,259.38	232,259.38	9,875,000.00
11/01/30	335,000.00	4.625%	232,259.38	567,259.38	9,540,000.00
05/01/31			224,512.50	224,512.50	9,540,000.00
11/01/31	350,000.00	4.625%	224,512.50	574,512.50	9,190,000.00
05/01/32			216,418.75	216,418.75	9,190,000.00
11/01/32	365,000.00	4.625%	216,418.75	581,418.75	8,825,000.00
05/01/33			207,978.13	207,978.13	8,825,000.00
11/01/33	385,000.00	4.625%	207,978.13	592,978.13	8,440,000.00
05/01/34			199,075.00	199,075.00	8,440,000.00
11/01/34	400,000.00	4.625%	199,075.00	599,075.00	8,040,000.00
05/01/35			189,825.00	189,825.00	8,040,000.00
11/01/35	420,000.00	4.625%	189,825.00	609,825.00	7,620,000.00
05/01/36			180,112.50	180,112.50	7,620,000.00
11/01/36	440,000.00	4.625%	180,112.50	620,112.50	7,180,000.00
05/01/37			169,937.50	169,937.50	7,180,000.00
11/01/37	460,000.00	4.625%	169,937.50	629,937.50	6,720,000.00
05/01/38			159,300.00	159,300.00	6,720,000.00
11/01/38	480,000.00	4.625%	159,300.00	639,300.00	6,240,000.00
05/01/39			148,200.00	148,200.00	6,240,000.00
11/01/39	500,000.00	4.750%	148,200.00	648,200.00	5,740,000.00
05/01/40			136,325.00	136,325.00	5,740,000.00
11/01/40	525,000.00	4.750%	136,325.00	661,325.00	5,215,000.00
05/01/41			123,856.25	123,856.25	5,215,000.00
11/01/41	550,000.00	4.750%	123,856.25	673,856.25	4,665,000.00
05/01/42			110,793.75	110,793.75	4,665,000.00
11/01/42	575,000.00	4.750%	110,793.75	685,793.75	4,090,000.00
05/01/43			97,137.50	97,137.50	4,090,000.00
11/01/43	605,000.00	4.750%	97,137.50	702,137.50	3,485,000.00

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
05/01/44			82,768.75	82,768.75	3,485,000.00
11/01/44	635,000.00	4.750%	82,768.75	717,768.75	2,850,000.00
05/01/45			67,687.50	67,687.50	2,850,000.00
11/01/45	665,000.00	4.750%	67,687.50	732,687.50	2,185,000.00
05/01/46			51,893.75	51,893.75	2,185,000.00
11/01/46	695,000.00	4.750%	51,893.75	746,893.75	1,490,000.00
05/01/47			35,387.50	35,387.50	1,490,000.00
11/01/47	730,000.00	4.750%	35,387.50	765,387.50	760,000.00
05/01/48			18,050.00	18,050.00	760,000.00
11/01/48	760,000.00	4.750%	18,050.00	778,050.00	-
<b>Total</b>	<b>12,105,000.00</b>		<b>9,183,365.67</b>	<b>21,288,365.67</b>	

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2018  
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual Through 3/31/2021	Projected Through 9/30/2021	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 681,735				\$ 681,735
Allowable discounts (4%)	(27,269)				(27,269)
Net assessment levy - on-roll	654,466	\$ 650,817	\$ 3,649	\$ 654,466	654,466
Interest	-	15	15	30	-
Total revenues	654,466	650,832	3,664	654,496	654,466
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal - 11/1	165,000	165,000	-	165,000	170,000
Interest - 11/1	237,722	237,722	-	237,722	234,422
Interest - 5/1	234,422	-	234,422	234,422	231,022
Tax collector	13,635	13,015	620	13,635	13,635
Total expenditures	650,779	415,737	235,042	650,779	649,079
Excess/(deficiency) of revenues over/(under) expenditures	3,687	235,095	(231,378)	3,717	5,387
Beginning fund balance (unaudited)	727,492	731,081	966,176	731,081	734,798
Ending fund balance (projected)	<u>\$ 731,179</u>	<u>\$ 966,176</u>	<u>\$ 734,798</u>	<u>\$ 734,798</u>	<u>740,185</u>
Use of fund balance:					
Debt service reserve account balance (required)					(320,366)
Principal expense - November 1, 2023					(175,000)
Interest expense - November 1, 2023					(231,022)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 13,797</u>



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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/22	170,000.00	4.000%	234,421.88	404,421.88	9,295,000.00
05/01/23			231,021.88	231,021.88	9,295,000.00
11/01/23	175,000.00	4.000%	231,021.88	406,021.88	9,120,000.00
05/01/24			227,521.88	227,521.88	9,120,000.00
11/01/24	185,000.00	4.000%	227,521.88	412,521.88	8,935,000.00
05/01/25			223,821.88	223,821.88	8,935,000.00
11/01/25	190,000.00	4.500%	223,821.88	413,821.88	8,745,000.00
05/01/26			219,546.88	219,546.88	8,745,000.00
11/01/26	200,000.00	4.500%	219,546.88	419,546.88	8,545,000.00
05/01/27			215,046.88	215,046.88	8,545,000.00
11/01/27	210,000.00	4.500%	215,046.88	425,046.88	8,335,000.00
05/01/28			210,321.88	210,321.88	8,335,000.00
11/01/28	220,000.00	4.500%	210,321.88	430,321.88	8,115,000.00
05/01/29			205,371.88	205,371.88	8,115,000.00
11/01/29	225,000.00	4.500%	205,371.88	430,371.88	7,890,000.00
05/01/30			200,309.38	200,309.38	7,890,000.00
11/01/30	240,000.00	5.000%	200,309.38	440,309.38	7,650,000.00
05/01/31			194,309.38	194,309.38	7,650,000.00
11/01/31	250,000.00	5.000%	194,309.38	444,309.38	7,400,000.00
05/01/32			188,059.38	188,059.38	7,400,000.00
11/01/32	260,000.00	5.000%	188,059.38	448,059.38	7,140,000.00
05/01/33			181,559.38	181,559.38	7,140,000.00
11/01/33	275,000.00	5.000%	181,559.38	456,559.38	6,865,000.00
05/01/34			174,684.38	174,684.38	6,865,000.00
11/01/34	290,000.00	5.000%	174,684.38	464,684.38	6,575,000.00
05/01/35			167,434.38	167,434.38	6,575,000.00
11/01/35	305,000.00	5.000%	167,434.38	472,434.38	6,270,000.00
05/01/36			159,809.38	159,809.38	6,270,000.00
11/01/36	320,000.00	5.000%	159,809.38	479,809.38	5,950,000.00
05/01/37			151,809.38	151,809.38	5,950,000.00
11/01/37	335,000.00	5.000%	151,809.38	486,809.38	5,615,000.00
05/01/38			143,434.38	143,434.38	5,615,000.00
11/01/38	350,000.00	5.000%	143,434.38	493,434.38	5,265,000.00
05/01/39			134,684.38	134,684.38	5,265,000.00
11/01/39	370,000.00	5.000%	134,684.38	504,684.38	4,895,000.00
05/01/40			125,434.38	125,434.38	4,895,000.00
11/01/40	385,000.00	5.125%	125,434.38	510,434.38	4,510,000.00
05/01/41			115,568.75	115,568.75	4,510,000.00
11/01/41	405,000.00	5.125%	115,568.75	520,568.75	4,105,000.00
05/01/42			105,190.63	105,190.63	4,105,000.00
11/01/42	430,000.00	5.125%	105,190.63	535,190.63	3,675,000.00
05/01/43			94,171.88	94,171.88	3,675,000.00
11/01/43	450,000.00	5.125%	94,171.88	544,171.88	3,225,000.00

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
05/01/44			82,640.63	82,640.63	3,225,000.00
11/01/44	475,000.00	5.125%	82,640.63	557,640.63	2,750,000.00
05/01/45			70,468.75	70,468.75	2,750,000.00
11/01/45	495,000.00	5.125%	70,468.75	565,468.75	2,255,000.00
05/01/46			57,784.38	57,784.38	2,255,000.00
11/01/46	520,000.00	5.125%	57,784.38	577,784.38	1,735,000.00
05/01/47			44,459.38	44,459.38	1,735,000.00
11/01/47	550,000.00	5.125%	44,459.38	594,459.38	1,185,000.00
05/01/48			30,365.63	30,365.63	1,185,000.00
11/01/48	580,000.00	5.125%	30,365.63	610,365.63	605,000.00
05/01/49			15,503.13	15,503.13	605,000.00
11/01/49	605,000.00	5.125%	15,503.13	620,503.13	-
<b>Total</b>	<b>9,465,000.00</b>		<b>8,175,090.88</b>	<b>17,640,090.88</b>	

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2019  
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual Through 3/31/2022	Projected Through 9/30/2022	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 351,254				\$ 351,254
Allowable discounts (4%)	(14,050)				(14,050)
Net assessment levy - on-roll	337,204	\$ 335,324	\$ 1,880	\$ 337,204	337,204
Interest	-	7	7	14	-
Total revenues	337,204	335,331	1,887	337,218	337,204
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal - 11/1	110,000	110,000	-	110,000	110,000
Interest - 11/1	109,425	109,425	-	109,425	107,775
Interest - 5/1	107,775	-	107,775	107,775	106,125
Tax collector	7,025	6,706	319	7,025	7,025
Total expenditures	334,225	226,131	108,094	334,225	330,925
Excess/(deficiency) of revenues over/(under) expenditures	2,979	109,200	(106,207)	2,993	6,279
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfers out	-	(4)	-	(4)	-
Total other financing sources/(uses)	-	(4)	-	(4)	-
Fund balance:					
Net increase/(decrease) in fund balance	2,979	109,196	(106,207)	2,989	6,279
Beginning fund balance (unaudited)	385,957	387,214	496,410	387,214	390,203
Ending fund balance (projected)	\$ 388,936	\$ 496,410	\$ 390,203	\$ 390,203	396,482
Use of fund balance:					
Debt service reserve account balance (required)					(165,100)
Principal expense - November 1, 2023					(115,000)
Interest expense - November 1, 2023					(106,125)
Projected fund balance surplus/(deficit) as of September 30, 2023					\$ 10,257

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/22	110,000.00	3.000%	107,775.00	217,775.00	5,490,000.00
05/01/23			106,125.00	106,125.00	5,490,000.00
11/01/23	115,000.00	3.000%	106,125.00	221,125.00	5,375,000.00
05/01/24			104,400.00	104,400.00	5,375,000.00
11/01/24	120,000.00	3.000%	104,400.00	224,400.00	5,255,000.00
05/01/25			102,600.00	102,600.00	5,255,000.00
11/01/25	125,000.00	3.375%	102,600.00	227,600.00	5,130,000.00
05/01/26			100,490.63	100,490.63	5,130,000.00
11/01/26	125,000.00	3.375%	100,490.63	225,490.63	5,005,000.00
05/01/27			98,381.25	98,381.25	5,005,000.00
11/01/27	130,000.00	3.375%	98,381.25	228,381.25	4,875,000.00
05/01/28			96,187.50	96,187.50	4,875,000.00
11/01/28	135,000.00	3.375%	96,187.50	231,187.50	4,740,000.00
05/01/29			93,909.38	93,909.38	4,740,000.00
11/01/29	140,000.00	3.375%	93,909.38	233,909.38	4,600,000.00
05/01/30			91,546.88	91,546.88	4,600,000.00
11/01/30	145,000.00	3.375%	91,546.88	236,546.88	4,455,000.00
05/01/31			89,100.00	89,100.00	4,455,000.00
11/01/31	150,000.00	4.000%	89,100.00	239,100.00	4,305,000.00
05/01/32			86,100.00	86,100.00	4,305,000.00
11/01/32	155,000.00	4.000%	86,100.00	241,100.00	4,150,000.00
05/01/33			83,000.00	83,000.00	4,150,000.00
11/01/33	160,000.00	4.000%	83,000.00	243,000.00	3,990,000.00
05/01/34			79,800.00	79,800.00	3,990,000.00
11/01/34	170,000.00	4.000%	79,800.00	249,800.00	3,820,000.00
05/01/35			76,400.00	76,400.00	3,820,000.00
11/01/35	175,000.00	4.000%	76,400.00	251,400.00	3,645,000.00
05/01/36			72,900.00	72,900.00	3,645,000.00
11/01/36	180,000.00	4.000%	72,900.00	252,900.00	3,465,000.00
05/01/37			69,300.00	69,300.00	3,465,000.00
11/01/37	190,000.00	4.000%	69,300.00	259,300.00	3,275,000.00
05/01/38			65,500.00	65,500.00	3,275,000.00
11/01/38	195,000.00	4.000%	65,500.00	260,500.00	3,080,000.00
05/01/39			61,600.00	61,600.00	3,080,000.00
11/01/39	205,000.00	4.000%	61,600.00	266,600.00	2,875,000.00
05/01/40			57,500.00	57,500.00	2,875,000.00
11/01/40	215,000.00	4.000%	57,500.00	272,500.00	2,660,000.00
05/01/41			53,200.00	53,200.00	2,660,000.00
11/01/41	220,000.00	4.000%	53,200.00	273,200.00	2,440,000.00
05/01/42			48,800.00	48,800.00	2,440,000.00
11/01/42	230,000.00	4.000%	48,800.00	278,800.00	2,210,000.00
05/01/43			44,200.00	44,200.00	2,210,000.00
11/01/43	240,000.00	4.000%	44,200.00	284,200.00	1,970,000.00

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
05/01/44			39,400.00	39,400.00	1,970,000.00
11/01/44	250,000.00	4.000%	39,400.00	289,400.00	1,720,000.00
05/01/45			34,400.00	34,400.00	1,720,000.00
11/01/45	260,000.00	4.000%	34,400.00	294,400.00	1,460,000.00
05/01/46			29,200.00	29,200.00	1,460,000.00
11/01/46	270,000.00	4.000%	29,200.00	299,200.00	1,190,000.00
05/01/47			23,800.00	23,800.00	1,190,000.00
11/01/47	280,000.00	4.000%	23,800.00	303,800.00	910,000.00
05/01/48			18,200.00	18,200.00	910,000.00
11/01/48	290,000.00	4.000%	18,200.00	308,200.00	620,000.00
05/01/49			12,400.00	12,400.00	620,000.00
11/01/49	305,000.00	4.000%	12,400.00	317,400.00	315,000.00
05/01/50			6,300.00	6,300.00	315,000.00
11/01/50	315,000.00	4.000%	6,300.00	321,300.00	-
<b>Total</b>	<b>5,600,000.00</b>		<b>3,797,256.28</b>	<b>9,397,256.28</b>	

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND AND DEBT SERVICE FUND  
ASSESSMENT SUMMARY  
FISCAL YEAR 2023**

**On-Roll Assessments**

Number of Units	Unit Type	Projected Fiscal Year 2023				Fiscal Year 2022 Total
		O&M	Trash Collection	DS	Total	
<b><u>Village 1 (Series 2015)</u></b>						
61	TH	1,759.27	111.30	901.00	2,771.57	2,508.35
60	SF 40'	1,759.27	111.30	1,201.00	3,071.57	2,808.35
35	SF 45'	1,759.27	111.30	1,201.00	3,071.57	2,808.35
85	SF 50'	1,759.27	111.30	1,501.00	3,371.57	3,108.35
90	SF 55'	1,759.27	111.30	1,501.00	3,371.57	3,108.35
101	SF 65'	1,759.27	111.30	1,726.00	3,596.57	3,333.35
45	SF 75'	1,759.27	111.30	1,877.00	3,747.57	3,484.35
<b>477</b>						
<b><u>Village 4 (Series 2015A)</u></b>						
201	SF 45'	1,759.27	111.30	1,343.00	3,213.57	2,950.35
240	SF 52'	1,759.27	111.30	1,343.00	3,213.57	2,950.35
77	SF 62'	1,759.27	111.30	1,343.00	3,213.57	2,950.35
<b>518</b>						
<b><u>Village 2, Parcel 7 (Series 2016)</u></b>						
32	TH	1,759.27	111.30	901.00	2,771.57	2,508.35
58	SF 34'	1,759.27	111.30	1,021.00	2,891.57	2,628.35
29	SF 40'	1,759.27	111.30	1,201.00	3,071.57	2,808.35
114	SF 45'	1,759.27	111.30	1,201.00	3,071.57	2,808.35
68	SF 50'	1,759.27	111.30	1,501.00	3,371.57	3,108.35
107	SF 55'	1,759.27	111.30	1,501.00	3,371.57	3,108.35
93	SF 65'	1,759.27	111.30	1,726.00	3,596.57	3,333.35
<b>501</b>						
<b><u>NW Area Parcels D E and F (Series 2017)</u></b>						
43	SF 40'	1,759.27	111.30	1,319.00	3,189.57	2,926.35
25	SF 45'	1,759.27	111.30	1,319.00	3,189.57	2,926.35
23	SF 50'	1,759.27	111.30	1,649.00	3,519.57	3,256.35
24	SF 55'	1,759.27	111.30	1,649.00	3,519.57	3,256.35
208	SF 65'	1,759.27	111.30	1,897.00	3,767.57	3,504.35
141	SF 75'	1,759.27	111.30	2,062.00	3,932.57	3,669.35
<b>464</b>						
<b><u>NW Area Parcels A B and C (Series 2018)</u></b>						
56	SF 40'/45'	1,759.27	111.30	1,325.00	3,195.57	2,932.35
137	SF 55'	1,759.27	111.30	1,655.00	3,525.57	3,262.35
200	SF 65'	1,759.27	111.30	1,904.00	3,774.57	3,511.35
<b>393</b>						

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND AND DEBT SERVICE FUND  
ASSESSMENT SUMMARY  
FISCAL YEAR 2023**

<b>On-Roll Assessments</b>
----------------------------

	Unit Type	Projected Fiscal Year 2023				Fiscal Year 2022 Total
		O&M	Trash Collection	DS	Total	
<b><u>Downtown</u></b>						
<b><u>Neighborhood (Series</u></b>						
<b><u>2019)</u></b>						
76	SF 34'	1,759.27	111.30	1,184.00	3,054.57	2,791.35
50	SF 40'	1,759.27	111.30	1,393.00	3,263.57	3,000.35
110	SF 50'	1,759.27	111.30	1,742.00	3,612.57	3,349.35
<b><u>236</u></b>						

# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **6**



**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
JUNE 30, 2022**

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
JUNE 30, 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
<b>ASSETS</b>												
Cash	\$2,346,214	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,346,214
Investments												
Revenue	-	487,839	449,025	456,823	545,032	414,475	225,124	-	-	-	-	2,578,318
Reserve	-	630,256	652,500	481,322	403,163	320,366	165,100	-	-	-	-	2,652,707
Prepayment	-	1,851	-	-	-	-	-	-	-	-	-	1,851
Construction	-	-	-	-	-	-	-	441	86	38,808	2,418,770	2,458,105
Undeposited funds	694	-	-	-	-	-	-	-	-	-	-	694
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	-	3,361	3,389	3,334	4,161	3,328	1,715	-	-	-	-	19,288
Due from capital projects fund 2019	727	-	-	-	-	-	-	-	-	-	-	727
Utility deposit	1,500	-	-	-	-	-	-	-	-	-	-	1,500
Total assets	<u>\$2,430,342</u>	<u>\$1,123,307</u>	<u>\$1,104,914</u>	<u>\$ 941,479</u>	<u>\$ 992,207</u>	<u>\$738,169</u>	<u>\$391,939</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ 38,808</u>	<u>\$2,418,770</u>	<u>\$10,180,462</u>
<b>LIABILITIES</b>												
Liabilities:												
Credit card payable	\$ 537	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 537
Due to Developer	101,119	-	-	-	-	-	-	-	-	-	-	101,119
Due to general fund	-	-	-	-	-	-	-	-	-	-	727	727
Due to debt service fund 2015	3,361	-	-	-	-	-	-	-	-	-	-	3,361
Due to debt service fund 2015A	3,389	-	-	-	-	-	-	-	-	-	-	3,389
Due to debt service fund 2016	3,334	-	-	-	-	-	-	-	-	-	-	3,334
Due to debt service fund 2017	4,161	-	-	-	-	-	-	-	-	-	-	4,161
Due to debt service fund 2018	3,328	-	-	-	-	-	-	-	-	-	-	3,328
Due to debt service fund 2019	1,715	-	-	-	-	-	-	-	-	-	-	1,715
Contracts payable	-	-	-	-	-	-	-	-	-	-	4,585	4,585
Accrued taxes payable	184	-	-	-	-	-	-	-	-	-	-	184
Total liabilities	<u>121,128</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>5,312</u>	<u>126,440</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>												
Unearned revenue	1,915	-	-	-	-	-	-	-	-	-	-	1,915
Deferred receipts	79,866	-	-	-	39,851	-	-	-	-	-	-	119,717
Total deferred inflows of resources	<u>81,781</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>39,851</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>121,632</u>
<b>FUND BALANCES</b>												
Restricted for												
Debt service	-	1,123,307	1,104,914	941,479	952,356	738,169	391,939	-	-	-	-	5,252,164
Capital projects	-	-	-	-	-	-	-	441	86	38,808	2,413,458	2,452,793
Unassigned	2,227,433	-	-	-	-	-	-	-	-	-	-	2,227,433
Total fund balances	<u>2,227,433</u>	<u>1,123,307</u>	<u>1,104,914</u>	<u>941,479</u>	<u>952,356</u>	<u>738,169</u>	<u>391,939</u>	<u>441</u>	<u>86</u>	<u>38,808</u>	<u>2,413,458</u>	<u>9,932,390</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$2,430,342</u>	<u>\$1,123,307</u>	<u>\$1,104,914</u>	<u>\$ 941,479</u>	<u>\$ 992,207</u>	<u>\$738,169</u>	<u>\$391,939</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ 38,808</u>	<u>\$2,418,770</u>	<u>\$10,180,462</u>

**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**  
**STATEMENT OF REVENUES, EXENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDING JUNE 30, 2022**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 25,175	\$ 3,941,767	\$ 3,913,233	101%
Trash collection assessments	567	17,533	49,068	36%
Commercial shared costs	-	1,265	81,785	2%
Program revenue	6,364	16,165	8,000	202%
Interest	-	-	2,500	0%
Donation from MPOA	-	289,500	-	N/A
Miscellaneous	2,145	13,141	9,600	137%
Total revenues	<u>34,251</u>	<u>4,279,371</u>	<u>4,064,186</u>	105%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Supervisors	431	3,660	5,100	72%
Management	3,506	31,553	42,070	75%
Legal	2,026	19,773	30,000	66%
Engineering	1,785	9,335	20,000	47%
Assessment administration	833	7,500	10,000	75%
Audit	-	-	4,570	0%
Arbitrage rebate calculation	-	1,500	3,000	50%
Dissemination agent	1,083	9,750	13,000	75%
Trustee	-	30,978	26,500	117%
Telephone	21	187	250	75%
Postage	48	427	1,500	28%
Printing & binding	167	1,500	2,000	75%
Legal advertising	206	1,064	3,500	30%
Annual special district fee	-	175	175	100%
Insurance	-	6,205	6,100	102%
Other current charges	110	992	3,500	28%
Office supplies	184	258	500	52%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	-	200	0%
Property appraiser	-	150	687	22%
Tax collector	517	79,137	81,526	97%
Total professional & administrative	<u>10,917</u>	<u>204,144</u>	<u>254,883</u>	80%
<b>Field operations</b>				
Contract services				
Field services	2,360	21,244	28,325	75%
Landscape maintenance	101,449	772,245	1,491,270	52%
Landscape consulting	5,000	50,481	60,000	84%
Landscape arbor care	-	89,478	99,000	90%
Wetland maintenance	-	5,540	24,168	23%
Wetland mitigation reporting	19,440	21,640	4,500	481%
Lake maintenance	-	64,677	94,000	69%
Community trash hauling	28,025	218,806	246,750	89%
Off-duty traffic patrols	720	4,360	20,000	22%
Repairs & maintenance				
Repairs - general	2,572	26,008	20,000	130%
Operating supplies	1,764	9,947	8,000	124%
Plant replacement	(22,012)	49,267	70,000	70%
Mulch	-	98,521	155,000	64%
Playground mulch	-	-	12,000	0%
Sod	-	59,100	100,000	59%
Fertilizer/chemicals	-	23,987	20,000	120%

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDING JUNE 30, 2022**

	Current Month	Year to Date	Budget	% of Budget
Irrigation repairs	10,347	24,386	30,000	81%
Irrigation monitoring	-	600	2,280	26%
Security/alarms/repair	-	703	1,000	70%
Road & sidewalk	2,401	13,759	40,000	34%
Common area signage	-	-	3,000	0%
Bridge & deck maintenance	8,750	17,500	40,000	44%
Utilities - common area				
Electric	1,442	7,569	14,500	52%
Streetlights	43,255	270,580	340,000	80%
Irrigation - reclaimed water	6,141	41,784	70,000	60%
Gas	28	496	450	110%
Recreation facilities				
Amenity management staff/contract	27,664	217,762	296,429	73%
Office supplies	193	1,263	-	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	10,023	24,480	41%
Park A/C repairs & maintenance	-	-	5,000	0%
Pool cleaning	2,490	18,410	26,280	70%
Pool repairs & maintenance	-	2,003	2,500	80%
Pool fence & gate	-	-	2,000	0%
Pool - electric	2,292	14,681	22,000	67%
Pool - water	1,515	9,419	8,000	118%
Pool permits	280	706	1,100	64%
Pest services	-	375	500	75%
Pool resurfacing	-	59,917	60,000	100%
Insurance	-	45,436	54,900	83%
Cable/internet/telephone	1,050	6,671	10,000	67%
Access cards	-	2,920	5,500	53%
Activities	3,204	21,475	28,000	77%
Specialty programming	3,223	7,102	3,000	237%
Recreational repairs	-	1,028	-	N/A
Pool signage	280	616	1,000	62%
Holiday decorations	-	4,933	8,000	62%
Other				
Contingency	2,200	29,783	20,000	149%
Capital outlay	-	-	90,000	0%
Total field operations	<u>257,213</u>	<u>2,347,201</u>	<u>3,741,158</u>	63%
Total expenditures	<u>268,130</u>	<u>2,551,345</u>	<u>3,996,041</u>	64%
Net increase/(decrease) of fund balance	(233,879)	1,728,026	68,145	
Fund balance - beginning (unaudited)	2,461,312	499,407	592,922	
Fund balance - ending (projected)	<u>\$ 2,227,433</u>	<u>\$ 2,227,433</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 JUNE 30, 2022**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 4,241	\$ 664,016	\$ 661,099	100%
Interest	5	44	50	88%
Total revenues	<u>4,246</u>	<u>664,060</u>	<u>661,149</u>	100%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	195,000	195,000	100%
Principal prepayment	-	310,000	-	N/A
Interest - 11/1	-	225,156	225,159	100%
Interest - 5/1	-	213,550	220,894	97%
Tax collector	87	13,283	13,773	96%
Total expenditures	<u>87</u>	<u>956,989</u>	<u>654,826</u>	146%
Excess/(deficiency) of revenues over/(under) expenditures	4,159	(292,929)	6,323	
Beginning fund balance (unaudited)	<u>1,119,148</u>	<u>1,416,236</u>	<u>1,117,377</u>	
Ending fund balance (projected)	<u><u>\$ 1,123,307</u></u>	<u><u>\$1,123,307</u></u>	<u><u>\$1,123,700</u></u>	

**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND SERIES 2015A BONDS**  
**STATEMENT OF REVENUES, EXENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDING JUNE 30, 2022**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 4,276	\$ 669,499	\$ 666,558	100%
Interest	5	40	-	N/A
Total revenues	<u>4,281</u>	<u>669,539</u>	<u>666,558</u>	100%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	175,000	175,000	100%
Principal prepayment	-	5,000	-	N/A
Interest - 11/1	-	238,244	238,244	100%
Interest - 5/1	-	234,525	234,525	100%
Tax collector	88	13,391	13,887	96%
Total expenditures	<u>88</u>	<u>666,160</u>	<u>661,656</u>	101%
Excess/(deficiency) of revenues over/(under) expenditures	4,193	3,379	4,902	
Beginning fund balance (unaudited)	<u>1,100,721</u>	<u>1,101,535</u>	<u>1,096,814</u>	
Ending fund balance (projected)	<u><u>\$1,104,914</u></u>	<u><u>\$1,104,914</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 JUNE 30, 2022**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 4,206	\$ 658,559	\$ 655,667	100%
Interest	4	35	-	N/A
Total revenues	<u>4,210</u>	<u>658,594</u>	<u>655,667</u>	100%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	195,000	195,000	100%
Interest - 11/1	-	221,800	221,800	100%
Interest - 5/1	-	218,387	218,388	100%
Tax collector	87	13,173	13,660	96%
Total expenditures	<u>87</u>	<u>648,360</u>	<u>648,848</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	4,123	10,234	6,819	
Beginning fund balance (unaudited)	<u>937,356</u>	<u>931,245</u>	<u>925,187</u>	
Ending fund balance (projected)	<u><u>\$ 941,479</u></u>	<u><u>\$ 941,479</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 JUNE 30, 2022**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 5,250	\$ 822,023	\$ 818,412	100%
Interest	4	35	-	N/A
Total revenues	<u>5,254</u>	<u>822,058</u>	<u>818,412</u>	100%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	235,000	235,000	100%
Principal prepayment	-	5,000	-	N/A
Interest - 11/1	-	282,194	282,194	100%
Interest - 5/1	-	277,934	277,934	100%
Tax collector	108	16,442	17,050	96%
Total expenditures	<u>108</u>	<u>816,570</u>	<u>812,178</u>	101%
Excess/(deficiency) of revenues over/(under) expenditures	5,146	5,488	6,234	
Beginning fund balance (unaudited)	<u>947,210</u>	<u>946,868</u>	<u>947,978</u>	
Ending fund balance (projected)	<u><u>\$ 952,356</u></u>	<u><u>\$ 952,356</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 JUNE 30, 2022**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 4,198	\$ 657,353	\$ 654,466	100%
Interest	3	26	-	N/A
Total revenues	<u>4,201</u>	<u>657,379</u>	<u>654,466</u>	100%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	165,000	165,000	100%
Interest - 11/1	-	237,722	237,722	100%
Interest - 5/1	-	234,422	234,422	100%
Tax collector	86	13,147	13,635	96%
Total expenditures	<u>86</u>	<u>650,291</u>	<u>650,779</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	4,115	7,088	3,687	
Beginning fund balance (unaudited)	<u>734,054</u>	<u>731,081</u>	<u>727,492</u>	
Ending fund balance (projected)	<u><u>\$ 738,169</u></u>	<u><u>\$ 738,169</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 JUNE 30, 2022**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 2,163	\$ 338,692	\$ 337,204	100%
Interest	2	13	-	N/A
Total revenues	<u>2,165</u>	<u>338,705</u>	<u>337,204</u>	100%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	110,000	110,000	100%
Interest - 11/1	-	109,425	109,425	100%
Interest - 5/1	-	107,775	107,775	100%
Tax collector	45	6,775	7,025	96%
Total expenditures	<u>45</u>	<u>333,975</u>	<u>334,225</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	2,120	4,730	2,979	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers out	-	(5)	-	N/A
Total other financing sources/(uses)	<u>-</u>	<u>(5)</u>	<u>-</u>	N/A
Fund balance:				
Net increase/(decrease) in fund balance	2,120	4,725	2,979	
Beginning fund balance (unaudited)	<u>389,819</u>	<u>387,214</u>	<u>385,957</u>	
Ending fund balance (projected)	<u><u>\$391,939</u></u>	<u><u>\$ 391,939</u></u>	<u><u>\$ 388,936</u></u>	

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
CAPITAL PROJECTS FUND SERIES 2015A BONDS  
STATEMENT OF REVENUES, EXENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDING JUNE 30, 2022**

	<u>Current Month</u>	<u>Year To Date</u>
<b>REVENUES</b>	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
<b>EXPENDITURES</b>	<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 JUNE 30, 2022**

	<u>Current Month</u>	<u>Year To Date</u>
<b>REVENUES</b>	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 <b>EXPENDITURES</b>	 <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 JUNE 30, 2022**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ -	\$ 1
Total revenues	-	1
<b>EXPENDITURES</b>	-	-
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 JUNE 30, 2022**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 11	\$ 91
Total revenues	11	91
<b>EXPENDITURES</b>		
Capital outlay - construction	4,029	4,585
Total expenditures	4,029	4,585
Excess/(deficiency) of revenues over/(under) expenditures	(4,018)	(4,494)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfers in	-	5
Total other financing sources/(uses)	-	5
Net change in fund balance	(4,018)	(4,489)
Beginning fund balance (unaudited)	2,417,476	2,417,947
Ending fund balance (projected)	\$2,413,458	\$2,413,458

## TSR CDD Check Detail June 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>0</b>	<b>06/07/2022</b>	<b>DUKE ENERGY</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-241.74</b>
Bill	8712 3429 051022	06/07/2022		531.301 · Electric	-241.74	241.74
TOTAL					-241.74	241.74
<b>Bill Pmt -Check</b>	<b>0</b>	<b>06/08/2022</b>	<b>BRIGHT HOUSE NETWORKS</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-287.06</b>
Bill	081855702052522	06/07/2022		572.416 · Amenity Cable/Internet	-287.06	287.06
TOTAL					-287.06	287.06
<b>Bill Pmt -Check</b>	<b>0</b>	<b>06/08/2022</b>	<b>DUKE ENERGY</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-18,826.08</b>
Bill	8702 7826 060222	06/07/2022		531.307 · Street Lights	-1,845.72	1,845.72
Bill	8703 0566 053122	06/07/2022		531.301 · Electric	-30.45	30.45
Bill	8712 3049 060322	06/07/2022		531.301 · Electric	-30.46	30.46
Bill	8703 0805 053122	06/07/2022		531.301 · Electric	-30.45	30.45
Bill	8703 0847 053122	06/07/2022		531.301 · Electric	-30.41	30.41
Bill	8703 0722 053122	06/07/2022		531.301 · Electric	-30.45	30.45
Bill	8712 3081 060222	06/07/2022		531.307 · Street Lights	-937.89	937.89
Bill	8712 3320 053122	06/07/2022		531.301 · Electric	-30.43	30.43
Bill	8712 3156 053122	06/07/2022		531.301 · Electric	-30.46	30.46
Bill	8702 9696 053122	06/07/2022		531.301 · Electric	-30.45	30.45
Bill	8702 9430 053122	06/07/2022		531.301 · Electric	-30.45	30.45
Bill	8702 9551 053122	06/07/2022		531.301 · Electric	-30.42	30.42
Bill	8702 9836 053122	06/07/2022		531.301 · Electric	-30.43	30.43
Bill	8702 9109 053122	06/07/2022		531.301 · Electric	-30.42	30.42
Bill	8703 0061 053122	06/07/2022		531.301 · Electric	-30.42	30.42
Bill	8703 0326 053122	06/07/2022		531.301 · Electric	-30.45	30.45
Bill	8703 0178 053122	06/07/2022		531.301 · Electric	-30.45	30.45
Bill	8703 0425 060222	06/07/2022		531.307 · Street Lights	-909.51	909.51
Bill	8702 8471 053122	06/07/2022		531.301 · Electric	-30.43	30.43
Bill	8702 8554 053122	06/07/2022		531.301 · Electric	-30.42	30.42
Bill	8702 8869 053122	06/07/2022		531.301 · Electric	-30.45	30.45
Bill	8702 8322 060222	06/07/2022		531.307 · Street Lights	-1,601.78	1,601.78
Bill	8702 8629 053122	06/07/2022		531.301 · Electric	-30.46	30.46
Bill	8702 8786 053122	06/07/2022		531.301 · Electric	-30.47	30.47
Bill	8702 8702 053122	06/07/2022		531.301 · Electric	-30.42	30.42
Bill	8702 8059 053122	06/07/2022		531.301 · Electric	-30.52	30.52
Bill	8702 7991 053122	06/07/2022		531.301 · Electric	-32.40	32.40
Bill	8702 8140 060722	06/07/2022		531.307 · Street Lights	-12,784.01	12,784.01
Bill	8702 8942 053122	06/07/2022		531.301 · Electric	-45.00	45.00
TOTAL					-18,826.08	18,826.08

**TSR CDD**  
**Check Detail**  
**June 2022**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>0</b>	<b>06/08/2022</b>	<b>FEDEX</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-9.64</b>
Bill	7-772-92974	06/07/2022		519.410 · Postage	-9.64	9.64
TOTAL					-9.64	9.64
<b>Check</b>	<b>0</b>	<b>06/14/2022</b>	<b>SUNTRUST BANK</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-1,254.20</b>
				204.300 · Credit Card - SunTrust	-1,254.20	1,254.20
TOTAL					-1,254.20	1,254.20
<b>Bill Pmt -Check</b>	<b>0</b>	<b>06/15/2022</b>	<b>BRIGHT HOUSE NETWORKS</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-335.94</b>
Bill	075551201060822	06/14/2022		572.416 · Amenity Cable/Internet	-157.97	157.97
Bill	075642404060622	06/14/2022		572.416 · Amenity Cable/Internet	-177.97	177.97
TOTAL					-335.94	335.94
<b>Bill Pmt -Check</b>	<b>0</b>	<b>06/15/2022</b>	<b>DUKE ENERGY</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-6,605.19</b>
Bill	8703 0681 060822	06/14/2022		531.307 · Street Lights	-285.39	285.39
Bill	8702 9761 060822	06/14/2022		531.307 · Street Lights	-818.66	818.66
Bill	8702 8223 060922	06/14/2022		531.321 · Electric - Pool	-1,207.37	1,207.37
Bill	8712 3429 060922	06/14/2022		531.301 · Electric	-373.25	373.25
Bill	8702 8413 060722	06/14/2022		531.307 · Street Lights	-2,554.98	2,554.98
Bill	8702 9216 061022	06/14/2022		531.307 · Street Lights	-1,335.07	1,335.07
Bill	8703 0269 053122	06/14/2022		531.307 · Street Lights	-30.47	30.47
TOTAL					-6,605.19	6,605.19
<b>Bill Pmt -Check</b>	<b>0</b>	<b>06/15/2022</b>	<b>FLORIDA DEPT. OF HEALTH ...</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-280.35</b>
Bill	51-60-1593936 2023	06/14/2022		572.713 · Pool/Spa Permits	-280.35	280.35
TOTAL					-280.35	280.35
<b>Check</b>	<b>0</b>	<b>06/28/2022</b>	<b>SUNTRUST BANK</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-4,256.98</b>
				204.300 · Credit Card - SunTrust	-4,256.98	4,256.98
TOTAL					-4,256.98	4,256.98



**TSR CDD**  
**Check Detail**  
**June 2022**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>0</b>	<b>06/29/2022</b>	<b>BRIGHT HOUSE NETWORKS</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-287.06</b>
Bill	081855702062522	06/28/2022		572.416 · Amenity Cable/Internet	-287.06	287.06
TOTAL					-287.06	287.06
<b>Bill Pmt -Check</b>	<b>0</b>	<b>06/29/2022</b>	<b>CITY OF CLEARWATER</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-27.95</b>
Bill	4224446 061422	06/21/2022		532.306 · Propane Services - G...	-27.95	27.95
TOTAL					-27.95	27.95
<b>Bill Pmt -Check</b>	<b>0</b>	<b>06/29/2022</b>	<b>DUKE ENERGY</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-10,324.60</b>
Bill	8702 9620 061422	06/21/2022		531.307 · Street Lights	-710.94	710.94
Bill	8702 9274 061422	06/21/2022		531.301 · Electric	-79.45	79.45
Bill	8703 0516 062122	06/21/2022		531.307 · Street Lights	-1,590.40	1,590.40
Bill	8703 0938 061522	06/21/2022		531.307 · Street Lights	-3,572.35	3,572.35
Bill	8702 9365 061522	06/21/2022		531.307 · Street Lights	-483.97	483.97
Bill	8702 7933 061522	06/21/2022		531.307 · Street Lights	-2,802.94	2,802.94
Bill	8712 3263 061422	06/21/2022		531.321 · Electric - Pool	-1,084.55	1,084.55
TOTAL					-10,324.60	10,324.60
<b>Bill Pmt -Check</b>	<b>0</b>	<b>06/29/2022</b>	<b>FEDEX</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-30.97</b>
Bill	7-787-54858	06/21/2022		519.410 · Postage	-30.97	30.97
TOTAL					-30.97	30.97
<b>Bill Pmt -Check</b>	<b>10900</b>	<b>06/02/2022</b>	<b>CHAPMAN LAND SERVICES,...</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-3,763.00</b>
Bill	2659	06/01/2022		538.602 · Roads & Sidewalk M...	-1,821.00	1,821.00
Bill	2668	06/01/2022		538.601 · General Repair & Mai...	-1,942.00	1,942.00
TOTAL					-3,763.00	3,763.00
<b>Bill Pmt -Check</b>	<b>10901</b>	<b>06/02/2022</b>	<b>DOWN TO EARTH LANDSCA...</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-998.07</b>
Bill	INV120581	06/01/2022		538.609 · Irrigation Repairs & ...	-998.07	998.07
TOTAL					-998.07	998.07

**TSR CDD**  
**Check Detail**  
 June 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>10902</b>	<b>06/02/2022</b>	<b>DUKE ENERGY</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-9,741.34</b>
Bill	2553 5978 052022	06/01/2022		531.307 · Street Lights	-9,741.34	9,741.34
TOTAL					-9,741.34	9,741.34
<b>Bill Pmt -Check</b>	<b>10903</b>	<b>06/02/2022</b>	<b>KUTAK ROCK LLP</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-2,026.40</b>
Bill	3052900	06/01/2022		514.007 · District Counsel	-2,026.40	2,026.40
TOTAL					-2,026.40	2,026.40
<b>Bill Pmt -Check</b>	<b>10904</b>	<b>06/02/2022</b>	<b>PASCO SHERIFF'S OFFICE</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-720.00</b>
Bill	1-4/1/2022-07174	06/01/2022		538.620 · Off Duty Traffic Patrols	-720.00	720.00
TOTAL					-720.00	720.00
<b>Bill Pmt -Check</b>	<b>10905</b>	<b>06/02/2022</b>	<b>TIMES PUBLISHING COMPA...</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-344.40</b>
Bill	0000201764	06/01/2022		115.008 · Due from Other	-138.50	138.50
Bill	0000226711	06/01/2022		513.801 · Legal Advertising	-117.50	117.50
Bill	0000224698	06/01/2022		513.801 · Legal Advertising	-88.40	88.40
TOTAL					-344.40	344.40
<b>Bill Pmt -Check</b>	<b>10906</b>	<b>06/02/2022</b>	<b>TRINITY HOUSEKEEPERS</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-1,140.00</b>
Bill	83619	06/01/2022		572.301 · Janitorial Service	-1,140.00	1,140.00
TOTAL					-1,140.00	1,140.00
<b>Bill Pmt -Check</b>	<b>10907</b>	<b>06/02/2022</b>	<b>WTS INTERNATIONAL, LLC.</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-4,350.00</b>
Bill	12337918	06/01/2022		538.121 · Amenity Management	-4,350.00	4,350.00
TOTAL					-4,350.00	4,350.00
<b>Bill Pmt -Check</b>	<b>10908</b>	<b>06/08/2022</b>	<b>DOWN TO EARTH LANDSCA...</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-9,349.01</b>
Bill	INV125323	06/07/2022		538.609 · Irrigation Repairs & ...	-9,349.01	9,349.01
TOTAL					-9,349.01	9,349.01

**TSR CDD**  
**Check Detail**  
June 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>10909</b>	<b>06/08/2022</b>	<b>FLORIDA NATIVES NURSER...</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-5,290.00</b>
Bill	18575	06/07/2022		538.616 · Wetland Mitigation re...	-5,290.00	5,290.00
TOTAL					-5,290.00	5,290.00
<b>Bill Pmt -Check</b>	<b>10910</b>	<b>06/08/2022</b>	<b>PALM PAPER SUPPLY</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-336.36</b>
Bill	194599	06/07/2022		538.618 · Operating Supplies	-336.36	336.36
TOTAL					-336.36	336.36
<b>Bill Pmt -Check</b>	<b>10911</b>	<b>06/08/2022</b>	<b>SUNCOAST POOL SERVICE</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-2,490.00</b>
Bill	8356	06/07/2022		572.712 · Pool Cleaning	-1,295.00	1,295.00
Bill	8371	06/07/2022		572.712 · Pool Cleaning	-1,195.00	1,195.00
TOTAL					-2,490.00	2,490.00
<b>Bill Pmt -Check</b>	<b>10912</b>	<b>06/08/2022</b>	<b>SUNSCAPE CONSULTING</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-5,000.00</b>
Bill	10463	06/07/2022		538.606 · Landscape Consulting	-5,000.00	5,000.00
TOTAL					-5,000.00	5,000.00
<b>Bill Pmt -Check</b>	<b>10913</b>	<b>06/08/2022</b>	<b>WRATHELL, HUNT &amp; ASSOC...</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-7,970.42</b>
Bill	2021-1270	06/07/2022		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
<b>Bill Pmt -Check</b>	<b>10914</b>	<b>06/08/2022</b>	<b>WTS INTERNATIONAL, LLC.</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-13,683.58</b>
Bill	12339225	06/07/2022		538.121 · Amenity Management	-2,103.00	2,103.00
Bill	12339169	06/07/2022		538.121 · Amenity Management	-11,580.58	11,580.58
TOTAL					-13,683.58	13,683.58

**TSR CDD**  
**Check Detail**  
 June 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	10915	06/09/2022	MCWILLIAMS & SON, INC.	101.002 · Suntrust #57080- O...		-480.00
				538.601 · General Repair & Mai...	-480.00	480.00
TOTAL					-480.00	480.00
Check	10916	06/09/2022	ONSIGHT INDUSTRIES, LLC.	101.002 · Suntrust #57080- O...		-797.40
				538.618 · Operating Supplies	-797.40	797.40
TOTAL					-797.40	797.40
Check	10917	06/09/2022	WTS INTERNATIONAL, LLC.	101.002 · Suntrust #57080- O...		-10,028.60
				538.122 · Program Incentives	-180.00	180.00
				538.121 · Amenity Management	-9,848.60	9,848.60
TOTAL					-10,028.60	10,028.60
Paycheck	10918	06/13/2022	Jason Silber	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
Paycheck	10919	06/13/2022	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**  
**June 2022**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>10920</b>	<b>06/15/2022</b>	<b>HEIDT DESIGN</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-1,785.00</b>
Bill	44430	06/14/2022		519.320 · Engineering	-1,785.00	1,785.00
TOTAL					-1,785.00	1,785.00
<b>Bill Pmt -Check</b>	<b>10921</b>	<b>06/15/2022</b>	<b>PASCO COUNTY UTILITIES ...</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-6,080.51</b>
Bill	16707760	06/14/2022		536.301 · Irrigation - Reclaimed...	-30.80	30.80
Bill	16707689	06/14/2022		536.301 · Irrigation - Reclaimed...	-43.40	43.40
Bill	16708404	06/14/2022		536.301 · Irrigation - Reclaimed...	-191.10	191.10
Bill	16707686	06/14/2022		536.301 · Irrigation - Reclaimed...	-306.60	306.60
Bill	16707690	06/14/2022		536.301 · Irrigation - Reclaimed...	-60.90	60.90
Bill	16707548	06/14/2022		536.301 · Irrigation - Reclaimed...	-6.30	6.30
Bill	16707679	06/14/2022		536.301 · Irrigation - Reclaimed...	-119.70	119.70
Bill	16707658	06/14/2022		536.301 · Irrigation - Reclaimed...	-202.42	202.42
Bill	16707541	06/14/2022		536.301 · Irrigation - Reclaimed...	-44.80	44.80
Bill	16707681	06/14/2022		536.321 · Utility service - Pool	-660.89	660.89
Bill	16708652	06/14/2022		536.301 · Irrigation - Reclaimed...	-9.10	9.10
Bill	16707494	06/14/2022		536.321 · Utility service - Pool	-854.46	854.46
Bill	16707547	06/14/2022		536.301 · Irrigation - Reclaimed...	-39.20	39.20
Bill	16707423	06/14/2022		536.301 · Irrigation - Reclaimed...	-676.90	676.90
Bill	16707488	06/14/2022		536.301 · Irrigation - Reclaimed...	-10.14	10.14
Bill	16707312	06/14/2022		536.301 · Irrigation - Reclaimed...	-450.10	450.10
Bill	16707311	06/14/2022		536.301 · Irrigation - Reclaimed...	-391.30	391.30
Bill	16707316	06/14/2022		536.301 · Irrigation - Reclaimed...	-340.20	340.20
Bill	16707487	06/14/2022		536.301 · Irrigation - Reclaimed...	-252.70	252.70
Bill	16707485	06/14/2022		536.301 · Irrigation - Reclaimed...	-343.70	343.70
Bill	16707424	06/14/2022		536.301 · Irrigation - Reclaimed...	-358.40	358.40
Bill	16707319	06/14/2022		536.301 · Irrigation - Reclaimed...	-43.40	43.40
Bill	16707318	06/14/2022		536.301 · Irrigation - Reclaimed...	-222.60	222.60
Bill	16707322	06/14/2022		536.301 · Irrigation - Reclaimed...	-238.00	238.00
Bill	16707320	06/14/2022		536.301 · Irrigation - Reclaimed...	-81.90	81.90
Bill	16707323	06/14/2022		536.301 · Irrigation - Reclaimed...	-101.50	101.50
TOTAL					-6,080.51	6,080.51
<b>Bill Pmt -Check</b>	<b>10922</b>	<b>06/15/2022</b>	<b>TIGER PRINTING GROUP</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-268.00</b>
Bill	306370-2	06/14/2022		538.602 · Roads & Sidewalk M...	-268.00	268.00
TOTAL					-268.00	268.00

**TSR CDD**  
**Check Detail**  
**June 2022**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>10923</b>	<b>06/15/2022</b>	<b>WTS INTERNATIONAL, LLC.</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-45.00</b>
Bill	12339401	06/14/2022		538.121 · Amenity Management	-45.00	45.00
TOTAL					-45.00	45.00
<b>Bill Pmt -Check</b>	<b>10924</b>	<b>06/29/2022</b>	<b>COUNTY SANITATION</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-28,025.00</b>
Bill	26100953	06/21/2022		534.000 · Garbage/Solid Waste...	-28,025.00	28,025.00
TOTAL					-28,025.00	28,025.00
<b>Bill Pmt -Check</b>	<b>10925</b>	<b>06/29/2022</b>	<b>DOWN TO EARTH LANDSCA...</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-101,449.29</b>
Bill	INV124433	06/28/2022		538.604 · Landscape Maintena...	-101,449.29	101,449.29
TOTAL					-101,449.29	101,449.29
<b>Bill Pmt -Check</b>	<b>10926</b>	<b>06/29/2022</b>	<b>FLORIDA NATIVES NURSER...</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-14,150.00</b>
Bill	18474	06/28/2022		538.616 · Wetland Mitigation re...	-7,075.00	7,075.00
Bill	18422	06/28/2022		538.616 · Wetland Mitigation re...	-7,075.00	7,075.00
TOTAL					-14,150.00	14,150.00
<b>Bill Pmt -Check</b>	<b>10927</b>	<b>06/29/2022</b>	<b>INTEGRA REALTY RESOUR...</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-2,200.00</b>
Bill	26-28-17-0080	06/28/2022		579.000 · Contingency	-2,200.00	2,200.00
TOTAL					-2,200.00	2,200.00
<b>Bill Pmt -Check</b>	<b>10928</b>	<b>06/29/2022</b>	<b>PALM PAPER SUPPLY</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-409.87</b>
Bill	195864	06/28/2022		538.618 · Operating Supplies	-409.87	409.87
TOTAL					-409.87	409.87

**TSR CDD**  
**Check Detail**  
**June 2022**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>10929</b>	<b>06/29/2022</b>	<b>PASCO COUNTY UTILITIES ...</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-1,575.70</b>
Bill	16707691	06/21/2022		536.301 · Irrigation - Reclaimed...	-246.40	246.40
Bill	16709422	06/21/2022		536.301 · Irrigation - Reclaimed...	-103.60	103.60
Bill	16707692	06/21/2022		536.301 · Irrigation - Reclaimed...	-14.00	14.00
Bill	16709417	06/21/2022		536.301 · Irrigation - Reclaimed...	-26.60	26.60
Bill	16707688	06/21/2022		536.301 · Irrigation - Reclaimed...	-421.40	421.40
Bill	16708106	06/21/2022		536.301 · Irrigation - Reclaimed...	-370.30	370.30
Bill	16709416	06/21/2022		536.301 · Irrigation - Reclaimed...	-84.00	84.00
Bill	16708108	06/21/2022		536.301 · Irrigation - Reclaimed...	-309.40	309.40
TOTAL					-1,575.70	1,575.70
<b>Bill Pmt -Check</b>	<b>10930</b>	<b>06/29/2022</b>	<b>SAFEGUARD BUSINESS SY...</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-184.09</b>
Bill	03516833	06/28/2022		519.510 · Office Supplies	-184.09	184.09
TOTAL					-184.09	184.09
<b>Bill Pmt -Check</b>	<b>10931</b>	<b>06/29/2022</b>	<b>SOUTHERN LAND SERVICE...</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-8,750.00</b>
Bill	061022-2	06/28/2022		538.610 · Bridge & Deck Maint...	-8,750.00	8,750.00
TOTAL					-8,750.00	8,750.00
<b>Bill Pmt -Check</b>	<b>10932</b>	<b>06/29/2022</b>	<b>TIGER PRINTING GROUP</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-312.40</b>
Bill	061722-1	06/28/2022		538.602 · Roads & Sidewalk M...	-177.40	177.40
Bill	061722-2	06/28/2022		538.602 · Roads & Sidewalk M...	-135.00	135.00
TOTAL					-312.40	312.40
<b>Bill Pmt -Check</b>	<b>10933</b>	<b>06/29/2022</b>	<b>WRATHELL, HUNT &amp; ASSOC...</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-7.19</b>
Bill	2021-1307	06/21/2022		519.410 · Postage	-7.19	7.19
TOTAL					-7.19	7.19

## TSR CDD Check Detail June 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>10934</b>	<b>06/29/2022</b>	<b>WTS INTERNATIONAL, LLC.</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-12,808.40</b>
Bill	12340767	06/21/2022		538.122 · Program Incentives	-3,222.90	3,222.90
Bill	12340735	06/21/2022		538.121 · Amenity Management	-9,525.50	9,525.50
Bill	12341110	06/28/2022		538.121 · Amenity Management	-60.00	60.00
TOTAL					-12,808.40	12,808.40
<b>Check</b>	<b>10935</b>	<b>06/29/2022</b>	<b>TSR CDD</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-841.75</b>
				207.201 · Due to Debt Service ...	-841.75	841.75
TOTAL					-841.75	841.75
<b>Check</b>	<b>10936</b>	<b>06/29/2022</b>	<b>TSR CDD</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-848.70</b>
				207.202 · Due to Debt Service ...	-848.70	848.70
TOTAL					-848.70	848.70
<b>Check</b>	<b>10937</b>	<b>06/29/2022</b>	<b>TSR CDD</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-834.84</b>
				207.203 · Due to debt service f...	-834.84	834.84
TOTAL					-834.84	834.84
<b>Check</b>	<b>10938</b>	<b>06/29/2022</b>	<b>TSR CDD</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-1,042.06</b>
				207.204 · Due to debt service f...	-1,042.06	1,042.06
TOTAL					-1,042.06	1,042.06
<b>Check</b>	<b>10939</b>	<b>06/29/2022</b>	<b>TSR CDD</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-833.31</b>
				207.205 · .Due to debt service f...	-833.31	833.31
TOTAL					-833.31	833.31
<b>Check</b>	<b>10940</b>	<b>06/29/2022</b>	<b>TSR CDD</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-429.35</b>
				207.206 · Due to Debt Service ...	-429.35	429.35
TOTAL					-429.35	429.35



5:37 PM

08/02/22

**TSR CDD**  
**Check Detail**  
**June 2022**

---

<u>Type</u>	<u>Num</u>	<u>Date</u>	<u>Name</u>	<u>Account</u>	<u>Paid Amount</u>	<u>Original Amount</u>
Bill Pmt -Check	10941	06/29/2022	DUKE ENERGY	101.002 · Suntrust #57080- O...		-1,249.96
Bill	2553 5978 061322	06/28/2022		531.307 · Street Lights	-1,249.96	1,249.96
TOTAL					-1,249.96	1,249.96

# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **7**

**DRAFT**  
**MINUTES OF MEETING**  
**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the TSR Community Development District held a Regular Meeting on July 13, 2022, at 5:00 p.m., at Cunningham Park, 12131 Rangeland Boulevard, Odessa, Florida 33556.

**Present were:**

Mike Liquori	Chair
Matt Call	Vice Chair
Mary Comella	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Cleo Adams	District Manager
Alyssa Willson (via telephone)	District Counsel
Barry Mazzoni	Operations Manager
Jay Gaines (via telephone)	Berger, Toombs, Elam, Gaines & Frank
Renee Hlebak	WTS Starkey Ranch Lifestyle Director
Alex Murphy	WTS Starkey Ranch Operations Director
Peter Soety (via telephone)	SunScape Consulting, Inc. (SCI)
Mark Yahn	SCI
Rick Sabal	Resident
Frank Stalzer	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 5:02 p.m. Supervisors Liquori, Call and Comella were present, in person. Supervisors Green and Silber were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments [3 minutes per person]**

Resident Rick Sabal stated he would like additional landscaping added to the approved list. Mr. Liquori recommended he contact Ms. Jennifer Connerty as that is an MPOA issue.

**THIRD ORDER OF BUSINESS**

**Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2021, Prepared by Berger, Toombs, Elam, Gaines & Frank**

44 Mr. Gaines presented the Audited Annual Financial Report for the Fiscal Year Ended  
45 September 30, 2021 and accompanying disclosures. There were no findings, irregularities or  
46 instances of noncompliance; it was an unmodified opinion, otherwise known as a clean audit.

47

48 **FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-07,  
Hereby Accepting the Audited Financial  
Report for the Fiscal Year Ended  
September 30, 2021**

49

50

51

52

Mr. Adams presented Resolution 2022-07.

53

54

55

**On MOTION by Mr. Liquori and seconded by Ms. Comella, with all in favor,  
Resolution 2022-07, Hereby Accepting the Audited Financial Report for the  
Fiscal Year Ended September 30, 2021, was adopted.**

56

57

58

59

60

61

62

Mr. Adams stated items in the Fifth, Sixth and Seventh Orders of Business are being  
presented for the purposes of planning for the Fiscal Year 2023 budget.

63 **FIFTH ORDER OF BUSINESS**

**Consideration of The Davey Tree Expert  
Company Arbor Care Proposals**

64

65

66

Mr. Soety presented the following proposals and described the scope of work of each:

67

**A. 20004068-1656522118 for Fertilization and Soil Care [\$39,027.00]**

68

**B. 20004068-1656357605 for Tree Pruning and Foliage Treatment [\$30,950.00]**

69

**C. 20004068-1655726329 for Tree Removal [\$3,195.00]**

70

71

72

73

Mr. Soety recommended expediting the tree removal proposal as some dead pine trees  
are in close proximity to trails and high traffic areas. He recommended the Board reconsider a  
\$14,500 proposal for oak tree cleanup on Huckleberry Pond that was not approved in the past.  
A new proposal was requested.

74

75

76

77

78

79

Mr. Soety and Mr. Yahn discussed the benefits of routine arbor care and tree  
maintenance on a three to four year rotating schedule, at an estimated annual cost of \$30,000  
to \$35,000. Mr. Yahn discussed the need to remove and replace declining maple trees with a  
different variety, such as autumn glazed maple trees, in 2023 or 2024. Mr. Soety stated the  
remaining Down to Earth (DTE) credit could be used to defray some of the costs. Mrs. Adams  
stated the remaining credit is approximately \$8,700. Mr. Liquori recalled previous proposals

80 overseen by SCI and asked if an additional management fee would apply. Mr. Yahn stated no  
81 separate management fee would apply to the proposals presented today.

82 Mr. Liquori expressed support for including Items 5A and 5B and the Huckleberry Pond  
83 tree trimming in the Fiscal Year 2023 budget. He asked if the oak trees in Albritton Park require  
84 fertilization in advance of turnover to the CDD. Mr. Soety stated he would inspect the trees,  
85 advise accordingly and provide an estimate, if necessary. Mr. Adams stated an allowance would  
86 be developed and assessments adjusted accordingly. Mr. Soety stated the Huckleberry Pond  
87 proposal will include any tree along Huckleberry Pond and the west side of the Cunningham  
88 Park playground area.

89 Mr. Liquori noted approximately \$10,000 remains in funds budgeted for arbor care and  
90 expressed support for authorizing Staff to work with Davey Tree to complete the work in the  
91 \$3,195 tree removal proposal. Staff was directed accordingly.

92

93 **SIXTH ORDER OF BUSINESS**

**Consideration of Travis Resmondo Sod,  
94 Inc., Sod Estimates**

95

- 96 **A. Estimate #7438 – Lake Blanche**
- 97 **B. Estimate #7454 – Rangeland East**
- 98 **C. Estimate #7447 – Rangeland West**

99 Mr. Soety discussed the DTE and the Travis Resmondo Sod, Inc. (TRS) proposals, noting  
100 that very little sod removal is necessary due to the application of herbicide by DTE so the  
101 pricing needs to be adjusted accordingly. If the Board wishes to proceed with additional turf  
102 replacement in identified areas, SCI will obtain new proposals and the vendors might be mixed  
103 and matched for removal and installation to complete the project at a competitive price.

104 Mr. Soety reported that the pocket parks look good.

105

106 **SEVENTH ORDER OF BUSINESS**

**Consideration of Down to Earth Landscape  
107 & Irrigation Estimates for Herbicide  
108 Applications**

109

110

- 110 **A. Estimate #33447 – Lake Blanche**
- 111 **B. Estimate #33450 – Rangeland East**
- 112 **C. Estimate #33443 - Rangeland West**

113

114 This item was discussed in conjunction with the Sixth Order of Business.

115

116 **EIGHTH ORDER OF BUSINESS**

**Consideration of Proposals for Pond 15-2  
and 12-5 for Rip Rap Installation**

117

118

119 Mrs. Adams stated this item was provided for informational purposes; the contractor  
120 was engaged and work will be scheduled based on the District Engineer's recommendations, at  
121 a total cost of \$12,021 for both ponds. On Pond 12-5, the contractor will bring in fill dirt, repair  
122 deep washouts around the mitered outflow on the pond, compact and replace bahia sod on  
123 repaired areas and lay bahia sod under the pond banks at the bottom of the existing grass line  
124 an additional 18' towards the water line.

125 Mr. Adams stated the work will be done within the allowable Water Management  
126 District parameters. On Pond 15-2, washouts will be repaired, backfill installed and riprap  
127 installed in several areas.

128 **Mr. Yahn left the meeting at 5:40 p.m.**

129

130 **NINTH ORDER OF BUSINESS**

**Consideration of Conveyance Request –  
Taylor Morrison Esplanade CDD Parcel  
Turnover**

131

132

133

134 Ms. Willson presented the following Conveyance Requests from Taylor Morrison. All  
135 parcels are within wetland conservation areas or ponds in the Esplanade within the CDD. Prior  
136 to acceptance, the District Engineer and/or the Project Engineer will provide certification; a  
137 Transfer of the Environmental Resource Permit was requested and will be executed in  
138 conjunction with the turnover of these areas. The Project Engineer issued a statement advising  
139 that the work was done in accordance with the approved plans and that the systems are  
140 currently in good condition and operating as expected.

141 • **Description Sketches:**

142 **A. Sec. 19 & 20, Township 26S, Range 17E, Tract B-2, 4.667 Acres**

143 **B. Sec. 19 & 20, Township 26S, Range 17E, Tract D-1, 0.733 Acres**

144 **C. Sec. 19 & 20; Township 26 S, Range 17E, Tract B-2, 1.682 Acres**

145 **D. Sec. 19 & 20; Township 26S, Range 17E, Tract B-1, 1.560 Acres**

146 **E. Sec. 20, Township 26S, Range 17E, Phase 3 & 3A, Tract B-2, 2.198 Acres**

147 **F. Sec. 20, Township 26S, Range 17E, Tract B-1, 3.927 Acres**

148 G. Sec. 20, Township 26S, Range 17E, Tract B-2, 2.198 Acres

149 H. Sec. 20, Township 26S, Range 17E, Tract B-3, 8.290 Acres

150

151 **On MOTION by Ms. Comella and seconded by Mr. Call, with all in favor, the**  
 152 **Conveyance Request relating to the Taylor Morrison Esplanade CDD Parcel**  
 153 **Turnover, authorizing Staff to prepare all final conveyance documents and**  
 154 **certifications, authorizing Staff to execute and authorizing the Chair to execute**  
 155 **the modification related to the transfer of the ERP permit, was approved.**

156

157

158 Mrs. Adams stated she received a \$43,950 proposal from Ecologic Services to take over  
 159 monitoring and maintenance of these parcels.

160 Discussion ensued regarding maintenance frequency and scheduling.

161 Mrs. Adams stated mitigation maintenance occurs four times a year, monitoring is twice  
 162 a year and reporting is once a year. Mr. Adams stated he researched the requirements to  
 163 determine if maintenance can be reduced.

164

165 **TENTH ORDER OF BUSINESS**

**Consideration of Use of Cunningham Park  
 & Trails by the Emily Rose EMPwr  
 Foundation for 5K and 1 Mile Fun  
 Run/Walk**

166

167

168

169

- 170 • **Written Statement from Anne Bromberg (Mother of Emily Rose)**

- 171 • **Course and Foundation Information**

172 Ms. Murphy presented Ms. Anne Bromberg's request to use Cunningham Park and the  
 173 trails by the Emily Rose EMPwr Foundation for a 5K and 1-mile Fun Run/Walk on August 20,  
 174 2022. Ms. Comella expressed support for the family and recommended approval of the request  
 175 in the manner proposed. Ms. Murphy discussed the preferred routes and placement of a water  
 176 station for participants. She noted that a rental is scheduled for 1:00 p.m., but the event would  
 177 be over long before that time.

178 Mr. Liquori asked for an update about development of a policy for outside events.

179 Discussion ensued regarding development of a policy, a Special Event Use Agreement,  
 180 whether to require insurance, other events held in the CDD, ensuring the appropriate use of  
 181 CDD facilities, placing the responsibility for obtaining governmental approvals and meeting  
 182 related regulations on the user and fees that could be waived at the Board's discretion. Mr.

183 Adams asked if a waiver for participants will suffice for this event. Ms. Willson replied  
184 affirmatively.

185 Ms. Murphy stated required County paperwork for special event permitting and  
186 sanitation services was submitted and the Developer signed off on an approval letter stating  
187 that no road closures would be implemented. The food truck will have appropriate insurance  
188 and a waiver can be implemented for all participants.

189 Ms. Willson stated that she will provide a waiver for the event.

190 Discussion ensued regarding development of the future policy, previous CDD events and  
191 the differences between resident-only and public events.

192 Ms. Murphy believed that, as the Developer transitions the park to the County, it will be  
193 helpful to have an agreement in place.

194 Resident Frank Stalzer noted that special arrangements were made in the past and  
195 asked if the CDD has an official policy regarding fireworks. Mr. Adams stated there is no policy;  
196 the CDD worked with its insurance carrier and found a suitable avenue for the event.

197 Prohibitions against fireworks and unregistered golf carts and the CDD’s inability to  
198 waive County requirements or to police and punish violators were discussed.

199

**On MOTION by Ms. Comella and seconded by Mr. Call, with all in favor, use of  
Cunningham Park and trails by the Emily Rose EMPwr Foundation for a 5K and  
1 Mile Fun Run/Walk, subject to the waiver and process discussed, was  
approved.**

200

201

202

203

204

205

206

**ELEVENTH ORDER OF BUSINESS**

**Continued Discussion: FY 2023 Proposed  
Budget**

207

208

209

210

211

212

213

214

215

216

217

Mr. Adams presented the proposed Fiscal Year 2023 budget. Regarding landscape  
maintenance, the bid opening was held earlier and a contract can be awarded at the next  
meeting. He reviewed the bid amounts ranging from \$1.4 million to \$1.7 million and stated he  
will increase the budgeted line item amount to \$1.7 million.

Discussion ensued regarding the proposals and the goals of budgeting accurately and  
keeping assessments low.

The following changes were made to the proposed Fiscal Year 2023 budget:

Page 2, “Landscape maintenance”: Change \$1,525,256 to \$1,700,000

Page 2, “Sod”: Change \$100,000 to \$200,000



- 218 Page 2, "Mulch": Change \$155,000 to \$200,000
- 219 Page 2, "Playground mulch": Change \$12,000 to \$18,000
- 220 Page 2, "Landscape Arbor Care": Change \$114,000 to \$155,000
- 221 Page 2, "Fertilizer/chemicals": Change \$20,000 to \$36,000
- 222 Page 2, "Lake maintenance": Change \$97,000 to \$100,000
- 223 Page 2, "Community trash hauling": Add a 5% escalator
- 224 Page 2, "Streetlights": Change \$340,000 to \$380,000
- 225 Page 3, "Office rental": Change \$60,000 to \$80,000
- 226 Page 3, "Pool - electric": Change \$22,000 to \$36,000
- 227 Page 3, "Specialty programming": Change \$3,000 to \$6,000
- 228 Page 3, "Specialty programming": Change \$3,000 to \$6,000
- 229 Page 1: Add "Specialty programming revenue" for \$6,000

230 Mr. Adams stated the total O&M assessment for townhomes is currently projected to  
 231 increase from \$1,496.05 to \$1,759.27, equating to an increase of \$265. He stated the lien roll  
 232 will be uploaded to the County to utilize the Truth in Millage (TRIM) Notices process, based on  
 233 today's adjustments.

234

235 **TWELFTH ORDER OF BUSINESS** **Ratification of 20-Year Stormwater**  
 236 **Management Needs Analysis Report**

237  
 238 Mr. Adams presented the Stormwater Management Needs Analysis Report, which was  
 239 submitted to the County.

240

241 **On MOTION by Mr. Liquori and seconded by Mr. Call, with all in favor, the 20-**  
 242 **Year Stormwater Management Needs Analysis Report, was ratified.**

243

244

245 **THIRTEENTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**  
 246 **Statements as of May 31, 2022**

247  
 248 Mr. Adams presented the Unaudited Financial Statements as of May 31, 2022.

249 The financials were accepted.

250

251 **FOURTEENTH ORDER OF BUSINESS** **Approval of June 8, 2022 Regular Meeting**  
 252 **Minutes**

253

254 Mr. Adams presented the June 8, 2022 Regular Meeting Minutes.

255

256 **On MOTION by Mr. Liquori and seconded by Mr. Call, with all in favor, the June**  
257 **8, 2022 Regular Meeting Minutes, as presented, were approved.**

258

259

260 **FIFTEENTH ORDER OF BUSINESS**

**Action & Completed Items**

261

262 Items 8, 25, 26 and 28 were completed.

263 Item 10: Physical work was being implemented.

264 Item 11: Remove.

265 Regarding Item 12, a representative from the Water Management District stated, if  
266 trapping is occurring, a permit must be issued. They are aware of the issue and the CDD's  
267 challenge. A letter will be sent to the County Commissioner requesting assistance.

268 Regarding Item 13, Ms. Murphy stated the Smart Solutions contractor was advised that  
269 some neighborhoods lack clearance for safe turnarounds. She noted the CDD has some liability  
270 due to the possibility of car, property and gate damage. Staff is having difficulty managing the  
271 issue at night; the gate is kept closed as much as possible.

272 Regarding Item 15, the County initially claimed they do not own the roads. After follow  
273 up, he was advised they would look into it further. Another response is expected within 30  
274 days.

275 Regarding Item 17, this item should be removed. An alternative venue was located and  
276 this is not a CDD issue.

277 Regarding Item 22, Staff needs to determine if TM needs to clean concrete. Proposals to  
278 be sent to TM.

279

280 **SIXTEENTH ORDER OF BUSINESS**

**Staff Reports**

281

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

283 There was no report.

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

- 285 • **Discussion/Consideration of Rocchetta A:DB (RADB) Proposal for Gunn**  
286 **Highway Landscape Maintenance Yard**

287 This item will remain on the agenda until a location is determined.

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

- 289 • NEXT MEETING DATE: August 10, 2022 at 5:00 p.m.

- 290 ○ QUORUM CHECK

291 The next meeting will be held on August 10, 2022. A Landscape Contractor Interview  
292 Workshop will be scheduled for 3:30 p.m., before the meeting.

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

- 294 • Monthly Summary Report

295 Ms. Hlebak reviewed the June 2022 Monthly Summary Report. She announced that the  
296 Lifestyle Coordinator will be leaving but will continue through the end of the month and assist  
297 with the transition. The position has been posted internally and advertised externally.

298 Ms. Hlebak stated a resident called and demanded that a Welcome Center employee  
299 leave the front desk and confront somebody that was fishing. She stated the recent email sent  
300 to residents should help residents understand that employees will not pursue individuals on  
301 golf carts. Ms. Comella suggested the chart detailing all her accomplishments be shared with  
302 residents. Ms. Hlebak suggested sending a modified Monthly Summary via email.

303

304 SEVENTEENTH ORDER OF BUSINESS

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

305

306

307 This item was discussed earlier in the meeting.

308

309 EIGHTEENTH ORDER OF BUSINESS

Supervisors' Requests

310

311 Mr. Liquori asked if anything additional is needed for the TM transfer of conservation  
312 areas. Ms. Willson stated nothing else is needed.

313

314 NINETEENTH ORDER OF BUSINESS

Adjournment

315

316

317 On MOTION by Mr. Liquori and seconded by Mr. Call, with all in favor, the  
318 meeting adjourned at 7:36 p.m.

319

320

321

322

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

323  
324  
325  
326  
327  
328  
329

---

Secretary/Assistant Secretary

---

Chair/Vice Chair

# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **8**

**TSR CDD  
ACTION & COMPLETED ITEMS LIST  
07.13.22 FOR 08.10.22 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	<b>ACTION</b>	Staff/Mr. Call reviewing road turnovers and release of maintenance bonds and preparing map of the same. <b>04.14.21</b> If not turned over to County, Staff to get proposals to restripe for Fiscal Year 2022 budget. <b>12.01.21</b> Ms. Willson to discuss including the bridge in the conveyance of the roads to the County.	X			
2	08.11.21	<b>AGENDA</b>	Mr. Wilkes to provide list of areas to determine if cross-walk is needed and advise at the next meeting. <b>10.13.21</b> Staff collecting other items; work in progress. <b>11.10.21</b> 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			
3	03.09.22	<b>ACTION/AGENDA</b>	<b>05.11.22</b> Mr. Adams to incorporate edits discussed and work with Mark, Pete & Alyssa to revise and finalize the landscape bid specifications to present at the June meeting and publish, then present bid submittals at the August meeting. <b>06.08.22</b> The bid opening is the day of the July meeting.	X	X		
4	03.09.22	<b>ACTION/AGENDA</b>	Mr. Adams to find vendor to review FDOT Bridge Inspection Report. <b>05.11.22</b> Resident Roddy to submit bid for the project to Mr. Adams.	X			
5	04.13.22	<b>ACTION</b>	Upon establishing a requirement of staffing needs <b>05.11.22</b> Ms. Comella to work with Staff to draft and circulate a survey to residents, which included costs.	X			
6	04.13.22	<b>ACTION</b>	Mr. Adams to have the District Engineer review the Rocchetta proposals, add his fees and bring the project under Heidt Design LLC. <b>05.11.22</b> Ongoing discussions continue.	X			
7	04.13.22	<b>ACTION</b>	Ms. Willson to send pond deed documents to TM for execution. <b>05.11.22</b> Staff to obtain deeds. Mr. Call & Ms. Willson working to transfer preserve property and roadside swale area to the CDD and issue the Esplanade HOA an easement agreement to maintain the roadway area to keep invasive species out of the preserve.	X			
8	05.11.22	<b>ACTION</b>	Mr. Adams to ensure a copy of the deed for the retaining wall on Tract B-1 is in the CDD's files.	X			

**TSR CDD  
ACTION & COMPLETED ITEMS LIST  
07.13.22 FOR 08.10.22 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
9	05.11.22	<b>ACTION/AGENDA</b>	Mr. Wilkes to address erosion issues for pond on NW side of Night Star Trail, pipes jutting out on residence side and 2 residences at an additional pond that need pipes running into the lake. Mr. Adams to obtain proposals for sod to re-establish slope & add littorals at Night Star Trail Lake 15-2. <b>06.08.22</b> Mr. Adams to forward erosion photographs to Mr. Wilkes. Proposals from Chapman Land Services were pending. <b>07.13.22</b> Physical work being implemented.	X		X After 07.13.22 meeting	
10	05.11.22	<b>ACTION</b>	Mrs. Adams to confirm with hog trapper there are no fees for his services & check status of submitting a copy of LLC and Cert of Ins to her. Once confirmed, Ms. Willson to prepare agreement noting compensation are items removed from property; not monetary. <b>07.13.22</b> A representative from the Water Management District stated if some trapping is occurring, a permit must be issued. They are well aware of the issue and the CDD's challenge. Letter's mailed to County Commissioner & SWFWMD for assistance.	X		X After 07.13.22 meeting	
11	05.11.22	<b>ACTION/AGENDA</b>	Mr. Adams to present info on engaging community outreach officer to monitor Cunningham Park at the next meeting. Ms. Hlebak to obtain proposals for key cards & to install a camera that focuses on the gate. <b>06.08.22</b> Smart Solution preparing a proposal. Mr. Silber designated to select, purchase & connect camera system to WIFI system. <b>07.13.22</b> Smart Solutions contractor was advised that some neighborhoods lack clearance for safe turnarounds.	X			
12	05.11.22	<b>ACTION</b>	Ms. Willson to review Welcome Center lease from Developer Counsel & give copy to Mr. Silber. Ms. Comella to work with CDD on plan for new landscape maintenance yard & present at the next mtg.	X			
13	05.11.22	<b>ACTION</b>	Mr. Wilkes to give Mr. Adams contact info and language to prepare letter on CDD letterhead to County to consider making Longspur & Heart Pine Ave and Longspur & Fence Post Drive intersections into a four-way stops. <b>06.08.22</b> County acknowledged receipt of letter and will conduct a site visit. <b>07.13.22</b> The County initially claimed they do not own the roads; after follow up advised they would look into it further. Another response was expected within 30 days.	X			

**TSR CDD  
ACTION & COMPLETED ITEMS LIST  
07.13.22 FOR 08.10.22 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
14	05.11.22	<b>ACTION</b>	Mr. Adams to provide Ms. Hlebak guidance and templates of how other CDDs handle homeowners' requests to sponsor public events.	X			
15	06.08.22	<b>ACTION</b>	Ms. Willson to give Mr. Adams Chapter 197 language for Resolution 2022-05 and amend September date of the Public Hearing and Fiscal Year 2022 Meeting Schedule to September 7, 2022, and make changes to the proposed FY 2023 budget line items discussed.	X	X		
16	06.08.22	<b>ACTION</b>	Mr. Call to email Mr. Adams the appraisal on the land and the Welcome Center Facility to forward to the Board.	X	X		
17	06.08.22	<b>ACTION</b>	Mr. Adams to obtain another appraisal for the Welcome Center and the 0.8-acre parcel north of the Welcome Center.	X			
18	06.08.22	<b>ACTION</b>	Mr. Adams to determine if Taylor Morrison or CDD is responsible for removing a tree. <b>07.13.22</b> Tree at Huckleberry Pond being addressed today.	X	X		
19	06.08.22	<b>ACTION</b>	Mr. Mazzone to send SFWMD and the County a letter requesting they do more to control the hog population adjacent to the CDD.	X		X After 07.13.22 meeting	
20	06.08.22	<b>ACTION</b>	Ms. Hlebak was asked to research other materials to replace the crushed shells around the pool at Witfield Park.	X			
21	07.13.22	<b>ACTION</b>	Mr. Adams to revisit Eco-Logic services proposal for number of monitoring events within the Esplanade community with Mr. Nabor with regard to frequency.	X			
22							
23							
24							
25							



**TSR CDD  
ACTION & COMPLETED ITEMS LIST  
07.13.22 FOR 08.10.22 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	12.01.21	<b>ACTION</b>	Ms. Hlebak to inspect the water bowl at the dog park for leaks.			X	01.12.22
2	12.01.21	<b>ACTION</b>	Mr. Call: Follow-up on Parcels C & E landscaping turnover to CDD. 01.12.22 Taylor Morrison given Parcel E punch list. Mrs. Adams emailed Drew about pond construction debris complaints.			X	02.09.22
3	01.12.22	<b>ACTION AGENDA</b>	Mr. Adams to convey to Mr. Wilkes to present proposal to prepare the 20-Year Stormwater Needs Analysis Report.			X	02.09.22
4	12.01.21	<b>ACTION</b>	Mrs. Adams to request Accounting Dept. recode the "Pool repairs & maintenance" expense to the "Pool cleaning" budget line item.			X	02.09.22
5	12.01.21	<b>ACTION</b>	Mr. Adams/Mr. Yahn to review DTE crew count, rank performance & negotiate financial credit with DTE. 01.12.22 Mr. Adams & Mr. Call reviewing SCI Report on crew count & working on credit from DTE. Results to be presented to the Board at the next meeting.			X	02.09.22
6	12.01.21	<b>ACTION AGENDA</b>	Ms. Hlebak to obtain other options and proposals to replace mini-split A/C units and depending on progress, provide at the January or February meeting. 01.12.22 The existing Contractor's suggested keeping the existing systems due to the way the buildings were constructed. He felt the best route was to replace the compressor.			X	02.09.22
7	08.11.21	<b>AGENDA</b>	Mr. Silber & Staff to negotiate leasing Starkey Ranch Welcome Center. 10.13.21 Combined Action Item #13. Mr. Call to send Ms. Willson Welcome Center Lease. 11.10.21 Ms. Comella & Mr. Wilkes to review site plan for Cunningham CDD owned land and provide building scenarios in the next few months.			X	03.09.22
8	01.12.22	<b>ACTION AGENDA</b>	Mr. Adams & Ms. Willson to review HOA covenants and Petition language to determine who is responsible for maintenance of the sidewalk, curb and gutters and report back to the Board.			X	03.09.22
9	01.12.22	<b>ACTION AGENDA</b>	Ms. Willson to prep letter and complaint for small claims court to homeowners at 13286 Batten Lane to submit payment to the CDD.			X	03.09.22

**TSR CDD  
ACTION & COMPLETED ITEMS LIST  
07.13.22 FOR 08.10.22 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	02.09.22	<b>ACTION</b>	Mr. Adams: Post after-hours emergency numbers on CDD website.			X	03.09.22
11	02.09.22	<b>ACTION</b>	Mr. Adams: Ask Sheriff to focus patrols on Night Star Trail.			X	03.09.22
12	02.09.22	<b>ACTION</b>	Mr. Adams to research commercial shared costs revenues are escalating according to the agreements. Also research source of trash assessment revenue and apprise the Chair.			X	03.09.22
13	02.09.22	<b>ACTION</b>	Mr. Adams to assist Ms. Hlebak in finding vendors for the repairs to the structure on Lyon Pine Lane and Chapin Pass. 03.09.22 The sidewalk repairs at both locations were completed. A proposal to Mr. Hlebak to build a structure at the junction box was pending.			X	04.13.22
14	01.12.22	<b>ACTION</b>	Mr. Wilkes to work with Ms. Comella to identify locations to build or rent. Mr. Wilkes to contact the County regarding the development options for the strip of land next to Publix.			X	04.13.22
15	02.09.22	<b>ACTION</b>	Mr. Adams to give CDD's after-hours emergency phone numbers for irrigation issues to Welcome Center, to post on their website.			X	04.13.22
16	03.09.22	<b>ACTION</b>	Mr. Adams to have Rangeland wooden bridge reinspected.			X	04.13.22
17	03.09.22	<b>ACTION</b>	Mr. Adams pursuing proposal from Engineer servicing concrete bridges to perform the study on the wooden bridges.			X	04.13.22
18	03.09.22	<b>ACTION</b>	Mr. Adams to add certain signage on the other side of the lake at Rangeland and Esplanade.			X	04.13.22
19	03.09.22	<b>ACTION</b>	Mrs. Adams to have Solitude inspect the dirt pond on Mellon Drive and the area before asking Taylor Morrison to address homeowners' complaints about construction debris behind the silt fence at Westmore Court.			X	04.13.22
20	03.09.22	<b>ACTION</b>	Mr. Adams to ask patrol to focus on Night Star & Barbour Tr.			X	04.13.22
21	03.09.22	<b>ACTION</b>	Ms. Willson to review the current Hog Contractor Agreement and discuss with the CDD's insurance provider, best practices and ability to permit homeowners to hunt in the preserve.			X	04.13.22

**TSR CDD  
ACTION & COMPLETED ITEMS LIST  
07.13.22 FOR 08.10.22 MEETING**

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
22	03.09.22	<b>ACTION</b>	Mr. Yahn going over billing with DTE.			X	04.13.22
23	02.09.22	<b>ACTION/AGENDA</b>	Mr./Mrs. Adams to solicit bids from sidewalk cleaning contractors. 3.09.22 Mr. Adams to incorporate Ms. Hlebak's proposal & others into a spreadsheet to present at the next mtg.			X	05.11.22
24	02.10.21	<b>ACTION</b>	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 Contract or contacted to commence project. 4.13.22 Project is scheduled to commence on Monday, April 18 <sup>th</sup> and be completed in three weeks, weather permitting.			X	05.11.22
25	12.01.21	<b>ACTION AGENDA</b>	Mr. Adams to ask Mr. Wilkes to report on Mr. Silber's request to make Longspur & Fence Post Drive intersection a four-way stop and turn some of the parking spaces into plant beds, at the next meeting. 03.09.22 Mr. Adams to call Mr. Wilkes tomorrow.			X	05.11.22
26	03.09.22	<b>ACTION</b>	Mr. Adams to research deed to determine ownership of retaining wall on Tract B-1 and review similar process with the Builder for homeowner or HOA maintaining wall.			X	05.11.22
27	03.09.22	<b>ACTION/AGENDA</b>	Mr. Adams to present landscape bid specs at May meeting.			X	05.11.22
28	03.09.22	<b>ACTION/AGENDA</b>	Mr. Adams to include in the proposed FY 2023 budget: 1. Adjust the "Commercial shared costs" and reduce trash assessment revenue from \$49,000 to \$10,000 or \$15,000. 2. Insert funds to purchase benches along Huckleberry Pond. 3. Add funds for bridge repairs and to redo the brick pavers on the bridge.			X	05.11.22
29	04.13.22	<b>ACTION</b>	Per Mr. Silber, Staff to establish a requirement of staffing needs.			X	05.11.22
30	04.13.22	<b>ACTION</b>	Mr. Call to call for info on the current meeting location site.			X	05.11.22

**TSR CDD  
ACTION & COMPLETED ITEMS LIST  
07.13.22 FOR 08.10.22 MEETING**

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
31	04.13.22	<b>ACTION</b>	Mr. Adams & Mr. Yahn to present counter offer to DTE & request pro-ration of the credit for 6 months & report back.			X	05.11.22
32	05.11.22	<b>ACTION</b>	Staff to prepare an Agreement between the CDD and the HOA to prevent fishing at the CDD lake banks.			X	06.08.22
33	05.11.22	<b>ACTION</b>	Mr. Adams to ask vendor about missing new "No trespassing" sign in Esplanade. Ms. Hlebak to advise Mrs. Adams where it is to be re-installed.			X	06.08.22
34	05.11.22	<b>ACTION/AGENDA</b>	Mr. Soety to present his findings in evaluating the firebush shrubs damaged by frost and DTE proposals for replacement.			X	06.08.22
35	05.11.22	<b>ACTION</b>	Mr. Adams, Mr. Soety and Mr. Yahn to refine the section of the RFP for Landscape Maintenance Contract on performance score card and include the evaluation criteria with the point system in the package and ratify at the next meeting. Mr. Adams to provide Ms. Anderson a list of the vendors invited to respond to the RFP.			X	06.08.22
36	06.08.22	<b>ACTION</b>	Staff to coordinate removal of "No Trespassing" signs at Huckleberry Pond. Ms. Willson to update the language in the Amenity Policy to address late hours, in response to Mr. Liquori's recommendations.			X After 06.08.22 mtg	07.13.22
37	06.08.22	<b>ACTION</b>	Mrs. Adams to clarify if ponds 15-2 and 12-5 were transferred to the CDD and email Mr. Silber the link to the map.			X After 06.08.22 mtg	07.13.22
38	06.08.22	<b>ACTION</b>	Mr. Adams to obtain a proposal from Mr. Yahn to engage Sunscape to oversee the Down-to-Earth landscaping projects.			X After 06.08.22 mtg	07.13.22
39	04.13.22	<b>ACTION</b>	Mr. Adams to review trespass agreements that are already in place and determine if they can be amended and to check on who authorized placement of the "No fishing" on Lake Blanche.			X	07.13.22

**TSR CDD  
ACTION & COMPLETED ITEMS LIST  
07.13.22 FOR 08.10.22 MEETING**

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
40	06.08.22	<b>ACTION</b>	Mr. Adams to email the Board Mr. Wilkes' notes on his tour of the current facility and the site plan addressing the needs for the proposed meeting site at Publix.			X	07.13.22
41	06.08.22	<b>ACTION</b>	Ms. Hlebak to prepare and circulate a general overview of the roles and responsibilities of the Arch Amenities Group.			X	07.13.22
42	06.08.22	<b>ACTION</b>	Mr. Cologne to submit a request to Mr. Adams to host the Tower Foundation in the future to be held on the Third Saturday in October and include details of the event and potential impacts to the area. <b>07.13.22</b> An alternative venue was located. This is not a CDD issue. Remove.				07.13.22
43	05.11.22	<b>ACTION</b>	Mr. Mohr to use the reservation system and submit a plan regarding the July 4 <sup>th</sup> event and copy of the County permit to Mr. Adams. Ms. Willson to review the CDD's potential liability. <b>06.08.22</b> Decision deferred while Mr. Mohr obtains one-time event insurance policy, Ms. Willson revises draft Agreement and CDD's Insurance Claims Dept approves the items as being sufficient to cover the CDD's liability. <b>07.13.22</b> Remove.				07.13.22
44	06.08.22	<b>ACTION/AGENDA</b>	Mrs. Adams to present SOLitude's new rate increase at the August meeting, as the Lake Maintenance contract expires in September. <b>07.13.22</b> Remove. Looking at other options.				07.13.22
45							
46							
47							

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**9C**

## 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 7, 2022	Public Hearing and Regular Meeting	5:00 PM
September 14, 2022 <i>rescheduled to September 7, 2022</i>	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		
<b>REVENUES</b>					
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>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	-	646	2,000	2,646	5,100
Management	42,070	21,035	21,035	42,070	42,070
Legal <sup>1</sup>	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		
<b>Field operations</b>					
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>

<sup>1</sup>budget incorporates a 6% annual increase to hourly rate since last rate adjustment

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**9D**



# Monthly Summary Report

## *July, 2022*

**Submitted by:**

Renee Hlebak, Starkey Ranch Lifestyle Director

Alex Murphy, Operations Director



# JULY PROGRAM HIGHLIGHTS

PROGRAM	CATEGORY	PARTICIPATION
Bike Brigade Parade	Family Social	30
Yippy Hour	Family & Dog Social	Cancel due to Weather
Yappy Hour	Family & Dog Social	Cancel due to Weather
Food Truck Friday	Family Social	110+
What's for Dinner	Family Social	100+
Kid's Day Out/Splash into Summer	Kids Social	12
Coffee Club	Adult Social	15
Drink This, Make That	Adult Social	28
Music in the Park	Family Social	150+
Kid's Night Out	Kids Social	32
Toddler Time	Family Social	8 Toddlers/Week
I-9 Sports Camp	Kids Summer Camp	20 to 30
Fitness	Group Fitness	5/Class



# JULY PROGRAM PHOTOS




# JULY AMENITY RENTALS

AMENITY LOCATION	FREQUENCY	REVENUE
Cunningham Hall	5 Days /25 Hours	\$1,250
Whitfield Park Pavilion	2 Days/11 Hours	\$165
Homestead Park Pavilion	1 Days/3 Hours	\$45
Albritton Park – Coming Soon!	N/A	N/A
***Rentals usually take place Friday – Sunday, pending Lifestyle Programs and needed access to the facilities. Resident Clubs, Fitness and Community Associations are not included in these numbers. Deposits for Cunningham Hall and Damage Costs are not included. Damage costs are rarely charged/a concern after rentals. Deposit Checks for Cunningham Hall are held until the Monday after the rental, they are then returned or shred per the resident’s request.***		



# AUGUST PROGRAM FORECAST

PROGRAM	DATE
Food Truck Friday	August 5 <sup>th</sup>
Back to School Bash	August 6 <sup>th</sup>
Meet & Mingle	August 9 <sup>th</sup>
Yippy Hour	August 16 <sup>th</sup>
Yappy Hour	August 18 <sup>th</sup>
Music in the Park	August 19 <sup>th</sup>
What's for Dinner	August 23 <sup>rd</sup>
Kid's Night Out	August 26 <sup>th</sup>
Drink This, Make That	August 31 <sup>st</sup>
I-9 Sports Summer Camp	Cancelled - Lack of sign ups
Toddler Time	Cancelled for August
Fitness Classes	Every Day Except Sunday
Group, ISR & Private Swim Lessons	Daily Based on Request & Weather



**Yappy Hour**

Calling all four legged fur friends!  
Join the Lifestyle Team for a one hour doggie social at Woof-field Park!  
Human and doggy treats will be provided!

Thursday, August 18th  
5-6pm  
Whitfield Dog Park

*Meet & Mingle*  
**Zen Forrest**

4148 Rowan Rd,  
New Port Richey, FL 34653



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

Adults only please.

**6PM**  
TUESDAY  
AUGUST 9TH

RSVP TO [FUN@STARKEYRANCH.COM](mailto:FUN@STARKEYRANCH.COM)  
BY SATURDAY, AUGUST 6TH

**LATINOS CUISINE FOOD TRUCK**



WHAT'S FOR DINNER TONIGHT?  
JOIN LATINOS CUISINE FOOD TRUCK FOR DINNER AT WHITFIELD PARK!

DON'T FORGET TO BRING THE FAMILY AND BLANKETS TO ENJOY AN EVENING IN THE PARK!

TUESDAY, AUGUST 23RD  
6-8PM  
WHITFIELD PARK



# RESIDENT INTERACTIONS

TOTAL VISITS BY DAY/MONTH	
Monday	71
Tuesday	66
Wednesday	49
Thursday	55
Friday	88
Saturday	89
Sunday	52
TOTAL CALLS & EMAILS BY DAY/MONTH (Does NOT include Program or Rental Requests)	
Monday	77
Tuesday	50
Wednesday	49
Thursday	45
Friday	61
Saturday	64
Sunday	33

OVERALL UTILIZATION	
Total Visits (Mon – Sat 10am to 5pm, Sun 12pm to 5pm)	470
Total Calls & Emails (Does NOT include Program or Rental Requests)	379

# FACILITY OPERATIONS & MAINTENANCE

ITEM	STATUS	CONCLUSION
Homestead Park Pool Gates	In Progress	One gate continues to be jammed with items so the gate won't close all the way. Request is in for gate security team to update to a maglock.
A/C in Cunningham Park Bathroom	Complete	Circuit Board went, part could not be found so company switched out unit.
Bike Park Maintenance	Complete	Touch ups and maintenance completed by Natural Trail Building.
Urn found in Huckleberry Pond	Complete	Urn of ashes was found on the bank of Huckleberry Pond. Staff was able to retrieve it, discover where they came from and delivered them to the funeral home that held the services in hopes to be returned to the family.
Tire Replacement for Gator/Field Cart	Complete	Needed to purchase and install new front tires.
Pool Access Gate System Down	Complete	Had a few days where the gates kept going down. Found an issue with electrical at Whitfield Park and everything was updated and back online.
Broken Tube on Chlorine Feeders	Complete	Chlorine would not circulate and feeders were not running, broken tube found and repaired at Homestead 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. This does not include daily Park Attendant duties such as trash, park checks, rentals, etc.

**THANK YOU.**



**TSR**

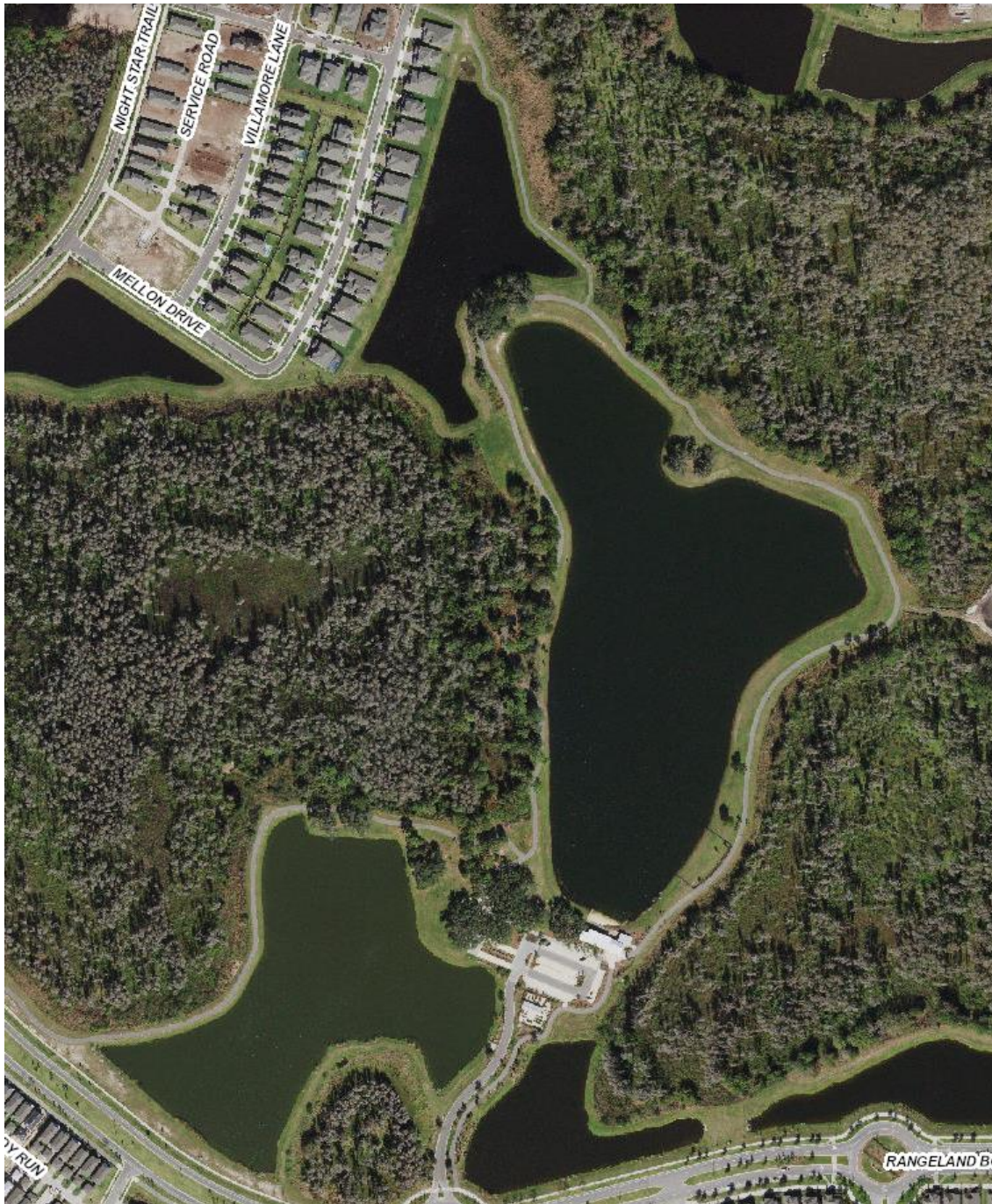
**COMMUNITY DEVELOPMENT DISTRICT**

**9E**

# TSR COMMUNITY DEVELOPMENT DISTRICT

## CUNNINGHAM PARK REVIEW

*OPERATION MGR – 7/22/22*



## **BACKGROUND:**

On July 22nd, I met with Starkey Ranch owners Joy and Andrew Vincent of 3810 Mellon Drive. Mr. and Mrs. Vincent expressed concerns about several areas of the path traversing the lake behind Cunningham Park. Since they purchased their home in October 2018, the landscaping of the park has thickened and expanded in several areas. This thickening and expansion have changed not only the view from their property, but also the borders of the walking paths and the open area surrounding the lake.

Enclosed are photographs provided by Mr. and Mrs. Vincent from early 2019 and corresponding photographs taken of the same areas today. These photographs offer a glimpse and stark comparison of these areas as they have evolved and grown.

## **CONCERNS:**

Mr. and Mrs. Vincent have expressed the following concerns and I note the following conditions by comparing the original photographs to today's:

- The additional foliage that has accumulated under and around trees, reducing the amount of open space.
- Significant amounts of moss and vines that are overtaking numerous trees around the lake path.
- Areas of brush that are diverging further into the paved path around the lake and large sections of brush that are expanding to block areas.
- A section of tree limbs that will eventually the maintenance of one section of the lake, if not addressed.

## **QUESTIONS:**

- Is this area growing and filling in as intended or is the Board of supervisors open to restoring this area?
- Are the Board of Supervisors open to the possibility of community volunteers, led by Mr. and Mrs. Vincent, trimming back some of these areas and removing excess brush?
- Does the District have funds available to address the moss in the trees and maintain these areas once the additional brush is removed by volunteers?



**PREVIOUS CONDITION – Original view from back yard**



**CURRENT CONDITION - View from back yard**

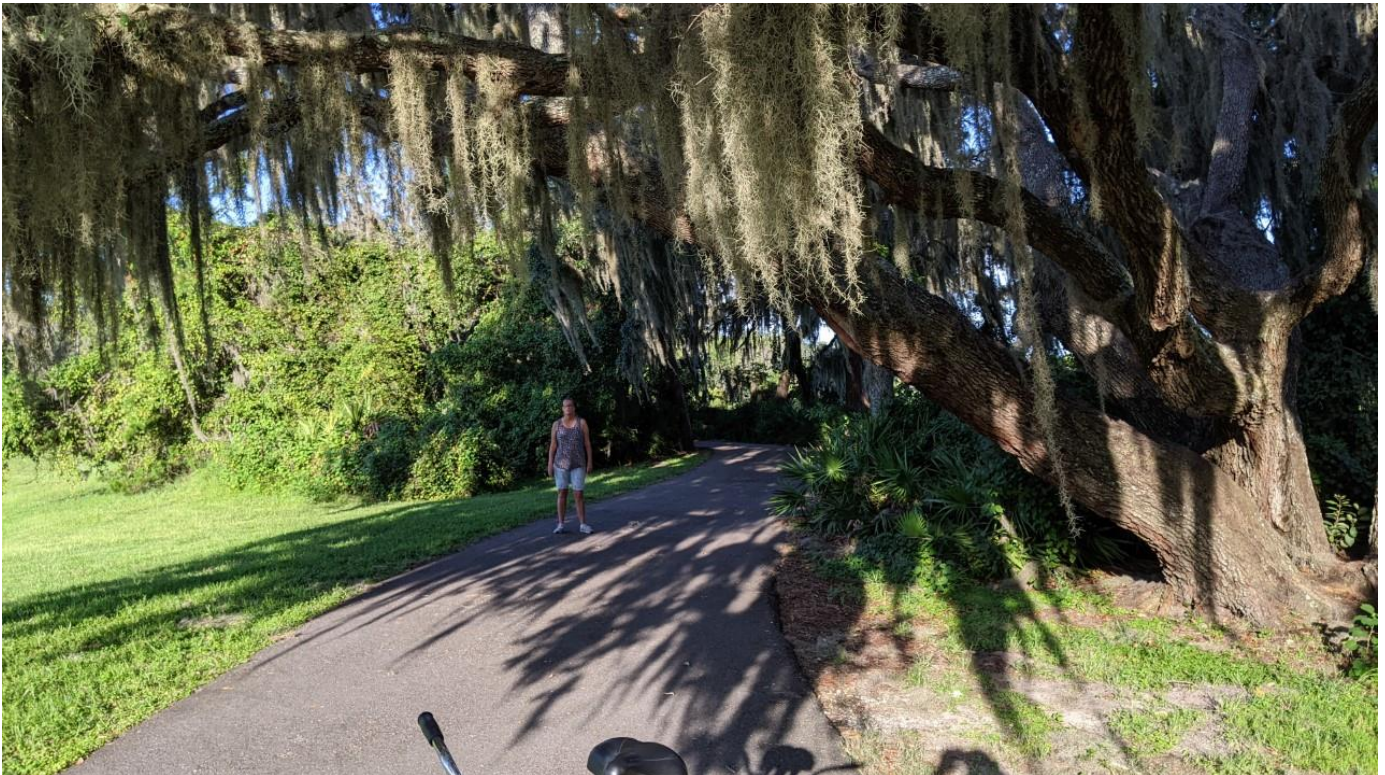




**PREVIOUS CONDITION – Path circa 2019**



**CURRENT CONDITION**





**PICTURE 1:** Pine tree bed (2019)

**PICTURES 2 & 3:** Pine tree bed now. Pine tree bed growing onto path which used to have an approximately 4 - 6-foot grass border between the bed & path. The bushes are now extending out into the path.





CURRENT PARK PHOTOS

