

TSR

**COMMUNITY DEVELOPMENT
DISTRICT**

May 10, 2023

**BOARD OF SUPERVISORS
REGULAR
MEETING AGENDA**

TSR

COMMUNITY DEVELOPMENT DISTRICT

AGENDA

LETTER

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

May 3, 2023

Board of Supervisors
TSR Community Development District

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

Dear Board Members:

The Board of Supervisors of the TSR Community Development District will hold a Regular Meeting on May 10, 2023 at 6:00 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. Update: Welcome Center Lease Agreement
4. Consideration of License Agreement with Water Management District
5. Continued Discussion/Consideration: Landscape Maintenance Professionals, Inc., Water Restrictions Notification
6. Discussion: Pond Embankment Damage to CDD Property by Homeowner [3898 Barbour Trail]
7. Discussion: Starkey Wilderness Park Multi-Use and Bike Trails
8. Discussion: Re-Striping Crosswalks By School
9. Consideration of Resolution 2023-05, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
10. Consideration of Resolution 2023-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date
11. Acceptance of Unaudited Financial Reports as of March 31, 2023

- 12. Approval of April 12, 2023 Regular Meeting Minutes
- 13. Action & Completed Items
- 14. Discussion/Consideration: Scheduling a June Workshop to Review Potential Fiscal Year 2023/2024 Landscaping Projects
- 15. Staff Reports

- A. District Counsel: *Kutak Rock, LLP*
- B. District Engineer: *Johnson Engineering, Inc.*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - 4,831 Registered Voters in District as of April 15, 2023
 - NEXT MEETING DATE: June 14, 2023 at 6:00 PM

○ QUORUM CHECK


SEAT 1	DAVID DEENIHAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	FRANK STALZER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	JASON SILBER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	RAY SZELEST	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	MARY COMELLA	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- D. Lifestyle Director & Amenity Manager: *WTS International*
 - I. Consideration of Leisure Creations, Quote #67455 for Umbrellas
 - II. Consideration of Earthscape Play, Inc., Service and Supply Agreement for Timber Tower Net Replacement
- E. Operations Manager: *Wrathell, Hunt and Associates, LLC*

- 16. Supervisors' Requests
- 17. 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

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TSR CDD – J B Starkey 3 Data Collection Site
SWF Parcel No. 16-020-123
Approved by Attorney: _____

LICENSE AGREEMENT

This License Agreement (Agreement) is made and entered into by and between TSR Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, and located entirely within Pasco County, Florida, whose address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“Licensor”) and the Southwest Florida Water Management District, a public corporation, having an address of 2379 Broad Street, Brooksville, Florida 34604-6899 (“Licensee”).

WHEREAS, Licensor currently owns certain real property identified in that certain Tract D-04, STARKEY RANCH PARCELS 8 & 9, PHASE 2, according to the plat thereof as recorded in Plat Book 2, Page 39, of the Public Records of Pasco County Florida; ~~together with a portion of the Southwest ¼ of Section 22,~~ (“Property”); and

WHEREAS, Licensee desires access and use of a certain portion of the Property as defined below to maintain, and repair or replace monitoring wells, and to access such monitoring wells to perform resource monitoring and testing including but not limited to wetland assessment and monitoring; and

WHEREAS, Licensor agrees to allow access to and use of a certain portion of the Property as defined below for the purposes provided herein.

NOW THEREFORE, in consideration of the mutual terms, covenants, and conditions set forth herein, Licensor and Licensee hereby agree as follows:

1. Licensor grants to Licensee, its employees, agents, and subcontractors a license to enter upon, over and across and to use any and all lands, as more particularly described in Exhibit A attached hereto and incorporated herein by this reference (“License Area”), to maintain, and repair or replace an upland surficial well, a wetland surficial well, and staff gauge, and to access such wells to perform resource monitoring, testing, and wetland assessment. Uses may include ingress and egress over and across the Property for workers, machinery, and vehicles. The number of workers, and the type of machinery and vehicles, will be the minimum reasonably necessary to effectuate the purpose of this Agreement.
2. The license period will begin upon execution of this Agreement and will continue in effect until termination. Either party may terminate for any reason by giving one hundred eighty (180) days prior written notice to the other party, at the address set forth above, as may be updated in writing by the respective parties. Furthermore, this Agreement may be terminated pursuant to paragraph 14. below.
3. Licensee agrees that: (i) it will, at its expense, promptly comply with all laws, rules, and regulations promulgated by any governmental authority having jurisdiction over the License Area that pertain to the physical condition of improvements by Licensee, repairs and maintenance required by Licensee's operation upon the License Area, and the use of the License Area by Licensee; (ii) it will not at any time claim any interest or estate of any kind in the License Area; (iii) it will not create or cause to be imposed, claimed or filed upon the License Area, or any portion thereof, or upon the interest

therein of Licensor, any lien, charge or encumbrance whatsoever; and (iv) upon termination of this Agreement, it will promptly restore the License Area to a safe and aesthetic condition, as existed prior to Licensee's use.

4. To the extent permitted by applicable law from time to time and without waiving the provisions of Section 768.28, Florida Statutes, Licensor agrees to indemnify and hold harmless the Licensee, its agents, employees and officers from and against all liabilities, claims, damages, expenses or actions, either at law or in equity, including attorney's fees and costs and attorney fees and costs on appeal, caused or incurred, in whole or in part, as a result of any act or omission by Licensor, or anyone for whose acts or omissions Licensor may be liable as a result of Licensor's ownership or Licensor's use of the Temporary License Area. Nothing contained herein will constitute a waiver of Licensor's sovereign immunity under Section 768.28, F.S., or to extend the limits of liability or recovery under Section 768.28, F.S. This provision will survive the termination of this Agreement.
5. To the extent permitted by applicable law from time to time and without waiving the provisions of Section 768.28, Florida Statutes, Licensee agrees to indemnify and hold harmless Licensor, its agents, employees and officers from and against any and all liabilities, claims, damages, expenses or actions, either at law or in equity, including attorney's fees and costs and attorney's fees and costs on appeal, caused or incurred, in whole or in part, as a result of any negligent act or omission by Licensee or anyone for whose negligent acts or omissions Licensee may be liable as a result of Licensee's rights under this Agreement. Nothing contained herein will constitute a waiver of Licensee's sovereign immunity under Section 768.28, F.S., or to extend the limits of liability or recovery under Section 768.28, F.S. This provision will survive the termination of this Agreement.
6. Licensee will at all times keep the License Area free of hazardous materials generated by, resulting from or being incident to Licensee's use of the License Area, and neither Licensee nor any of its employees, agents, invitees, licensees, contractors or subtenants (if permitted) will use, generate, manufacture, refine, treat, process, produce, store, deposit, handle, transport, release, or dispose of hazardous materials in, on or about the License Area, in violation of any federal, state or local laws, rules, regulations, ordinances, orders, codes, and guidelines currently in existence or hereafter enacted or rendered. Licensee will give Licensor prompt written notice of any claim received by Licensee from any person, entity, or governmental agency that a release or disposal of hazardous materials has occurred on the License Area.
7. This Agreement may not be assigned, in whole or in part, by Licensee without the written consent of Licensor, which consent may be withheld by Licensor in its sole discretion.
8. The waiver by either party of a breach of any provision of this Agreement will not operate or be construed as a waiver of any subsequent breach thereof or the waiver of any breach of any other provision of this Agreement.
9. If any covenant or provision of this Agreement is determined to be invalid, illegal, or incapable of being enforced, all other covenants and provisions of this Agreement will,

nevertheless, remain in full force and effect, and no covenant or provision will be dependent upon any other covenant or provision unless so expressed herein.

10. This Agreement may only be amended by an instrument in writing signed by both of the parties hereto.
11. The parties acknowledge and agree that all documents of any kind relating to this Agreement may be public records and shall be treated as such unless otherwise confidential or exempt in accordance with Florida law, particularly Chapter 119, Florida Statutes.
12. This Agreement will be construed in accordance with the laws of the State of Florida and venue of any legal proceedings will be in Pasco County, Florida if the action is commenced in state court. If any action is commenced in federal court, then venue shall be in the United States District Court for the Middle District of Florida.
13. Except as otherwise specified herein, each party will be responsible for its own legal and attorneys' fees, costs and expenses incurred in connection with any dispute or any litigation arising out of, or relating to this Agreement, including attorneys' fees, costs, and expenses incurred for any appellate or bankruptcy proceedings.
14. This Agreement will be deemed automatically terminated upon any failure of performance by Licensee of its obligations under the terms of this Agreement, provided Licensor has given Licensee at least ten (10) days advance written notice (unless otherwise provided herein, or, in the case of an emergency, such lesser time and form of notice as is reasonable) of the failure, and the failure has not been cured within such applicable period.
15. Each of the undersigned warrants and represents that he or she is authorized to execute this Agreement on behalf of the entity identified.
16. Counterparts and Authority to Sign. The signatures of all parties need not appear on the same counterpart. In accordance with the Electronic Signature Act of 1996, electronic signatures, including facsimile transmissions, may be used and shall have the same force and effect as a written signature. Each person signing this Agreement warrants that he or she is duly authorized to do so and bind the respective party to the Agreement.

[Signature page follows]

IN WITNESS WHEREOF, the parties have executed this License Agreement on the day and year last written below.

LICENSOR:

TSR Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes

By: _____

Printed Name & Title: _____

Date _____

LICENSEE:

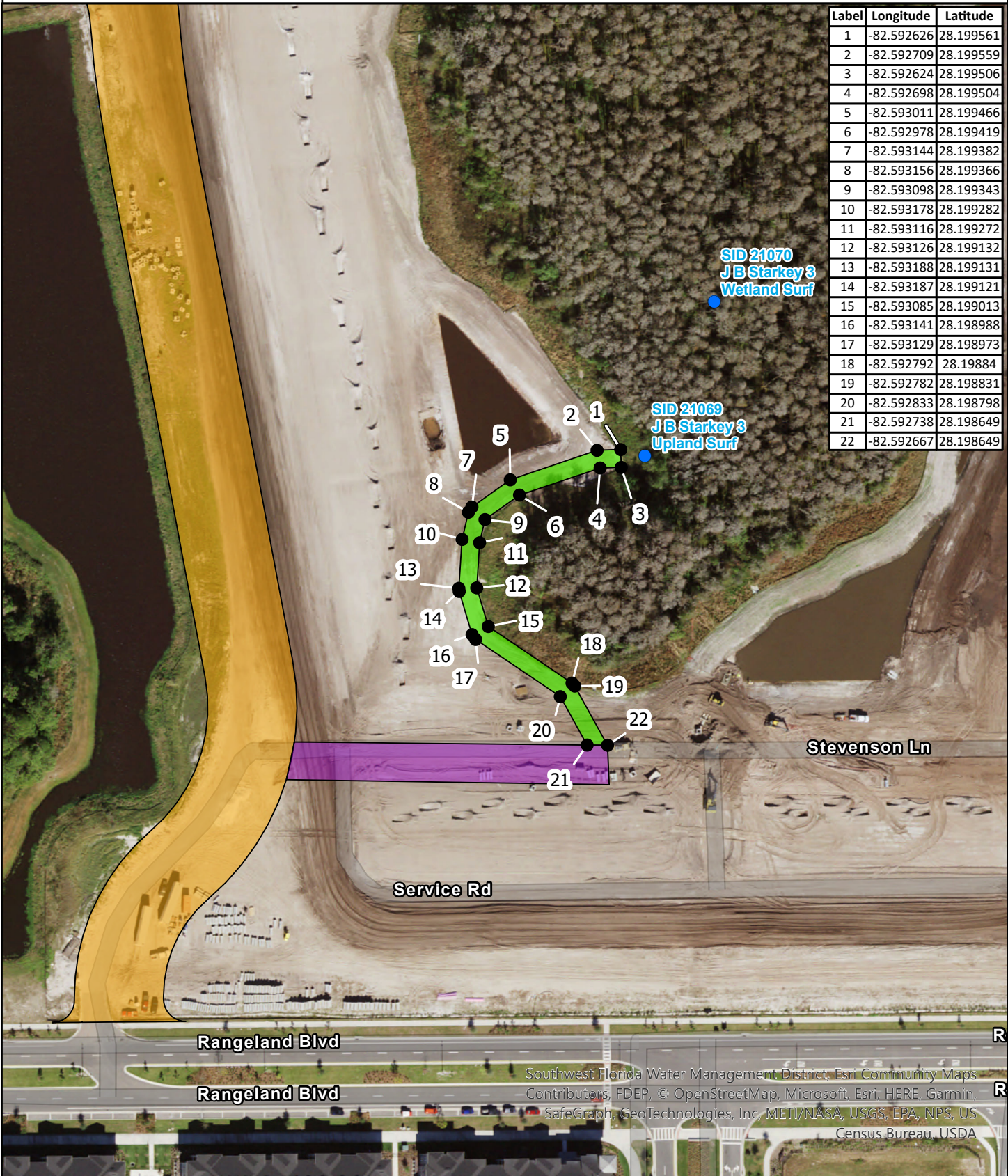
Southwest Florida Water Management District

By: _____

Brian Starford, P.G.
Operations, Lands & Resource Monitoring
Division Director

Date _____

Exhibit A
TSR Community Development District
(JB Starkey 3 Access)
SWF #16-020-123

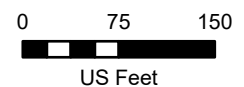


Southwest Florida Water Management District, Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

Southwest Florida
Water Management District

WaterMatters.org • 1-800-423-1476

- Groundwater sites
- Access to TSR CDD (JB Starkey 3)/ SWF Parcel No. 16-020-123
- Existing District access easement/ SWF Parcel No. 16-705-103P
- Public Access along Stevenson Lane



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COMMUNITY DEVELOPMENT DISTRICT

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

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

March 20, 2023

Certified Mail Return Receipt Requested

Mr. Derek Lee Adams
3898 Barbour Trail
Odessa, FL 33556-4615

Re: Damage to TSR Community Development District Property

Dear Mr. Adams:

I serve as operations manager to the TSR Community Development District (the "District"). I am contacting you regarding damage to district property that occurred on the morning of March 7th, 2023. At approximately 11:15 AM, during a field inspection by district staff, it was noted that a large chlorinated water flow was being expelled from the rear of your property located at 3898 Barbour Trail. This water flow, which appeared to be coming from the draining of a swimming pool located within the boundaries of your property, caused multiple erosion points and a washout on district property. Upon further inspection, staff found damage to the area leading into the pond and the pond bank itself. To illustrate the damage that was incurred by the district, I have included a small subset of the photos taken by staff during the event. On behalf of the district, I am reaching out to advise you of the situation and to seek your assistance in correcting the corresponding damage.

In coordination with the district manager, we are offering two options to resolve the matter before enlisting the assistance of district counsel to address the situation.

Option 1: You can contract with a licensed contractor to obtain an estimate and they can draft a plan to repair the damage to district property. You would then submit that estimate and plan to the district for approval. If the district approves, you will proceed with the repair at your cost. Once the district reviews the completed work and accepts the final restoration of its property, the matter would be resolved.

Option 2: Alternatively, you can choose to have the district repair the damage with its own contractors. You would then be responsible to reimburse the district for the cost associated with these repairs. As the district will be responsible for completing the work to its satisfaction, you would only be responsible for the costs and not the workmanship.

The district requests that you please respond within fourteen (14) days of receipt of this letter. Thank you in advance for your prompt attention and cooperation. If you have any questions regarding this letter, please contact me at mazzonib@whhassociates.com.

Sincerely,

Barry Mazzoni
Field Operations Manager



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

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

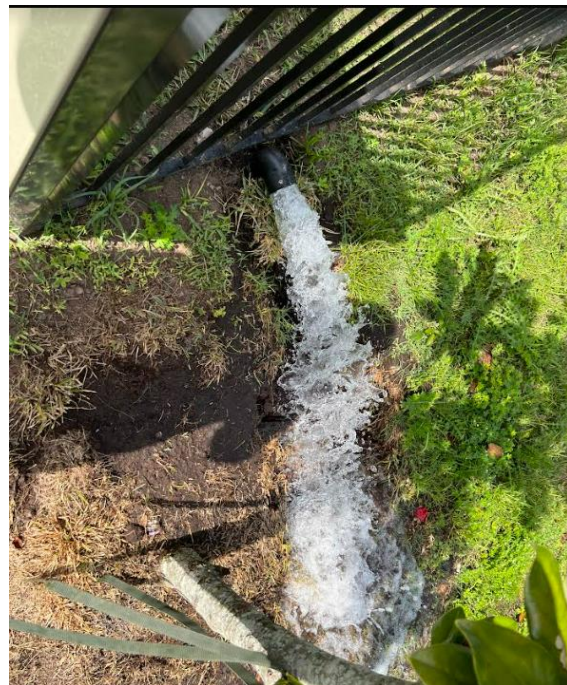
cc: Chuck Adams, District Manager
TSR CDD Board of Directors

Enclosures

Evacuation Point from 3898 Barbour Trail



Primary Erosion Point #1



Primary Erosion Point #2



Cert letter info

Barry Mazzone Jr <barrymazzone@gmail.com>

Wed 4/5/2023 11:47 AM

To: Barry Mazzone <mazzoneb@whassociates.com>

TSR CDD
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

USPS CERTIFIED MAIL®



9514 8066 5101 3082 4732 70

RETURN RECEIPT



U.S. POSTAGE
\$6.88
RDC 23
34639 FCM
Date of Sale
03/23/23
02
6W6
6913350443

FOLD HERE

Certified Mail Return Receipt Requested

Mr. Derek Lee Adams
3898 Barbour Trail
Odessa, FL 33556-4615



LAUD O LAKES
5230 LAUD O LAKES BLVD
LAUD O LAKES, FL 34638-9998
(800)275-8777

03/23/2023 09:20 AM

Product	Qty	Unit Price
First-Class Mail® Letter	1	\$0.63

Odessa, FL 33556
Weight: 0.60 oz
Estimated Delivery Date
Sat 03/25/2023

Tracking #:
9514 8066 5101 3082 4732 70
Certified Mail® \$4.15
e-Return Receipt \$2.10
Total \$6.88

Grand Total: \$6.88
Credit Card Remit \$6.88

Card Name: Discover
Account #: XXXXXXXX8394
Approval #: 023578
Transaction #: 200
Receipt #: 000200
AID: A000001523010
AL: Discover
PIN: Not Required

Chip
Discover Credit

Use label # for inquiry on
Return Receipt (Electronic).

For Return Receipt (by email), visit
USPS.com, click on Track & Manage and
enter tracking number; click on drop-down
arrow under Return Receipt Electronic;
enter name and email address and click on
Request Email.

Text your tracking number to 28777 (2USPS)
to get the latest status. Standard Message
and Data Rates may apply. You may also
visit www.usps.com USPS Tracking or call
1-800-222-1811.

Preview your Mail
Track your Packages
Sign up for FREE @
<https://informedelivery.usps.com>

All sales final on stamps and postage.
Refunds for guaranteed services only.
Thank you for your business.

Tell us about your experience.
Go to: <https://postalexperience.com/ssk>
or scan this code with your mobile device.



TSR

COMMUNITY DEVELOPMENT DISTRICT

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STARKEY WILDERNESS PARK FOOT BRIDGE AND ACCESS AGREEMENT

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

WITNESSETH:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

5. RELEASE AND INDEMNIFICATION.

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

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

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

6. CONTROLLING LAW.

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

7. NOTICE AND CONTACT.

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

If to County:

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

With a copy to:

Parks, Recreation and Natural Resources Director
4111 Land O' Lakes Blvd., Suite 202
Land O' Lakes, FL 34639

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

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

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

Primary Contact:

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

8. FORCE MAJEURE.

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

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

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

9. CONFLICTING LAW; SEVERABILITY.

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

10. EFFECTIVE DATE; TERM.

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

11. AMENDMENTS.

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

12. NONAPPROPRIATIONS.

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

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

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

13. ENTIRE UNDERSTANDING.

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

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



ATTEST:
JUNE 2nd
BY: Nikki Alvarez-Sowles
NIKKI ALVAREZ-SOWLES, ESQ.
CLERK & COMPTROLLER

PASCO COUNTY, FLORIDA

By: Kathryn Starkey
Kathryn Starkey, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA
IN SESSION

Date: MAY 17 2022 2022
PASCO COUNTY
BCC

TSR Community Development District

WITNESSES:

CECE ALI

By: MU G.
Its: CHAIRMAN

CHESLEY E. ADAMS JR.
Print or Type Name

Date: 4/13/22

Chesley Adams

Chesley Adams
Print or Type Name

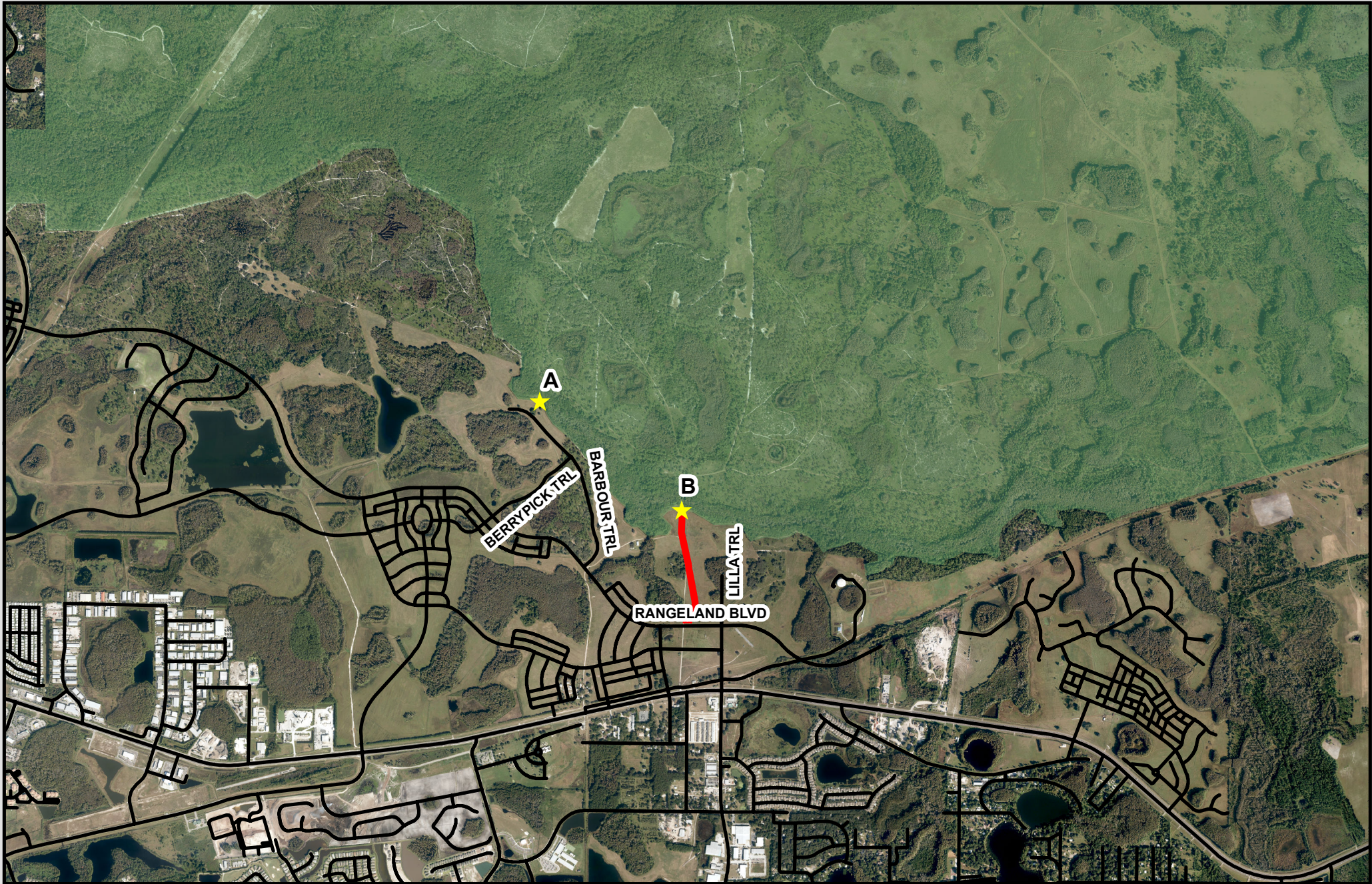
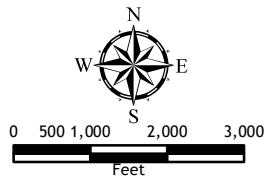


EXHIBIT - A
Jay B. Starkey Wilderness Park - Access Points



- Park Boundary
- Roads
- Access Easement
- Access Points

Pasco County
 Natural Resources



This map is intended for informational purposes only.
 The data contained herein is not reflected under the
 supervision of, or approved by a licensed surveyor.
 It is not intended for legal purposes.

TSR

COMMUNITY DEVELOPMENT DISTRICT

9

RESOLUTION 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TSR COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the TSR Community Development District (“**District**”) prior to June 15, 2023, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE: _____

HOUR: _____

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

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 10TH DAY OF MAY, 2023.

ATTEST:

**TSR COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2023/2024 Proposed Budget

Exhibit A: Fiscal Year 2023/2024 Proposed Budget

**TSR
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2024**

**TSR
COMMUNITY DEVELOPMENT DISTRICT
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**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross O&M	\$ 4,538,284				\$ 4,398,374
Assessment levy: on-roll - gross trash	259,774				262,112
Allowable discounts (4%)	(191,922)				(186,419)
Assessment levy: on-roll - net	4,606,136	\$4,549,837	\$ 56,299	\$ 4,606,136	4,474,067
Assessment levy: off-roll O&M	-	10,041	-	10,041	-
Trash collection assessments	11,404	10,570	834	11,404	12,241
Commerical shared costs	112,045	134,340	-	134,340	120,191
Program revenue	12,000	9,528	2,472	12,000	14,000
Interest	2,500	-	2,500	2,500	2,500
Specialty program revenue	6,000	-	6,000	6,000	6,000
Miscellaneous-rental revenue	15,000	9,030	5,970	15,000	17,000
Total revenues	<u>4,765,085</u>	<u>4,723,346</u>	<u>74,075</u>	<u>4,797,421</u>	<u>4,645,999</u>
EXPENDITURES					
Professional & administrative					
Supervisors	10,200	3,875	6,325	10,200	10,200
Management	42,070	21,035	21,035	42,070	42,070
Legal	30,000	21,358	8,642	30,000	30,000
Engineering	20,000	3,153	16,847	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	1,500	1,500	3,000	3,000
Dissemination agent	13,000	6,500	6,500	13,000	13,000
Trustee	26,500	23,166	3,334	26,500	26,500
Telephone	250	125	125	250	250
Postage	1,500	2,971	1,000	3,971	1,500
Printing & binding	2,000	1,000	1,000	2,000	2,000
Legal advertising	3,500	794	1,500	2,294	2,500
Annual special district fee	175	175	-	175	175
Insurance	7,100	6,464	-	6,464	6,800
Other current charges	3,500	677	1,000	1,677	2,000
Office supplies	500	364	350	714	750
Website					
Hosting & maintenance	705	-	705	705	705
ADA compliance	200	-	200	200	200
Property taxes	687	-	687	687	687
Property appraiser & tax collector	95,961	93,535	2,426	95,961	93,210
Total professional & administrative	<u>275,418</u>	<u>191,692</u>	<u>82,746</u>	<u>274,438</u>	<u>270,117</u>

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023			Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	
Field operations				
Contract services				
Field services	28,325	14,163	14,162	28,325
Landscape maintenance	1,700,000	624,688	1,075,312	1,700,000
Landscape consulting	60,000	25,000	35,000	60,000
Landscape Arbor Care	155,000	23,148	131,852	155,000
Wetland maintenance	68,168	518	67,650	68,168
Wetland mitigation reporting	4,500	20,575	-	20,575
Lake maintenance	100,000	42,963	57,037	100,000
Community trash hauling	330,000	175,931	180,000	355,931
Off-duty traffic patrols	20,000	200	15,000	15,200
Repairs & maintenance				
Repairs - general	20,000	4,935	7,500	12,435
Operating supplies	8,000	9,536	3,500	13,036
Plant replacement	70,000	11,598	58,402	70,000
Mulch	200,000	111,585	88,415	200,000
Playground mulch	18,000	-	18,000	18,000
Sod	200,000	542	199,458	200,000
Fertilizer/chemicals	30,000	-	30,000	30,000
Irrigation repairs	30,000	35,750	10,000	45,750
Irrigation monitoring	2,280	-	2,280	2,280
Security/alarms/camera/repair	1,500	233	1,267	1,500
Road & sidewalk	40,000	4,830	35,000	39,830
Signage maintenance	-	480	-	480
Common area signage	3,000	1,042	1,958	3,000
Bridge & deck maintenance	40,000	17,570	25,000	42,570
Pressure washing	105,000	240	77,000	77,240
Utilities - common area			-	-
Electric	14,500	5,316	9,184	14,500
Streetlights	380,000	165,929	190,000	355,929
Irrigation - reclaimed water	70,000	19,311	50,689	70,000
Gas	450	140	310	450

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
Recreation facilities					
Amenity management staff/contract	389,820	137,140	252,680	389,820	404,861
Office rental	80,000	1,456	78,544	80,000	80,000
Office expenses	8,950	-	8,950	8,950	8,950
Office utilities	8,850	-	8,850	8,850	8,850
Office copy machine	4,875	3,654	1,221	4,875	6,500
Janitorial	24,480	7,500	16,980	24,480	24,480
Park A/C repairs and maintenance	5,000	630	4,370	5,000	5,000
Pool cleaning	27,594	9,840	17,754	27,594	27,594
Pool repairs & maintenance	2,500	644	1,856	2,500	2,500
Pool fence & gate repairs	2,000	631	1,369	2,000	2,000
Pool - electric	36,000	12,657	23,343	36,000	36,000
Pool - water	10,000	2,337	7,663	10,000	10,000
Pool permits and licensing	1,100	-	1,100	1,100	1,100
Pest services	500	250	250	500	500
Insurance	69,706	54,411	15,295	69,706	69,706
Cable/internet/telephone/software	10,000	6,066	3,934	10,000	10,000
Access cards	5,500	991	4,509	5,500	2,000
Activities	30,000	29,802	198	30,000	30,000
Specialty programming	6,000	2,237	3,763	6,000	6,000
Recreational repairs	2,500	-	2,500	2,500	2,500
Pool signage	1,000	-	1,000	1,000	1,000
Holiday decorations	8,000	8,000	-	8,000	8,000
Other					
Contingency	20,000	6,639	13,361	20,000	10,000
Capital outlay	30,000	-	30,000	30,000	-
Total field operations	<u>4,483,098</u>	<u>1,601,108</u>	<u>2,883,466</u>	<u>4,484,574</u>	<u>4,486,264</u>
Total expenditures	<u>4,758,516</u>	<u>1,792,800</u>	<u>2,966,212</u>	<u>4,759,012</u>	<u>4,756,381</u>
Net increase/(decrease) of fund balance	6,569	2,930,546	(2,892,137)	38,409	(110,382)
Fund balance - beginning (unaudited)	811,776	1,332,230	4,262,776	1,332,230	1,370,639
Fund balance - ending (projected)	<u>\$ 818,345</u>	<u>\$ 4,262,776</u>	<u>\$ 1,370,639</u>	<u>\$ 1,370,639</u>	<u>\$ 1,260,257</u>

**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	2,500
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	6,800
The District's general liability and public officials' liability insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies. The amount is based upon cost estimate provided by FIA for the fiscal year.	
Other current charges	2,000
Represents any miscellaneous expenses incurred during the fiscal year.	
Office supplies	750
Miscellaneous office supplies.	
Website	
Hosting & maintenance	705
ADA compliance	200
Property taxes	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	93,210
Field operations	
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	375,000
<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	15,000
<p>Represents estimated costs for the general repairs and maintenance of various facilities throughout the District.</p>	
Operating supplies	13,000
<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.	60,000
Pressure washing Intended to cover the hiring of a qualified contractor to pressure wash all of the Districts Sidewalks once a year.	80,000
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.	370,000
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 FY2024 includes increases to some payroll items such as Pool Attendants and the addition of Monthly IT services.	404,861
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	6,500
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 Fairy Dust 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, Homestead and Albritton Parks. These services are provided by Duke Energy.	
Pool - water	10,000
Represents current and estimated water charges for the Whitfield, Homestead and Albritton 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, Homestead and Albritton 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	2,000
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)

The onsite management company for the District coordinates and provides various activities throughout the year. The amount represents costs related to supplies, notices and other items to run these activities.	
Specialty programming	6,000
Covers the provision of specialty programs such as swim lessons, gymnastics etc.	
Recreational repairs	2,500
Represents estimated costs for general repairs and maintenance of the District's	
Pool signage	1,000
Represents the replacement of miscellaneous signs located at the District's recreational facilities.	
Holiday decorations	8,000
The District will incur costs related to the decoration of common areas during the Holidays.	
Other	
Contingency	10,000
Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any standard category.	
Total expenditures	<u><u>\$ 4,756,381</u></u>

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2015
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual Through 3/31/2022	Projected Through 9/30/2022		
REVENUES					
Assessment levy: on-roll	\$ 688,645				\$ 688,645
Allowable discounts (4%)	(27,546)				(27,546)
Net assessment levy - on-roll	661,099	\$ 652,701	\$ 8,398	\$ 661,099	661,099
Interest	50	27	23	50	50
Total revenues	661,149	652,728	8,421	661,149	661,149
EXPENDITURES					
Debt service					
Principal - 11/1	195,000	195,000	-	195,000	200,000
Principal prepayment	-	5,000	-	5,000	-
Interest - 11/1	213,172	213,172	-	213,172	208,778
Interest - 5/1	208,906	-	208,778	208,778	204,403
Tax collector	13,773	13,052	721	13,773	13,773
Total expenditures	630,851	426,224	209,499	635,723	626,954
Excess/(deficiency) of revenues over/(under) expenditures	30,298	226,504	(201,078)	25,426	34,195
Beginning fund balance (unaudited)	1,119,883	1,125,850	1,352,354	1,125,850	1,151,276
Ending fund balance (projected)	<u>\$1,150,181</u>	<u>\$1,352,354</u>	<u>\$ 1,151,276</u>	<u>\$ 1,151,276</u>	<u>1,185,471</u>
Use of fund balance:					
Debt service reserve account balance (required)					(630,256)
Principal expense - November 1, 2024					(210,000)
Interest expense - November 1, 2024					(204,403)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 140,812</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/23	200,000.00	4.375%	208,778.13	408,906.25	8,120,000.00
05/01/24	-		204,403.13	204,531.25	8,120,000.00
11/01/24	210,000.00	4.375%	204,403.13	414,531.25	7,910,000.00
05/01/25	-		199,809.38	199,937.50	7,910,000.00
11/01/25	220,000.00	4.375%	199,809.38	419,937.50	7,690,000.00
05/01/26	-		194,996.88	195,125.00	7,690,000.00
11/01/26	230,000.00	5.000%	194,996.88	425,125.00	7,460,000.00
05/01/27	-		189,246.88	189,375.00	7,460,000.00
11/01/27	245,000.00	5.000%	189,246.88	434,375.00	7,215,000.00
05/01/28	-		183,121.88	183,250.00	7,215,000.00
11/01/28	255,000.00	5.000%	183,121.88	438,250.00	6,960,000.00
05/01/29	-		176,746.88	176,875.00	6,960,000.00
11/01/29	270,000.00	5.000%	176,746.88	446,875.00	6,690,000.00
05/01/30	-		169,996.88	170,125.00	6,690,000.00
11/01/30	280,000.00	5.000%	169,996.88	450,125.00	6,410,000.00
05/01/31	-		162,996.88	163,125.00	6,410,000.00
11/01/31	295,000.00	5.000%	162,996.88	458,125.00	6,115,000.00
05/01/32	-		155,621.88	155,750.00	6,115,000.00
11/01/32	310,000.00	5.000%	155,621.88	465,750.00	5,805,000.00
05/01/33	-		147,871.88	148,000.00	5,805,000.00
11/01/33	325,000.00	5.000%	147,871.88	473,000.00	5,480,000.00
05/01/34	-		139,746.88	139,875.00	5,480,000.00
11/01/34	345,000.00	5.000%	139,746.88	484,875.00	5,135,000.00
05/01/35	-		131,121.88	131,250.00	5,135,000.00
11/01/35	360,000.00	5.000%	131,121.88	491,250.00	4,775,000.00
05/01/36	-		122,121.88	122,250.00	4,775,000.00
11/01/36	380,000.00	5.000%	122,121.88	502,250.00	4,395,000.00
05/01/37	-		112,621.88	112,750.00	4,395,000.00
11/01/37	395,000.00	5.125%	112,621.88	507,750.00	4,000,000.00
05/01/38	-		102,500.00	102,628.13	4,000,000.00
11/01/38	415,000.00	5.125%	102,500.00	517,628.13	3,585,000.00
05/01/39	-		91,865.63	91,993.75	3,585,000.00
11/01/39	440,000.00	5.125%	91,865.63	531,993.75	3,145,000.00
05/01/40	-		80,590.63	80,718.75	3,145,000.00
11/01/40	460,000.00	5.125%	80,590.63	540,718.75	2,685,000.00
05/01/41	-		68,803.13	68,931.25	2,685,000.00
11/01/41	485,000.00	5.125%	68,803.13	553,931.25	2,200,000.00
05/01/42	-		56,375.00	56,503.13	2,200,000.00
11/01/42	510,000.00	5.125%	56,375.00	566,503.13	1,690,000.00
05/01/43	-		43,306.25	43,434.38	1,690,000.00
11/01/43	535,000.00	5.125%	43,306.25	578,434.38	1,155,000.00

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/44	-		29,596.88	29,725.00	1,155,000.00
11/01/44	565,000.00	5.125%	29,596.88	594,725.00	590,000.00
05/01/45	-		15,118.75	15,246.88	590,000.00
11/01/45	590,000.00	5.125%	15,118.75	610,246.88	-
Total	8,320,000.00		5,765,940.81	14,096,706.29	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2015A
FISCAL YEAR 2024**

	Fiscal Year 2022				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual Through 3/31/2022	Projected Through 9/30/2022	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 694,331				\$ 692,988
Allowable discounts (4%)	(27,773)				(27,720)
Net assessment levy - on-roll	666,558	\$ 658,090	\$ 8,468	\$ 666,558	665,268
Interest	-	27	-	27	-
Total revenues	666,558	658,117	8,468	666,585	665,268
EXPENDITURES					
Debt service					
Principal - 11/1	180,000	180,000	-	180,000	190,000
Principal prepayment	-	15,000	-	15,000	-
Interest - 11/1	234,384	234,384	-	234,384	229,131
Interest - 5/1	229,547	-	229,131	229,131	224,025
Tax collector	13,887	13,160	727	13,887	13,860
Total expenditures	657,818	442,544	229,131	672,402	657,016
Excess/(deficiency) of revenues over/(under) expenditures	8,740	215,573	(220,663)	(5,817)	8,252
Beginning fund balance (unaudited)	1,101,463	1,123,569	1,339,142	1,123,569	1,117,752
Ending fund balance (projected)	<u>\$ 1,110,203</u>	<u>\$ 1,339,142</u>	<u>\$ 1,118,479</u>	<u>\$ 1,117,752</u>	<u>1,126,004</u>
Use of fund balance:					
Debt service reserve account balance (required)					(650,450)
Principal expense - November 1, 2024					(200,000)
Interest expense - November 1, 2024					(224,025)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 51,529</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/22	180,000.00	5.375%	234,384.38	414,384.38	8,300,000.00
05/01/23	-		229,131.25	229,131.25	8,300,000.00
11/01/23	190,000.00	5.375%	229,131.25	419,131.25	8,110,000.00
05/01/24	-		224,025.00	224,025.00	8,110,000.00
11/01/24	200,000.00	5.375%	224,025.00	424,025.00	7,910,000.00
05/01/25	-		218,650.00	218,650.00	7,910,000.00
11/01/25	210,000.00	5.375%	218,650.00	428,650.00	7,700,000.00
05/01/26	-		213,006.25	213,006.25	7,700,000.00
11/01/26	220,000.00	5.375%	213,006.25	433,006.25	7,480,000.00
05/01/27	-		207,093.75	207,093.75	7,480,000.00
11/01/27	235,000.00	5.375%	207,093.75	442,093.75	7,245,000.00
05/01/28	-		200,778.13	200,778.13	7,245,000.00
11/01/28	245,000.00	5.375%	200,778.13	445,778.13	7,000,000.00
05/01/29	-		194,193.75	194,193.75	7,000,000.00
11/01/29	260,000.00	5.375%	194,193.75	454,193.75	6,740,000.00
05/01/30	-		187,206.25	187,206.25	6,740,000.00
11/01/30	275,000.00	5.375%	187,206.25	462,206.25	6,465,000.00
05/01/31	-		179,815.63	179,815.63	6,465,000.00
11/01/31	290,000.00	5.375%	179,815.63	469,815.63	6,175,000.00
05/01/32	-		172,021.88	172,021.88	6,175,000.00
11/01/32	305,000.00	5.375%	172,021.88	477,021.88	5,870,000.00
05/01/33	-		163,825.00	163,825.00	5,870,000.00
11/01/33	320,000.00	5.375%	163,825.00	483,825.00	5,550,000.00
05/01/34	-		155,225.00	155,225.00	5,550,000.00
11/01/34	340,000.00	5.375%	155,225.00	495,225.00	5,210,000.00
05/01/35	-		146,087.50	146,087.50	5,210,000.00
11/01/35	355,000.00	5.375%	146,087.50	501,087.50	4,855,000.00
05/01/36	-		136,546.88	136,546.88	4,855,000.00
11/01/36	375,000.00	5.625%	136,546.88	511,546.88	4,480,000.00
05/01/37	-		126,000.00	126,000.00	4,480,000.00
11/01/37	395,000.00	5.625%	126,000.00	521,000.00	4,085,000.00
05/01/38	-		114,890.63	114,890.63	4,085,000.00
11/01/38	420,000.00	5.625%	114,890.63	534,890.63	3,665,000.00
05/01/39	-		103,078.13	103,078.13	3,665,000.00
11/01/39	440,000.00	5.625%	103,078.13	543,078.13	3,225,000.00
05/01/40	-		90,703.13	90,703.13	3,225,000.00
11/01/40	465,000.00	5.625%	90,703.13	555,703.13	2,760,000.00
05/01/41	-		77,625.00	77,625.00	2,760,000.00
11/01/41	495,000.00	5.625%	77,625.00	572,625.00	2,265,000.00
05/01/42	-		63,703.13	63,703.13	2,265,000.00
11/01/42	520,000.00	5.625%	63,703.13	583,703.13	1,745,000.00
05/01/43	-		49,078.13	49,078.13	1,745,000.00
11/01/43	550,000.00	5.625%	49,078.13	599,078.13	1,195,000.00

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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	-
Total	8,480,000.00		6,841,565.74	15,321,565.74	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2016
FISCAL YEAR 2024**

	Fiscal Year 2022				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual Through 3/31/2022	Projected Through 9/30/2022	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 682,986				\$ 682,986
Allowable discounts (4%)	(27,319)				(27,319)
Net assessment levy - on-roll	655,667	\$ 647,337	\$ 8,330	\$ 655,667	655,667
Interest	-	22	-	22	-
Total revenues	655,667	647,359	8,330	655,689	655,667
EXPENDITURES					
Debt service					
Principal - 11/1	200,000	200,000	-	200,000	210,000
Interest - 11/1	218,388	218,387	1	218,388	214,388
Interest - 5/1	218,388	-	218,388	218,388	210,188
Tax collector	13,660	12,945	715	13,660	13,660
Total expenditures	650,436	431,332	219,104	650,436	648,236
Excess/(deficiency) of revenues over/(under) expenditures	5,231	216,027	(210,774)	5,253	7,431
Beginning fund balance (unaudited)	938,085	943,998	1,160,025	943,998	949,251
Ending fund balance (projected)	<u>\$ 943,316</u>	<u>\$ 1,160,025</u>	<u>\$ 949,251</u>	<u>\$ 949,251</u>	<u>956,682</u>
Use of fund balance:					
Debt service reserve account balance (required)					(482,081)
Principal expense - November 1, 2024					(220,000)
Interest expense - November 1, 2024					(210,188)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 44,413</u>

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

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

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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	-
Total	9,290,000.00		6,464,487.56	15,754,487.56	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2017
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual Through 3/31/2022	Projected Through 9/30/2022	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 852,513				\$ 852,513
Allowable discounts (4%)	(34,101)				(34,101)
Net assessment levy - on-roll	818,412	\$ 808,016	\$ 10,396	\$ 818,412	818,412
Interest	-	23	-	23	-
Total revenues	818,412	808,039	10,396	818,435	818,412
EXPENDITURES					
Debt service					
Principal - 11/1	245,000	245,000	-	245,000	250,000
Interest - 11/1	277,816	277,816	-	277,816	273,375
Interest - 5/1	273,375	-	273,375	273,375	268,844
Tax collector	17,050	16,159	891	17,050	17,050
Total expenditures	813,241	538,975	274,266	813,241	809,269
Excess/(deficiency) of revenues over/(under) expenditures	5,171	269,064	(263,870)	5,194	9,143
Beginning fund balance (unaudited)	948,123	955,497	1,224,561	955,497	960,691
Ending fund balance (projected)	<u>\$ 953,294</u>	<u>\$ 1,224,561</u>	<u>\$ 960,691</u>	<u>\$ 960,691</u>	<u>969,834</u>
Use of fund balance:					
Debt service reserve account balance (required)					(403,163)
Principal expense - November 1, 2024					(260,000)
Interest expense - November 1, 2024					(268,844)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 37,827</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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	-
Total	11,860,000.00		8,632,175.04	20,492,175.04	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2018
FISCAL YEAR 2024**

	Fiscal Year 2022				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual Through 3/31/2021	Projected Through 9/30/2021	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 681,735				\$ 681,735
Allowable discounts (4%)	(27,269)				(27,269)
Net assessment levy - on-roll	654,466	\$ 646,152	\$ 8,314	\$ 654,466	654,466
Interest	-	18	-	18	-
Total revenues	654,466	646,170	8,314	654,484	654,466
EXPENDITURES					
Debt service					
Principal - 11/1	170,000	170,000	-	170,000	175,000
Interest - 11/1	234,422	234,422	-	234,422	231,022
Interest - 5/1	231,022	-	231,022	231,022	227,522
Tax collector	13,635	12,921	714	13,635	13,635
Total expenditures	649,079	417,343	231,736	649,079	647,179
Excess/(deficiency) of revenues over/(under) expenditures	5,387	228,827	(223,422)	5,405	7,287
Beginning fund balance (unaudited)	734,798	740,680	969,507	740,680	746,085
Ending fund balance (projected)	<u>\$ 740,185</u>	<u>\$ 969,507</u>	<u>\$ 746,085</u>	<u>\$ 746,085</u>	<u>753,372</u>
Use of fund balance:					
Debt service reserve account balance (required)					(320,366)
Principal expense - November 1, 2024					(185,000)
Interest expense - November 1, 2024					(227,522)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 20,484</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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	-
Total	9,295,000.00		7,709,647.12	17,004,647.12	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2019
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual Through 3/31/202	Projected Through 9/30/2022	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 351,254				\$ 351,254
Allowable discounts (4%)	(14,050)				(14,050)
Net assessment levy - on-roll	337,204	\$ 332,920	\$ 4,284	\$ 337,204	337,204
Interest	-	9	-	9	-
Total revenues	337,204	332,929	4,284	337,213	337,204
EXPENDITURES					
Debt service					
Principal - 11/1	110,000	110,000	-	110,000	115,000
Interest - 11/1	107,775	107,775	-	107,775	106,125
Interest - 5/1	106,125	-	106,125	106,125	104,400
Tax collector	7,025	6,658	367	7,025	7,025
Total expenditures	330,925	224,433	106,492	330,925	332,550
Excess/(deficiency) of revenues over/(under) expenditures	6,279	108,496	(102,208)	6,288	4,654
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(4)	-	(4)	-
Total other financing sources/(uses)	-	(4)	-	(4)	-
Fund balance:					
Net increase/(decrease) in fund balance	6,279	108,492	(102,208)	6,284	4,654
Beginning fund balance (unaudited)	390,203	393,231	501,723	393,231	399,515
Ending fund balance (projected)	\$ 396,482	\$ 501,723	\$ 399,515	\$ 399,515	404,169
Use of fund balance:					
Debt service reserve account balance (required)					(165,100)
Principal expense - November 1, 2024					(120,000)
Interest expense - November 1, 2024					(104,400)
Projected fund balance surplus/(deficit) as of September 30, 2024					\$ 14,669

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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	-
Total	5,490,000.00		3,583,356.28	9,073,356.28	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND AND DEBT SERVICE FUND
ASSESSMENT SUMMARY
FISCAL YEAR 2024**

On-Roll Assessments

Number of Units	Unit Type	Projected Fiscal Year 2024				Fiscal Year 2023 Total
		O&M	Trash Collection	DS	Total	
<u>Village 1 (Series 2015)</u>						
61	TH	1,698.87	111.30	901.00	2,711.17	2,765.21
60	SF 40'	1,698.87	111.30	1,201.00	3,011.17	3,065.21
35	SF 45'	1,698.87	111.30	1,201.00	3,011.17	3,065.21
85	SF 50'	1,698.87	111.30	1,501.00	3,311.17	3,365.21
90	SF 55'	1,698.87	111.30	1,501.00	3,311.17	3,365.21
101	SF 65'	1,698.87	111.30	1,726.00	3,536.17	3,590.21
45	SF 75'	1,698.87	111.30	1,877.00	3,687.17	3,741.21
477						
<u>Village 4 (Series 2015A)</u>						
201	SF 45'	1,698.87	111.30	1,343.00	3,153.17	3,207.21
240	SF 52'	1,698.87	111.30	1,343.00	3,153.17	3,207.21
77	SF 62'	1,698.87	111.30	1,343.00	3,153.17	3,207.21
518						
<u>Village 2, Parcel 7 (Series 2016)</u>						
32	TH	1,698.87	111.30	901.00	2,711.17	2,765.21
58	SF 34'	1,698.87	111.30	1,021.00	2,831.17	2,885.21
29	SF 40'	1,698.87	111.30	1,201.00	3,011.17	3,065.21
114	SF 45'	1,698.87	111.30	1,201.00	3,011.17	3,065.21
68	SF 50'	1,698.87	111.30	1,501.00	3,311.17	3,365.21
107	SF 55'	1,698.87	111.30	1,501.00	3,311.17	3,365.21
93	SF 65'	1,698.87	111.30	1,726.00	3,536.17	3,590.21
501						
<u>NW Area Parcels D E and F (Series 2017)</u>						
43	SF 40'	1,698.87	111.30	1,319.00	3,129.17	3,183.21
25	SF 45'	1,698.87	111.30	1,319.00	3,129.17	3,183.21
23	SF 50'	1,698.87	111.30	1,649.00	3,459.17	3,513.21
24	SF 55'	1,698.87	111.30	1,649.00	3,459.17	3,513.21
208	SF 65'	1,698.87	111.30	1,897.00	3,707.17	3,761.21
141	SF 75'	1,698.87	111.30	2,062.00	3,872.17	3,926.21
464						
<u>NW Area Parcels A B and C (Series 2018)</u>						
56	SF 40'/45'	1,698.87	111.30	1,325.00	3,135.17	3,189.21
137	SF 55'	1,698.87	111.30	1,655.00	3,465.17	3,519.21
200	SF 65'	1,698.87	111.30	1,904.00	3,714.17	3,768.21
393						

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND AND DEBT SERVICE FUND
ASSESSMENT SUMMARY
FISCAL YEAR 2024**

On-Roll Assessments

	Unit Type	Projected Fiscal Year 2024				Fiscal Year 2023 Total
		O&M	Trash Collection	DS	Total	
<u>Downtown</u>						
<u>Neighborhood (Series</u>						
<u>2019)</u>						
76	SF 34'	1,698.87	111.30	1,184.00	2,994.17	3,048.21
50	SF 40'	1,698.87	111.30	1,393.00	3,203.17	3,257.21
110	SF 50'	1,698.87	111.30	1,742.00	3,552.17	3,606.21
236						

TSR

COMMUNITY DEVELOPMENT DISTRICT

10

RESOLUTION 2023-06

A RESOLUTION OF THE TSR COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2023/2024 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the TSR Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Pasco County, Florida; and

WHEREAS, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2023/2024 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Pasco County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 10th day of May, 2023.

Attest:

TSR COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

TSR COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE

LOCATION

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 11, 2023	Regular Meeting	6:00 PM
November 8, 2023	Regular Meeting	6:00 PM
December 13, 2023	Regular Meeting	6:00 PM
January 10, 2024	Regular Meeting	6:00 PM
February 14, 2024	Regular Meeting	6:00 PM
March 13, 2024	Regular Meeting	6:00 PM
April 10, 2024	Regular Meeting	6:00 PM
May 8, 2024	Regular Meeting	6:00 PM
June 12, 2024	Regular Meeting	6:00 PM
July 10, 2024	Regular Meeting	6:00 PM
August 14, 2024	Regular Meeting	6:00 PM
September 11, 2024	Regular Meeting	6:00 PM

TSR

COMMUNITY DEVELOPMENT DISTRICT

**UNAUDITED
FINANCIAL
STATEMENTS**

**TSR
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2023**

**TSR
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2023**

	General Fund	Debt Service Fund Series 2015	Debt Service Fund Series 2015A	Debt Service Fund Series 2016	Debt Service Fund Series 2017	Debt Service Fund Series 2018	Debt Service Fund Series 2019	Capital Projects Fund Series 2015A	Capital Projects Fund Series 2016	Capital Projects Fund Series 2018	Capital Projects Fund Series 2019	Total Governmental Funds
ASSETS												
Cash	\$ 4,348,614	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,348,614
Investments												
Revenue	-	725,246	685,549	678,703	821,399	649,141	336,623	-	-	-	-	3,896,661
Reserve	-	624,494	650,450	481,322	403,162	320,366	165,100	-	-	-	-	2,644,894
Prepayment	-	2,614	3,143	-	-	-	-	-	-	-	-	5,757
Construction	-	-	-	-	-	-	-	441	86	-	257,246	257,773
Undeposited funds	12,888	-	-	-	-	-	-	-	-	-	-	12,888
Accounts receivable	23	-	-	-	-	-	-	-	-	-	-	23
Due from Developer C	53,909	-	-	-	-	-	-	-	-	-	-	53,909
Due from SMC Starkey LLC	7,483	-	-	-	-	-	-	-	-	-	-	7,483
Due from BW 54 Gunn West LLC	3,947	-	-	-	-	-	-	-	-	-	-	3,947
Due from PRD Real Estate 2 LLC	1,062	-	-	-	-	-	-	-	-	-	-	1,062
Due from Rockwell Fence Post LLC	3,120	-	-	-	-	-	-	-	-	-	-	3,120
Due from Starkey Ranch Asset	18,733	-	-	-	-	-	-	-	-	-	-	18,733
Due from Homes by West Bay	25,957	-	-	-	39,851	-	-	-	-	-	-	65,808
Due from other	1,318	-	-	-	-	-	-	-	-	-	-	1,318
Utility deposit	2,405	-	-	-	-	-	-	-	-	-	-	2,405
Total assets	<u>\$ 4,479,459</u>	<u>\$ 1,352,354</u>	<u>\$ 1,339,142</u>	<u>\$ 1,160,025</u>	<u>\$ 1,264,412</u>	<u>\$ 969,507</u>	<u>\$ 501,723</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ -</u>	<u>\$ 257,246</u>	<u>\$ 11,324,395</u>
LIABILITIES												
Liabilities:												
Due to Developer	\$ 101,119	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 101,119
Due to other	28	-	-	-	-	-	-	-	-	-	-	28
Contracts payable	-	-	-	-	-	-	-	-	-	-	16,077	16,077
Accrued taxes payable	367	-	-	-	-	-	-	-	-	-	-	367
Total liabilities	<u>101,514</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>16,077</u>	<u>117,591</u>
DEFERRED INFLOWS OF RESOURCES												
Unearned revenue	957	-	-	-	-	-	-	-	-	-	-	957
Deferred receipts	114,212	-	-	-	39,851	-	-	-	-	-	-	154,063
Total deferred inflows of resources	<u>115,169</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>39,851</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>155,020</u>
FUND BALANCES												
Restricted for												
Debt service	-	1,352,354	1,339,142	1,160,025	1,224,561	969,507	501,723	-	-	-	-	6,547,312
Capital projects	-	-	-	-	-	-	-	441	86	-	241,169	241,696
Unassigned	4,262,776	-	-	-	-	-	-	-	-	-	-	4,262,776
Total fund balances	<u>4,262,776</u>	<u>1,352,354</u>	<u>1,339,142</u>	<u>1,160,025</u>	<u>1,224,561</u>	<u>969,507</u>	<u>501,723</u>	<u>441</u>	<u>86</u>	<u>-</u>	<u>241,169</u>	<u>11,051,784</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 4,479,459</u>	<u>\$ 1,352,354</u>	<u>\$ 1,339,142</u>	<u>\$ 1,160,025</u>	<u>\$ 1,264,412</u>	<u>\$ 969,507</u>	<u>\$ 501,723</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ -</u>	<u>\$ 257,246</u>	<u>\$ 11,324,395</u>

TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING MARCH 31, 2023

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ -	\$ 4,549,837	\$4,606,136	99%
Assessment levy - off-roll O&M	-	10,041	-	N/A
Trash collection assessments	576	10,570	11,404	93%
Commercial shared costs	12,596	134,340	112,045	120%
Program revenue	2,398	9,528	12,000	79%
Interest	-	-	2,500	0%
Specialty program revenue	-	-	6,000	0%
Miscellaneous	1,755	9,030	15,000	60%
Total revenues	<u>17,325</u>	<u>4,723,346</u>	<u>4,765,085</u>	99%
EXPENDITURES				
Professional & administrative				
Supervisors	861	3,875	10,200	38%
Management	3,506	21,035	42,070	50%
Legal	28	21,358	30,000	71%
Engineering	-	3,153	20,000	16%
Assessment administration	833	5,000	10,000	50%
Audit	-	-	4,570	0%
Arbitrage rebate calculation	-	1,500	3,000	50%
Dissemination agent	1,083	6,500	13,000	50%
Trustee	-	23,166	26,500	87%
Telephone	21	125	250	50%
Postage	148	2,971	1,500	198%
Printing & binding	167	1,000	2,000	50%
Legal advertising	-	794	3,500	23%
Annual special district fee	-	175	175	100%
Insurance	-	6,464	7,100	91%
Other current charges	121	677	3,500	19%
Office supplies	204	364	500	73%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	-	200	0%
Property appraiser	-	-	687	0%
Tax collector	-	93,535	95,961	97%
Total professional & administrative	<u>6,972</u>	<u>191,692</u>	<u>275,418</u>	70%
Field operations				
Contract services				
Field services	2,360	14,163	28,325	50%
Landscape maintenance	124,094	624,688	1,700,000	37%
Landscape consulting	-	25,000	60,000	42%
Landscape arbor care	2,815	23,148	155,000	15%
Wetland maintenance	518	518	68,168	1%
Wetland mitigation reporting	10,625	20,575	4,500	457%
Lake maintenance	8,753	42,963	100,000	43%
Community trash hauling	59,677	175,931	330,000	53%
Off-duty traffic patrols	-	200	20,000	1%
Repairs & maintenance				
Repairs - general	-	4,935	20,000	25%
Operating supplies	-	9,536	8,000	119%
Plant replacement	-	11,598	70,000	17%
Mulch	111,585	111,585	200,000	56%
Playground mulch	-	-	18,000	0%
Sod	-	542	200,000	0%
Fertilizer/chemicals	-	-	30,000	0%

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING MARCH 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
Irrigation repairs	30,534	35,750	30,000	119%
Irrigation monitoring	-	-	2,280	0%
Security/alarms/repair	-	233	1,500	16%
Road & sidewalk	-	4,830	40,000	12%
Signage maintenance	-	480	-	N/A
Common area signage	258	1,042	3,000	35%
Bridge & deck maintenance	-	17,570	40,000	44%
Pressure washing	-	240	105,000	0%
Utilities - common area				
Electric	1,087	5,316	14,500	37%
Streetlights	33,427	165,929	380,000	44%
Irrigation - reclaimed water	4,521	19,311	70,000	28%
Gas	28	140	450	31%
Recreation facilities				
Amenity management staff/contract	27,562	137,140	389,820	35%
Office supplies	-	1,456	-	N/A
Office rental	-	-	80,000	0%
Office expenses	-	-	8,950	0%
Office utilities	-	-	8,850	0%
Office copy machine	596	3,654	4,875	75%
Janitorial	1,740	7,500	24,480	31%
Park A/C repairs & maintenance	-	630	5,000	13%
Pool cleaning	-	9,840	27,594	36%
Pool repairs & maintenance	-	644	2,500	26%
Pool fence & gate	-	631	2,000	32%
Pool - electric	2,843	12,657	36,000	35%
Pool - water	390	2,337	10,000	23%
Pool permits	-	-	1,100	0%
Pest services	-	250	500	50%
Insurance	-	54,411	69,706	78%
Cable/internet/telephone	1,096	6,066	10,000	61%
Access cards	-	991	5,500	18%
Activities	-	29,802	30,000	99%
Specialty programming	694	2,237	6,000	37%
Recreational repairs	-	-	2,500	0%
Pool signage	-	-	1,000	0%
Holiday decorations	-	8,000	8,000	100%
Other				
Contingency	3,649	6,639	20,000	33%
Capital outlay	-	-	30,000	0%
Total field operations	<u>428,852</u>	<u>1,601,108</u>	<u>4,483,098</u>	36%
Total expenditures	<u>435,824</u>	<u>1,792,800</u>	<u>4,758,516</u>	38%
Net increase/(decrease) of fund balance	(418,499)	2,930,546	6,569	
Fund balance - beginning (unaudited)	4,681,275	1,332,230	811,776	
Fund balance - ending (projected)	<u>\$ 4,262,776</u>	<u>\$ 4,262,776</u>	<u>\$ 818,345</u>	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2015 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING MARCH 31, 2023

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ -	\$ 652,701	\$ 661,099	99%
Interest	5	27	50	54%
Total revenues	<u>5</u>	<u>652,728</u>	<u>661,149</u>	99%
EXPENDITURES				
Debt service				
Principal - 11/1	-	195,000	195,000	100%
Principal prepayment	-	5,000	-	N/A
Interest - 11/1	-	213,172	213,172	100%
Interest - 5/1	-	-	208,906	0%
Tax collector	-	13,052	13,773	95%
Total expenditures	<u>-</u>	<u>426,224</u>	<u>630,851</u>	68%
Excess/(deficiency) of revenues over/(under) expenditures	5	226,504	30,298	
Beginning fund balance (unaudited)	<u>1,352,349</u>	<u>1,125,850</u>	<u>1,119,883</u>	
Ending fund balance (projected)	<u><u>\$ 1,352,354</u></u>	<u><u>\$1,352,354</u></u>	<u><u>\$1,150,181</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 MARCH 31, 2023

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ -	\$ 658,090	\$ 666,558	99%
Interest	5	27	-	N/A
Total revenues	<u>5</u>	<u>658,117</u>	<u>666,558</u>	99%
EXPENDITURES				
Debt service				
Principal - 11/1	-	180,000	180,000	100%
Principal prepayment	-	15,000	-	N/A
Interest - 11/1	-	234,384	234,384	100%
Interest - 5/1	-	-	229,547	0%
Tax collector	-	13,160	13,887	95%
Total expenditures	<u>-</u>	<u>442,544</u>	<u>657,818</u>	67%
Excess/(deficiency) of revenues over/(under) expenditures	5	215,573	8,740	
Beginning fund balance (unaudited)	<u>1,339,137</u>	<u>1,123,569</u>	<u>1,101,463</u>	
Ending fund balance (projected)	<u><u>\$1,339,142</u></u>	<u><u>\$1,339,142</u></u>	<u><u>\$1,110,203</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 MARCH 31, 2023

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ -	\$ 647,337	\$ 655,667	99%
Interest	4	22	-	N/A
Total revenues	<u>4</u>	<u>647,359</u>	<u>655,667</u>	99%
EXPENDITURES				
Debt service				
Principal - 11/1	-	200,000	200,000	100%
Interest - 11/1	-	218,387	218,388	100%
Interest - 5/1	-	-	218,338	0%
Tax collector	-	12,945	13,660	95%
Total expenditures	<u>-</u>	<u>431,332</u>	<u>650,386</u>	66%
Excess/(deficiency) of revenues over/(under) expenditures	4	216,027	5,281	
Beginning fund balance (unaudited)	<u>1,160,021</u>	<u>943,998</u>	<u>938,085</u>	
Ending fund balance (projected)	<u><u>\$1,160,025</u></u>	<u><u>\$1,160,025</u></u>	<u><u>\$ 943,366</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 MARCH 31, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy - on-roll	\$ -	\$ 808,016	\$ 818,412	99%
Interest	4	23	-	N/A
Total revenues	<u>4</u>	<u>808,039</u>	<u>818,412</u>	99%
EXPENDITURES				
Debt service				
Principal - 11/1	-	245,000	245,000	100%
Interest - 11/1	-	277,816	277,816	100%
Interest - 5/1	-	-	273,375	0%
Tax collector	-	16,159	17,050	95%
Total expenditures	<u>-</u>	<u>538,975</u>	<u>813,241</u>	66%
Excess/(deficiency) of revenues over/(under) expenditures	4	269,064	5,171	
Beginning fund balance (unaudited)	<u>1,224,557</u>	<u>955,497</u>	<u>948,123</u>	
Ending fund balance (projected)	<u><u>\$1,224,561</u></u>	<u><u>\$1,224,561</u></u>	<u><u>\$ 953,294</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 MARCH 31, 2023

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ -	\$ 646,152	\$ 654,466	99%
Interest	4	18	-	N/A
Total revenues	<u>4</u>	<u>646,170</u>	<u>654,466</u>	99%
EXPENDITURES				
Debt service				
Principal - 11/1	-	170,000	170,000	100%
Interest - 11/1	-	234,422	234,422	100%
Interest - 5/1	-	-	231,022	0%
Tax collector	-	12,921	13,635	95%
Total expenditures	<u>-</u>	<u>417,343</u>	<u>649,079</u>	64%
Excess/(deficiency) of revenues over/(under) expenditures	4	228,827	5,387	
Beginning fund balance (unaudited)	<u>969,503</u>	<u>740,680</u>	<u>734,798</u>	
Ending fund balance (projected)	<u><u>\$ 969,507</u></u>	<u><u>\$ 969,507</u></u>	<u><u>\$ 740,185</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 MARCH 31, 2023

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ -	\$ 332,920	\$ 337,204	99%
Interest	1	9	-	N/A
Total revenues	<u>1</u>	<u>332,929</u>	<u>337,204</u>	99%
EXPENDITURES				
Debt service				
Principal - 11/1	-	110,000	110,000	100%
Interest - 11/1	-	107,775	107,775	100%
Interest - 5/1	-	-	106,125	0%
Tax collector	-	6,658	7,025	95%
Total expenditures	<u>-</u>	<u>224,433</u>	<u>330,925</u>	68%
Excess/(deficiency) of revenues over/(under) expenditures	1	108,496	6,279	
OTHER FINANCING SOURCES/(USES)				
Transfers out	<u>(1)</u>	<u>(4)</u>	<u>-</u>	N/A
Total other financing sources/(uses)	<u>(1)</u>	<u>(4)</u>	<u>-</u>	N/A
Fund balance:				
Net increase/(decrease) in fund balance	-	108,492	6,279	
Beginning fund balance (unaudited)	<u>501,723</u>	<u>393,231</u>	<u>390,203</u>	
Ending fund balance (projected)	<u><u>\$501,723</u></u>	<u><u>\$ 501,723</u></u>	<u><u>\$ 396,482</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 MARCH 31, 2023

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

**TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2016 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING MARCH 31, 2023**

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

TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2018 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING MARCH 31, 2023

	Current Month	Year To Date
REVENUES	\$ -	\$ -
Total revenues	-	-
 EXPENDITURES		
Capital outlay	-	38,809
Total expenditures	-	38,809
 Excess/(deficiency) of revenues over/(under) expenditures	-	(38,809)
Beginning fund balance (unaudited)	-	38,809
Ending fund balance (projected)	\$ -	\$ -

**TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2019 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING MARCH 31, 2023**

	Current Month	Year To Date
REVENUES		
Interest	\$ 1	\$ 36
Total revenues	1	36
EXPENDITURES		
Capital outlay - construction	-	2,161,209
Total expenditures	-	2,161,209
Excess/(deficiency) of revenues over/(under) expenditures	1	(2,161,173)
OTHER FINANCING SOURCES/(USES)		
Transfers in	1	4
Total other financing sources/(uses)	1	4
Net change in fund balance	2	(2,161,169)
Beginning fund balance (unaudited)	241,167	2,402,338
Ending fund balance (projected)	\$ 241,169	\$ 241,169

TSR CDD Check Detail March 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	0	03/01/2023	FEDEX	101.002 · Suntrust #570803-O...		-10.45
Bill	8-053-08814	02/28/2023		519.410 · Postage	-10.45	10.45
TOTAL					-10.45	10.45
Bill Pmt -Check	0	03/08/2023	BRIGHT HOUSE NETWORKS	101.002 · Suntrust #570803-O...		-294.86
Bill	0055344022423	03/07/2023		572.416 · Amenity Cable/Internet	-294.86	294.86
TOTAL					-294.86	294.86
Bill Pmt -Check	0	03/08/2023	DEX IMAGING	101.002 · Suntrust #570803-O...		-195.75
Bill	AR9038246	03/07/2023		572.915 · Office Copy Machine	-195.75	195.75
TOTAL					-195.75	195.75
Bill Pmt -Check	0	03/08/2023	DUKE ENERGY	101.002 · Suntrust #570803-O...		-5,915.02
Bill	3807 5598 030623	03/07/2023		531.321 · Electric - Pool	-492.81	492.81
Bill	8702 7823 030323	03/07/2023		531.307 · Street Lights	-1,864.78	1,864.78
Bill	8702 8322 030323	03/07/2023		531.307 · Street Lights	-1,630.60	1,630.60
Bill	8702 8942 030123	03/07/2023		531.301 · Electric	-60.37	60.37
Bill	8703 0425 030323	03/07/2023		531.307 · Street Lights	-918.89	918.89
Bill	8712 3081 030323	03/07/2023		531.307 · Street Lights	-947.57	947.57
TOTAL					-5,915.02	5,915.02
Bill Pmt -Check	0	03/15/2023	BRIGHT HOUSE NETWORKS	101.002 · Suntrust #570803-O...		-335.94
Bill	0049727030723	03/14/2023		572.416 · Amenity Cable/Internet	-157.97	157.97
Bill	0049784030523	03/14/2023		572.416 · Amenity Cable/Internet	-177.97	177.97
TOTAL					-335.94	335.94
Bill Pmt -Check	0	03/15/2023	COASTAL WASTE & RECYC...	101.002 · Suntrust #570803-O...		-30,073.45
Bill	SW0000263851	03/14/2023		534.000 · Garbage/Solid Waste...	-29,826.37	29,826.37
Bill	SW0000275930	03/14/2023		534.000 · Garbage/Solid Waste...	-247.08	247.08
TOTAL					-30,073.45	30,073.45

TSR CDD Check Detail March 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	0	03/15/2023	DUKE ENERGY	101.002 · Suntrust #570803-O...		-20,196.22
Bill	3212 0055 030123	03/14/2023		531.301 · Electric	-30.79	30.79
Bill	3807 3819 030623	03/14/2023		531.301 · Electric	-30.79	30.79
Bill	8702 7991 030123	03/14/2023		531.301 · Electric	-36.66	36.66
Bill	8702 8059 030123	03/14/2023		531.301 · Electric	-30.79	30.79
Bill	8702 8223 031023	03/14/2023		531.321 · Electric - Pool	-1,054.04	1,054.04
Bill	8702 8413 030823	03/14/2023		531.307 · Street Lights	-2,581.34	2,581.34
Bill	8702 8471 030123	03/14/2023		531.301 · Electric	-30.79	30.79
Bill	8702 8554 030123	03/14/2023		531.301 · Electric	-30.79	30.79
Bill	8702 8629 030123	03/14/2023		531.301 · Electric	-30.79	30.79
Bill	8702 8702 030123	03/14/2023		531.301 · Electric	-30.79	30.79
Bill	8702 8786 030123	03/14/2023		531.301 · Electric	-30.79	30.79
Bill	8702 8869 030123	03/14/2023		531.301 · Electric	-30.79	30.79
Bill	8702 9109 030123	03/14/2023		531.301 · Electric	-30.79	30.79
Bill	8702 9216 031323	03/14/2023		531.307 · Street Lights	-1,348.84	1,348.84
Bill	8702 9430 030123	03/14/2023		531.301 · Electric	-30.79	30.79
Bill	8702 9696 030123	03/14/2023		531.301 · Electric	-30.79	30.79
Bill	8702 9761 030923	03/14/2023		531.307 · Street Lights	-836.94	836.94
Bill	8702 9836 030123	03/14/2023		531.301 · Electric	-30.79	30.79
Bill	8702 9951 030123	03/14/2023		531.301 · Electric	-30.79	30.79
Bill	8703 0061 030123	03/14/2023		531.301 · Electric	-30.79	30.79
Bill	8703 0187 030132	03/14/2023		531.301 · Electric	-30.79	30.79
Bill	8703 0269 030123	03/14/2023		531.307 · Street Lights	-30.79	30.79
Bill	8703 0326 030123	03/14/2023		531.301 · Electric	-30.79	30.79
Bill	8703 0566 030123	03/14/2023		531.301 · Electric	-30.79	30.79
Bill	8703 0681 030923	03/14/2023		531.307 · Street Lights	-288.32	288.32
Bill	8703 0722 030123	03/14/2023		531.301 · Electric	-30.79	30.79
Bill	8703 0805 030123	03/14/2023		531.301 · Electric	-30.79	30.79
Bill	8703 0847 030123	03/14/2023		531.301 · Electric	-30.79	30.79
Bill	8712 3049 030623	03/14/2023		531.301 · Electric	-30.79	30.79
Bill	8712 3156 030123	03/14/2023		531.301 · Electric	-30.79	30.79
Bill	8712 3320 030123	03/14/2023		531.301 · Electric	-30.79	30.79
Bill	8712 3429 031023	03/14/2023		531.301 · Electric	-220.30	220.30
Bill	8702 8140 030823	03/14/2023		531.307 · Street Lights	-13,060.03	13,060.03
TOTAL					-20,196.22	20,196.22
Bill Pmt -Check	0	03/15/2023	FEDEX	101.002 · Suntrust #570803-O...		-8.50
Bill	8-067-63696	03/14/2023		519.410 · Postage	-8.50	8.50
TOTAL					-8.50	8.50

TSR CDD Check Detail March 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	0	03/15/2023	COASTAL WASTE & RECYC...	101.002 · Suntrust #570803-O...		-29,604.00
Bill	SW0000275928	03/14/2023		534.000 · Garbage/Solid Waste...	-29,604.00	29,604.00
TOTAL					-29,604.00	29,604.00
Bill Pmt -Check	0	03/29/2023	BRIGHT HOUSE NETWORKS	101.002 · Suntrust #570803-O...		-464.84
Bill	0055344032423	03/28/2023		572.416 · Amenity Cable/Internet	-294.86	294.86
Bill	0071804031723	03/28/2023		572.416 · Amenity Cable/Internet	-169.98	169.98
TOTAL					-464.84	464.84
Bill Pmt -Check	0	03/29/2023	CITY OF CLEARWATER	101.002 · Suntrust #570803-O...		-27.95
Bill	4224446 031423	03/28/2023		532.306 · Propane Services - G... 532.306 · Propane Services - G...	-25.00 -2.95	25.00 2.95
TOTAL					-27.95	27.95
Bill Pmt -Check	0	03/29/2023	DUKE ENERGY	101.002 · Suntrust #570803-O...		-11,245.39
Bill	8703 0938 031623	03/28/2023		531.307 · Street Lights	-3,694.30	3,694.30
Bill	8702 7933 031623	03/28/2023		531.307 · Street Lights	-3,410.50	3,410.50
Bill	8703 0516 032223	03/28/2023		531.307 · Street Lights	-1,606.80	1,606.80
Bill	8712 3263 031523	03/28/2023		531.321 · Electric - Pool	-1,295.79	1,295.79
Bill	8702 9620 031523	03/28/2023		531.307 · Street Lights	-718.25	718.25
Bill	8702 9365 031623	03/28/2023		531.307 · Street Lights	-488.96	488.96
Bill	8702 9274 031523	03/28/2023		531.301 · Electric	-30.79	30.79
TOTAL					-11,245.39	11,245.39
Bill Pmt -Check	0	03/29/2023	FEDEX	101.002 · Suntrust #570803-O...		-23.92
Bill	8-075-38242	03/28/2023		519.410 · Postage	-23.92	23.92
TOTAL					-23.92	23.92
Bill Pmt -Check	0	03/29/2023	WELLS FARGO VENDOR FIN...	101.002 · Suntrust #570803-O...		-399.83
Bill	5024309301	03/28/2023		572.915 · Office Copy Machine	-399.83	399.83
TOTAL					-399.83	399.83

TSR CDD
Check Detail
 March 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	0	03/30/2023	PASCO COUNTY UTILITIES ...	101.002 · Suntrust #570803-O...		-1,403.91
				536.301 · Irrigation - Reclaimed...	-1,403.91	1,403.91
TOTAL					-1,403.91	1,403.91
Bill Pmt -Check	11206	03/01/2023	KUTAK ROCK LLP	101.002 · Suntrust #570803-O...		-3,736.70
Bill	3182943	02/28/2023		514.007 · District Counsel	-3,736.70	3,736.70
TOTAL					-3,736.70	3,736.70
Bill Pmt -Check	11207	03/01/2023	LANDSCAPE MAINTENANCE...	101.002 · Suntrust #570803-O...		-36,000.00
Bill	173744	02/28/2023		538.604 · Landscape Maintena...	-36,000.00	36,000.00
TOTAL					-36,000.00	36,000.00
Bill Pmt -Check	11208	03/01/2023	SPUNKY SPIRITS	101.002 · Suntrust #570803-O...		-1,136.00
Bill	022823	02/28/2023		572.300 · Amenity Managemen...	-1,136.00	1,136.00
TOTAL					-1,136.00	1,136.00
Bill Pmt -Check	11209	03/01/2023	WRATHELL, HUNT & ASSOC...	101.002 · Suntrust #570803-O...		-8.06
Bill	2021-2843	02/28/2023		519.410 · Postage	-8.06	8.06
TOTAL					-8.06	8.06
Bill Pmt -Check	11210	03/01/2023	WTS INTERNATIONAL, LLC.	101.002 · Suntrust #570803-O...		-10,833.61
Bill	12362236	02/28/2023		538.121 · Amenity Management	-10,833.61	10,833.61
TOTAL					-10,833.61	10,833.61
Bill Pmt -Check	11211	03/08/2023	FLORIDA NATIVES NURSER...	101.002 · Suntrust #570803-O...		-10,625.00
Bill	18972	03/07/2023		538.616 · Wetland Mitigation re...	-10,625.00	10,625.00
TOTAL					-10,625.00	10,625.00

TSR CDD
Check Detail
 March 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	11212	03/08/2023	LANDSCAPE MAINTENANCE...	101.002 · Suntrust #570803-O...		-135,780.00
Bill	172850	03/07/2023		538.609 · Irrigation Repairs & ...	-320.00	320.00
Bill	173044	03/07/2023		538.609 · Irrigation Repairs & ...	-828.46	828.46
Bill	173192	03/07/2023		538.604 · Landscape Maintena...	-124,094.00	124,094.00
Bill	173259	03/07/2023		538.609 · Irrigation Repairs & ...	-75.22	75.22
Bill	173298	03/07/2023		538.609 · Irrigation Repairs & ...	-68.72	68.72
Bill	173299	03/07/2023		538.609 · Irrigation Repairs & ...	-469.92	469.92
Bill	173620	03/07/2023		538.609 · Irrigation Repairs & ...	-132.48	132.48
Bill	173621	03/07/2023		538.609 · Irrigation Repairs & ...	-545.83	545.83
Bill	173622	03/07/2023		538.609 · Irrigation Repairs & ...	-518.28	518.28
Bill	173623	03/07/2023		538.609 · Irrigation Repairs & ...	-456.16	456.16
Bill	173624	03/07/2023		538.609 · Irrigation Repairs & ...	-93.76	93.76
Bill	173625	03/07/2023		538.609 · Irrigation Repairs & ...	-1,472.77	1,472.77
Bill	173626	03/07/2023		538.609 · Irrigation Repairs & ...	-277.86	277.86
Bill	173627	03/07/2023		538.609 · Irrigation Repairs & ...	-172.48	172.48
Bill	173630	03/07/2023		538.609 · Irrigation Repairs & ...	-245.36	245.36
Bill	173631	03/07/2023		538.609 · Irrigation Repairs & ...	-956.91	956.91
Bill	173632	03/07/2023		538.609 · Irrigation Repairs & ...	-483.29	483.29
Bill	173633	03/07/2023		538.609 · Irrigation Repairs & ...	-333.82	333.82
Bill	173634	03/07/2023		538.609 · Irrigation Repairs & ...	-958.11	958.11
Bill	173635	03/07/2023		538.609 · Irrigation Repairs & ...	-124.52	124.52
Bill	173639	03/07/2023		538.609 · Irrigation Repairs & ...	-208.87	208.87
Bill	173640	03/07/2023		538.609 · Irrigation Repairs & ...	-124.52	124.52
Bill	173642	03/07/2023		538.609 · Irrigation Repairs & ...	-45.01	45.01
Bill	173644	03/07/2023		538.609 · Irrigation Repairs & ...	-132.97	132.97
Bill	173645	03/07/2023		538.609 · Irrigation Repairs & ...	-19.77	19.77
Bill	173678	03/07/2023		538.320 · Landscape Arbor Care	-2,100.00	2,100.00
Bill	173885	03/07/2023		538.609 · Irrigation Repairs & ...	-520.91	520.91
TOTAL					-135,780.00	135,780.00
Bill Pmt -Check	11213	03/08/2023	PREFERED PINE STRAW, INC.	101.002 · Suntrust #570803-O...		-63,825.00
Bill	93330	03/07/2023		538.607 · Landscape - Mulch	-6,382.50	6,382.50
Bill	93331	03/07/2023		538.607 · Landscape - Mulch	-6,382.50	6,382.50
Bill	93332	03/07/2023		538.607 · Landscape - Mulch	-6,382.50	6,382.50
Bill	93335	03/07/2023		538.607 · Landscape - Mulch	-6,382.50	6,382.50
Bill	93336	03/07/2023		538.607 · Landscape - Mulch	-6,382.50	6,382.50
Bill	93337	03/07/2023		538.607 · Landscape - Mulch	-6,382.50	6,382.50
Bill	93368	03/07/2023		538.607 · Landscape - Mulch	-6,382.50	6,382.50
Bill	93371	03/07/2023		538.607 · Landscape - Mulch	-6,382.50	6,382.50
Bill	93372	03/07/2023		538.607 · Landscape - Mulch	-6,382.50	6,382.50
Bill	93402	03/07/2023		538.607 · Landscape - Mulch	-6,382.50	6,382.50
TOTAL					-63,825.00	63,825.00

TSR CDD Check Detail March 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	11214	03/08/2023	SOLITUDE LAKE MANAGEM...	101.002 · Suntrust #570803-O...		-8,752.50
Bill	PSI-50329	03/07/2023		538.700 · Lake Maintenance	-8,752.50	8,752.50
TOTAL					-8,752.50	8,752.50
Bill Pmt -Check	11215	03/08/2023	WRATHELL, HUNT & ASSOC...	101.002 · Suntrust #570803-O...		-7,970.42
Bill	2021-2979	03/07/2023		513.100 · District Management	-3,505.84	3,505.84
				513.310 · Assessment Roll Pre...	-833.33	833.33
				513.312 · Dissemination Agent	-1,083.33	1,083.33
				538.120 · Field Services	-2,360.42	2,360.42
				519.411 · Telephone	-20.83	20.83
				519.470 · Printing and Binding	-166.67	166.67
TOTAL					-7,970.42	7,970.42
Bill Pmt -Check	11216	03/08/2023	WTS INTERNATIONAL, LLC.	101.002 · Suntrust #570803-O...		-16,578.63
Bill	2359234	03/07/2023		538.121 · Amenity Management	-4,350.00	4,350.00
Bill	12359948	03/07/2023		538.121 · Amenity Management	-2,105.00	2,105.00
Bill	12364036	03/07/2023		538.121 · Amenity Management	-10,123.63	10,123.63
TOTAL					-16,578.63	16,578.63
Paycheck	11217	03/09/2023	David Deenihan	101.002 · Suntrust #570803-O...		-184.70
				511.110 · Supervisor's Fees	-200.00	200.00
				511.110 · Supervisor's Fees	-12.40	12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				511.110 · Supervisor's Fees	-2.90	2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
TOTAL					-184.70	184.70

TSR CDD
Check Detail
 March 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Paycheck	11218	03/09/2023	Frank Stalzer	101.002 · Suntrust #570803-O...		-184.70
				511.110 · Supervisor's Fees	-200.00	200.00
				511.110 · Supervisor's Fees	-12.40	12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				511.110 · Supervisor's Fees	-2.90	2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
TOTAL					-184.70	184.70
Paycheck	11219	03/09/2023	Jason Silber	101.002 · Suntrust #570803-O...		-184.70
				511.110 · Supervisor's Fees	-200.00	200.00
				511.110 · Supervisor's Fees	-12.40	12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				511.110 · Supervisor's Fees	-2.90	2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
TOTAL					-184.70	184.70
Paycheck	11220	03/09/2023	Mary E Comella	101.002 · Suntrust #570803-O...		-184.70
				511.110 · Supervisor's Fees	-200.00	200.00
				511.110 · Supervisor's Fees	-12.40	12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				511.110 · Supervisor's Fees	-2.90	2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
TOTAL					-184.70	184.70
Check	11221	03/15/2023	TSR CDD	101.002 · Suntrust #570803-O...		-47,034.29
				207.201 · Due to Debt Service ...	-47,034.29	47,034.29
TOTAL					-47,034.29	47,034.29

TSR CDD Check Detail March 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	11222	03/15/2023	TSR CDD	101.002 · Suntrust #570803-O...		-47,422.64
				207.202 · Due to Debt Service ...	-47,422.64	47,422.64
TOTAL					-47,422.64	47,422.64
Check	11223	03/15/2023	TSR CDD	101.002 · Suntrust #570803-O...		-46,647.78
				207.203 · Due to debt service f...	-46,647.78	46,647.78
TOTAL					-46,647.78	46,647.78
Check	11224	03/15/2023	TSR CDD	101.002 · Suntrust #570803-O...		-58,226.43
				207.204 · Due to debt service f...	-58,226.43	58,226.43
TOTAL					-58,226.43	58,226.43
Check	11225	03/15/2023	TSR CDD	101.002 · Suntrust #570803-O...		-46,562.33
				207.205 · .Due to debt service f...	-46,562.33	46,562.33
TOTAL					-46,562.33	46,562.33
Check	11226	03/15/2023	TSR CDD	101.002 · Suntrust #570803-O...		-23,990.56
				207.206 · Due to Debt Service ...	-23,990.56	23,990.56
TOTAL					-23,990.56	23,990.56
Bill Pmt -Check	11227	03/15/2023	BARRY MAZZONI	101.002 · Suntrust #570803-O...		-115.91
Bill	031423	03/14/2023		519.410 · Postage	-115.91	115.91
TOTAL					-115.91	115.91
Bill Pmt -Check	11228	03/15/2023	DOWN TO EARTH LANDSCA...	101.002 · Suntrust #570803-O...		-5,288.42
Bill	INV125648	09/30/2022		538.609 · Irrigation Repairs & ...	-2,326.24	2,326.24
Bill	INV125647	09/30/2022		538.609 · Irrigation Repairs & ...	-1,821.10	1,821.10
Bill	INV141453	03/14/2023		538.609 · Irrigation Repairs & ...	-1,141.08	1,141.08
TOTAL					-5,288.42	5,288.42

TSR CDD
Check Detail
 March 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	11229	03/15/2023	EVERGLADES PINESTRAW	101.002 · Suntrust #570803-O...		-47,760.13
Bill	3691	03/14/2023		538.607 · Landscape - Mulch	-47,760.13	47,760.13
TOTAL					-47,760.13	47,760.13
Bill Pmt -Check	11230	03/15/2023	LANDSCAPE MAINTENANCE...	101.002 · Suntrust #570803-O...		-17,727.74
Bill	174322	03/14/2023		538.609 · Irrigation Repairs & ...	-274.57	274.57
Bill	174323	03/14/2023		538.609 · Irrigation Repairs & ...	-209.57	209.57
Bill	174324	03/14/2023		538.609 · Irrigation Repairs & ...	-56.58	56.58
Bill	174318	03/14/2023		538.609 · Irrigation Repairs & ...	-179.17	179.17
Bill	174319	03/14/2023		538.609 · Irrigation Repairs & ...	-237.92	237.92
Bill	174320	03/14/2023		538.609 · Irrigation Repairs & ...	-247.51	247.51
Bill	174321	03/14/2023		538.609 · Irrigation Repairs & ...	-336.98	336.98
Bill	174316	03/14/2023		538.609 · Irrigation Repairs & ...	-590.39	590.39
Bill	174317	03/14/2023		538.609 · Irrigation Repairs & ...	-196.20	196.20
Bill	174311	03/14/2023		538.609 · Irrigation Repairs & ...	-188.04	188.04
Bill	174312	03/14/2023		538.609 · Irrigation Repairs & ...	-18.01	18.01
Bill	174313	03/14/2023		538.609 · Irrigation Repairs & ...	-18.01	18.01
Bill	174314	03/14/2023		538.609 · Irrigation Repairs & ...	-17.49	17.49
Bill	174315	03/14/2023		538.609 · Irrigation Repairs & ...	-181.98	181.98
Bill	174310	03/14/2023		538.609 · Irrigation Repairs & ...	-16.87	16.87
Bill	174308	03/14/2023		538.609 · Irrigation Repairs & ...	-64.02	64.02
Bill	174309	03/14/2023		538.609 · Irrigation Repairs & ...	-339.98	339.98
Bill	174305	03/14/2023		538.609 · Irrigation Repairs & ...	-337.85	337.85
Bill	174306	03/14/2023		538.609 · Irrigation Repairs & ...	-284.40	284.40
Bill	174307	03/14/2023		538.609 · Irrigation Repairs & ...	-310.26	310.26
Bill	174303	03/14/2023		538.609 · Irrigation Repairs & ...	-664.14	664.14
Bill	174304	03/14/2023		538.609 · Irrigation Repairs & ...	-426.48	426.48
Bill	174299	03/14/2023		538.609 · Irrigation Repairs & ...	-704.57	704.57
Bill	174294	03/14/2023		538.609 · Irrigation Repairs & ...	-40.29	40.29
Bill	174295	03/14/2023		538.609 · Irrigation Repairs & ...	-1,116.52	1,116.52
Bill	174296	03/14/2023		538.609 · Irrigation Repairs & ...	-1,425.80	1,425.80
Bill	174297	03/14/2023		538.609 · Irrigation Repairs & ...	-109.84	109.84
Bill	174112	03/14/2023		538.609 · Irrigation Repairs & ...	-404.36	404.36
Bill	174113	03/14/2023		538.609 · Irrigation Repairs & ...	-291.38	291.38
Bill	174111	03/14/2023		538.609 · Irrigation Repairs & ...	-122.52	122.52
Bill	174110	03/14/2023		538.609 · Irrigation Repairs & ...	-98.39	98.39
Bill	174109	03/14/2023		538.609 · Irrigation Repairs & ...	-676.61	676.61
Bill	174108	03/14/2023		538.609 · Irrigation Repairs & ...	-320.77	320.77
Bill	174107	03/14/2023		538.609 · Irrigation Repairs & ...	-637.25	637.25
Bill	174106	03/14/2023		538.609 · Irrigation Repairs & ...	-1,018.79	1,018.79
Bill	174105	03/14/2023		538.609 · Irrigation Repairs & ...	-682.48	682.48
Bill	174147	03/14/2023		538.615 · Wetland Maintenance	-517.50	517.50
Bill	174148	03/14/2023		538.320 · Landscape Arbor Care	-715.00	715.00

TSR CDD Check Detail March 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	174149	03/14/2023		579.000 · Contingency	-2,365.25	2,365.25
Bill	174220	03/14/2023		579.000 · Contingency	-1,284.00	1,284.00
TOTAL					-17,727.74	17,727.74
Bill Pmt -Check	11231	03/15/2023	PASCO COUNTY UTILITIES ...	101.002 · Suntrust #570803-O...		-3,507.33
Bill	18080579	03/14/2023		536.301 · Irrigation - Reclaimed...	-88.50	88.50
Bill	18080584	03/14/2023		536.301 · Irrigation - Reclaimed...	-270.00	270.00
Bill	18080595	03/14/2023		536.301 · Irrigation - Reclaimed...	-67.50	67.50
Bill	18080596	03/14/2023		536.301 · Irrigation - Reclaimed...	-334.50	334.50
Bill	18080600	03/14/2023		536.301 · Irrigation - Reclaimed...	-16.50	16.50
Bill	18080601	03/14/2023		536.301 · Irrigation - Reclaimed...	-42.75	42.75
Bill	18080606	03/14/2023		536.301 · Irrigation - Reclaimed...	-245.25	245.25
Bill	18080608	03/14/2023		536.301 · Irrigation - Reclaimed...	-48.00	48.00
Bill	18080852	03/14/2023		536.301 · Irrigation - Reclaimed...	-117.75	117.75
Bill	18080854	03/14/2023		536.301 · Irrigation - Reclaimed...	-204.75	204.75
Bill	18080999	03/14/2023		536.301 · Irrigation - Reclaimed...	-204.00	204.00
Bill	18081002	03/14/2023		536.301 · Irrigation - Reclaimed...	-84.75	84.75
Bill	18081005	03/14/2023		536.301 · Irrigation - Reclaimed...	-10.29	10.29
Bill	18081018	03/14/2023		536.321 · Utility service - Pool	-218.65	218.65
Bill	18081130	03/14/2023		536.301 · Irrigation - Reclaimed...	-8.25	8.25
Bill	18081143	03/14/2023		536.301 · Irrigation - Reclaimed...	-24.00	24.00
Bill	18081144	03/14/2023		536.301 · Irrigation - Reclaimed...	-1.50	1.50
Bill	18081386	03/14/2023		536.301 · Irrigation - Reclaimed...	-208.39	208.39
Bill	18081433	03/14/2023		536.321 · Utility service - Pool	-171.25	171.25
Bill	18081434	03/14/2023		536.301 · Irrigation - Reclaimed...	-63.75	63.75
Bill	18081444	03/14/2023		536.301 · Irrigation - Reclaimed...	-223.50	223.50
Bill	18081448	03/14/2023		536.301 · Irrigation - Reclaimed...	-121.50	121.50
Bill	18081452	03/14/2023		536.301 · Irrigation - Reclaimed...	-44.25	44.25
Bill	18081453	03/14/2023		536.301 · Irrigation - Reclaimed...	-61.50	61.50
Bill	18081456	03/14/2023		536.301 · Irrigation - Reclaimed...	-171.00	171.00
Bill	18081610	03/14/2023		536.301 · Irrigation - Reclaimed...	-45.75	45.75
Bill	18082352	03/14/2023		536.301 · Irrigation - Reclaimed...	-75.00	75.00
Bill	18082354	03/14/2023		536.301 · Irrigation - Reclaimed...	-168.75	168.75
Bill	18082963	03/14/2023		536.301 · Irrigation - Reclaimed...	-21.75	21.75
Bill	18083434	03/14/2023		536.301 · Irrigation - Reclaimed...	-7.50	7.50
Bill	18084814	03/14/2023		536.301 · Irrigation - Reclaimed...	-18.75	18.75
Bill	18084815	03/14/2023		536.301 · Irrigation - Reclaimed...	-60.75	60.75
Bill	18084824	03/14/2023		536.301 · Irrigation - Reclaimed...	-57.00	57.00
TOTAL					-3,507.33	3,507.33

TSR CDD
Check Detail
March 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	11232	03/15/2023	REEL GRAPHIX, LLC	101.002 · Suntrust #570803-O...		-257.50
Bill	23-030801	03/14/2023		538.614 · Common Area Signage	-257.50	257.50
TOTAL					-257.50	257.50
Bill Pmt -Check	11233	03/15/2023	WTS INTERNATIONAL, LLC.	101.002 · Suntrust #570803-O...		-103.06
Bill	12364346	03/14/2023		538.121 · Amenity Management	-103.06	103.06
TOTAL					-103.06	103.06
Bill Pmt -Check	11234	03/29/2023	KUTAK ROCK LLP	101.002 · Suntrust #570803-O...		-27.50
Bill	3196291	03/28/2023		514.007 · District Counsel	-27.50	27.50
TOTAL					-27.50	27.50
Bill Pmt -Check	11235	03/29/2023	LANDSCAPE MAINTENANCE...	101.002 · Suntrust #570803-O...		-6,961.08
Bill	174419	03/28/2023		538.609 · Irrigation Repairs & ...	-1,470.21	1,470.21
Bill	174418	03/28/2023		538.609 · Irrigation Repairs & ...	-415.19	415.19
Bill	174421	03/28/2023		538.609 · Irrigation Repairs & ...	-617.28	617.28
Bill	174422	03/28/2023		538.609 · Irrigation Repairs & ...	-231.99	231.99
Bill	174423	03/28/2023		538.609 · Irrigation Repairs & ...	-245.36	245.36
Bill	174424	03/28/2023		538.609 · Irrigation Repairs & ...	-69.30	69.30
Bill	174425	03/28/2023		538.609 · Irrigation Repairs & ...	-92.02	92.02
Bill	174426	03/28/2023		538.609 · Irrigation Repairs & ...	-18.01	18.01
Bill	174427	03/28/2023		538.609 · Irrigation Repairs & ...	-46.01	46.01
Bill	174428	03/28/2023		538.609 · Irrigation Repairs & ...	-16.80	16.80
Bill	174420	03/28/2023		538.609 · Irrigation Repairs & ...	-1,731.10	1,731.10
Bill	174437	03/28/2023		538.609 · Irrigation Repairs & ...	-269.44	269.44
Bill	174436	03/28/2023		538.609 · Irrigation Repairs & ...	-296.71	296.71
Bill	174435	03/28/2023		538.609 · Irrigation Repairs & ...	-146.34	146.34
Bill	174434	03/28/2023		538.609 · Irrigation Repairs & ...	-275.06	275.06
Bill	174433	03/28/2023		538.609 · Irrigation Repairs & ...	-183.41	183.41
Bill	174432	03/28/2023		538.609 · Irrigation Repairs & ...	-78.57	78.57
Bill	174431	03/28/2023		538.609 · Irrigation Repairs & ...	-17.46	17.46
Bill	174438	03/28/2023		538.609 · Irrigation Repairs & ...	-740.82	740.82
TOTAL					-6,961.08	6,961.08

TSR CDD
Check Detail
 March 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	11236	03/29/2023	SAFEGUARD BUSINESS SY...	101.002 · Suntrust #570803-O...		-203.72
Bill	9000543680	03/28/2023		519.510 · Office Supplies	-203.72	203.72
TOTAL					-203.72	203.72
Bill Pmt -Check	11237	03/29/2023	TRINITY HOUSEKEEPERS	101.002 · Suntrust #570803-O...		-1,740.00
Bill	105801	03/28/2023		572.301 · Janitorial Service	-1,740.00	1,740.00
TOTAL					-1,740.00	1,740.00
Bill Pmt -Check	11238	03/29/2023	WTS INTERNATIONAL, LLC.	101.002 · Suntrust #570803-O...		-11,573.99
Bill	12365119	03/28/2023		538.121 · Amenity Management	-10,787.36	10,787.36
Bill	12365567	03/28/2023		538.121 · Amenity Management	-92.63	92.63
Bill	12365063	03/28/2023		538.122 · Program Incentives	-694.00	694.00
TOTAL					-11,573.99	11,573.99

TSR

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT
MINUTES OF MEETING
TSR
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the TSR Community Development District held a Regular Meeting on April 12, 2023, at 6:00 p.m., at Cunningham Park, 12131 Rangeland Boulevard, Odessa, Florida 33556.

Present were:

Jason Silber	Chair
Mary Comella	Vice Chair
David Deenihan	Assistant Secretary
Frank Stalzer	Assistant Secretary
Ray Szelest	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Alyssa Willson (via telephone)	District Counsel
Barry Mazzoni	Operations Manager
Rene Hlebak	WTS Starkey Ranch Lifestyle Director
Alex Murphy	WTS Starkey Ranch Operations Director
Matt Call	Developer
Heather Ferrill	Standard Brick Paving, LLC
Gary Hawkins	Landscape Management Professionals (LMP)

Residents present were:

Steve Geiser	Sonny Calussa	Larry Sechle	Christi Barokoloski
Teresa Dunn	Brooke Gearhart	Chase Enloe	Kristy Abbasciano

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 6:00 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments [3 minutes per person]

Resident Larry Sechle complimented the new grounds maintenance company. He asked if Albritton Park will be spruced up, specifically the mulch. Mr. Mazzoni stated irrigation work is ongoing in Albritton Park; plants and straw will be installed when irrigation work is complete.

***Disclaimer:** These summary minutes are intended to only highlight the topics discussed, items being considered and actions taken.*

43 Mr. Sechle expressed concern that fencing at the small dog park is inadequate as small
44 dogs can walk between the pickets; he asked if mesh can be installed. Mr. Adams stated a
45 proposal can be requested for Board consideration. Mr. Sechle opined that the small dog
46 section is too small and the sod is dead. Mr. Mazzoni stated the dog parks were re-sodded in
47 January; irrigation issues and insufficient water supply are contributing factors. The CDD's
48 inadequate water supply will be discussed later in the meeting.

49 Lack of rainfall, the irrigation system and supplemental water trucks were discussed.

50 Resident Brooke Gearhart, who runs the community garden, asked the Board to
51 consider having the CDD fund the garden's maintenance and landscaping.

52 Resident Steve Geiser asked why empty water bags have been on the trees on Rancher's
53 Gap for two years. Mr. Mazzoni stated the County is finishing a reclaimed water project.

54 Regarding sidewalk, cable and telephone damage by excavators and lawnmowers, Mr.
55 Mazzoni stated contractors will be held accountable. Areas are checked every two weeks and
56 repairs will be made when the project is complete. His contact information is on the CDD
57 website and information can be sent to him to follow up.

58 Mr. Silber noted the fertilizer bag project was not turned over to the CDD from MI
59 Homes. Mr. Mazzoni stated the turnover date is unknown. After walkthrough, issues will be
60 rectified before turnover to the CDD. Per Mr. Adams, a Supervisor can attend the walkthrough.

61 Resident Sonny Calussa provided photographs and expressed his opinion that the lawn
62 maintenance company is cutting the grass too frequently and too short, generating dust around
63 the pond behind Ranchers Gap Drive.

64 Discussion ensued regarding the drought and damage to the grass.

65 Mr. Hawkins stated he meets with the LMP team every two weeks to make proactive
66 changes; he will inspect the pond area to address the issue.

67 A resident opined that, despite water supply issues, the level of service is elevated.

68 Mr. Deenihan stated the CDD website, www.starkeyranch.com, now includes the ability
69 to submit a landscaping ticket. Mr. Hawkins stated online submissions are tracked.

70 Resident Teresa Dunn stated she learned that the lawn crew will no longer be cutting
71 the trees in her community. Mr. Silber stated that is an HOA matter, not a CDD matter.

72 ▪ **Discussion/ Consideration: Landscape Maintenance Professionals, Inc., Water**
73 **Restrictions Notification**

74 **This item, previously the Seventh Order of Business, was presented out of order.**

75 Mr. Mazzone presented the letter informing the CDD about the ongoing water shortage
76 and present options and solutions. If too many zones run at one time, the pressure drops and
77 there is inadequate coverage. Without sufficient rainfall, achieving all watering during the
78 allowable hours is a challenge. Options are being explored for additional reclaimed water.

79 Mr. Hawkins stated manual water programs run at night; additional manual hand
80 watering is done starting at 4:00 a.m. He discussed the supplemental water tanker and strategic
81 supplemental watering program. Reclaimed water use is at the County's discretion; the spigot
82 might be on but with no water flowing. Urgent issues are addressed as quickly as possible and
83 on-site landscape management staff is available as needed. The drought is affecting all the
84 surrounding areas and new development contributes to increased water demand.

85 Discussion ensued regarding the options/additional steps in the letter that the CDD can
86 take. LMP is exploring more options for consideration during budget planning. Mr. Hawkins will
87 present additional information and options at the next meeting. Mr. Hawkins noted that
88 deploying water trucks is cheaper than paying fines for unauthorized watering.

89 Mr. Silber suggested drought resistant plantings be prioritized going forward.

90

91 **On MOTION by Mr. Silber and seconded by Mr. Szelest, with all in favor,**
92 **Options 2 and 5, were approved.**

93

94

95 Mr. Stalzer will consult other major communities regarding drafting a joint letter to the
96 County in the hopes of working toward a solution.

97 **Mr. Hawkins left the meeting.**

98

99 **THIRD ORDER OF BUSINESS**

Update: Welcome Center Lease Agreement

100

101 Mr. Call stated the Developer has not finalized the lease. He was asked to inform the
102 Board that there will be no rent due for April. The final form of the lease will be presented at
103 the next meeting, at which time the lease will become effective.

104 **▪ Letter (Pete) Sent to Developer Regarding Incorrectly Installed Irrigation Within**
105 **Albritton Park**

106 **This item, previously the Thirteenth Order of Business, was presented out of order.**

107 Mr. Call stated LMP and the irrigation contractor for Albritton Park met. The contractor
108 will perform the warranty work under Mr. Mazzoni’s supervision. Mr. Mazzoni stated the work
109 might be completed next week; pine straw will be installed soon thereafter.

110

111 **FOURTH ORDER OF BUSINESS**

**Ratification of Termination of Trinity
HouseKeepers Corp. Agreement**

112

113

114

115 **On MOTION by Mr. Silber and seconded by Ms. Comella, with all in favor,**
116 **termination of the Trinity HouseKeepers Corp. Agreement, was ratified.**

117

118

119 **FIFTH ORDER OF BUSINESS**

**Consideration of Deidra Jowers, d/b/a/
Fairy Dust Housekeepers, Agreement for
Janitorial Maintenance Services**

120

121

122

123

124 **On MOTION by Mr. Silber and seconded by Mr. Szelest, with all in favor, the**
125 **Deidra Jowers, d/b/a/ Fairy Dust Housekeepers Agreement for Janitorial**
126 **Maintenance Services, was approved.**

127

128

129 **SIXTH ORDER OF BUSINESS**

**Consideration of Cornerstone Solutions
Group, Land Services Proposal for Pond
Bank Restoration**

130

131

132

133 Mr. Mazzoni presented the Cornerstone Solutions Group Land Services Proposal.
134 Referring to photos included in his Operations Report, he discussed the options presented.

135

136 **On MOTION by Ms. Comella and seconded by Mr. Stalzer, with all in favor, the**
137 **Cornerstone Solutions Group Land Services Proposal, Option C, was approved.**

138

139

140 Resident Kristy Abbasciano noted the retention pond near her home. She thanked the
141 Board for approving aesthetic sod. In her opinion, Options A and B would be a waste of funds.

142

143 **SEVENTH ORDER OF BUSINESS**

**Discussion/ Consideration: Landscape
Maintenance Professionals, Inc., Water
Restrictions Notification**

144

145

146

147 This item was presented following the Second Order of Business.

148

149 **EIGHTH ORDER OF BUSINESS****Consideration of SOLitude Lake Management, LLC, Services Contract for Water Testing (4A, 4B, 5A, ESP1A & ESP1B)**

150

151

152

153 Mr. Mazzoni stated he spoke with the technician who services the Esplanade ponds,
154 which are treated more frequently than other ponds in the CDD. He obtained a proposal for
155 periodic water quality testing over the year to determine what level of service is necessary.

156 Discussion ensued regarding the current contract, SOLitude's bi-weekly service calls and
157 rotating treatment schedule and the treatment cycle in which treatments are applied and
158 results are not visible for up to two weeks. Mr. Mazzoni stated, while SOLitude is on site
159 weekly, every pond is not inspected every week. Mr. Adams noted that when treatments are
160 applied, generally 14 days must pass before a follow-up treatment is permitted.

161 Resident Chase Enloe, an Environmental Scientist and Science teacher, thinks it might be
162 worth researching the phosphate issues and discussed the reasons.

163 In response to a question, Mr. Mazzoni stated the map of ponds is on the CDD website.
164 He will execute the Agreement and obtain clarification of the four testing dates.

165

166 **On MOTION by Mr. Szelest and seconded by Mr. Stalzer, with all in favor, the**
167 **SOLitude Lake Management, LLC, Services Contract for Water Testing of 4A, 4B,**
168 **5A, ESP1A and ESP1B, was approved.**

169

170

171 **NINTH ORDER OF BUSINESS****Consideration of Standard Brick Pavers, LLC, Invoice 2377 for Heart Pine Bridge Paver Installation**

172

173

174

175 This item was presented following the Tenth Order of Business.

176

177 **TENTH ORDER OF BUSINESS****Discussion: Adding Security Locks to the Community Garden for Controlled Access**

178

179

180 Ms. Gearhart asked the Board to consider budgeting for the community garden's
181 maintenance and landscaping. While numerous community members contribute and donate
182 their time cultivating plants and maintaining the community garden, many others do not treat
183 the garden with care or respect. Residents and members of the public utilize the garden for

184 special event photography and vehicles often park on the grass and the extensive foot traffic
185 damages structures and plants. While many items are donated or purchased by community
186 members, in many instances donated items are damaged or missing.

187 Ms. Hlebak discussed the history, layout, maintenance and funding of the garden, noting
188 that the original intent was for it to be self-funded.

189 Ms. Gearhart noted that, with regard to generating revenue, many things that could
190 have generated revenue and even tools and hardware have been damaged or taken.

191 Discussion ensued regarding the challenges faced, management over the years, request
192 for a lock to control access, restricting access, utilities needed for access control and the layout
193 and maintenance of the garden.

194 Ms. Willson stated funding a CDD asset is permissible; however, restricting access could
195 be problematic. The consensus was to create an additional line item and for the Lifestyle Team
196 to coordinate a payment process.

197 Asked if the Halloween event generates revenue for the garden, Ms. Gearhart stated it
198 generated \$24 this year but two gifted bags of soil were stolen.

199 Discussion ensued regarding special events previously run by the Lifestyle Team.

200 The consensus was to not restrict access to the park; however, the Garden Club can lock
201 the on-site shed to prevent loss of donations and materials.

202 Mr. Silber voiced his opinion that, while the garden cannot be locked, the CDD should
203 fund it. He would like a separate line item created for the Fiscal Year 2024 budget.

204 Discussion ensued about uses of the funds, including updating signage within the park, a
205 beginning budget of \$2,600 and developing the Fiscal Year 2024 budget.

206 Ms. Hlebak will assist the Garden Club with budgeting, donations and promoting events.
207

208 **On MOTION by Mr. Silber and seconded by Mr. Stalzer, with Mr. Silber, Ms.
209 Comella, Mr. Stalzer and Mr. Szelest in favor and Mr. Deenihan opposed,
210 budgeting \$2,600 for the Garden Club, was approved. [Motion passed 4-1]**

211

212

213 **▪ Consideration of Standard Brick Pavers, LLC, Invoice 2377 for Heart Pine Bridge Paver
214 Installation**

215 **This item, previously the Ninth Order of Business, was presented out of order.**

216 Mr. Mazzoni presented the Standard Brick Pavers, LLC (SBP) proposal. The incoming side
217 of Heart Pine Bridge was completed; the pavers look nice and the hole was repaired. During
218 construction, residents did not obey "Road Closed" signage. The proposal does not reflect the
219 correct square footage due to a calculation error; the square footage for both sides of the
220 bridge should be doubled. The invoice reflects 50% of the completed work; some bricks remain.

221 Ms. Ferrill apologized for the error calculating the square footage; she read the plans
222 incorrectly. She presented the proposal for the balance of the work and stated, when the error
223 was recognized, her crew completed the work as scheduled for the initial proposal. A significant
224 discount is reflected in the proposal for the balance of the work, in recognition of the error.

225 Mr. Mazzoni stated the project was successfully accomplished despite the error in the
226 proposal and resident failure to obey traffic signage. The first side of the bridge is complete and
227 traffic is moving well; the second side does not have the same sinking issues as the first side but
228 there are sinking bricks and the intention is to change the brick paver pattern.

229 Discussion ensued about the error, decision to proceed with the scheduled work during
230 Spring Break, discounted scope of work for the balance of the project and lack of other bidders.

231 Ms. Ferrill stated a previously attempted repair was completed with much smaller
232 bricks, whereas the special-order bricks installed were the proper size. The new proposal
233 absorbs all costs related to additional signage needed to keep crews safe.

234 Mr. Mazzoni discussed safety concerns and resident complaints about the damaged
235 section of the bridge. Ms. Comella commended Mr. Mazzoni's decision to proceed with the
236 project, in light of the safety concerns.

237 Discussion ensued regarding the original proposal, vendor's honest mistake, whether
238 the other side of the bridge should be completed now and whether to seek additional bidders.

239 Mr. Mazzoni discussed the need to complete the project and lessons learned regarding
240 traffic redirection. Traffic will be redirected for the second portion of the project, which should
241 proceed more quickly and safely. The Welcome Center sent four notices about the project;
242 however, drivers blatantly ignored signage. A Board Member thanked Mr. Mazzoni for his
243 contributions to the CDD and apologized to Ms. Ferrill for residents' disregard of safety signage.

244 Discussion ensued regarding the contract and whether to postpone the second part.

245 Ms. Comella supports completing the other side of the bridge at a discounted rate. Mr.
246 Mazzoni noted, if the project is delayed and the bridge fails, it will cost more. His goal is to

247 maintain the CDD's amenities and landscaping; his understanding is it is necessary to change
248 the paver pattern and there is existing wear on the damaged side of the bridge.

249 Discussion ensued about budgetary considerations, sidewalk and wooden bridge work
250 to be performed, maintenance and liability concerns with the bridge and traffic redirection.

251 A Board Member opined that a significant percentage of the traffic is not residents who
252 receive the informational emails and notices.

253

254 **On MOTION by Mr. Silber and seconded by Mr. Stalzer, with all in favor,**
255 **Standard Brick Pavers, LLC, Invoice 2377 for Heart Pine Bridge Paver**
256 **Installation, in the amount of \$17,629.00, was approved.**

257

258

259 **▪ Discussion: Designating a Community Clean Up Day in April**

260 **This item, previously the Seventeenth Order of Business, was presented out of order.**

261 Ms. Enloe discussed trash in common areas and the impact on wildlife. She proposed
262 mobilizing volunteers in each subdivision and asked for help with signups and supplies, such as
263 garbage bags and latex gloves. She reported a lot of interest in the neighborhood and noted
264 that she was able to recruit two team leaders for every neighborhood. Ms. Hlebak stated the
265 Lifestyle team is happy to help organize an event. She stated liability limits what volunteers can
266 do, especially in waterways.

267 Volunteers, expectations and limitations on cleanup of waterways were discussed.

268 A Board Member noted that the CDD's lake management vendor picks up small
269 amounts of trash in conjunction with the contract but additional cleanup of large amounts of
270 consumer or construction debris might be at an additional charge.

271 The consensus was that Ms. Enloe will work with Ms. Hlebak accordingly.

272

273 **ELEVENTH ORDER OF BUSINESS**

**Update/Status: MI Homes Final Irrigation
Hook-Up Within Albritton**

274

275

276 Mr. Mazzoni stated, per Pete at the Landscape Consulting team, Pasco County Utilities
277 installed the four reclaimed water taps and is concluding meter installation. Tie-ins and system
278 flushes remain to be completed. Completion is anticipated by the end of this or next week.
279 Placement of any outstanding dead landscaping should be completed by the end of the month;
280 once complete, Pete will be called to coordinate inspection.

281 **TWELFTH ORDER OF BUSINESS**

Update/Status: West Bay Homes
Completion of Remaining Irrigation and
Sodding of Final Common Areas

282
283
284
285
286

Mr. Mazzoni stated repairs to the end cap are still on hold.

287 **THIRTEENTH ORDER OF BUSINESS**

Update: Letter (Pete) Sent to Developer
Regarding Incorrectly Installed Irrigation
Within Albritton Park

288
289
290
291

This item was discussed following the Third Order of Business.

292

293 **FOURTEENTH ORDER OF BUSINESS**

Discussion: Seek Bids For Video
Conferencing Within Cunningham Hall

294
295
296

Mr. Deenihan stated some residents asked for meetings to be recorded. Several Board
Members stated they would not support video conferencing and discussed the reasons.

Mr. Deenihan motioned to seek bids. The motion died due to lack of a second.

299

300 **FIFTEENTH ORDER OF BUSINESS**

Discussion: Public Address (PA) System for
CDD/Community Functions

301
302
303

Mr. Deenihan stated that he brings his personal PA system to CDD meetings and asked if
there is interest in the CDD purchasing a PA system. There was no interest.

305

306 **SIXTEENTH ORDER OF BUSINESS**

Discussion: Pond Clean Up From
Construction and Resident Debris

307
308
309

This item was discussed following the Tenth Order of Business.

310

311 **SEVENTEENTH ORDER OF BUSINESS**

Discussion: Designating a Community
Clean Up Day in April

312
313
314

This item was discussed following the Tenth Order of Business.

315

316 **EIGHTEENTH ORDER OF BUSINESS**

Discussion: Welcome Center Entrance
Signs for Community Updates

317
318

319 Mr. Deenihan noted that MI Homes and West Bay Homes finished in the CDD and Taylor
320 Morrison is selling all its building furniture. He suggested considering signs stating “Welcome to
321 Starkey Ranch” and the like. Ms. Hlebak stated all monuments and directional and street signs
322 will remain, but all brown wood frame signs will be removed, as required by Ordinance.

323

324 **NINETEENTH ORDER OF BUSINESS**

**Discussion: Seek Bids to Add Electrical
325 Outlets Throughout Community Parks**

326

327 Mr. Deenihan recalled that inadequate electrical outlets limited the holiday decorations
328 at the entrances and asked if additional outlets should be considered.

329 The consensus was that the expense would not be justified.

330 **Ms. Comella left the meeting.**

331

332 **TWENTIETH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Reports
333 as of February 28, 2023**

334

335 Mr. Adams presented the Unaudited Financial Reports as of February 28, 2023. On-roll
336 assessment revenues were at 99%, expenditures were at 29% and, in the fifth month of the
337 fiscal year, overall expenditures expenses are at 42%, which is well within budget.

338 The “Due to Developer” line item discussed at the previous meeting represents an
339 overpayment by the primary developer for Fiscal Year 2019; they overpaid by \$198,000, just
340 under \$97,000 was refunded and \$101,000 remains on the books.

341 Mr. Adams stated the \$53,908 “Due from Developer” related to an underpayment will
342 be pursued, as funds are due from MI Homes.

343 Discussion ensued regarding the amounts due from Developers.

344 Mr. Adams stated Accounting is pursuing the amounts due from Developers; a
345 reconciliation will be provided.

346 Discussion ensued regarding the CDD’s bank account balances and FDIC insurance limits.

347 Mr. Adams proposed opening a Cash Sweep account with FineMark Bank.

348

349 **On MOTION by Mr. Stalzer and seconded by Mr. Deenihan, with all in favor,**
350 **authorizing opening a Cash Sweep Account with FineMark Bank, was approved.**

351

352

353 The financials were accepted.

354

355 **TWENTY-FIRST ORDER OF BUSINESS**

Approval of March 8, 2023 Regular Meeting Minutes

356

357

358 Mr. Adams presented the March 8, 2023 Regular Meeting Minutes.

359

360

On MOTION by Mr. Stalzer and seconded by Mr. Silber, with all in favor, the March 8, 2023 Regular Meeting Minutes, as presented, were approved.

361

362

363

364 **TWENTY-SECOND ORDER OF BUSINESS**

Action & Completed Items

365

366 Item 12 was completed.

367

Mr. Adams will update the list after the meeting.

368

369 **TWENTY-THIRD ORDER OF BUSINESS**

Staff Reports

370

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

372

373 Ms. Willson stated she will continue working with the Developer to finalize the Letter Agreement for landscape yard conveyance. Once finalized, it will be circulated to the Chair and CDD Staff for review and execution.

375

376 Mr. Stalzer stated the school crossing guard asked for the CDD to re-stripe the crosswalks by the school. He thought that is the County's responsibility but the crossing guard was advised by the County that it is the CDD's responsibility. Mr. Silber stated he asked the District Engineer for a list of roads owned by the CDD and by the County and which are covered by a maintenance bond so work can be performed. Mr. Szelest thinks Mr. Call stated many roads are under maintenance bonds that will expire and they will be re-striped at the end.

381

382 Mr. Adams stated Phil found out on April 3, 2023 that the bond related to Starkey Ranch Village 2, Phase 2A, is in the process of being released. The Longspur Fencepost Drive intersection is within the platted section of the CDD. Mr. Bill Williams, of Pasco County Inspections, guessed it will be another 30 days until final approval; after which the County will be responsible for maintenance.

386

387 Mr. Stalzer noted that the crossing guard has asked three times and asked if it would be appropriate for Ms. Willson to send a letter to the County. Ms. Willson suggested the school

388 item be addressed individually, as the County may not have a clear opinion. She agrees it is an
389 important issue that has been brought to the CDD's attention.

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

391 There was no report.

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

- 393 • **NEXT MEETING DATE: May 10, 2023 at 6:00 PM [Presentation of Fiscal Year**
394 **2024 Budget]**

- 395 ○ **QUORUM CHECK**

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

397 Ms. Hlebak presented the Monthly Summary Report and responded to questions. The
398 playground audit is underway; most of the playground equipment is out of warranty and
399 proposals to extend the playground equipment warranty were requested.

400 Ms. Hlebak stated some residents with organized groups and sports requested approval
401 to use the parks. She has not given approval due to liability concerns and the CDD's policy
402 against renting facilities to groups. Those residents want the Board to consider authorizing her
403 to research developing a policy to accommodate these requests, provided the groups meet
404 insurance and other guidelines. The majority of the CDD park, which is County property, will be
405 under construction and it is used as a storage space but was promised to soccer and lacrosse.

406 Discussion ensued regarding the request, preservation of parks for general use, pavilion
407 rentals, damage to grass due to cleats, availability of pocket parks, requests to reserve multiple
408 areas such as a pavilion and a field, residency requirements, guest policies and wear and tear
409 on CDD assets.

410 Ms. Hlebak will continue enforcing policies and develop guidelines for discussion at a
411 future meeting.

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

413 Mr. Mazzoni highlighted projects in the Monthly Field Operations Report. Parts are on
414 order for basket repairs. He discussed the efforts to determine who damaged the baskets.
415 License plate photos would be helpful. Repairs will be addressed while the search continues.

416 Mr. Mazzoni stated the proposal for the Rangeland Wooden Bridge will require more
417 wood repaired and replaced than contemplated in the quarterly maintenance budget. Referring
418 to photographs, he described an area that will require extensive wood removal and

419 replacement and installation of a support pillar and a plate. Three proposals were requested,
420 one for those repairs, one for the total cost for all necessary bridge repairs today and one with
421 a projection for next year so that next year's cost estimate will be accurate.

422 Discussion ensued about the function and construction of the bridge, construction
423 traffic and heavy equipment considerations.

424 Mr. Silber opined that, in the future, the wood might need to be replaced with brick,
425 asphalt or another material.

426 The possibility that that a new bridge might be built, ongoing need for bridge repairs
427 and responsibility and function of the bridge, were discussed.

428 Asked why the bridge boards are laid lengthwise, Mr. Mazzoni stated he was advised
429 that the under-structure of the bridge has the opposite pattern and the boards cannot be
430 secured properly if they lie in the same direction.

431

432 **TWENTY-FOURTH ORDER OF BUSINESS**

Supervisors' Requests

433

434 Mr. Deenihan asked if the Board Members are interested in ordering polo shirts or
435 business cards. The consensus was they are not interested.

436 Mr. Stalzer asked if the Board entertained the idea of having a reserve study done. As
437 every asset has a lifetime, he recommended the Board consider it. Mr. Silber suggested
438 obtaining proposals before the budget discussions so that it can be considered.

439 Mr. Stalzer asked if the Board is amenable to holding a budget workshop. Mr. Adams
440 stated a draft Fiscal Year 2024 budget will be presented at the May meeting and it will be
441 examined in greater detail in June and July so there is adequate time for review before the
442 budget is adopted in August. Mr. Silber felt that a workshop is not necessary. Mr. Adams stated
443 he can meet with Supervisors individually before the meeting.

444 Mr. Silber asked if a Consent Agenda can be utilized to expedite approval of items
445 unlikely to have controversy. Mr. Adams stated it can be problematic in certain instances but he
446 will attempt it and adjust accordingly if necessary.

447 A Board Member noted that he will not attend the May meeting.

448

449 **TWENTY-FIFTH ORDER OF BUSINESS**

Adjournment

450

451 There being nothing further to discuss, the meeting adjourned at 9:53 p.m.

452
453
454
455
456
457

Secretary/Assistant Secretary

Chair/Vice Chair

TSR

COMMUNITY DEVELOPMENT DISTRICT

**ACTION &
COMPLETED
ITEMS**

**TSR CDD
ACTION & COMPLETED ITEMS LIST
04.12.23 FOR 05.10.23 MEETING**

#	MTG DATE ADDED	ACTION/ AGENDA	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY DONE BEFORE NXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
1	08.10.22	ACTION	Mr. Chang: Research Long Spur & other Village I areas & determine what areas the County & CDD should each be maintaining.	X			
2	01.11.23	ACTION	Mr. Adams: Ask County to reimburse CDD before considering maintaining ROW on Lake Blanch Road. 02.08.23 Mr. Mazzoni: Work with vendor to reduce costs.		X		
3	03.08.23	ACTION	Mr. Adams: Email Ms. Comella legal opinion re: sidewalk/driveway apron parking.	X			
4	03.08.23	ACTION	Ms. Willson: Prep Letter Agrmt w/ Wheelock re: landscape yard & CDD to reimburse Developer \$3,500 at time of title transfer of the property.	X			
5	03.08.23	ACTION/ AGENDA	Ms. Willson: Proceed with finalizing the Welcome Center lease as per the terms outlined today and present in final form for approval at next mtg.	X			
6	03.08.23	ACTION	Mr. Adams: Check on outstanding commercial shared costs items, confirm if able to collect interest on unpaid costs & collection expenses and proceed accordingly. Email info on WestBay next week and ask Accounting to clear up "Due from Developer C" budget line item.	X			
7	03.08.23	ACTION	Ms. Willson: Incorporate Mr. Silber's revisions before sending letter to Mr. Mohr advising that CDD prohibits fireworks activity on CDD property and that it is the CDD Amenity Policy.	X			
8	03.08.23	ACTION	Mr. Call/Mr. Mazzoni/Mr. Chang: Create list of roads still under the CDD, transferred roads & roads that still need to be transferred to the County.	X			
9	03.08.23	ACTION	Mr. Hlebak: Obtain & present proposals to extend warranty on park playground equipment.	X			
10	04.12.23	ACTION	Mr. Hawkins/LMP: Inspect pond behind Ranchers Gap Dr. re: grass being cut too short and generating dust.	X			
11	04.12.23	ACTION	Mr. Stalzer: Consult other major communities re: joint letter to County about solutions to drought issues.	X			
12	04.12.23	ACTION	Mr. Mazzoni: Find out 4 water testing dates at 4A, 4B, 5A, ESP1A & ESP1B.	X			
13	04.12.23	ACTION	Ms. Hlebak: Assist Garden Club w/budgeting, donations, events.	X			
14	04.12.23	ACTION	Ms. Hlebak: Assist with Community Cleanup Day.	X			

**TSR CDD
ACTION & COMPLETED ITEMS LIST
04.12.23 FOR 05.10.23 MEETING**

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15	04.12.23	ACTION	Mr. Adams: Provide reconciliation of amounts due from developers.	X			
16	04.12.23	ACTION	Mr. Adams: Open a Cash Sweep account with Finemark Bank.	X			
17	04.12.23	ACTION	Ms. Willson: Address school crosswalk individually.	X			
18	04.12.23	ACTION	Ms. Hlebak: Prep proposed park usage guidelines for organized groups.	X			
19	04.12.23	ACTION	Mr. Adams: Obtain proposals for Reserve Study.	X			

**TSR CDD
ACTION & COMPLETED ITEMS LIST
04.12.23 FOR 05.10.23 MEETING**

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1	01.13.21	ACTION	Staff/Mr. Call: Review road turnovers & release of maint bonds. Prep map. 04.14.21 Staff: If not turned over to County, get proposals to restripe for FY2022 budget. 12.01.21 Ms. Willson: Discuss including bridge in conveyance of the roads to the County.			X	01.11.23
2	06.08.22	ACTION	Mr. Adams: Find out if Taylor Morrison or CDD is responsible for tree removal. 07.13.22 Huckleberry Pond tree being addressed today.			X	01.11.23
3	07.13.22	ACTION	Mr. Adams: Revisit Eco-Logic proposal for # of monitoring events in Esplanade community with Mr. Nabor with regard to frequency.			X	01.11.23
4	09.07.22	ACTION	Mr. Adams: Tell Mr. Wilkes to email the Board an update regarding Longspur and Village 1 Areas, Road Maintenance Responsibility.			X	01.11.23
5	11.29.22	ACTION	Ms. Willson: Prep LMP landscape & irrigation maintenance services contract & send Notice of Award letters.			X	01.11.23
6	11.29.22	ACTION	Mr. Call: Ask Developer to keep \$22,500 in escrow before CDD will consider taking maintenance responsibilities & monitoring costs of 1.07 acres of mitigation area along Lake Blanche Drive.			X	01.11.23
7	11.29.22	ACTION	Mr. Adams: Obtain proposal from LMP before CDD considers maintaining Lake Blanch Rd ROW & ask County to reimburse the CDD.			X	01.11.23
8	11.29.22	ACTION	District Staff: Purchase Worker's Comp Policy from Egis.			X	01.11.23
9	11.29.22	ACTION	Ms. Willson: Have tax attorney research tax laws re: CDD subletting part of Welcome Center. 01.11.23 Subletting not an option.			X	01.11.23
10	11.29.22	ACTION	Mr. Adams: Advertise Engineering RFQ in Jan, present bid at Feb mtg.			X	01.11.23
11	11.29.22	ACTION	Ms. Willson: Prep proposed Addendum to Coastal Waste & Recycling of Central Florida Recycling Waste Agreement Assignment.			X	01.11.23
12	11.29.22	ACTION	Mr. Call: Email letter from Homes by WestBay regarding agreement to pay 50% of DTE Invoice to Mr. Adams. Mr. Adams: Email the Board.			X	01.11.23
13	11.29.22	AGENDA	Mr. Adams: Include Mr. Green's resignation on next agenda.			X	01.11.23
14	11.29.22	ACTION	Ms. Hlebak: Coordinate replacing bollards back to the trails.			X	01.11.23
15	11.29.22	BOTH	Mr. Call: Send Ms. Willson sample lease for Welcome Center & ask for dates to coordinate with CDD's Fiscal Year. Present at next mtg.			X	01.11.23

**TSR CDD
ACTION & COMPLETED ITEMS LIST
04.12.23 FOR 05.10.23 MEETING**

#	MTG DATE ADDED	ACTION/ AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY DONE BEFORE NXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
16	11.29.22	AGENDA	Mr. Adams: Add review financial reports in detail to a future agenda.			X	01.11.23
17	04.13.22	ACTION	Ms. Willson: Send pond deed docs to TM. 05.11.22 Staff: Obtain deeds. Mr. Call/Ms. Willson: Work to transfer preserve & roadside swale to CDD & grant easement Esplanade HOA to maintain road/ keep invasives out of preserve. 11.29.22 All done except one deed.			X	02.08.23
18	06.08.22	ACTION	Ms. Hlebak: Research other materials to replace the crushed shells around the pool at Witfield Park.			X	02.08.23
19	08.10.22	ACTION	Mr. Adams: Email Mr. Spears' LOS report to DTE and arrange community-wide LOS evaluations of all intersections.			X	02.08.23
20	08.10.22	ACTION	Mr. Soety: Obtain & present more proposals for Albritton Park.			X	02.08.23
21	10.12.22	ACTION	Mr. Adams/Ms. Willson: Prep letter to WestBay re DTE proposal and timeline of incident.			X	02.08.23
22	11.29.22	ACTION	Mr. Mazzoni: Notify on-site staff Heart Pine Ave Bridge project dates.			X	02.08.23
23	11.29.22	ACTION	Ms. Willson: Prep standard Agreement with Standard Bridge Pavers.			X	02.08.23
24	01.11.23	ACTION	POA Staff: Send E-blast notice of vacant Board seat.			X	02.08.23
25	01.11.23	ACTION	Mr. Adams: Ensure LMP's new after-hour contact info is on CDD website.			X	02.08.23
26	01.11.23	BOTH	Mr. Soety: Negotiate the Cunningham Park invoices with Davey Tree, consolidate all Cunninham Park proposals and add to the priority list.			X	02.08.23
27	01.11.23	BOTH	WHA/WTS: Obtain preliminary information for long term options, build or expand Cunningham Park, Rent or purchase facility off site, implement a long-term lease on the Welcome Center.			X	02.08.23
28	01.11.23	ACTION	Mr. Adams/Staff: Prep timeline. Ms. Willson: Send demand letter to WestBay regarding DTE proposal & incorporate timeline & attach e-mail chain. Mr. Call: Research if CDD can use held-back funds to complete project.			X	02.08.23
29	01.11.23	BOTH	Board: Complete & return Engineering RFQ criteria/rankings to review and award contract at the next meeting.			X	02.08.23
30	01.11.23	BOTH	SCI: Present prioritized landscaping projects list & supporting invoice at the next meeting and a similar list for Fiscal Year 2024 budget.			X	02.08.23

**TSR CDD
ACTION & COMPLETED ITEMS LIST
04.12.23 FOR 05.10.23 MEETING**

#	MTG DATE ADDED	ACTION/ AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY DONE BEFORE NXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
31	11.29.22	ACTION	Ms. Willson: Prep License Agreement for Developer to complete additional improvements.			X	03.08.23
32	01.11.23	BOTH	Ms. Willson: Email Developer's draft Welcome Center lease to the Board.			X	03.08.23
33	01.11.23	BOTH	Ms. Willson: Send sample Welcome Center lease to Board to discuss at nxt mtg. Mr. Call: Get Developer's best, final lease terms & present at nxt mtg. 02.08.23 Mr. Silber & Ms. Willson: Work on negotiating extending lease and clarify maintenance items with the Developer.			X	03.08.23
34	01.11.23	ACTION	Mr. Adams: Research Financials items-report findings at nxt mtg. 02.08.23 Email findings to the Board.			X	03.08.23
35	01.11.23	ACTION	Mr. Adams: Ensure Oct minutes are posted on CDD website. 02.08.23 Have approved minutes posted on website w/in 1 week approval.			X	03.08.23
36	01.11.23	BOTH	Mr. Deenihan: Present info on process to transition to in-house pressure washing. 02.08.23 Mr. Mazzoni: Work w/ Riptide to confirm contract includes all CDD property in common areas & trails, curbs and gutters.			X	03.08.23
37	01.11.23	ACTION	Ms. Willson: Ask insurance carrier about resident's fireworks event & passive use of CDD property without Board consent & the Boards liability concerns. Give update at next meeting. 02.08.23 Send letter to the resident indicating the CDD does not consent to his fireworks activity.			X	03.08.23
38	01.11.23	BOTH	Mr. Mazzoni: Discuss other options with LMP to maintain areas abutting Woods Rider Loop, to address access and bottleneck issues. 02.08.23 LMP to correct name in Addendum #1 to TSR CDD.			X	03.08.23
39	02.08.23	ACTION	Ms. Willson: Send termination notice to Hedit Design, LLC and finalize Professional Services Agreement with Johnson Engineering, Inc.			X	03.08.23
40	02.08.23	ACTION	Mr. Adams: Ask FHP to initiate off-duty patrol.			X	03.08.23
41	02.08.23	ACTION	Ms. Willson: Review & ensure Fairy Dust Housekeepers' insurance coverage is sufficient before preparing contract & sending termination letter to Trinity Housekeeping Corp.			X	03.08.23
42	02.08.23	ACTION	Mr. Adams: Ensure irrigation after-hours contact info is on CDD website.			X	03.08.23
43	03.08.23	ACTION	Mr. Deenihan: Email photo of area to Mr. Mazzoni, to confirm if line of sight issue was already addressed.			X	04.12.23

**TSR CDD
ACTION & COMPLETED ITEMS LIST
04.12.23 FOR 05.10.23 MEETING**

#	MTG DATE ADDED	ACTION/ AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY DONE BEFORE NXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
44	03.08.23	ACTION	District Manager/District Counsel: Work out auto insurance requirement before scheduling hog hunt.			X	04.12.23
45	03.08.23	ACTION	Mr. Silber: Email router info to Ms. Hlebak to order.			X	04.12.23

TSR

COMMUNITY DEVELOPMENT DISTRICT

STAFF

REPORTS

C



Brian E. Corley
Supervisor of Elections
PO Box 300
Dade City FL 33526-0300

1-800-851-8754
www.pascovotes.gov

April 26, 2023

Daphne Gillyard, Director
Wrathell, Hunt and Associates, LLC
2300 Glades Rd Suite 410W
Boca Raton FL 33431

Dear Daphne Gillyard:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2023.

• Abbott Square Community Development District	85
• Avalon Park West Community Development District	193
• Heritage Pines Community Development District	2,034
• Parkview at Long Lake Ranch Community Development District	236
• PTC Community Development District	3
• Silverado Community Development District	814
• Summerstone Community Development District	347
• Towns at Woodsdale Community Development District	0
• TSR Community Development District	4,831
• Westwood of Pasco Community Development District	0
• Whispering Pines Community Development District	0
• Woodcreek Community Development District	0

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood
Chief Administrative Officer

East Pasco - Dade City (352) 521-4302
Central Pasco - Land O' Lakes (813) 929-2788
West Pasco - New Port Richey (727) 847-8162

TSR COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE

LOCATION

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 12, 2022	Regular Meeting	5:00 PM
November 9, 2022 CANCELED	Regular Meeting	5:00 PM
November 29, 2022	Regular Meeting	5:00 PM
December 7, 2022 CANCELED	Regular Meeting	5:00 PM
January 11, 2023	Regular Meeting	5:00 PM
February 8, 2023	Regular Meeting	5:00 PM
March 8, 2023	Regular Meeting	6:00 PM
April 12, 2023	Regular Meeting	6:00 PM
May 10, 2023	Regular Meeting	6:00 PM
June 14, 2023	Regular Meeting	6:00 PM
July 12, 2023	Regular Meeting	6:00 PM
August 9, 2023	Regular Meeting	6:00 PM
September 13, 2023	Regular Meeting	6:00 PM

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

	Fiscal Year 2022				Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross O&M	\$ 3,873,273				\$ 4,538,284
Assessment levy: on-roll - gross trash	203,011				259,774
Allowable discounts (4%)	(163,051)				(191,922)
Assessment levy: on-roll - net	3,913,233	\$3,902,574	\$ 10,659	\$ 3,913,233	4,606,136
Trash collection assessments	49,068	13,865	5,565	19,430	11,404
Commerical shared costs	81,785	-	81,785	81,785	112,045
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	4,064,186	4,219,479	104,569	4,324,048	4,765,085
EXPENDITURES					
Professional & administrative					
Supervisors	5,100	2,368	2,732	5,100	10,200
Management	42,070	21,035	21,035	42,070	42,070
Legal ¹	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	95,961
Total professional & administrative	254,883	170,100	84,888	254,988	275,418

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

	Fiscal Year 2022				Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
Field operations					
Contract services					
Field services	28,325	14,163	14,162	28,325	28,325
Landscape maintenance	1,491,270	474,522	1,016,748	1,491,270	1,700,000
Landscape consulting	60,000	35,481	24,519	60,000	60,000
Landscape Arbor Care	99,000	49,090	49,910	99,000	155,000
Wetland maintenance	24,168	5,540	18,628	24,168	68,168
Wetland mitigation reporting	4,500	2,200	2,300	4,500	4,500
Lake maintenance	94,000	47,726	46,274	94,000	100,000
Community trash hauling	246,750	139,944	106,806	246,750	330,000
Off-duty traffic patrols	20,000	2,200	17,800	20,000	20,000
Repairs & maintenance					
Repairs - general	20,000	18,796	1,204	20,000	20,000
Operating supplies	8,000	4,891	3,109	8,000	8,000
Plant replacement	70,000	71,279	-	71,279	70,000
Mulch	155,000	98,521	56,479	155,000	200,000
Playground mulch	12,000	-	12,000	12,000	18,000
Sod	100,000	59,100	40,900	100,000	200,000
Fertilizer/chemicals	20,000	23,987	-	23,987	30,000
Irrigation repairs	30,000	12,097	17,903	30,000	30,000
Irrigation monitoring	2,280	600	1,680	2,280	2,280
Security/alarms/camera/repair	1,000	703	297	1,000	1,500
Road & sidewalk	40,000	7,936	32,064	40,000	40,000
Common area signage	3,000	-	3,000	3,000	3,000
Bridge & deck maintenance	40,000	8,750	31,250	40,000	40,000
Pressure washing	-	-	-	-	105,000
Utilities - common area					
Electric	14,500	4,299	10,201	14,500	14,500
Streetlights	340,000	147,665	192,335	340,000	380,000
Irrigation - reclaimed water	70,000	24,727	45,273	70,000	70,000
Gas	450	414	36	450	450

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

	Fiscal Year 2022				Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
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>4,758,516</u>
Net increase/(decrease) of fund balance	68,145	2,466,751	(2,153,655)	313,096	6,569
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>\$ 818,345</u>

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

TSR

COMMUNITY DEVELOPMENT DISTRICT

**STAFF
REPORTS
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Monthly Summary Report

April, 2023

Submitted by:

Renee Hlebak, Starkey Ranch Lifestyle Director

Alex Murphy, Operations Director



APRIL PROGRAM HIGHLIGHTS

PROGRAM	CATEGORY	PARTICIPATION
Magic & Wine	Adult Social	14
Coffee Club	Family Social	1
Land Management	Educational	Cancelled (Low to No Participation for Vendor)
Eggstravaganza	Family Social	700+
Financial Wellness	Educational	Cancelled (Low to No Participation for Vendor)
Yippy Hour	Family & Dog Social	2 Owners & Pups
Yappy Hour	Family & Dog Social	4 Owners & Pups
Community Garage Sale	Open	61 Homes Registered
Music in the Park/Food Truck Friday	Family Social	100+
Green Thumb Seminar	Educational	Cancelled
Drink This, Make That	Adult Social	18
Gold Day	Adult Social/Educational	Cancelled (Low to No Participation for Vendor)
Kid's Night Out	Kids Social	22
Yoga in the Park	Fitness	12
Dear Tampa Bay	Educational	2
Natural Healing	Educational	Cancelled (Low to No Participation for Vendor)
Little Mini Wednesdays (Twice/Month)	Parent & Child	18/Class
Yoga	Group Fitness	10/Class

APRIL PROGRAMS



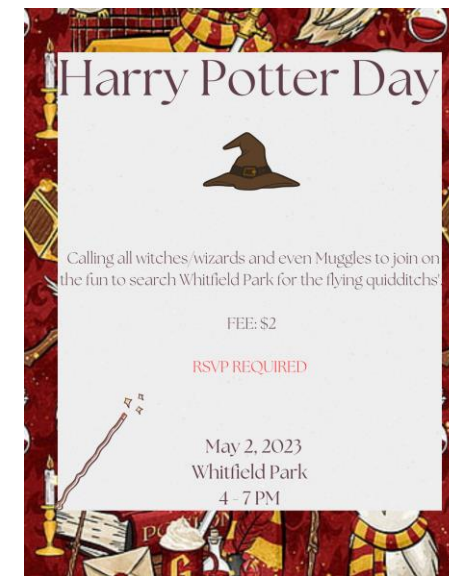
APRIL AMENITY RENTALS

AMENITY LOCATION	FREQUENCY	REVENUE
Cunningham Hall	5 Days /26 Hours	\$1300
Whitfield Park Pavilion	2 Days/9 Hours	\$135
Homestead Park Pavilion	4 Days/19 Hours	\$285
Albritton Park Pavilion	5 Days/24 Hours	\$360

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.

MAY PROGRAM FORECAST

PROGRAM	DATE
Harry Potter Day	May 2nd
Vaxonsite	May 3rd
May the 4 th be with You!	May 4 th
One Blood Bus & Cinco De Mayo Food Truck	May 5 th
Music in the Park & Food Truck Friday	May 12 th
3-D Mammogram Bus	May 13 th
Mother Knows Best	May 14 th
Hurricane Prep Seminar	May 18 th
Kid's Night Out	May 19 th
Walk for Cystic Fibrosis	May 20 th
Yoga in the Park	May 21 st
Drink This Make That	May 24 th
Memorial Day Pool Party	May 29 th
Crafty Kids	May 31 st
Stroll in Nature	May 8 th & 22 nd
Little Mini Wednesdays	May 3 rd & May 17 th
Yoga	Monday Weekly



SUMMER 2023 PROGRAMS

Starkey RANCH STARKEY RANCH

PRIVATE & GROUP SWIM LESSONS

ISR LESSONS OFFERED - SURIVAL SWIMMING



AGES 6 MONTHS TO ADULTS

ALBRITTON, HOMESTEAD AND WHITFIELD POOLS

REGISTER BY EMAILING:
SWIM@STARKEYRANCH.COM

For more information contact Kathryn at 727-992-0065
RESIDENTS ONLY

KIDS SUMMER CAMP

Starkey@Ranch

AGES 6 & UP





JUN 5
WATER-FUN WEEK



JUN 26
COSTUME WEEK



JUL 3
USA WEEK



JUL 17
80'S WEEK



2023 SUMMER MULTI SPORT MORNING CAMP

Whitfield Park @ Starkey Ranch

Monday – Thursday
June 19th - June 22nd
July 10th - July 13th
July 31st - August 3rd
Drop Off 9:00am – Pick Up 12:00pm
Grades Kindergarten – 8th grade



- ◆ Organized programs for boys and girls grades Kindergarten – 8th grade
- ◆ Players will be separated into age appropriate groups
- ◆ Players will be introduced to multi sports through FUN practice drills and games
- ◆ Bring plenty of water!
- ◆ Register today! Space is limited!

Register online:
www.igsports.com
813-297-4955



PLATINUM MARTIAL ARTS COLLABORATION WITH STARKEY RANCH! MINI CAMPS THIS SUMMER AT STARKEY! AGES 4 & UP

HEY PARENTS! WE ARE SO EXCITED TO COLLABORATE WITH PLATINUM MARTIAL ARTS FOR YOUR SUMMER NINJA MINI CAMPS. AN INTRODUCTION TO THE MARTIAL ARTS & KICKBOXING WITH A GRADUATION AT THE END OF THE CAMP ALL CAMPER'S WILL RECEIVE A DIPLOMA & MEDAL!!
ONLY 25 KIDS MAX PER GROUP SO PLEASE REGISTER AHEAD TO GUARENTEE YOUR CHILDS SPOT.

- **1ST WEEK:** JUNE 12-15TH MON-THURS AGE 4 & UP 10AM-10:30AM DAILY
GRADUATION 1 – JUNE 16TH 6PM RSVP
- **2ND WEEK:** JULY 24-27TH MON- THURS AGE 4 & UP 10AM-10:30AM DAILY
GRADUATION 2 – JULY 28TH 6PM RSVP



DEVELOP CONFIDENCE, ATTENTION SPAN, LISTENING SKILLS, BALANCE, COORDINATION ALL WHILE HAVING FUN PUNCHING, KICKING, OBSTACLES & BOARD BREAKING

DEADLINE JUNE 1 RSVP OR QUESTIONS TO PLATINUMMARTIALARTS@GMAIL.COM
PLEASE INCLUDE IN YOUR RSVP CHILDS NAME, AGE AND DATES CHOSEN



GRADUATIONS HELD AT PLATINUM MARTIAL ARTS
7813 MITCHELL BLVD TRINITY
(TRINITYCOMMONS, ACROSS FROM TRINITY OAKS ELEMENTARY)

FACILITY OPERATIONS & MAINTENANCE

ITEM	STATUS	CONCLUSION
Homestead Park Slide Net	In Progress	Net to go up the tower is coming apart and not under warranty. Quote being presented.
Splash Pad Repairs	In Progress	1 st round worked and working on more sections of the flooring as well as the chemical readers.
Homestead Pool Motor	Complete	Motor issue needed to be repaired then replaced.
Pool Umbrellas	In Progress	Another umbrella broke and down to only a couple. Quote being presented.
Whitfield Park Fire Pit	In Progress	Working with new contact on individual parts.
Cunningham Park Mini Splits	In Progress	Parts were on back order.
Breaker issue at Whitfield Park	Complete	Breaker kept popping and needed fixed.
Playground Audit & Repairs	In Progress	Inspected playgrounds, found several issues on top of repeat repairs due to damage/misuse. Kompan & Earthscape working on warranty items, repairs & parts. - June Meeting I will have a full report.
Pool Gate Reader Maintenance	Complete	System needed a few updates for the maglocks to work properly. Some of the locks needed repaired.
Fence Repairs at the Dog Parks	Complete	Chicken wire needed removed and replaced along with a few boards at a few of the parks.
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

**STAFF
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DI**

POB 88
Russellville, AL 35653

Phone: 866.765.6726
Fax: 267.295.6150

Created Date 4/25/2023

Quote Number 00067455

Prepared By Tammy Camp
Email tacamp@lcfurn.com

Contact Name Renee Gillooly-Hlebak
Phone (813) 925-9777

Email renee@starkeyranch.com

Bill To Name Starkey Ranch
Bill To 2500 Heart Pine Avenue
Odessa, FL 33556

Ship To Name Starkey Ranch
Ship To 2500 HEART PINE AVE
ODESSA, FL 33556-3462
US

Management Company Starkey Ranch

Ship via LTL

ProductImage	Product	Product description	Customization Summary	Quantity	Sales Price	Total Price
	UMB9	9' Market Umbrella	BONNET FABRIC: Antique Beige CANOPY FABRIC: Antique Beige TIE FABRIC: Antique Beige Umbrella Height: STANDARD 9' Umb Frame: Platinum	8.00	\$426.32	\$3,410.56

Subtotal \$3,410.56
Order Freight \$290.00
Fuel Surcharge \$34.11
Order Total \$3,734.67

Quote acceptance Information

Approved By: _____

Approval Date: _____

Terms and Conditions

- *All furniture remains the property of Leisure Creations until the invoice is paid in full.
- *The consignee is responsible for unloading and inspection of all deliveries and must note damage on the freight bill. Furniture will not be replaced if the damage is not noted on the freight bill.
- *Interest 1.5% per month on all invoices over 30 days.
- *Shipping choices F.O.B origin or F.O.B. destination.
- *Returns require a 50% restocking fee plus the freight costs.

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COMMUNITY DEVELOPMENT DISTRICT

STAFF

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SERVICE AND SUPPLY AGREEMENT

Earthscape Play Inc.
7215 Wellington Road 86
Wallenstein, ON N0B 2S0
(519) 804-6854

BUYER:
The Starkey Ranch
2500 Heart Pine Avenue
Odessa, FL 33556
Attention: Renee Gillooly-Hlebak

DATE:
18-Apr-23

LEAD TIME:
12-14 wks

TERMS:
Net 30 Days

INCOTERMS:
DAP

SHIP TO:
as above

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENDED
Net Replacement Timber Tower Access Net	1.00	lot	\$ 2,380.00	\$ 2,380.00
General Conditions Shipping via Fedex	1.00	each	\$ 85.00	\$ 85.00
			Total USD	\$ 2,465.00
<i>*Applicable Taxes Extra</i>				

FINANCIAL TERMS

Payment Methods: Payment Can Be Made via Cheque, or e transfer

Holdbacks: Holdbacks Do Not Apply

Payment Due: Net 30 Days, upon shipping

Other Payment Terms: This Agreement Is Not Subject to 3rd Party Payment Terms

TERMS & CONDITIONS

Assignment: This Agreement Is Non-Transferable

Acceptance: This Agreement shall become binding upon the Buyer's written acceptance

Hidden Conditions: This contract does not include remediation or additional work required for hidden conditions, or conditions differing from typical

Warranty Period: 1 year, discludes normal wear and tear

Expiry: This Agreement is Valid For 30 days

AUTHORIZED & ACCEPTED:

Signature: _____

Name (please print): _____

Title (please print): _____

Date: _____

TSR

COMMUNITY DEVELOPMENT DISTRICT

**STAFF
REPORTS
E**



Wrathell, Hunt and Associates, LLC

TO: TSR Board of Supervisors
FROM: Barry Mazzoni – Operations Manager
DATE: April 2023
SUBJECT: Status Report – Field Operations

Assessment of Esplanade Ponds / Solitude Proposal Clarification: We received further clarification on the proposal for water testing previously approved by the Board. The 4X in the top corner of the proposal refers to the number of ponds, even though it was changed to 5 ponds, not the number of times each pond will be tested. **If there is no objection from the board we will proceed with scheduling the testing.**

2023-2024 Landscaping Projects: Operations Manager, Sunscape Consulting, and LMP are compiling recommendations for Landscaping projects for FY 2023-2024. We would like the Board to consider holding a workshop during the first week of June, prior to the June Board of Supervisors meeting, allowing staff to get into more detail on these projects. The major projects are as follows:

- Determining Lake Blanche Mowing / Maintenance: District and County Responsibilities
- Rangeland West Planting Options
- Irrigation Alternatives / Water Trucks

Board Action Required: Consider setting date for June Landscaping Workshop.

West Bay Homes Landscaping Damage at Endcap / Sod Resolution: This project is still in progress as we work through a disputed area of sod with West Bay Homes.

Sidewalk Repairs: The remaining sections of the approved sidewalk repairs are scheduled to be complete by Rose Paving on Monday, May 8th.

Heart Pine Avenue Bridge Project: We have engaged with the district's engineer and Pasco County Traffic Control to assemble a plan to complete the second half of the bridge project. We will review with the Board at a later date.

3898 Barbour Trail - Pond Embankment Damage: While onsite, Operation manager was notified of a waterflow coming from the rear of the property located at 3898 Barbour Trail by the landscaping team. Upon investigation it was noted that chlorinated water from the property's pool was being ejected down the embankment into the water of the District's pond. Operations Manager initially made efforts to contact the owner by knocking at the residence but no one came to the door. At the direction of the District Manager, Operations Manager sent a certified letter to the homeowner requesting that they contact the district to have this damage repaired. As of April 14th, the certified letter was not picked up and the letter was returned to our office.


We are requesting board approval to transmit the video and photos from this incident over to the District Council for further action on the district's behalf.

Board Action Required: Consideration of sending this issue to District Counsel for a letter and remediation by the Homeowner.



Latest Update

Your item has been delivered to the original sender at 3:22 pm on April 14, 2023 in BOCA RATON, FL 33431.

Get More Out of USPS Tracking:


- Delivered**
Delivered, To Original Sender
BOCA RATON, FL 33431
April 14, 2023, 3:22 pm
- Departed USPS Regional Facility**
WEST PALM BEACH FL DISTRIBUTION CENTER
April 14, 2023, 12:39 am
- Arrived at USPS Regional Facility**
WEST PALM BEACH FL DISTRIBUTION CENTER
April 13, 2023, 1:34 pm
- Departed USPS Regional Facility**
FORT MYERS FL DISTRIBUTION CENTER
April 12, 2023, 6:02 pm
- Arrived at USPS Regional Facility**
FORT MYERS FL DISTRIBUTION CENTER
April 11, 2023, 5:32 pm
- Unclaimed/Being Returned to Sender**
ODESSA, FL 33556
April 10, 2023, 11:21 am

Sidewalk Cleaning: We are working with the vendor to schedule the sidewalk cleaning. We project this project will begin in early June.

Basket repairs: The Gambian Basket at the roundabout at Berry Pick was repaired. We are awaiting parts so the vendor can complete repairs on the baskets at Long Spur and Gunn Highway.

Pond Bank Repairs: Cornerstone is continuing their work on pond M11-A and pond 12-5. The sod will be installed soon. We will be monitoring the pond on Night Star Trail over the next few months to gauge the water level before pursuing a Hydroseeding quote to cover the rest of the pond banks.

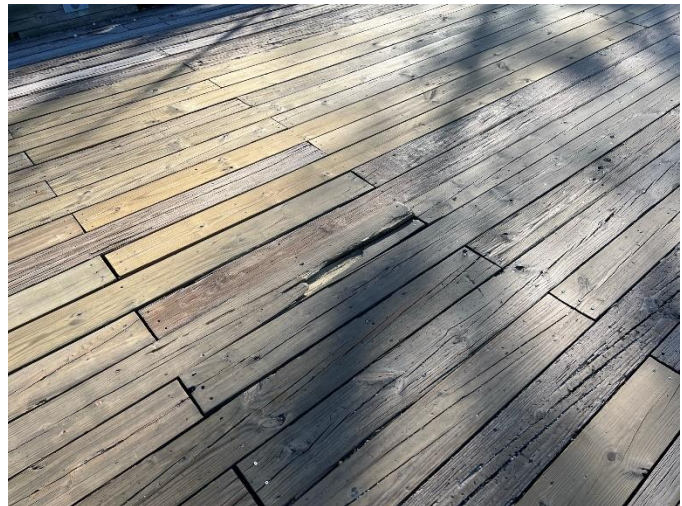
Whitfield Park Irrigation Concern: There is an irrigation concern near the benches, by the pool. This was noted during the Inspection of Section 1. LMP will be submitting a proposal to change some plants in this area, reducing the need for irrigation in this section, and thus lessening the chances of pooling water in this area.



Hog Hunt & Controlled Burns (SWFWMD): District staff has been coordinating with Cole to address remaining hog issues, recently in Anclote, with permission from the Anclote HOA is enter their property to trap and reach District Pond properties. Plans for controlled burns were put on hold by Pasco County as a result of the dry conditions and wild fire damages.

Rangeland Wooden Bridge: Working on proposals for FY 2023-2024, including addressing the settled pillar issue. We hope to have the repair proposals in time for the May meeting, but they may not be ready till June.

Note that in terms of potentially replacing the bridge, we have received a rough estimate of about \$250 per square foot. If completely replaced, we have been told that this would be a large capital investment in any fiscal year.



Albritton Park Irrigation Update: Sunscape Consulting has been in contact with the representatives for Crosspoint landscaping that completed the installation of the irrigation at Albritton Park. As of early May, the work to correct the irrigation issues at the park has not been resolved.