

**TSR**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**January 10, 2024**

**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**

January 3, 2024

Board of Supervisors  
TSR Community Development District

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

The Board of Supervisors of the TSR Community Development District will hold a Regular Meeting on January 10, 2024 at 6:00 p.m., at the Welcome Center, 2500 Heart Pine Avenue, Odessa, Florida 33556. The agenda is as follows:

1. Call to Order/Roll Call/Pledge of Allegiance
2. Public Comments [3 minutes per person]
3. Discussion: Rangeland West Extension
4. Consideration of Storm System Maintenance Repair Quotes
5. Consideration of Resolution 2024-02, Designating Certain Officers of the District, and Providing for an Effective Date
6. Consideration: Resolution 2024-03, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Pasco County Supervisor of Elections Begin Conducting the District's General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date
7. Acceptance of Unaudited Financial Reports as of September 30, 2023
8. Approval of November 8, 2023 Regular Meeting and Audit Committee Meeting Minutes
9. Action & Completed Items
10. Staff Reports
  - A. District Counsel: *Kutak Rock, LLP*
    - Required Ethics Training

- B. District Engineer: *Johnson Engineering, Inc.*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: February 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

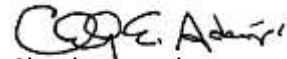
- D. Lifestyle Director & Amenity Manager: *Arch Amenities Group*
- E. Operations Manager: *Wrathell, Hunt and Associates, LLC*

11. Supervisors' Requests

12. 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**

# **4**



TO: **Chuck Adams**  
**TSR CDD District Manager**

DATE: **December 6, 2023**

FROM: **Phil Chang, P.E.**  
**TSR CDD District Engineer**

RE: **Storm System Maintenance Repairs**

As required by the Southwest Florida Water Management District (SWFWMD), Johnson Engineering completed visual assessments of the storm system in the following sections of Starkey Ranch:

- Heart Pine Avenue (SWFWMD Permit No. 43028893.008)
- Starkey Ranch Village 1 (SWFWMD Permit No. 43028893.009)
- Rangeland Blvd W Extension Ph 1 (SWFWMD Permit No. 43028893.015)
- Village 2 Phase 2A (SWFWMD Permit No. 43028893.032)
- Downtown Infrastructure (SWFWMD Permit No. 43028893.033)
- Cunningham Park (SWFWMD Permit No. 43028893.035)
- Village 2 Phase 1B (SWFWMD Permit No. 43028893.037)
- Night Star Trail (SWFWMD Permit No. 43028893.038)

These assessments are generally required every 4 or 5 years per the conditions of each approved permit.

As a result of the site visits, the following issues were identified that need attention:

1. Pond 3-3: The outfall control structure skimmer is missing nuts & bolts and needs to be replaced. (Photo 1)
2. Pond 8-1: There is erosion at the outfall control structure that needs to be repaired. (Photo 2)
3. Pond 9-1: The grate on the storm structure needs to be reset. (Photo 3)
4. Pond 5-1: There is erosion around the mitered end section in the pond at the pipe from Burns Drive that needs to be addressed. (Photo 4)
5. Pond M11A: There is significant erosion at the double pipe mitered end section that connects this pond to Pond M14A. (Photo 5)
6. Pond M14A: There is also significant erosion at the double pipe mitered end section that connects this pond to Pond M11A. (Photo 6)
7. Pond 14-7: There is erosion at the pipe from the outfall control structure and on the slope that needs to be addressed. (Photo 7)

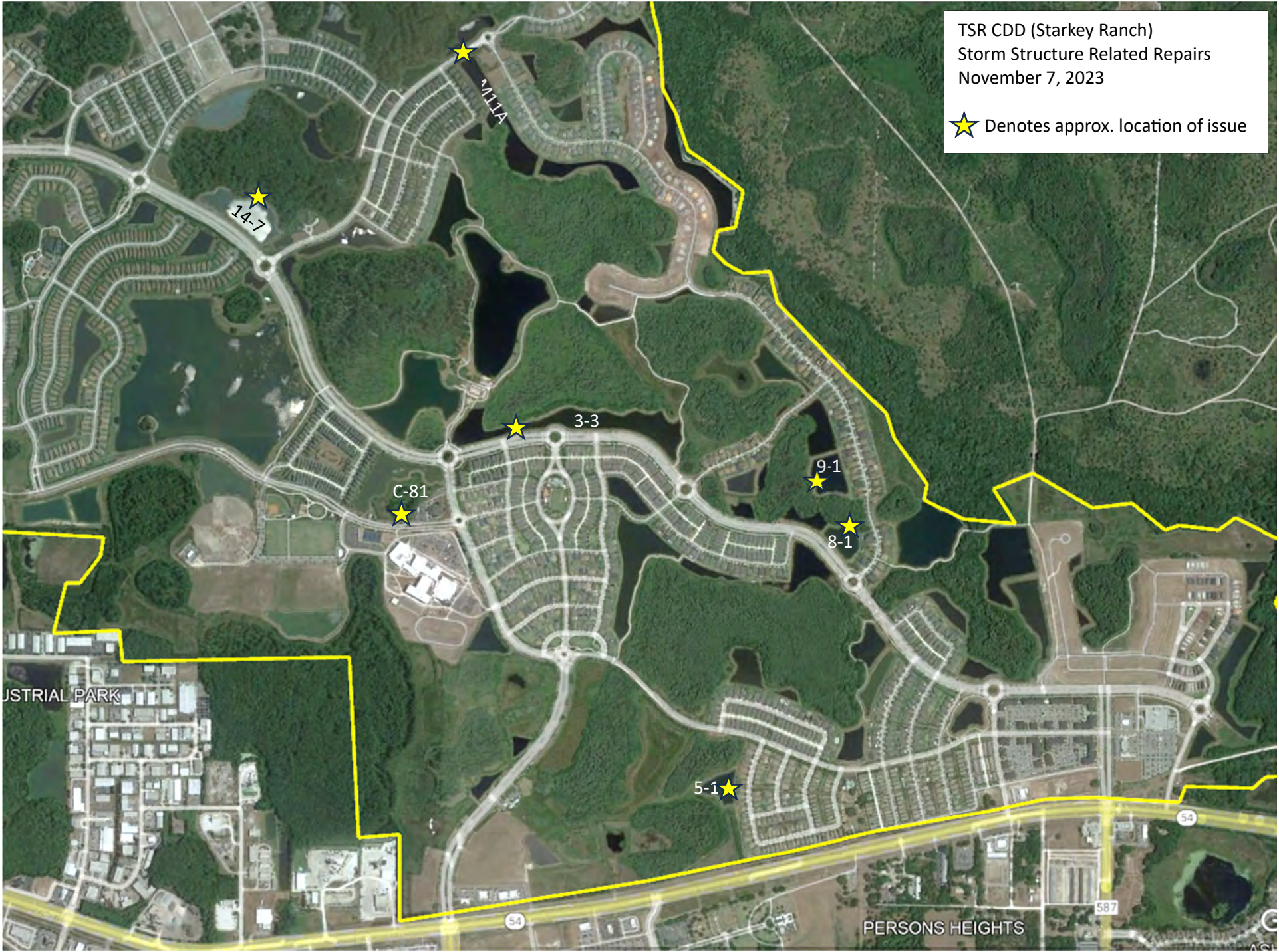
The above issues, along with photos and an aerial map, were provided to three contractors to request quotes to undertake the repairs. The quotes received were as follows (and attached):

1. Site Masters of Florida: \$5,400.00
2. Crosscreek Environmental: \$5,655.00
3. Finn Outdoor: \$9,880.00

Based on the quotes received, we recommend that the District select Site Masters of Florida to undertake the work since they had the lowest quote and they have the experience to complete the work.

TSR CDD (Starkey Ranch)  
Storm Structure Related Repairs  
November 7, 2023

★ Denotes approx. location of issue





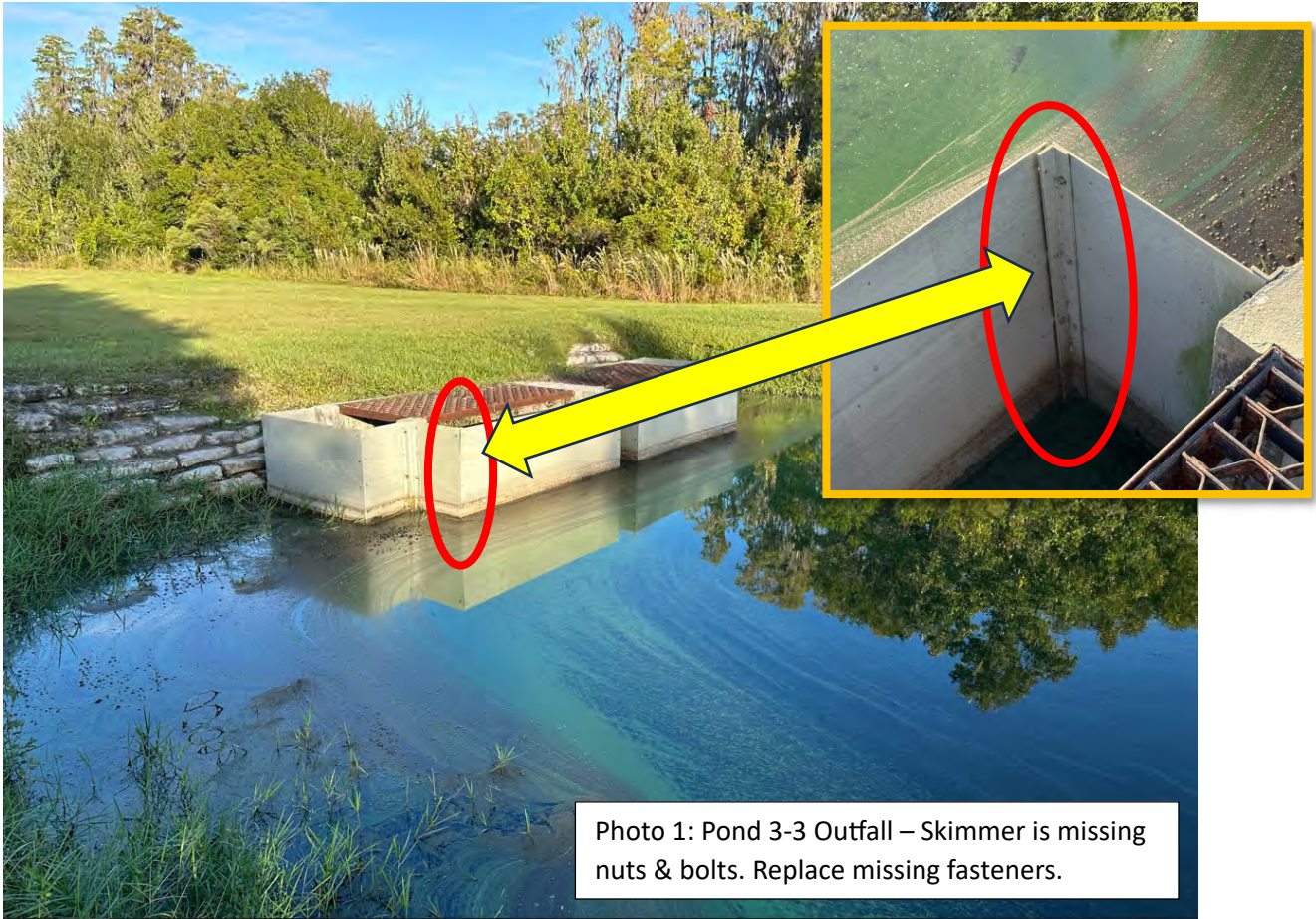


Photo 1: Pond 3-3 Outfall – Skimmer is missing nuts & bolts. Replace missing fasteners.



Photo 2: Pond 8-1 Outfall – Erosion at structure needs to be repaired





Photo 5: Pond M11A Mitered End Section (MES) connecting to M14A) – Erosion around structure needs to be repaired



Photo 6: Pond M14A Mitered End Section (MES) connected to M11A – Erosion is evident under the structure and will need to be repaired



Photo 7: Pond 14-7 Outfall – Erosion at pipe from outfall control structure. Slope needs to be reestablished.

**Site Masters of Florida, LLC**  
5551 Bloomfield Blvd.  
Lakeland, FL 33810  
Phone: (813) 917-9567  
Email: tim.sitemastersofflorida@yahoo.com

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**PROPOSAL**

**Starkey Ranch CDD**  
**Stormwater Maintenance**

12/5/2023

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**Remediate deficiencies in stormwater system as identified by  
District Engineer in 11/7/23 report.**

<b>Pond 3-3</b>	<b>Outfall</b>	<b>Skimmer hardware</b>	<b>\$100</b>
<b>Pond 8-1</b>	<b>Outfall</b>	<b>Repair erosion</b>	<b>\$1,000</b>
<b>Pond 9-1</b>	<b>Outfall</b>	<b>Re-set grate</b>	<b>\$100</b>
<b>Pond 5-1</b>	<b>MES</b>	<b>Repair erosion</b>	<b>\$400</b>
<b>Pond M11A</b>	<b>MES</b>	<b>Repair erosion</b>	<b>\$1,200</b>
<b>Pond M14A</b>	<b>MES</b>	<b>Repair erosion</b>	<b>\$600</b>
<b>Pond 14-7</b>	<b>Outfall</b>	<b>Repair erosion</b>	<b>\$2,000</b>
		<b>TOTAL</b>	<b>\$5,400</b>



Crosscreek Environmental Inc.

111 61st Street East  
Palmetto, FL 34221

Estimate

Date	Estimate #
11/14/2023	10953

Name / Address
Starkey Ranch CDD c/o Johnson Engineering Inc 17900 Hunting Bow Circle, Suite 101 Lutz, FL 33558 Phil Chang

Description	Qty	Rate	Total
Restoration of stormwater structures per Johnson Engineering report dated November 7th, 2023			
Pond 3-3 Outfall	1	85.00	85.00
Pond 8-1 Outfall	1	325.00	325.00
Pond 9-1 Outfall	1	45.00	45.00
Pond 5-1 MES	1	600.00	600.00
Pond M11A MES	1	1,250.00	1,250.00
Pond M14A MES	1	1,050.00	1,050.00
Pond 14-7 Outfall	1	2,300.00	2,300.00
30% deposit due prior to commencement of work. Amount to be deducted from final invoice.			
Please sign and return if accepted		<b>Total</b>	<b>\$5,655.00</b>

# ESTIMATE

**Finn Outdoor**  
730 20th Ave N  
Saint Petersburg, FL 33704

robb@finnoutdoor.com  
(813)957-6075



## Starkey Ranch

**Bill to**  
Starkey Ranch

**Ship to**  
Starkey Ranch

### Estimate details

Estimate no.: 2102  
Estimate date: 11/22/2023

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		<b>O and M Items</b> Pond 3-3 Outfall -- Repair skimmer with new fasteners		1	\$80.00	\$80.00
2.		<b>O and M Items</b> Pond 8-1 Outfall -- Restore eroding area at control structure with imported fill, investigate pipe connection, replace concrete bag protection		1	\$1,100.00	\$1,100.00
3.		<b>O and M Items</b> Pond 9-1 Outfall -- Reset grate on control structure		1	\$50.00	\$50.00
4.		<b>O and M Items</b> Pond 5-1 MES -- Fill and compact voids under MES with a mixture of soil and #57 limestone gravel, Install geotextile underlay and limestone rip rap surround to prevent future erosion		1	\$1,850.00	\$1,850.00
5.		<b>O and M Items</b> Pond M11A MES -- Pond 5-1 MES -- Fill and compact voids under MES with a mixture of soil and #57 limestone gravel, Install geotextile underlay and limestone rip rap surround to prevent future erosion		1	\$2,600.00	\$2,600.00
6.		<b>O and M Items</b> Pond M14A MES -- Pond 5-1 MES -- Fill and compact voids under MES with a mixture of soil and #57 limestone gravel, Install geotextile underlay and limestone rip rap surround to prevent future erosion		1	\$2,600.00	\$2,600.00
7.		<b>O and M Items</b> Pond 14-7 Outfall -- Restore eroding area at control structure with imported fill, investigate pipe connection, replace concrete bag protection		1	\$1,600.00	\$1,600.00
					<b>Total</b>	<b>\$9,880.00</b>

# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **5**



**RESOLUTION 2024-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TSR COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, 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; and

**WHEREAS**, the Board of Supervisors of the District desires to designate certain Officers of the District.

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

**SECTION 1.** \_\_\_\_\_ is appointed Chair.

**SECTION 2.** \_\_\_\_\_ is appointed Vice Chair.

**SECTION 3.** \_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

**Craig Wrathell** is appointed Assistant Secretary.

**SECTION 4.** This Resolution supersedes any prior appointments made by the Board for Chair, Vice Chair and Assistant Secretaries; however, prior appointments by the Board for Secretary, Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

**SECTION 5.** This Resolution shall become effective immediately upon its adoption.

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**PASSED AND ADOPTED THIS 10TH DAY OF JANUARY, 2024.**

ATTEST:

**TSR COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **6**

**RESOLUTION 2024-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TSR COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), FLORIDA STATUTES, AND REQUESTING THAT THE PASCO COUNTY SUPERVISOR OF ELECTIONS BEGIN CONDUCTING THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND 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 ("Board") of TSR Community Development District seeks to implement section 190.006(3), Florida Statutes, and to instruct the Pasco County Supervisor of Elections ("Supervisor") to conduct the District's General Election ("General Election").

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

1. **GENERAL ELECTION SEATS.** Seat 3, currently held by Jason Silber, Seat 4, currently held by Raymond Szelest and Seat 5, currently held by Mary Comella, are scheduled for the General Election in November 2024. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Pasco County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District’s General Election in November 2024, and for each subsequent General Election unless otherwise directed by the District’s Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **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.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED THIS 10TH DAY OF JANUARY, 2024.**

**TSR COMMUNITY DEVELOPMENT  
DISTRICT**

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**CHAIR/VICE CHAIR, BOARD OF SUPERVISORS**

**ATTEST:**

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**SECRETARY/ASSISTANT SECRETARY**

## Exhibit A

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE  
TSR COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the TSR Community Development District will commence at noon on June 10, 2024, and close at noon on June 14, 2024. Candidates must qualify for the office of Supervisor with the Pasco County Supervisor of Elections located at 14236 6<sup>th</sup> Street, Suite 200, Dade City, Florida 33526, (352) 521-4302 or 8731 Citizens Dr., Suite 110, New Port Richey, Florida 34654, (727) 847-8162 or 4111 Land O' Lakes Blvd., Room 105, Land O' Lakes, Florida 34639, (813) 929-2788. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Pasco County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The TSR Community Development District has three (3) seats up for election, specifically seats 3, 4 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 5, 2024, in the manner prescribed by law for general elections.

For additional information please contact the Pasco County Supervisor of Elections.

**District Manager**  
**TSR Community Development District**

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**



**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
NOVEMBER 30, 2023**

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
NOVEMBER 30, 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
<b>ASSETS</b>												
Cash	\$ 3,367,969	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,367,969
Investments												
Revenue	-	188,395	118,531	119,964	124,543	91,980	50,527	-	-	-	-	693,940
Reserve	-	624,494	650,450	481,322	403,163	320,366	165,100	-	-	-	-	2,644,895
Prepayment	-	2,614	3,143	-	-	-	-	-	-	-	-	5,757
Construction	-	-	-	-	-	-	-	441	86	-	257,260	257,787
Undeposited funds	170	-	-	-	-	-	-	-	-	-	-	170
Due from BW 54 Gunn West LLC	3,947	-	-	-	-	-	-	-	-	-	-	3,947
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
Due from general fund	-	117,720	118,462	116,753	145,732	116,539	60,045	-	-	-	-	675,251
Utility deposit	3,342	-	-	-	-	-	-	-	-	-	-	3,342
Total assets	<u>\$ 3,424,556</u>	<u>\$ 933,223</u>	<u>\$ 890,586</u>	<u>\$ 718,039</u>	<u>\$ 713,289</u>	<u>\$ 528,885</u>	<u>\$ 275,672</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ -</u>	<u>\$ 257,260</u>	<u>\$ 7,742,037</u>
<b>LIABILITIES</b>												
Liabilities:												
Accounts payable	\$ 727	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 727
Credit card payable	2,491	-	-	-	-	-	-	-	-	-	-	2,491
Due to Developer	101,119	-	-	-	-	-	-	-	-	-	-	101,119
Due to other	28	-	-	-	-	-	-	-	-	-	-	28
Due to debt service fund 2015	117,720	-	-	-	-	-	-	-	-	-	-	117,720
Due to debt service fund 2015A	118,462	-	-	-	-	-	-	-	-	-	-	118,462
Due to debt service fund 2016	116,753	-	-	-	-	-	-	-	-	-	-	116,753
Due to debt service fund 2017	145,732	-	-	-	-	-	-	-	-	-	-	145,732
Due to debt service fund 2018	116,539	-	-	-	-	-	-	-	-	-	-	116,539
Due to debt service fund 2019	60,045	-	-	-	-	-	-	-	-	-	-	60,045
Contracts payable	-	-	-	-	-	-	-	-	-	-	6,388	6,388
Accrued taxes payable	214	-	-	-	-	-	-	-	-	-	-	214
Total liabilities	<u>779,830</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>6,388</u>	<u>786,218</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>												
Unearned revenue	957	-	-	-	-	-	-	-	-	-	-	957
Deferred receipts	105,667	-	-	-	39,851	-	-	-	-	-	-	145,518
Total deferred inflows of resources	<u>106,624</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>39,851</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>146,475</u>
<b>FUND BALANCES</b>												
Restricted for												
Debt service	-	933,223	890,586	718,039	673,438	528,885	275,672	-	-	-	-	4,019,843
Capital projects	-	-	-	-	-	-	-	441	86	-	250,872	251,399
Unassigned	2,538,102	-	-	-	-	-	-	-	-	-	-	2,538,102
Total fund balances	<u>2,538,102</u>	<u>933,223</u>	<u>890,586</u>	<u>718,039</u>	<u>673,438</u>	<u>528,885</u>	<u>275,672</u>	<u>441</u>	<u>86</u>	<u>-</u>	<u>250,872</u>	<u>6,809,344</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 3,424,556</u>	<u>\$ 933,223</u>	<u>\$ 890,586</u>	<u>\$ 718,039</u>	<u>\$ 713,289</u>	<u>\$ 528,885</u>	<u>\$ 275,672</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ -</u>	<u>\$ 257,260</u>	<u>\$ 7,742,037</u>

**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**  
**STATEMENT OF REVENUES, EXENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDING NOVEMBER 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 1,267,013	\$ 1,301,118	\$4,597,709	28%
Trash collection assessments	626	1,247	17,465	7%
Commercial shared costs	-	-	120,191	0%
Program revenue	530	2,922	14,000	21%
Interest	-	-	2,500	0%
Specialty program revenue	-	-	6,000	0%
Miscellaneous	1,985	32,929	17,000	194%
Total revenues	<u>1,270,154</u>	<u>1,338,216</u>	<u>4,774,865</u>	28%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Supervisors	646	1,507	10,200	15%
Management	3,506	7,012	42,070	17%
Legal	3,215	3,215	30,000	11%
Engineering	9,000	9,450	20,000	47%
Assessment administration	833	1,667	10,000	17%
Audit	-	-	4,570	0%
Arbitrage rebate calculation	-	-	3,000	0%
Dissemination agent	1,083	2,167	13,000	17%
Trustee	-	-	35,000	0%
Telephone	21	42	250	17%
Postage	144	288	1,500	19%
Printing & binding	167	333	2,000	17%
Legal advertising	287	287	1,000	29%
Annual special district fee	-	175	175	100%
Insurance	-	6,690	6,800	98%
Other current charges	99	188	2,000	9%
Office supplies	-	-	750	0%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	-	200	0%
Property appraiser	-	-	687	0%
Tax collector	32,736	33,409	95,786	35%
Total professional & administrative	<u>51,737</u>	<u>66,430</u>	<u>279,693</u>	24%
<b>Field operations</b>				
Contract services				
Field services	2,360	4,721	28,325	17%
Landscape maintenance	134,353	134,353	1,760,000	8%
Landscape consulting	5,450	5,450	65,400	8%
Landscape arbor care	7,007	7,698	155,000	5%
Wetland maintenance	-	-	30,000	0%
Wetland mitigation reporting	4,590	14,540	4,500	323%
Lake maintenance	8,752	8,752	100,000	9%
Community trash hauling	57,303	57,588	375,000	15%
Off-duty traffic patrols	425	1,975	20,000	10%
Wildhog removal	2,185	2,185	16,000	14%
Repairs & maintenance				
Repairs - general	-	2,835	15,000	19%
Operating supplies	2,363	5,756	13,000	44%
Plant replacement	-	3,681	70,000	5%
Mulch	-	-	200,000	0%
Playground mulch	-	-	18,000	0%

**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**  
**STATEMENT OF REVENUES, EXENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDING NOVEMBER 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
Sod	-	4,150	200,000	2%
Fertilizer/chemicals	33,777	33,777	30,000	113%
Irrigation repairs	10,617	17,458	30,000	58%
Irrigation monitoring	-	-	2,280	0%
Security/alarms/repair	-	-	1,500	0%
Road & sidewalk	-	13,606	40,000	34%
Common area signage	-	-	3,000	0%
Bridge & deck maintenance	-	-	60,000	0%
Utilities - common area				
Electric	1,045	1,104	14,500	8%
Streetlights	49,984	50,445	370,000	14%
Irrigation - reclaimed water	7,931	7,931	70,000	11%
Gas	78	78	450	17%
Recreation facilities				
Amenity management staff/contract	26,477	41,367	404,861	10%
Office operations	-	-	128,780	0%
Office supplies	511	1,048	-	N/A
Office rental	20,583	20,583	-	N/A
Office utilities	348	348	-	N/A
Office copy machine	1,147	1,762	-	N/A
Janitorial	2,500	2,500	-	N/A
Park A/C repairs & maintenance	359	359	5,000	7%
Pool operations	-	-	79,194	0%
Pool cleaning	3,760	3,760	-	N/A
Pool repairs & maintenance	-	180	-	N/A
Pool - electric	3,062	3,062	-	N/A
Pool - water	2,469	2,469	-	N/A
Pest services	-	-	500	0%
Insurance	-	82,453	69,706	118%
Cable/internet/telephone	656	2,036	10,000	20%
Access cards	250	250	2,000	13%
Activities	3,600	7,383	30,000	25%
Specialty programming	2,591	2,591	6,000	43%
Recreational repairs	-	-	2,500	0%
Pool signage	-	-	1,000	0%
Holiday decorations	-	8,300	8,000	104%
Other				
Contingency	-	-	55,680	0%
Total field operations	<u>396,533</u>	<u>558,534</u>	<u>4,495,176</u>	12%
Total expenditures	<u>448,270</u>	<u>624,964</u>	<u>4,774,869</u>	13%
Net increase/(decrease) of fund balance	821,884	713,252	(4)	
Fund balance - beginning (unaudited)	1,716,218	1,824,850	2,030,713	
Fund balance - ending (projected)	<u>\$ 2,538,102</u>	<u>\$ 2,538,102</u>	<u>\$ 2,030,709</u>	

**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND SERIES 2015 BONDS**  
**STATEMENT OF REVENUES, EXENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDING NOVEMBER 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 180,964	\$ 185,835	\$ 661,099	28%
Interest	5	10	50	20%
Total revenues	<u>180,969</u>	<u>185,845</u>	<u>661,149</u>	28%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	200,000	200,000	200,000	100%
Interest - 11/1	208,778	208,778	208,778	100%
Interest - 5/1	-	-	204,403	0%
Tax collector	3,619	3,715	13,773	27%
Total expenditures	<u>412,397</u>	<u>412,493</u>	<u>626,954</u>	66%
Excess/(deficiency) of revenues over/(under) expenditures	(231,428)	(226,648)	34,195	
Beginning fund balance (unaudited)	1,164,651	1,159,871	1,151,276	
Ending fund balance (projected)	<u>\$ 933,223</u>	<u>\$ 933,223</u>	<u>\$1,185,471</u>	

**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND SERIES 2015A BONDS**  
**STATEMENT OF REVENUES, EXENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDING NOVEMBER 30, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 182,105	\$ 187,007	\$ 665,268	28%
Interest	4	9	-	N/A
Total revenues	<u>182,109</u>	<u>187,016</u>	<u>665,268</u>	28%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	190,000	190,000	190,000	100%
Interest - 11/1	229,131	229,131	229,131	100%
Interest - 5/1	-	-	224,025	0%
Tax collector	3,642	3,739	13,860	27%
Total expenditures	<u>422,773</u>	<u>422,870</u>	<u>657,016</u>	64%
Excess/(deficiency) of revenues over/(under) expenditures	(240,664)	(235,854)	8,252	
Beginning fund balance (unaudited)	<u>1,131,250</u>	<u>1,126,440</u>	<u>1,117,752</u>	
Ending fund balance (projected)	<u><u>\$ 890,586</u></u>	<u><u>\$ 890,586</u></u>	<u><u>\$1,126,004</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 NOVEMBER 30, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 179,477	\$ 184,308	\$ 655,667	28%
Interest	4	8	-	N/A
Total revenues	<u>179,481</u>	<u>184,316</u>	<u>655,667</u>	28%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	210,000	210,000	210,000	100%
Interest - 11/1	214,387	214,387	214,388	100%
Interest - 5/1	-	-	210,188	0%
Tax collector	3,590	3,685	13,660	27%
Total expenditures	<u>427,977</u>	<u>428,072</u>	<u>648,236</u>	66%
Excess/(deficiency) of revenues over/(under) expenditures	(248,496)	(243,756)	7,431	
Beginning fund balance (unaudited)	<u>966,535</u>	<u>961,795</u>	<u>949,251</u>	
Ending fund balance (projected)	<u><u>\$ 718,039</u></u>	<u><u>\$ 718,039</u></u>	<u><u>\$ 956,682</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 NOVEMBER 30, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 224,026	\$ 230,056	\$ 818,412	28%
Interest	4	8	-	N/A
Total revenues	<u>224,030</u>	<u>230,064</u>	<u>818,412</u>	28%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	250,000	250,000	250,000	100%
Interest - 11/1	273,375	273,375	273,375	100%
Interest - 5/1	-	-	268,844	0%
Tax collector	4,481	4,599	17,050	27%
Total expenditures	<u>527,856</u>	<u>527,974</u>	<u>809,269</u>	65%
Excess/(deficiency) of revenues over/(under) expenditures	(303,826)	(297,910)	9,143	
Beginning fund balance (unaudited)	<u>977,264</u>	<u>971,348</u>	<u>960,691</u>	
Ending fund balance (projected)	<u><u>\$ 673,438</u></u>	<u><u>\$ 673,438</u></u>	<u><u>\$ 969,834</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 NOVEMBER 30, 2023**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 179,148	\$ 183,971	\$ 654,466	28%
Interest	4	7	-	N/A
Total revenues	<u>179,152</u>	<u>183,978</u>	<u>654,466</u>	28%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	175,000	175,000	175,000	100%
Interest - 11/1	231,022	231,022	231,022	100%
Interest - 5/1	-	-	227,522	0%
Tax collector	3,583	3,678	13,635	27%
Total expenditures	<u>409,605</u>	<u>409,700</u>	<u>647,179</u>	63%
Excess/(deficiency) of revenues over/(under) expenditures	(230,453)	(225,722)	7,287	
Beginning fund balance (unaudited)	<u>759,338</u>	<u>754,607</u>	<u>746,085</u>	
Ending fund balance (projected)	<u><u>\$ 528,885</u></u>	<u><u>\$ 528,885</u></u>	<u><u>\$ 753,372</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 NOVEMBER 30, 2023**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 92,304	\$ 94,788	\$ 337,204	28%
Interest	2	4	-	N/A
Total revenues	<u>92,306</u>	<u>94,792</u>	<u>337,204</u>	28%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	115,000	115,000	115,000	100%
Interest - 11/1	106,125	106,125	106,125	100%
Interest - 5/1	-	-	104,400	0%
Tax collector	1,846	1,895	7,025	27%
Total expenditures	<u>222,971</u>	<u>223,020</u>	<u>332,550</u>	67%
Excess/(deficiency) of revenues over/(under) expenditures	(130,665)	(128,228)	4,654	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers out	(1)	(1)	-	N/A
Total other financing sources/(uses)	<u>(1)</u>	<u>(1)</u>	<u>-</u>	N/A
Fund balance:				
Net increase/(decrease) in fund balance	(130,666)	(128,229)	4,654	
Beginning fund balance (unaudited)	406,338	403,901	399,515	
Ending fund balance (projected)	<u>\$275,672</u>	<u>\$ 275,672</u>	<u>\$ 404,169</u>	

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
CAPITAL PROJECTS FUND SERIES 2015A BONDS  
STATEMENT OF REVENUES, EXENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDING NOVEMBER 30, 2023**

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

**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**CAPITAL PROJECTS FUND SERIES 2016 BONDS**  
**STATEMENT OF REVENUES, EXENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDING NOVEMBER 30, 2023**

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

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
CAPITAL PROJECTS FUND SERIES 2018 BONDS  
STATEMENT OF REVENUES, EXENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDING NOVEMBER 30, 2023**

	Current Month	Year To Date
<b>REVENUES</b>	\$ -	\$ -
Total revenues	-	-
<b>EXPENDITURES</b>		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Beginning fund balance (unaudited)	-	-
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 NOVEMBER 30, 2023**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 1	\$ 3
Total revenues	1	3
<b>EXPENDITURES</b>		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	1	3
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfers in	1	1
Total other financing sources/(uses)	1	1
Net change in fund balance	2	4
Beginning fund balance (unaudited)	250,870	250,868
Ending fund balance (projected)	\$ 250,872	\$ 250,872

## TSR CDD Check Detail November 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>0</b>	<b>11/01/2023</b>	<b>BRIGHT HOUSE NETWORKS</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-474.84</b>
Bill	1420332102423	10/31/2023		572.416 · Amenity Cable/Internet	-294.86	294.86
Bill	1436734101723	10/31/2023		572.416 · Amenity Cable/Internet	-179.98	179.98
TOTAL					-474.84	474.84
<b>Bill Pmt -Check</b>	<b>0</b>	<b>11/01/2023</b>	<b>DUKE ENERGY</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-3,317.71</b>
Bill	8703 0516 102023	09/30/2023		531.307 · Street Lights	-1,612.73	1,612.73
Bill	8702 8140 100623	09/30/2023		531.307 · Street Lights	-1,184.86	1,184.86
Bill	8702 8942 103123	10/31/2023		531.301 · Electric	-58.97	58.97
Bill	5357 9828 102523	10/31/2023		531.307 · Street Lights	-461.15	461.15
TOTAL					-3,317.71	3,317.71
<b>Bill Pmt -Check</b>	<b>0</b>	<b>11/01/2023</b>	<b>PASCO COUNTY UTILITIES ...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-120.73</b>
Bill	19035304	09/30/2023		536.301 · Irrigation - Reclaimed...	-56.25	56.25
Bill	19190504	09/30/2023		536.301 · Irrigation - Reclaimed...	-62.63	62.63
				536.301 · Irrigation - Reclaimed...	-1.85	1.85
TOTAL					-120.73	120.73
<b>Bill Pmt -Check</b>	<b>0</b>	<b>11/08/2023</b>	<b>COASTAL WASTE &amp; RECYC...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-284.37</b>
Bill	SW0000435521	11/07/2023		534.000 · Garbage/Solid Waste...	-284.37	284.37
TOTAL					-284.37	284.37
<b>Bill Pmt -Check</b>	<b>0</b>	<b>11/08/2023</b>	<b>DEX IMAGING</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-347.58</b>
Bill	AR10284065	11/07/2023		572.915 · Office Copy Machine	-347.58	347.58
TOTAL					-347.58	347.58

**TSR CDD  
Check Detail  
November 2023**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>0</b>	<b>11/08/2023</b>	<b>DUKE ENERGY</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-23,677.78</b>
Bill	3212 0055 103123	11/07/2023		531.301 · Electric	-30.79	30.79
Bill	3807 3819 110323	11/07/2023		531.301 · Electric	-30.79	30.79
Bill	3807 5598 110323	11/07/2023		531.321 · Electric - Pool	-546.99	546.99
Bill	8702 7823 110223	11/07/2023		531.307 · Street Lights	-1,871.65	1,871.65
Bill	8702 7991 103123	11/07/2023		531.301 · Electric	-36.65	36.65
Bill	8702 8059 103123	11/07/2023		531.301 · Electric	-30.79	30.79
Bill	8702 8140 110623	11/07/2023		531.307 · Street Lights	-14,347.51	14,347.51
Bill	8702 8322 110223	11/07/2023		531.307 · Street Lights	-1,641.00	1,641.00
Bill	8702 8413 110623	11/07/2023		531.307 · Street Lights	-2,590.88	2,590.88
Bill	8702 8471 103123	11/07/2023		531.301 · Electric	-30.79	30.79
Bill	8702 8554 103123	11/07/2023		536.301 · Irrigation - Reclaimed...	-30.79	30.79
Bill	8702 8629 103123	11/07/2023		531.301 · Electric	-30.79	30.79
Bill	8702 8702 103123	11/07/2023		531.301 · Electric	-30.79	30.79
Bill	8702 8786 103123	11/07/2023		531.301 · Electric	-30.79	30.79
Bill	8702 8869 103123	11/07/2023		531.301 · Electric	-30.79	30.79
Bill	8702 9109 103123	11/07/2023		531.301 · Electric	-30.79	30.79
Bill	8702 9430 103123	11/07/2023		531.301 · Electric	-30.79	30.79
Bill	8702 9696 103123	11/07/2023		531.301 · Electric	-30.79	30.79
Bill	8702 9836 103123	11/07/2023		531.301 · Electric	-30.79	30.79
Bill	8702 9951 103123	11/07/2023		531.301 · Electric	-30.79	30.79
Bill	8703 0061 103123	11/07/2023		531.301 · Electric	-30.79	30.79
Bill	8703 0178 103123	11/07/2023		531.301 · Electric	-30.79	30.79
Bill	8703 0269 103123	11/07/2023		531.307 · Street Lights	-30.79	30.79
Bill	8703 0326 103123	11/07/2023		531.301 · Electric	-30.79	30.79
Bill	8703 0425 110223	11/07/2023		531.307 · Street Lights	-922.30	922.30
Bill	8703 0566 103123	11/07/2023		531.301 · Electric	-30.79	30.79
Bill	703 0722 103123	11/07/2023		531.301 · Electric	-30.79	30.79
Bill	8703 0805 103123	11/07/2023		531.301 · Electric	-30.79	30.79
Bill	8703 0847 103123	11/07/2023		531.301 · Electric	-30.79	30.79
Bill	8712 3049 110323	11/07/2023		531.301 · Electric	-30.79	30.79
Bill	8712 3081 110223	11/07/2023		531.307 · Street Lights	-951.05	951.05
Bill	8712 3156 103123	11/07/2023		531.301 · Electric	-30.79	30.79
Bill	8712 3320 103123	11/07/2023		531.301 · Electric	-30.79	30.79
<b>TOTAL</b>					<b>-23,677.78</b>	<b>23,677.78</b>
<b>Check</b>	<b>0</b>	<b>11/10/2023</b>	<b>SUNTRUST BANK</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-1,804.40</b>
				204.300 · Credit Card - SunTrust	-1,804.40	1,804.40
<b>TOTAL</b>					<b>-1,804.40</b>	<b>1,804.40</b>



## TSR CDD Check Detail November 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>0</b>	<b>11/15/2023</b>	<b>BRIGHT HOUSE NETWORKS</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-335.94</b>
Bill	1414954110723	11/14/2023		572.416 · Amenity Cable/Internet	-157.97	157.97
Bill	1415019110523	11/14/2023		572.416 · Amenity Cable/Internet	-177.97	177.97
TOTAL					-335.94	335.94
<b>Bill Pmt -Check</b>	<b>0</b>	<b>11/15/2023</b>	<b>COASTAL WASTE &amp; RECYC...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-28,509.25</b>
Bill	SW0000435429	11/14/2023		534.000 · Garbage/Solid Waste...	-28,509.25	28,509.25
TOTAL					-28,509.25	28,509.25
<b>Bill Pmt -Check</b>	<b>0</b>	<b>11/15/2023</b>	<b>DUKE ENERGY</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-4,883.10</b>
Bill	2553 5978 111323	11/14/2023		531.307 · Street Lights	-1,014.02	1,014.02
Bill	8702 8223 110923	11/14/2023		531.321 · Electric - Pool	-1,247.29	1,247.29
Bill	8702 9216 111023	11/14/2023		531.307 · Street Lights	-1,353.82	1,353.82
Bill	8712 3263 111423	11/14/2023		531.321 · Electric - Pool	-1,267.97	1,267.97
TOTAL					-4,883.10	4,883.10
<b>Bill Pmt -Check</b>	<b>0</b>	<b>11/15/2023</b>	<b>FEDEX</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-144.11</b>
Bill	8-310-12267	11/14/2023		519.410 · Postage	-92.89	92.89
Bill	8-317-18753	11/14/2023		519.410 · Postage	-51.22	51.22
TOTAL					-144.11	144.11
<b>Bill Pmt -Check</b>	<b>0</b>	<b>11/15/2023</b>	<b>WELLS FARGO VENDOR FIN...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-399.83</b>
Bill	5027491038	11/14/2023		572.915 · Office Copy Machine	-399.83	399.83
TOTAL					-399.83	399.83
<b>Check</b>	<b>0</b>	<b>11/15/2023</b>	<b>SUNTRUST BANK</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-1,504.33</b>
				204.300 · Credit Card - SunTrust	-1,504.33	1,504.33
TOTAL					-1,504.33	1,504.33

**TSR CDD**  
**Check Detail**  
**November 2023**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>0</b>	<b>11/22/2023</b>	<b>CITY OF CLEARWATER</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-27.95</b>
Bill	4224446 111423	11/21/2023		532.306 · Propane Services - G...	-27.95	27.95
TOTAL					-27.95	27.95
<b>Bill Pmt -Check</b>	<b>0</b>	<b>11/22/2023</b>	<b>COASTAL WASTE &amp; RECYC...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-28,509.25</b>
Bill	0000413629 100123	11/21/2023		534.000 · Garbage/Solid Waste...	-28,509.25	28,509.25
TOTAL					-28,509.25	28,509.25
<b>Bill Pmt -Check</b>	<b>0</b>	<b>11/22/2023</b>	<b>DUKE ENERGY</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-13,337.65</b>
Bill	2553 5978 111523	11/21/2023		531.307 · Street Lights	-1,816.75	1,816.75
Bill	8702 7933 111623	11/21/2023		531.307 · Street Lights	-3,425.01	3,425.01
Bill	8702 9365 111523	11/21/2023		531.307 · Street Lights	-490.77	490.77
Bill	8702 9620 111423	11/21/2023		531.307 · Street Lights	-720.91	720.91
Bill	8702 9761 110823	11/21/2023		531.307 · Street Lights	-843.50	843.50
Bill	8703 0516 112023	11/21/2023		531.307 · Street Lights	-1,612.73	1,612.73
Bill	8703 0681 110823	11/21/2023		531.307 · Street Lights	-389.38	389.38
Bill	8703 0938 111623	11/21/2023		531.307 · Street Lights	-3,738.26	3,738.26
Bill	8712 3429 110923	11/21/2023		531.301 · Electric	-300.34	300.34
TOTAL					-13,337.65	13,337.65
<b>Bill Pmt -Check</b>	<b>0</b>	<b>11/29/2023</b>	<b>BRIGHT HOUSE NETWORKS</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-179.98</b>
Bill	1436734111723	11/28/2023		572.416 · Amenity Cable/Internet	-179.98	179.98
TOTAL					-179.98	179.98
<b>Bill Pmt -Check</b>	<b>11490</b>	<b>11/01/2023</b>	<b>HOWARD COOMBS</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-300.00</b>
Bill	102823	10/31/2023		538.620 · Off Duty Traffic Patrols	-300.00	300.00
TOTAL					-300.00	300.00
<b>Bill Pmt -Check</b>	<b>11491</b>	<b>11/01/2023</b>	<b>JESUS FIGUEROA</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-275.00</b>
Bill	101823	10/31/2023		538.620 · Off Duty Traffic Patrols	-275.00	275.00
TOTAL					-275.00	275.00

## TSR CDD Check Detail November 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>11492</b>	<b>11/01/2023</b>	<b>JIM LAROSE</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-550.00</b>
Bill	101023	10/31/2023		538.620 · Off Duty Traffic Patrols	-275.00	275.00
Bill	103023	10/31/2023		538.620 · Off Duty Traffic Patrols	-275.00	275.00
TOTAL					-550.00	550.00
<b>Bill Pmt -Check</b>	<b>11493</b>	<b>11/01/2023</b>	<b>LANDSCAPE MAINTENANCE...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-6,381.47</b>
Bill	179705	10/31/2023		538.609 · Irrigation Repairs & ...	-224.11	224.11
Bill	179706	10/31/2023		538.609 · Irrigation Repairs & ...	-590.22	590.22
Bill	179707	10/31/2023		538.609 · Irrigation Repairs & ...	-202.60	202.60
Bill	179708	10/31/2023		538.609 · Irrigation Repairs & ...	-181.60	181.60
Bill	179709	10/31/2023		538.609 · Irrigation Repairs & ...	-82.61	82.61
Bill	179710	10/31/2023		538.609 · Irrigation Repairs & ...	-182.68	182.68
Bill	179712	10/31/2023		538.609 · Irrigation Repairs & ...	-139.86	139.86
Bill	179713	10/31/2023		538.609 · Irrigation Repairs & ...	-92.02	92.02
Bill	179714	10/31/2023		538.609 · Irrigation Repairs & ...	-47.77	47.77
Bill	179715	10/31/2023		538.609 · Irrigation Repairs & ...	-95.99	95.99
Bill	179716	10/31/2023		538.609 · Irrigation Repairs & ...	-41.16	41.16
Bill	179717	10/31/2023		538.609 · Irrigation Repairs & ...	-100.85	100.85
Bill	179722	10/31/2023		538.630 · SOD	-4,150.00	4,150.00
Bill	179762	10/31/2023		538.320 · Landscape Arbor Care	-250.00	250.00
TOTAL					-6,381.47	6,381.47
<b>Bill Pmt -Check</b>	<b>11494</b>	<b>11/01/2023</b>	<b>PALM PAPER SUPPLY</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-1,362.82</b>
Bill	225524	10/31/2023		538.618 · Operating Supplies	-1,362.82	1,362.82
TOTAL					-1,362.82	1,362.82
<b>Bill Pmt -Check</b>	<b>11495</b>	<b>11/01/2023</b>	<b>ROSE PAVING LLC</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-13,605.73</b>
Bill	PS-INV137142	10/31/2023		538.602 · Roads & Sidewalk M...	-13,605.73	13,605.73
TOTAL					-13,605.73	13,605.73
<b>Bill Pmt -Check</b>	<b>11496</b>	<b>11/01/2023</b>	<b>THE DAVEY TREE EXPERT C...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-300.00</b>
Bill	917886347	09/30/2023		538.611 · Fertilizer/Chemicals	-300.00	300.00
TOTAL					-300.00	300.00

**TSR CDD  
Check Detail  
November 2023**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>11497</b>	<b>11/08/2023</b>	<b>BIG DOG LEO SERVICES LLC</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-150.00</b>
Bill	110123	11/07/2023		538.620 · Off Duty Traffic Patrols	-150.00	150.00
TOTAL					-150.00	150.00
<b>Bill Pmt -Check</b>	<b>11498</b>	<b>11/08/2023</b>	<b>FAIRY DUST HOUSEKEEPERS</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-2,500.00</b>
Bill	INV00012	11/07/2023		572.301 · Janitorial Service	-500.00	500.00
Bill	INV00013	11/07/2023		572.301 · Janitorial Service	-2,000.00	2,000.00
TOTAL					-2,500.00	2,500.00
<b>Bill Pmt -Check</b>	<b>11499</b>	<b>11/08/2023</b>	<b>GENTRY SR INVESTMENTS ...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-20,583.34</b>
Bill	1002	11/07/2023		572.913 · Office rental	-6,791.67	6,791.67
Bill	1003	11/07/2023		572.913 · Office rental	-6,791.67	6,791.67
Bill	1005	11/07/2023		572.913 · Office rental	-7,000.00	7,000.00
TOTAL					-20,583.34	20,583.34
<b>Bill Pmt -Check</b>	<b>11500</b>	<b>11/08/2023</b>	<b>KUTAK ROCK LLP</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-3,947.14</b>
Bill	3297858	09/30/2023		514.007 · District Counsel	-3,947.14	3,947.14
TOTAL					-3,947.14	3,947.14
<b>Bill Pmt -Check</b>	<b>11501</b>	<b>11/08/2023</b>	<b>LANDSCAPE MAINTENANCE...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-135,353.10</b>
Bill	178994	09/30/2023		538.320 · Landscape Arbor Care	-430.00	430.00
Bill	178861	11/07/2023		538.604 · Landscape Maintena...	-134,353.25	134,353.25
Bill	179818	11/07/2023		538.609 · Irrigation Repairs & ...	-569.85	569.85
TOTAL					-135,353.10	135,353.10
<b>Bill Pmt -Check</b>	<b>11502</b>	<b>11/08/2023</b>	<b>MCWILLIAMS &amp; SON, INC.</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-230.00</b>
Bill	103023	11/07/2023		572.312 · Park A/C R&M	-230.00	230.00
TOTAL					-230.00	230.00

## TSR CDD Check Detail November 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>11503</b>	<b>11/08/2023</b>	<b>PASCO COUNTY TAX COLLE...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-2,038.24</b>
Bill	09300-0000 113023	11/07/2023		513.315 · Tax Collector	-91.20	91.20
Bill	00100-0040 113023	11/07/2023		513.315 · Tax Collector	-40.48	40.48
Bill	00400-0000 113023	11/07/2023		513.315 · Tax Collector	-519.84	519.84
Bill	01400-0000 113023	11/07/2023		513.315 · Tax Collector	-192.00	192.00
Bill	0C300-0000 113023	11/07/2023		513.315 · Tax Collector	-784.32	784.32
Bill	0F100-0000 113023	11/07/2023		513.315 · Tax Collector	-410.40	410.40
TOTAL					-2,038.24	2,038.24
<b>Bill Pmt -Check</b>	<b>11504</b>	<b>11/08/2023</b>	<b>SOLITUDE LAKE MANAGEM...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-8,502.50</b>
Bill	PSI016021	11/07/2023		538.700 · Lake Maintenance	-8,502.50	8,752.50
TOTAL					-8,502.50	8,752.50
<b>Bill Pmt -Check</b>	<b>11505</b>	<b>11/08/2023</b>	<b>SUNCOAST POOL SERVICE</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-3,760.00</b>
Bill	9741	11/07/2023		572.712 · Pool Cleaning	-1,520.00	1,520.00
Bill	9755	11/07/2023		572.712 · Pool Cleaning	-1,045.00	1,045.00
Bill	9756	11/07/2023		572.712 · Pool Cleaning	-1,195.00	1,195.00
TOTAL					-3,760.00	3,760.00
<b>Bill Pmt -Check</b>	<b>11506</b>	<b>11/08/2023</b>	<b>SUNSCAPE CONSULTING</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-5,450.00</b>
Bill	11883	11/07/2023		538.606 · Landscape Consulting	-5,450.00	5,450.00
TOTAL					-5,450.00	5,450.00
<b>Bill Pmt -Check</b>	<b>11507</b>	<b>11/08/2023</b>	<b>TIMES PUBLISHING COMPA...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-287.50</b>
Bill	314054	11/07/2023		513.801 · Legal Advertising	-142.00	142.00
Bill	314038	11/07/2023		513.801 · Legal Advertising	-145.50	145.50
TOTAL					-287.50	287.50
<b>Bill Pmt -Check</b>	<b>11508</b>	<b>11/08/2023</b>	<b>TREE FARM 2, INC.</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-11,753.00</b>
Bill	10-157024	09/30/2023		538.601 · General Repair & Mai...	-11,753.00	11,753.00
TOTAL					-11,753.00	11,753.00

## TSR CDD Check Detail November 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>11509</b>	<b>11/08/2023</b>	<b>WRATHELL, HUNT &amp; ASSOC...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-7,970.42</b>
Bill	2023-1790	11/07/2023		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
<b>TOTAL</b>					<b>-7,970.42</b>	<b>7,970.42</b>
<b>Bill Pmt -Check</b>	<b>11510</b>	<b>11/08/2023</b>	<b>WTS INTERNATIONAL, LLC.</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-27,951.69</b>
Bill	12381959	11/07/2023		538.121 · Amenity Management	-2,105.00	2,105.00
Bill	12383774	11/07/2023		538.121 · Amenity Management	-91.25	91.25
Bill	12383847	11/07/2023		538.121 · Amenity Management	-393.69	393.69
Bill	12384108	11/07/2023		538.121 · Amenity Management	-9,383.84	9,383.84
Bill	12384465	11/07/2023		538.122 · Program Incentives	-2,591.00	2,591.00
Bill	12384872	11/07/2023		538.121 · Amenity Management	-13,386.91	14,342.91
<b>TOTAL</b>					<b>-27,951.69</b>	<b>28,907.69</b>
<b>Check</b>	<b>11511</b>	<b>11/08/2023</b>	<b>TSR CDD</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-1,124.58</b>
				207.206 · Due to Debt Service ...	-1,124.58	1,124.58
<b>TOTAL</b>					<b>-1,124.58</b>	<b>1,124.58</b>
<b>Check</b>	<b>11512</b>	<b>11/08/2023</b>	<b>TSR CDD</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-2,182.64</b>
				207.205 · .Due to debt service f...	-2,182.64	2,182.64
<b>TOTAL</b>					<b>-2,182.64</b>	<b>2,182.64</b>
<b>Check</b>	<b>11513</b>	<b>11/08/2023</b>	<b>TSR CDD</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-2,729.40</b>
				207.204 · Due to debt service f...	-2,729.40	2,729.40
<b>TOTAL</b>					<b>-2,729.40</b>	<b>2,729.40</b>

**TSR CDD  
Check Detail  
November 2023**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	11514	11/08/2023	TSR CDD	101.002 · Suntrust #570803-O...		-2,186.64
				207.203 · Due to debt service f...	-2,186.64	2,186.64
TOTAL					-2,186.64	2,186.64
Check	11515	11/08/2023	TSR CDD	101.002 · Suntrust #570803-O...		-2,222.97
				207.202 · Due to Debt Service ...	-2,222.97	2,222.97
TOTAL					-2,222.97	2,222.97
Check	11516	11/08/2023	TSR CDD	101.002 · Suntrust #570803-O...		-2,204.76
				207.201 · Due to Debt Service ...	-2,204.76	2,204.76
TOTAL					-2,204.76	2,204.76
Bill Pmt -Check	11517	11/08/2023	DUKE ENERGY	101.002 · Suntrust #570803-O...		-12,223.30
Bill	8783 2786 101223	11/07/2023		531.307 · Street Lights	-12,223.30	12,223.30
TOTAL					-12,223.30	12,223.30
Paycheck	11518	11/09/2023	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  
November 2023**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Paycheck</b>	<b>11519</b>	<b>11/09/2023</b>	<b>Frank Stalzer</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-184.70</b>
				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
<b>Paycheck</b>	<b>11520</b>	<b>11/09/2023</b>	<b>Mary E Comella</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-184.70</b>
				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
<b>Bill Pmt -Check</b>	<b>11521</b>	<b>11/15/2023</b>	<b>FLORIDA NATIVES NURSER...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-4,590.00</b>
Bill	19352	11/14/2023		538.616 · Wetland Mitigation re...	-4,590.00	4,590.00
TOTAL					-4,590.00	4,590.00
<b>Bill Pmt -Check</b>	<b>11522</b>	<b>11/15/2023</b>	<b>JESUS FIGUEROA</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-275.00</b>
Bill	110623	11/14/2023		538.620 · Off Duty Traffic Patrols	-275.00	275.00
TOTAL					-275.00	275.00



**TSR CDD**  
**Check Detail**  
**November 2023**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>11523</b>	<b>11/15/2023</b>	<b>LANDSCAPE MAINTENANCE...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-1,423.83</b>
Bill	179913	11/14/2023		538.609 · Irrigation Repairs & ...	-588.53	588.53
Bill	179914	11/14/2023		538.609 · Irrigation Repairs & ...	-547.49	547.49
Bill	179915	11/14/2023		538.609 · Irrigation Repairs & ...	-92.02	92.02
Bill	179916	11/14/2023		538.609 · Irrigation Repairs & ...	-46.01	46.01
Bill	179917	11/14/2023		538.609 · Irrigation Repairs & ...	-56.00	56.00
Bill	179918	11/14/2023		538.609 · Irrigation Repairs & ...	-47.77	47.77
Bill	179919	11/14/2023		538.609 · Irrigation Repairs & ...	-46.01	46.01
TOTAL					-1,423.83	1,423.83
<b>Bill Pmt -Check</b>	<b>11524</b>	<b>11/15/2023</b>	<b>LARRY SEKELY</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-150.00</b>
Bill	111023	11/14/2023		572.300 · Amenity Managemen...	-150.00	150.00
TOTAL					-150.00	150.00
<b>Bill Pmt -Check</b>	<b>11525</b>	<b>11/15/2023</b>	<b>PASCO COUNTY UTILITIES ...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-10,369.47</b>
Bill	19330140	11/14/2023		536.301 · Irrigation - Reclaimed...	-476.58	476.58
Bill	19330142	11/14/2023		536.301 · Irrigation - Reclaimed...	-591.24	591.24
Bill	19330146	11/14/2023		536.301 · Irrigation - Reclaimed...	-358.02	358.02
Bill	19330148	11/14/2023		536.301 · Irrigation - Reclaimed...	-325.26	325.26
Bill	19330149	11/14/2023		536.301 · Irrigation - Reclaimed...	-88.92	88.92
Bill	19330150	11/14/2023		536.301 · Irrigation - Reclaimed...	-91.26	91.26
Bill	19330152	11/14/2023		536.301 · Irrigation - Reclaimed...	-377.52	377.52
Bill	19330153	11/14/2023		536.301 · Irrigation - Reclaimed...	-134.94	134.94
Bill	19330251	11/14/2023		536.301 · Irrigation - Reclaimed...	-530.40	530.40
Bill	19330252	11/14/2023		536.301 · Irrigation - Reclaimed...	-397.80	397.80
Bill	19330314	11/14/2023		536.301 · Irrigation - Reclaimed...	-374.40	374.40
Bill	19330315	11/14/2023		536.301 · Irrigation - Reclaimed...	-210.60	210.60
Bill	19330316	11/14/2023		536.301 · Irrigation - Reclaimed...	-10.44	10.44
Bill	19330322	11/14/2023		536.321 · Utility service - Pool	-1,367.24	1,367.24
Bill	19330369	11/14/2023		536.301 · Irrigation - Reclaimed...	-35.10	35.10
Bill	19330375	11/14/2023		536.301 · Irrigation - Reclaimed...	-42.12	42.12
Bill	19330376	11/14/2023		536.301 · Irrigation - Reclaimed...	-10.14	10.14
Bill	19330486	11/14/2023		536.321 · Utility service - Pool	-240.91	240.91
Bill	19330508	11/14/2023		536.321 · Utility service - Pool	-556.04	556.04
Bill	19330509	11/14/2023		536.301 · Irrigation - Reclaimed...	-137.28	137.28
Bill	19330514	11/14/2023		536.301 · Irrigation - Reclaimed...	-286.26	286.26
Bill	19330516	11/14/2023		536.301 · Irrigation - Reclaimed...	-428.22	428.22
Bill	19330518	11/14/2023		536.301 · Irrigation - Reclaimed...	-126.36	126.36
Bill	9330519	11/14/2023		536.301 · Irrigation - Reclaimed...	-49.92	49.92
Bill	19330520	11/14/2023		536.301 · Irrigation - Reclaimed...	-327.60	327.60
Bill	19330589	11/14/2023		536.301 · Irrigation - Reclaimed...	-41.34	41.34

## TSR CDD Check Detail November 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	19330929	11/14/2023		536.301 · Irrigation - Reclaimed...	-797.16	797.16
Bill	19330930	11/14/2023		536.301 · Irrigation - Reclaimed...	-792.48	792.48
Bill	19331228	11/14/2023		536.301 · Irrigation - Reclaimed...	-65.52	65.52
Bill	19331475	11/14/2023		536.301 · Irrigation - Reclaimed...	-20.28	20.28
Bill	19332212	11/14/2023		536.301 · Irrigation - Reclaimed...	-238.68	238.68
				536.321 · Utility service - Pool	-305.14	305.14
Bill	19332235	11/14/2023		536.301 · Irrigation - Reclaimed...	-138.06	138.06
Bill	19332236	11/14/2023		536.301 · Irrigation - Reclaimed...	-78.00	78.00
Bill	19332811	11/14/2023		536.301 · Irrigation - Reclaimed...	-15.60	15.60
Bill	19332812	11/14/2023		536.301 · Irrigation - Reclaimed...	-33.54	33.54
Bill	19332813	11/14/2023		536.301 · Irrigation - Reclaimed...	-13.26	13.26
Bill	19332814	11/14/2023		536.301 · Irrigation - Reclaimed...	-14.04	14.04
Bill	19332828	11/14/2023		536.301 · Irrigation - Reclaimed...	-191.10	191.10
Bill	19332829	11/14/2023		536.301 · Irrigation - Reclaimed...	-35.88	35.88
Bill	19332830	11/14/2023		536.301 · Irrigation - Reclaimed...	-10.92	10.92
Bill	19332831	11/14/2023		536.301 · Irrigation - Reclaimed...	-3.90	3.90
TOTAL					-10,369.47	10,369.47
<b>Bill Pmt -Check</b>	<b>11526</b>	<b>11/15/2023</b>	<b>SHINEBRIGHT GLITTER TAT...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-330.00</b>
Bill	000011	11/14/2023		572.300 · Amenity Managemen...	-330.00	330.00
TOTAL					-330.00	330.00
<b>Bill Pmt -Check</b>	<b>11527</b>	<b>11/15/2023</b>	<b>TAMPA BIG SCREEN RENTAL</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-595.00</b>
Bill	110323	11/14/2023		572.300 · Amenity Managemen...	-595.00	595.00
TOTAL					-595.00	595.00
<b>Bill Pmt -Check</b>	<b>11528</b>	<b>11/15/2023</b>	<b>TIMELESS ENTERTAINMENT</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-200.00</b>
Bill	19823	11/14/2023		572.300 · Amenity Managemen...	-200.00	200.00
TOTAL					-200.00	200.00
<b>Bill Pmt -Check</b>	<b>11529</b>	<b>11/22/2023</b>	<b>STACY STEINKE</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-625.00</b>
Bill	110162023	11/21/2023		572.300 · Amenity Managemen...	-625.00	625.00
TOTAL					-625.00	625.00

## TSR CDD Check Detail November 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>11530</b>	<b>11/22/2023</b>	<b>CITY OF CLEARWATER</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-50.24</b>
Bill	4212137 111423	11/21/2023		532.306 · Propane Services - G...	-50.24	50.24
TOTAL					-50.24	50.24
<b>Bill Pmt -Check</b>	<b>11531</b>	<b>11/22/2023</b>	<b>FL GIS SOLUTIONS, LLC</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-2,900.00</b>
Bill	1265	11/21/2023		519.320 · Engineering	-2,900.00	2,900.00
TOTAL					-2,900.00	2,900.00
<b>Bill Pmt -Check</b>	<b>11532</b>	<b>11/22/2023</b>	<b>GENTRY SR INVESTMENTS ...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-2,557.74</b>
Bill	1006	11/21/2023		513.510 · Property Taxes	-2,557.74	2,557.74
TOTAL					-2,557.74	2,557.74
<b>Bill Pmt -Check</b>	<b>11533</b>	<b>11/22/2023</b>	<b>JOHNSON ENGINEERING, IN...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-6,100.00</b>
Bill	20236027-000 8	11/21/2023		519.320 · Engineering	-6,100.00	6,100.00
TOTAL					-6,100.00	6,100.00
<b>Bill Pmt -Check</b>	<b>11534</b>	<b>11/22/2023</b>	<b>KUTAK ROCK LLP</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-3,215.50</b>
Bill	3311696	11/21/2023		514.007 · District Counsel	-3,215.50	3,215.50
TOTAL					-3,215.50	3,215.50
<b>Bill Pmt -Check</b>	<b>11535</b>	<b>11/22/2023</b>	<b>LANDSCAPE MAINTENANCE...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-8,880.67</b>
Bill	179173	11/21/2023		538.320 · Landscape Arbor Care	-257.25	257.25
Bill	179973	11/21/2023		538.609 · Irrigation Repairs & ...	-3,213.79	3,213.79
Bill	179996	11/21/2023		538.609 · Irrigation Repairs & ...	-3,104.70	3,104.70
Bill	179997	11/21/2023		538.609 · Irrigation Repairs & ...	-186.88	186.88
Bill	179998	11/21/2023		538.609 · Irrigation Repairs & ...	-171.27	171.27
Bill	179999	11/21/2023		538.609 · Irrigation Repairs & ...	-87.76	87.76
Bill	180000	11/21/2023		538.609 · Irrigation Repairs & ...	-686.61	686.61
Bill	180001	11/21/2023		538.609 · Irrigation Repairs & ...	-172.21	172.21

**TSR CDD  
Check Detail  
November 2023**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	180002	11/21/2023		538.609 · Irrigation Repairs & ...	-116.21	116.21
Bill	180003	11/21/2023		538.609 · Irrigation Repairs & ...	-883.99	883.99
TOTAL					-8,880.67	8,880.67
<b>Bill Pmt -Check</b>	<b>11536</b>	<b>11/22/2023</b>	<b>PASCO COUNTY TAX COLLE...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-2,799.27</b>
Bill	23113070	11/21/2023		513.315 · Tax Collector	-460.80	460.80
Bill	23113762	11/21/2023		513.315 · Tax Collector	-1,737.12	1,737.12
Bill	23215354	11/21/2023		513.315 · Tax Collector	-494.21	494.21
Bill	23300411	11/21/2023		513.315 · Tax Collector	-107.14	107.14
TOTAL					-2,799.27	2,799.27
<b>Bill Pmt -Check</b>	<b>11537</b>	<b>11/22/2023</b>	<b>THE DAVEY TREE EXPERT C...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-42,177.00</b>
Bill	917480187	09/30/2023		538.320 · Landscape Arbor Care	-2,500.00	2,500.00
Bill	918108811	11/21/2023		538.611 · Fertilizer/Chemicals	-33,777.00	33,777.00
Bill	918112831	11/21/2023		538.320 · Landscape Arbor Care	-5,900.00	5,900.00
TOTAL					-42,177.00	42,177.00
<b>Check</b>	<b>11541</b>	<b>11/29/2023</b>	<b>TSR CDD</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-32,848.18</b>
				207.206 · Due to Debt Service ...	-32,848.18	32,848.18
TOTAL					-32,848.18	32,848.18
<b>Check</b>	<b>11542</b>	<b>11/29/2023</b>	<b>TSR CDD</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-63,753.74</b>
				207.205 · .Due to debt service f...	-63,753.74	63,753.74
TOTAL					-63,753.74	63,753.74
<b>Check</b>	<b>11543</b>	<b>11/29/2023</b>	<b>TSR CDD</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-79,724.36</b>
				207.204 · Due to debt service f...	-79,724.36	79,724.36
TOTAL					-79,724.36	79,724.36

**TSR CDD  
Check Detail  
November 2023**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	11544	11/29/2023	TSR CDD	101.002 · Suntrust #570803-O...		<b>-63,870.72</b>
				207.203 · Due to debt service f...	-63,870.72	63,870.72
TOTAL					-63,870.72	63,870.72
Check	11545	11/29/2023	TSR CDD	101.002 · Suntrust #570803-O...		<b>-64,806.08</b>
				207.202 · Due to Debt Service ...	-64,806.08	64,806.08
TOTAL					-64,806.08	64,806.08
Check	11546	11/29/2023	TSR CDD	101.002 · Suntrust #570803-O...		<b>-64,399.93</b>
				207.201 · Due to Debt Service ...	-64,399.93	64,399.93
TOTAL					-64,399.93	64,399.93
Bill Pmt -Check	11547	11/29/2023	AMITY LOCK & SAFE INC.	101.002 · Suntrust #570803-O...		<b>-1,478.69</b>
Bill	75502	11/28/2023		538.618 · Operating Supplies	-1,478.69	1,478.69
TOTAL					-1,478.69	1,478.69
Bill Pmt -Check	11548	11/29/2023	JOHNSON ENGINEERING, IN...	101.002 · Suntrust #570803-O...		<b>-1,450.00</b>
Bill	20236027-000 6	09/30/2023		519.320 · Engineering	-1,450.00	1,450.00
TOTAL					-1,450.00	1,450.00
Bill Pmt -Check	11549	11/29/2023	LANDSCAPE MAINTENANCE...	101.002 · Suntrust #570803-O...		<b>-850.00</b>
Bill	180021	11/28/2023		538.320 · Landscape Arbor Care	-850.00	850.00
TOTAL					-850.00	850.00
Bill Pmt -Check	11550	11/29/2023	SWINE SOLUTIONS	101.002 · Suntrust #570803-O...		<b>-2,185.00</b>
Bill	454	11/28/2023		538.645 · Wild Hog Removal	-2,185.00	2,185.00
TOTAL					-2,185.00	2,185.00

10:22 AM

12/29/23

**TSR CDD**  
**Check Detail**  
**November 2023**

---

<u>Type</u>	<u>Num</u>	<u>Date</u>	<u>Name</u>	<u>Account</u>	<u>Paid Amount</u>	<u>Original Amount</u>
Bill Pmt -Check	11551	11/29/2023	WELLS FARGO VENDOR FIN...	101.002 · Suntrust #570803-O...		-399.83
Bill	5026708858	10/17/2023		572.915 · Office Copy Machine	-399.83	399.83
TOTAL					-399.83	399.83
Check	11552	11/29/2023	STACY STEINKE	101.002 · Suntrust #570803-O...		-625.00
				572.300 · Amenity Managemen...	-625.00	625.00
TOTAL					-625.00	625.00

**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 November 8, 2023, at 6:00 p.m., at Cunningham Park, 12131 Rangeland Boulevard, Odessa, Florida 33556.

**Present were:**

Mary Comella	Vice Chair
David Deenihan	Assistant Secretary
Frank Stalzer	Assistant Secretary
Ray Szelest (via telephone)	Assistant Secretary

**Also present:**

Chuck Adams	District Manager
Antonio Shaw	Wrathell, Hunt and Associates, LLC (WHA)
Alyssa Willson (via telephone)	District Counsel
Barry Mazzoni	Operations Manager
Rene Hlebak	WTS Starkey Ranch Lifestyle Director
Gary Hawkins	Landscape Management Professionals
Mark Yahn	SunScape Consulting, Inc. (SCI)

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call/Pledge of Allegiance**

Mr. Adams called the meeting to order at 6:01 p.m.

Supervisors Deenihan, Stalzer and Comella were present. Supervisor Szelest attended via telephone. Supervisor Silber was not present.

All present recited the Pledge of Allegiance.

**SECOND ORDER OF BUSINESS**

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

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Discussion/Consideration of Rangeland Blvd. West Extension Landscape Plans**

***Disclaimer:** These summary minutes are intended to only highlight the topics discussed, items being considered and actions taken. The audio is available upon request.*



41 Mr. Yahn distributed and presented the Rangeland Boulevard West Extension Landscape  
42 Plans Pricing Sheet totaling \$348,127.12, which includes allowances for irrigation and SCI's 5%  
43 Management Fee. He noted the following:

- 44 ➤ Rangeland West: The landscape plan is similar to other parkways throughout Starkey  
45 Ranch and reflects a 40% conversion of sod space to landscape space, not 25% as originally  
46 planned, which increases price.
- 47 ➤ The proposal excludes costs for Rangeland East.
- 48 ➤ The options include proceeding with the overall project, reducing planting to a lower  
49 percentage or cutting out dead space and not laying the sod or installing some plants now and  
50 others later.
- 51 ➤ Maintenance costs will increase, such as for the use of pine straw.
- 52 ➤ Converting irrigation system/heads to accommodate both instead of splitting it up in  
53 zones is recommended.

54 Regarding watering, Mr. Mazzoni stated that LMP provided a memorandum from Pasco  
55 County indicating that the reclaimed wells are dry; hopefully a wet winter will help recover the  
56 deficit. Mr. Yahn suggests commencing the project in the first quarter of 2024, subject to a  
57 successful winter water supply but, if not, then commencing it in October 2024.

58 Discussion ensued regarding the change in scope affecting the budget and it excluding  
59 Rangeland East, which was in the original plan. It was noted that the higher percentage will  
60 result in an increase in savings on water usage and whatever other changes they decide on will  
61 result in changes to irrigation, pine straw and maintenance costs and turf conditions.

62 Scheduling a workshop in January was suggested and negotiating the price with LMP,  
63 subject to watering conditions, to present at the workshop

64 Mr. Szelest voiced his opinion that LMP has done a great job on the property,  
65 specifically with irrigation, and the Board agreed to proceed with LMP instead of bidding the  
66 irrigation project.

67

68 **On MOTION by Mr. Deenihan and seconded by Ms. Comella, with all in favor,**  
69 **authorizing SunScape to negotiate a hard proposal with LMP for 25% and 40%**  
70 **of planting, with an anticipated start date of January 2024, subject to water**  
71 **conditions, and for Staff to schedule a workshop on January 10, 2024 at 4:00**  
72 **p.m., prior to the regular 6:00 p.m. meeting, was approved.**

73

74

75 **FOURTH ORDER OF BUSINESS**Continued Discussion: Night Star Trail  
Speed Limit Change

76

77

78 Mr. Deenihan distributed and presented proposals for 25 mile-per-hour (mph) speed  
79 limit signs for Night Start Trail. He was told by several agencies that the CDD can reduce the  
80 speed limit since it is a private road. Mr. Adams stated that the records indicate that the Pasco  
81 County Facilities Management Department owns the road. Ms. Willson stated, since the CDD  
82 does not have traffic control authority, there is liability associated with the CDD picking a speed  
83 limit, without having any input from the County or Traffic Engineer. Mr. Adams agreed with Ms.  
84 Willson. He thinks that discussions with the County should continue, since this road will be  
85 conveyed to the County in the future. He suggested the District Engineer review the Uniform  
86 Traffic Code, if the Board wants to change the speed limit during the bond period. Mr.  
87 Deenihan was asked to email the supporting documents to Mr. Adams to distribute to  
88 everyone.

89

90 **FIFTH ORDER OF BUSINESS**Recess Regular Meeting/Commencement  
of Audit Selection Committee Meeting

91

92

93 Mr. Adams recessed the Regular Meeting at 6:47 p.m., and the Audit Selection  
94 Committee Meeting commenced.

95

96 **SIXTH ORDER OF BUSINESS**Review of Responses to Request for  
Proposals (RFP) for Annual Audit Services

97

98

99 Mr. Adams stated that the RFP was initiated because the Auditor filed the CDD's Audit  
100 with the State late.

101 **A. Affidavit of Publication**102 **B. RFP Package**

103 These items were included for informational purposes.

104 **C. Respondent(s): to be provided under separate cover**

105 Mr. Adams distributed and presented responses to the RFP from Grau & Associates and  
106 Berger, Toombs, Elam, Gaines & Frank (BTEGF). He stated that the Audit Selection Committee  
107 can exclude price from the ranking form. Regarding the incumbent, BTEGF, he thinks the audit  
108 was filed late due to staffing issues; if the Board decides to award the contract to BTEGF, he

109 suggests including a clause in the engagement with a fixed deadline to submit the Audit to the  
110 CDD earlier than the State’s June 30, 2023 filing due date.

111 Discussion ensued regarding BTEGF staff possibly not being knowledgeable enough to  
112 answer questions about the Audit and the impression that the actual Audit itself is a “boiler  
113 plate” version.

114 The consensus was to exclude price from the scoring process.

115 Mr. Stalzer voiced his personal opinion that it is time for the CDD to engage new District  
116 Counsel.

117 **D. Auditor Evaluation Matrix/Ranking**

118 The Audit Selection Committee Members ranked the responses individually and gave  
119 them to Mr. Adams. Mr. Szelest stated that he ranked Grau & Associates 100 points and BTEGF  
120 90 points; he will email his form to Mr. Adams.

121 Mr. Adams recapped the overall scores and ranking, as follows:

122 #1 Grau & Associates 350 points

123 #2 Berger, Toombs, Elam, Gaines & Frank 295 points

124 Mr. Adams stated that the overall scores reflect three Committee Members in favor of  
125 Grau & Associates and one in favor of BTEGF.

126

127 **SEVENTH ORDER OF BUSINESS**

**Termination of Audit Selection Committee Meeting/Reconvene Regular Meeting**

128

129

130 Mr. Adams terminated the Audit Selection Committee meeting and reconvened the  
131 Regular meeting at 7:03 p.m.

132

133 **EIGHTH ORDER OF BUSINESS**

**Consider Recommendation of Audit Selection Committee**

134

135

136 • **Award of Contract**

137 Mr. Adams recapped the Audit Selection Committee overall scores and ranking, as  
138 follows:

139 #1 Grau & Associates 350 points

140 #2 Berger, Toombs, Elam, Gaines & Frank 295 points

141 Mr. Adams stated that the overall scores reflect three Committee Members in favor of  
142 Grau & Associates and one was in favor of BTEGF.

143 Mr. Adams was asked to codify the results, after which Ms. Comella noted a correction  
144 to her ranking form, causing Mr. Adams to recalculate the Audit Selection Committee's  
145 individual scores.

146 Mr. Adams presented the revised Audit Selection Committee overall score and ranking,  
147 as follows:

148	#1	Grau & Associates	355 points
149	#2	Berger, Toombs, Elam, Gaines & Frank	290 points

150 Mr. Adams stated that the overall scores now show that the Committee Members  
151 selected Grau & Associates, unanimously.

152

153 **On MOTION by Mr. Stalzer and seconded by Ms. Comella, with all in favor,**  
154 **accepting the Audit Committee scores, rankings and recommendation, ranking**  
155 **Grau & Associates as the #1 ranked respondent to the RFP for Annual Audit**  
156 **Services, and the Audit Selection Committee's recommendation to engage**  
157 **Grau & Associates for annual audit services and authorizing Staff to engage and**  
158 **finalize an agreement/contract with Grau & Associates, was approved.**

159

160

161 Ms. Willson stated she will provide Mr. Adams' office with the Notice of Intent to Award  
162 letters.

163

164 **NINTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Reports  
as of September 30, 2023**

165

166

167 Mr. Adams presented the Unaudited Financial Reports as of September 30, 2023. Asked  
168 why the \$53,000 still has not been written off, Mr. Adams stated he will follow up with the  
169 Controller regarding this request.

170 The financials were accepted.

171

172 **TENTH ORDER OF BUSINESS**

**Approval of October 11, 2023 Regular  
Meeting Minutes**

173

174

175 The following changes were made:

176 Line 232: Insert "Federal" after "The" and insert "5.75%, resulting in an earning rate of"  
 177 after "to"  
 178

179 **On MOTION by Mr. Stalzer and seconded by Mr. Deenihan, with all in favor,**  
 180 **the October 11, 2023 Regular Meeting Minutes, as amended to incorporate the**  
 181 **edits made and edits submitted to Management, were approved.**

182  
 183

#### 184 **ELEVENTH ORDER OF BUSINESS**

#### **Action & Completed Items**

185  
 186  
 187

Items 3, 4, 5, 6, 8, 10, 11, 12, 14, 16, 17, 18, 19, 21 and 22 were completed.

188  
 189

#### 188 **TWELFTH ORDER OF BUSINESS**

#### **Staff Reports**

190

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

191  
 192

Ms. Willson stated the Letter Agreement with West Bay Homes regarding Parcels B1 and B2 will be circulated soon.

193

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

194  
 195  
 196

Mr. Adams stated that the District Engineer is working with the County on completing the Roadway Turnover Reconciliation Report and home inspections and he is obtaining proposals to repair small erosion deficiencies.

197

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

198  
 199

- **NEXT MEETING DATE: December 13, 2023 at 6:00 PM**
- **QUORUM CHECK**

200  
 201

The December 13, 2023 meeting was cancelled. Staff will distribute December's regular reports to the Board.

202

##### **D. Lifestyle Director & Amenity Manager: Arch Amenities Group**

203  
 204  
 205

Ms. Hlebak presented the Monthly Summary Report. She discussed recent meetings and events held at the Welcome Center and will e-blast information about scheduling meetings and events.

206

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

207  
 208  
 209

Mr. Mazzoni presented the Monthly Field Operations Report and noted the following:

- SOLitude: The contract expires August 31, 2024. He suggests going out to bid and adding services to dye the ponds to the scope and RFP.

210 ➤ Pond Bank Erosion: The District Engineer is inspecting all the ponds. He was asked to  
 211 email copies of the letters to the homeowners to the Board. He asked direction on what  
 212 percentage to charge each homeowner, if any, to reimburse the CDD for the repair costs.

213 Discussion ensued regarding the CDD initiating the same policy as in the Declaration  
 214 document such that homeowners are responsible for the costs to repair damaged CDD  
 215 property caused by the homeowner.

216 The consensus was for Ms. Willson to work with CDD Staff to insert concise language in  
 217 future letters to homeowners about the homeowner personally incurring the costs or  
 218 reimbursing the CDD for damaging CDD property.

219

**THIRTEENTH ORDER OF BUSINESS**

**Supervisors’ Requests**

220

221 Ms. Comella expressed concern about the pond conditions and asked if the Board can  
 222 impose restrictions on the fertilizers that landscapers and homeowners use. Mr. Adams advised  
 223 her to contact the County. He will email Lee County’s Fertilizer Ordinance to the Board so the  
 224 Board can consider implementing similar best management practices within the CDD’s own  
 225 specifications. Ms. Willson stated that the Board can adopt a non-enforceable policy of best  
 226 management practices and e-blast it to the community.

227 Mr. Stalzer asked for the topic “Reconsideration of the Slate of Officers” to be on the  
 228 January agenda.

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**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

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<p><b>On MOTION by Mr. Szelest and seconded by Mr. Deenihan, with all in favor,          the meeting adjourned at 8:00 p.m.</b></p>
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**ACTION &  
COMPLETED  
ITEMS**



**TSR CDD  
ACTION & COMPLETED ITEMS LIST  
11.08.23 for 01.10.24 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
1	04.12.23	<b>ACTION</b>	Ms. Willson: Address school crosswalk individually.	X			
2	06.14.23	<b>ACTION</b>	Mr. Adams/Mr. Mazzone: Send wetland monitoring schedule to the Esplanade Board.		X		
3	09.13.23	<b>ACTION</b>	Mr. Adams: Email District Engineer's Roadway Turnover Reconciliation Report to Board.	X			
4	09.13.23	<b>ACTION</b>	Mr. Adams: Inspect certain wetland pond area after meeting to determine if it requires services from the aquatic or landscaper teams.	X			
5	09.13.23	<b>ACTION</b>	Mr. Mazzone/Mr. Szelest: Mediate and settle outstanding items w/ West Bay Homes. 10.11.23 Staff & Ms. Willson: Finalize Settlement Agrmt w/ West Bay. <b>11.08.23</b> Ms. Willson: Circulate Letter Agrmt for Parcels B1 and B2 w/ West Bay Homes.			X After 10.11.23 Mtg	
6	10.11.23	<b>ACTION</b>	Mr. Mazzone: Obtain proposals for hydro seed for the next meeting.	X	X		
7	10.11.23	<b>ACTION</b>	Mr. Adams: Ask Controller why the \$53,000 in the Audit was not written off as liability. <b>11.08.23</b> Mr. Adams: Follow up with Controller.	X			
8	11.08.23	<b>ACTION</b>	Mr. Adams: Schedule Landscape Workshop for January 10, 2024 at 4:00 p.m.	X		X After 10.11.23 Mtg	
9	11.08.23	<b>ACTION</b>	District Engineer: Review Uniform Traffic Code & continue discussions w/ County re reducing the speed limit on Night Star Trail, which will be conveyed to the County in future.	X			
10	11.08.23	<b>ACTION</b>	Mr. Dennihan/Mr. Adams: Email documents regarding speed limit sign to Mr. Adams to distribute to Board & Staff.	X			
11	11.08.23	<b>ACTION</b>	Mr. Szelest: Email his Auditor Evaluation Ranking form to Mr. Adams.	X			
12	11.08.23	<b>ACTION</b>	Ms. Willson: Send Notice of Intent to Award letter for audit to Mr. Adams.	X			
13	11.08.23	<b>ACTION</b>	District Engineer: Present Roadway Turnover Reconciliation Report once finalized w/ County and present erosion repair proposals at next mtg.	X			
14	11.08.23	<b>ACTION</b>	All Staff: Distribute all December reports to the Board.	X			
15	11.08.23	<b>ACTION</b>	Ms. Hlebak: E-blast info to residents re scheduling mtgs/events at the Welcome Center.			X After 10.11.23 Mtg	
16	11.08.23	<b>ACTION</b>	Mr. Mazzone: Email the letters sent to homeowners re repairing damaged CDD property to the Board.			X After 10.11.23 Mtg	

**TSR CDD  
ACTION & COMPLETED ITEMS LIST  
11.08.23 for 01.10.24 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
17	11.08.23	<b>ACTION</b>	Ms. Willson: Work with Staff to insert concise language in future letters to homeowners about incurring costs or reimbursing the CDD for damaging CDD property.		X		
18	11.08.23	<b>ACTION</b>	Mr. Adams: Email Lee County Fertilizer Ordinance to the Board.	X			

**TSR CDD  
ACTION & COMPLETED ITEMS LIST  
11.08.23 for 01.10.24 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
1	03.08.23	<b>BOTH</b>	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 nxt week and ask Accounting to clear up "Due from Developer C" budget line item. 05.10.23 Email schedules to Board and add to the upcoming agenda.			X	06.14.23
2	04.12.23	<b>ACTION</b>	Mr. Adams: Provide reconciliation of amounts due from developers.			X	06.14.23
3	04.12.23	<b>ACTION</b>	Mr. Adams: Open a Cash Sweep account with FineMark Bank.			X	06.14.23
4	04.12.23	<b>ACTION</b>	Mr. Adams: Obtain proposals for Reserve Study.			X	06.14.23
5	05.10.23	<b>ACTION</b>	Mr. Mazzone/Ms. Willson: Provide proposal to repair damaged CDD property to Ms. Willson to prep letter to 3898 Barbour Trail homeowner.			X	06.14.23
6	05.10.23	<b>ACTION</b>	Mr. Adams: Schedule Budget Workshop for June 14 at 4:00 p.m.			X	06.14.23
7	05.10.23	<b>ACTION</b>	Mr. Adams: For proposed FY 2024 Budget, split assigned working capital & unassigned fund balance, correct data on definition page & create new playground equipment replacement line item.			X	06.14.23
8	05.10.23	<b>ACTION</b>	Mr. Mazzone: Schedule a Landscape Workshop for June 6 at 4:00 p.m.			X	06.14.23
9	03.08.23	<b>ACTION</b>	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	07.12.23
10	03.08.23	<b>ACTION</b>	Mr. Hlebak: Get proposals to extend warranty on playground equip.			X	07.12.23
11	04.12.23	<b>ACTION</b>	Ms. Hlebak: Assist Garden Club w/budgeting, donations, events. 05.10.23 Garden Club to submit budget to Ms. Hlebak by June.			X	07.12.23
12	04.12.23	<b>ACTION</b>	Ms. Hlebak: Assist with Community Cleanup Day.			X	07.12.23
13	04.12.23	<b>ACTION</b>	Ms. Hlebak: Prep proposed park usage guidelines for organized groups. Not possible as she cannot stick to Policies/Guidelines.			X	07.12.23
14	05.10.23	<b>ACTION</b>	Ms. Willson: Include Mr. Szelest on beginning conversations w/ County and SWFWMD on CDD requesting they install hog wire fence.			X	07.12.23
15	05.10.23	<b>ACTION</b>	Ms. Willson: Re Wilderness Park Footbridge & Access Agmt-negotiate terms that CDD access points are not published in maps or brochures.			X	07.12.23
16	06.14.23	<b>ACTION</b>	Mr. Mazzone: Research entity who maintains Creative World property on Long Spur, which Mr. Stalzer provided photographs of its condition.			X	07.12.23

**TSR CDD  
ACTION & COMPLETED ITEMS LIST  
11.08.23 for 01.10.24 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
17	06.14.23	<b>ACTION</b>	Mr. Adams: Email Kimley Horn's analysis of the bridge to Mr. Stalzer.			X	07.12.23
18	06.14.23	<b>ACTION</b>	Ms. Hlebak: Check Health Department permit to determine if there are sufficient chairs at the pool, if not, obtain proposals.			X	07.12.23
19	06.14.23	<b>ACTION</b>	Mr. Mazzoni: Include in his notes for the July meeting update on Whitfield Park and the Monroe Commons drain.			X	07.12.23
20	06.14.23	<b>ACTION</b>	Mr. Adams: FY 2024 use fund balance to offset assessment increase.			X	07.12.23
21	06.14.23	<b>BOTH</b>	Mr. Adams: Ensure agenda posted on website 7 days prior to meeting. Add pledge of allegiance as an ongoing agenda item.			X	07.12.23
22	06.14.23	<b>ACTION</b>	Ms. Willson: Research with the CDD's insurance carrier how defibrillators at Cunningham and the pool will affect the CDD's liability.			X	07.12.23
23	05.10.23	<b>ACTION</b>	Ms. Hlebak/Mr. Adams: Determine projected costs for new playground equipment replacement FY2024 budget line item.			X	08.09.23
24	06.14.23	<b>ACTION</b>	Ms. Hlebak: Email WTS' Club guidelines to the Garden Club.			X	08.09.23
25	03.08.23	<b>BOTH</b>	Ms. Willson: Proceed w/ finalizing Welcome Center lease per terms outlined & present in final form for approval at nxt mtg. 08.09.23 Mr. Silber/Ms. Wilson: Define live entertainment to put in lease. Obtain updated Land Description from Developer (as Exhibit A to the Lease).			X	09.13.23
26	03.08.23	<b>BOTH</b>	Mr. Call/Mr. Mazzoni/Mr. Chang: Create list of roads still under the CDD, transferred roads & roads that still need to be transferred to County. 06.14.23 Mr. Mazzoni: Check w/ Mr. Chang. 07.12.23 Mr. Chang: Present Roadway Turnover Reconciliation Report at nxt meeting.			X	09.13.23
27	06.14.23	<b>ACTION</b>	Mr. Mazzoni: Prepare Notice letter to the builders incorporating Mr. Silber's verbiages on addressing landscape/irrigation plan deficiencies, have Mr. Yahn and Mr. Soety identify the parcels and deficiencies and prepare a map identifying parcels that have not been conveyed to the CDD for the nxt meeting. 07.12.23 Mr. Soety: Send MI Homes Plan C in Albritton project schedule to repair broken concrete upon receipt.			X	09.13.23
28	07.12.23	<b>ACTION</b>	Mr. Soety: Provide update on vendor finalizing the Dog Park Sod Replacement project at the nxt meeting.			X	09.13.23
29	07.12.23	<b>ACTION</b>	Mr. Soety: Issue LMP 30-day notice to complete the irrigation project at Albritton Park.			X	09.13.23

**TSR CDD  
ACTION & COMPLETED ITEMS LIST  
11.08.23 for 01.10.24 MEETING**

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30	08.09.23	<b>ACTION</b>	Mr. Mazzone: Obtain vendor opinions of SOLitude's water testing results.			X	09.13.23
31	08.09.23	<b>ACTION</b>	Mr. Mazzone: Advise Gary to address line-of-sight concerns at Long Spur and Fence Post.			X	09.13.23
32	08.09.23	<b>BOTH</b>	Mr. Mazzone: Obtain and present more proposals for hog removal.			X	09.13.23
33	08.09.23	<b>ACTION</b>	Ms. Willson: Send demand letter to Frontier to reimburse the CDD for damages to CDD property.			X	09.13.23
34	08.09.23	<b>BOTH</b>	Mr. Adams: Include as an agenda item "Discussion on scheduling a Workshop"			X	09.13.23
35	08.10.22	<b>ACTION</b>	Mr. Chang: Research Long Spur & other Village I areas & determine what areas the County & CDD should each be maintaining. <b>07.12.23</b> Mr. Mazzone: Check with Mr. Chang on status			X	10.11.23
36	09.13.23	<b>ACTION</b>	Mr. Mazzone/Ms. Willson: Email Rose Paving Proposal for sidewalk & asphalt repairs to Ms. Willson to prep Addendum to the Agrmt.			X	10.11.23
37	09.13.23	<b>ACTION</b>	Mr. Mazzone: Research if Parcel C was part of original bid & invite LMP Rep to next meeting.			X	10.11.23
38	09.13.23	<b>ACTION</b>	Mr. Adams: Schedule Workshop for September 28, 2023 at 12:00 p.m. at the Welcome Center. Staff to send outlook invites.			X	10.11.23
39	09.13.23	<b>ACTION</b>	Mr. Mazzone: Invite Vendor Reps to attend CDD meetings.			X	10.11.23
40	09.13.23	<b>BOTH</b>	Mr. Mazzone: Obtain proposals to install dye in ponds for next meeting.			X	10.11.23
41	09.13.23	<b>ACTION</b>	Mr. Adams/Ms. Willson: Discuss ability to recover costs to install French drains from the homeowners.			X	10.11.23
42	09.13.23	<b>ACTION</b>	Mr. Mazzone: Ask MPO to e-blast information reminding homeowners about redirecting water flow is prohibited and the CDD intends to seek reimbursement for damage to CDD property.			X	10.11.23
43	09.13.23	<b>ACTION</b>	Mr. Mazzone: Conference call set up with Frontier next week to explain damages to CDD property.			X	10.11.23
44	06.14.23	<b>ACTION</b>	Mr. Adams: Verify the Homes by West Bay 2021 payment offsets the amount due from the Estate Homes. Review the commercial shared costs July 31, 2022 balance sheet.			X	11.08.23
45	08.09.23	<b>ACTION</b>	Ms. Hlebak: Work w/ Mr. Butler to finalize holiday lighting scope of services.			X	11.08.23

**TSR CDD  
ACTION & COMPLETED ITEMS LIST  
11.08.23 for 01.10.24 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
46	08.09.23	<b>ACTION</b>	Mr. Adams: Reply to Attorney Stephen Streiker's letter closing the matter of Taylor Morrison installing a new stop sign.			X	11.08.23
47	09.13.23	<b>ACTION</b>	Mr. Adams: Email speed limit and conveyance docs to Mr. Clemons.			X	11.08.23
48	09.13.23	<b>ACTION</b>	Mr. Mazzone: Obtain further clarification and continue negotiations with Swine Solutions and invite Rep to the next meeting.			X After 10.11.23 Mtg	11.08.23
49	09.13.23	<b>BOTH</b>	Ms. Willson: Waiting on Mr. Liquori's legal team to review CDD updates to the Lease Agrmt and present in final form for approval at next mtg, ensure obtains updated Land Description from the Developer, defined as Exhibit A to the Lease. 10.11.23 Finalizing and executing the Lease Agrmt.			X	11.08.23
50	09.13.23	<b>ACTION</b>	Mr. Adams: Confirm if CDD received outstanding August payments, if no, contact vendor.			X	11.08.23
51	09.13.23	<b>ACTION</b>	Mr. Adams: Confirm the May 10, 2023 meeting minutes are posted to the website.			X	11.08.23
52	10.11.23	<b>ACTION</b>	Mr. Yahn: SCI to finish Cody's PI Cody's Planting design drawings for Rangeland Boulevard to a biddable document, for next mtg.			X	11.08.23
53	10.11.23	<b>ACTION</b>	Mr. Mazzone: Provide Board with SOLitude's proposals and addendums to the Agrmt.			X After 10.11.23 Mtg	11.08.23
54	10.11.23	<b>ACTION</b>	Mr. Adams: Schedule and advertise CDD meetings with new Welcome Center location.			X	11.08.23
55	10.11.23	<b>ACTION</b>	Ms. Hlebak: Notify HOA to schedule and advertise new Welcome Center meeting location.			X	11.08.23
56	10.11.23	<b>ACTION</b>	Mr. Adams/Chair: Take all steps necessary to open an ICS account with BankUnited.			X	11.08.23
57	10.11.23	<b>ACTION</b>	Mr. Adams: Staff to advertise RFP/RFQ for Auditing Services.			X	11.08.23
58	10.11.23	<b>ACTION</b>	Mr. Adams: Send Trustee materials to Mr. Stalzer.			X	11.08.23

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS  
A**

**MEMORANDUM**

**To:** Board of Supervisors, TSR Community Development District

**From:** Alyssa Willson

**Date:** January 4, 2024

**Subject:** Ethics Training Requirements

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Beginning January 1, 2024, all Board Supervisors of Florida Community Development Districts will be required to complete four (4) hours of Ethics training each year. The four (4) hours must be allocated to the following categories: two (2) hours of Ethics Law, one (1) hour of Sunshine Law, and one (1) hour of Public Records law.

This training may be completed online, and the four (4) hours do not have to be completed all at once. The Florida Commission on Ethics (“COE”) has compiled a list of resources for this training. An overview of the resources are described below, and links to the resources are included in this memo.

Each year when Supervisors complete the required financial disclosure form (Form 1 Statement of Financial Interests), Supervisors must mark a box confirming that he or she has completed the Ethics training requirements. At this time, there is no requirement to submit a certificate; however, the COE advises that Supervisors keep a record of all trainings completed (including date and time of completion), in the event Supervisors are ever asked to provide proof of completion. The training is a calendar year requirement and corresponds to the form year. So, Supervisors will not report their 2024 training until they fill out their Form 1 for the 2025 year.

**Free Training Options**

The Florida Commission on Ethics’ (“COE”) website has several free online resources and links to resources that Supervisors can access to complete the training requirements. Navigate to that page here: [Florida Commission on Ethics Training](https://ethics.state.fl.us/Training/Training.aspx).<sup>1</sup> Please note that the COE only provides free training for the two (2) hour Ethics portion of the annual training. However, the COE does provide links to free outside resources to complete the Sunshine and Public Records portion of the training. These links are included in this memorandum below for your ease of reference.

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<sup>1</sup> <https://ethics.state.fl.us/Training/Training.aspx>



## **Free Ethics Law Training**

The COE provides several videos for Ethics training, none of which are exactly two (2) hours in length. Please ensure you complete 120 minutes of Ethics training when choosing a combination of the below.

### **State Ethics Laws for Constitutional Officers & Elected Municipal Officers (100 minutes)**

Click here: [Kinetic Ethics](#)

### **Business and Employment Conflicts and Post-Public-Service (56 minutes) Restriction**

Click here: [Business and Employment Conflicts](#)

### **Gifts (50 minutes)**

Click here: [Ethics Laws Governing Acceptance of Gifts](#)

### **Voting Conflicts - Local Officers (58 minutes)<sup>1</sup>**

Click here: [Voting Vertigo](#)

## **Free Sunshine/Public Records Law Training**

The Office of the Attorney General provides a two (2) hour online training course (audio only) that meets the requirements of the Sunshine Law and Public Records Law portion of Supervisors' annual training.

Click here to access: [Public Meeting and Public Records Law](#)

## **Other Training Options**

### **4- Hour Course**

Some courses will provide a certificate upon completion (not required), like the one found from the Florida State University, Florida Institute of Government, linked here: [4-Hour Ethics Course](#). This course meets all the ethics training requirements for the year, including Sunshine Law and Public Records training. This course is currently \$79.00

### **CLE Course**

The COE's website includes a link to the Florida Bar's Continuing Legal Education online tutorial which also meets all the Ethics training requirements. However, this is a CLE course designed more specifically for attorneys. The 5 hours 18 minutes' long course exceeds the 4-hour requirement and its cost is significantly higher than the 4-Hour Ethics course provided by the Florida State University. The course is currently \$325.00. To access this course, click here: [Sunshine Law, Public Records and Ethics for Public Officers and Public Employees](#).

If you have any questions, please do not hesitate to contact me.

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**

**REPORTS**

**C**

**TSR COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE**

**LOCATION**

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

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

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 11, 2023*</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>November 8, 2023</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>December 13, 2023 CANCELED</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>January 10, 2024</b>	<b>Workshop</b>	<b>4:00 PM</b>
<b>January 10, 2024</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>February 14, 2024</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>March 13, 2024</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>April 10, 2024</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>May 8, 2024</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>June 12, 2024</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>July 10, 2024</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>August 14, 2024</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>September 11, 2024</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>

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

	Fiscal Year 2023			Total Actual & Projected	Adopted Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
<b>REVENUES</b>					
Assessment levy: on-roll - gross O&M	\$ 4,538,284				\$ 4,415,306
Assessment levy: on-roll - gross trash	259,774				373,974
Allowable discounts (4%)	(191,922)				(191,571)
Assessment levy: on-roll - net	4,606,136	\$4,549,837	\$ 56,299	\$ 4,606,136	4,597,709
Assessment levy: off-roll O&M	-	10,041	-	10,041	-
Trash collection assessments	11,404	10,570	834	11,404	17,465
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	4,765,085	4,723,346	74,075	4,797,421	4,774,865
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
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	35,000
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	1,000
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	95,786
Total professional & administrative	275,418	191,692	82,746	274,438	279,693

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

	Fiscal Year 2023			Total Actual & Projected	Adopted Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
<b>Field operations</b>					
Contract services					
Field services	28,325	14,163	14,162	28,325	28,325
Landscape maintenance	1,700,000	624,688	775,000	1,399,688	1,760,000
Landscape consulting	60,000	25,000	35,000	60,000	65,400
Landscape aqrbor care	155,000	23,148	131,852	155,000	155,000
Wetland maintenance	68,168	518	67,650	68,168	30,000
Wetland mitigation reporting	4,500	20,575	-	20,575	4,500
Lake maintenance	100,000	42,963	57,037	100,000	100,000
Community trash hauling	330,000	175,931	180,000	355,931	375,000
Off-duty traffic patrols	20,000	200	15,000	15,200	20,000
Wildhog removal	-	-	-	-	16,000
Repairs & maintenance					
Repairs - general	20,000	4,935	7,500	12,435	15,000
Operating supplies	8,000	9,536	3,500	13,036	13,000
Plant replacement	70,000	11,598	58,402	70,000	70,000
Mulch	200,000	111,585	-	111,585	200,000
Playground mulch	18,000	-	18,000	18,000	18,000
Sod	200,000	542	-	542	200,000
Fertilizer/chemicals	30,000	-	30,000	30,000	30,000
Irrigation repairs	30,000	35,750	10,000	45,750	30,000
Irrigation monitoring	2,280	-	2,280	2,280	2,280
Security/alarms/camera/repair	1,500	233	1,267	1,500	1,500
Road & sidewalk	40,000	4,830	35,000	39,830	40,000
Signage maintenance	-	480	-	480	-
Common area signage	3,000	1,042	1,958	3,000	3,000
Bridge & deck maintenance	40,000	17,570	25,000	42,570	60,000
Pressure washing	105,000	240	77,000	77,240	-
Utilities - common area					
Electric	14,500	5,316	9,184	14,500	14,500
Streetlights	380,000	165,929	190,000	355,929	370,000
Irrigation - reclaimed water	70,000	19,311	50,689	70,000	70,000
Gas	450	140	310	450	450

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

	Fiscal Year 2023				Adopted Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
Recreation facilities					
Amenity management staff/contract	389,820	137,140	252,680	389,820	404,861
Office operations	-	-	-	-	128,780
Office rental	80,000	1,456	20,000	21,456	-
Office expenses	8,950	-	2,240	2,240	-
Office utilities	8,850	-	2,215	2,215	-
Office copy machine	4,875	3,654	1,221	4,875	-
Janitorial	24,480	7,500	16,980	24,480	-
Park A/C repairs and maintenance	5,000	630	4,370	5,000	5,000
Pool operations	-	-	-	-	79,194
Pool cleaning	27,594	9,840	17,754	27,594	-
Pool repairs & maintenance	2,500	644	1,856	2,500	-
Pool fence & gate repairs	2,000	631	1,369	2,000	-
Pool - electric	36,000	12,657	23,343	36,000	-
Pool - water	10,000	2,337	7,663	10,000	-
Pool permits and licensing	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	55,680
Capital outlay	30,000	-	30,000	30,000	-
Total field operations	<u>4,483,098</u>	<u>1,601,108</u>	<u>2,223,392</u>	<u>3,824,500</u>	<u>4,495,176</u>
Total expenditures	<u>4,758,516</u>	<u>1,792,800</u>	<u>2,306,138</u>	<u>4,098,938</u>	<u>4,774,869</u>
Net increase/(decrease) of fund balance	6,569	2,930,546	(2,232,063)	698,483	-
Fund balance - beginning (unaudited)	811,776	1,332,230	4,262,776	1,332,230	2,030,713
Fund balance - ending (projected)	<u>\$ 818,345</u>	<u>\$ 4,262,776</u>	<u>\$ 2,030,713</u>	<u>\$ 2,030,713</u>	<u>\$ 2,030,713</u>

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS  
D**

# Monthly Summary Report

*December, 2023*

**Submitted by:**

Renee Hlebak, Starkey Ranch Lifestyle Director

Iliana Santiago, Starkey Ranch Lifestyle Coordinator

Alex Murphy, Operations Director





# DECEMBER PROGRAM HIGHLIGHTS

PROGRAM	CATEGORY
Tree Lighting Ceremony	Family Social
Vaxonsite	Health/Educational
Letters to Santa	Holiday Fun
Gift Card Bingo	Adult Social
One Blood Bus	Health/Educational
Yoga in the Park	Fitness
Storytime w/ the Mrs.	Family Social
Nutrition Webinar	Health/Educational
Ali Bali Golf Cart Parade	Family Social
Santa Cruise	Family Social
Jingle Jog	Fitness
Noon Years Eve	Family Social
Little Mini Wednesday	Kids Social/Educational
Food Truck Friday	Family Social
Yoga	Fitness



# DECEMBER AMENITY RENTALS

AMENITY LOCATION	FREQUENCY	REVENUE
Cunningham Hall	3 Days /15 Hours	\$750
Whitfield Park Pavilion	2 Days/8 Hours	\$120
Homestead Park Pavilion	2 Days/7 Hours	\$105
Albritton Park Pavilion	4 Days/12 Hours	\$180
***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.***		

# FACILITY OPERATIONS & MAINTENANCE

ITEM	STATUS	CONCLUSION
Homestead Park Pool & Deck Issues	In Progress	What was thought to be just cosmetic has shift to further investigation. Caulk patch that was done by the pool contractor fell off and the larger gap has opened. Working with the Operations Manager, Engineer and Contractors to correct the concrete deck issues.
Community App Updates	Complete	Found issues with the Push Notifications on our App System, but finally got everything worked out and also made some much needed edits. Now everything is just a click away on the App.
New Gator Cart Accident	In Progress	Sadly a staff member was run off the side of the road by a large vehicle trying to pass them. Staff is ok and other driver's insurance is taking care of repairs/replacement. Just waiting for the new gator to be completed.
Relocating Trash Cans	Complete	New map & relocating problem cans that neighbors keep filling up with landscaping & personal trash.
Resident Filing System & Clean up Systems	In Progress	Making the more owner information more organized and secure in the Welcome Center/Office. We are also cleaning up or FOB and Emails Systems.
Updating Park Bathrooms	In Progress	From lighter paint to replacing soap dispensers to a new floor product. We have found the colors and products that work best and going park to park to complete.
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.**





# Year In Review 2023

Renee Hlebak, Lifestyle Director & Amenity Manager  
Iliana Santiago, Lifestyle Coordinator  
Alex Murphy, Senior Operations Director



**Starkey**  
RANCH

*Where life takes root.*

# PROGRAMS & EVENTS



# PROGRAMS & EVENTS

Donuts in The Park



## Kids Night Out

**\$20 PER CHILD**

Friday, July 28th, 2023  
Cunningham Hall | 5:30 - 9:30 pm

Calling all kids ages 5-12 years old! Come hang out with the Lifestyle Team to enjoy park, games & a movie!

\*Kids Night out is based on a lottery system.\*

LOTTERY OPEN:  
Saturday, July 15th, 2023 AT 10 AM

LOTTERY CLOSE:  
Saturday, July 22nd, 2023 AT 5 PM

ONLY 25 spots available.

\*There will be a waitlist for those who were not picked for the lottery.\*



## YOGA IN THE PARK

June 25th, 2023  
9 AM - 10 AM  
Cunningham Park

## TREE LIGHTING CEREMONY

ATTENTION STARKEY RANCH! Head on down to Cunningham Park for Starkey Ranch's annual tree lighting ceremony! There will be crafts, games, and more!

RSVP to [fun@starkeyranch.com](mailto:fun@starkeyranch.com) to participate in the fun!

Saturday, December 4th  
5:30pm-7:30pm  
Cunningham Park

## FATHER'S DAY KICKBALL GAME

GAME ONE:  
TEAM TACOS  
VS  
TEAM [unclear]

CALLING ALL DADS & KIDS TO COME AND ENJOY FOOD & FUN. CREATE ANOTHER AMAZING MEMORY IN YOUR COMMUNITY.

## DELICIOUS FOOD THIS WEEKEND ONLY

YOUR LOGO

SALE 20%

BUY NOW

7890 [unclear] site St.

Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed do eiusmod tempor incididunt ut labore et dolore magna aliqua. Vitae justo eget magna fermentum. Orci dapibus ultrices in iaculis nunc sed augue.

## MOVIE IN THE PARK

MOVIE SHOWING:  
THE BEE MOVIE

RSVP REQUIRED: [FUN@STARKEYRANCH.COM](mailto:FUN@STARKEYRANCH.COM)

## CPR CLASS

BLS Provider | Babysitting Level

## KREWE DE FORT

DISPATCH  
FIRE  
POLICE  
LAW ENFORCEMENT

FEE: \$50 Per Person

Certificates available are BLS PROVIDER, BABYSITTING LEVEL, or CITIZEN LEADER.

All Taught That Night TOGETHER

August 31st | 6 - 9 PM | Cunningham Park

## TRIVIA NIGHT

BE OUR GUEST & PUT YOUR KNOWLEDGE TO THE TEST

NOVEMBER 3RD, 2023  
6:00 PM - 8:00 PM  
WELCOME CENTER

COME AND PUT YOUR DISNEY/PIXAR KNOWLEDGE TO THE TEST WITH TIMELESS ENTERTAINMENT! THE LIFESTYLE TEAM WILL BE GIVING AWAY PRIZES TO THE WINNERS!

FEE (AGES 5+): \$5  
(4 & UNDER: FREE ENTRY)

RSVP REQUIRED

## Eggstravaganza

APRIL 8TH, 2023  
SLOTS OPEN FROM:  
11 AM, 12 PM & 1 PM

RSVP IS REQUIRED

The Lifestyle Team are super excited to announce our annual Eggstravaganza! We will have Food Trucks, The Easter Bunny & Music.

The Lifestyle Team will confirm the Timeslot for your household and details for a smooth check-in!

## BIKE PARADE

FOURTH OF JULY

July 4 | 9 AM  
Whitfield Park

Are You Ready For The Fourth Of July? The Lifestyle Team will be starting Bike Decorating at 9 AM. The Parade will start promptly at 10:15am! We can not wait to see you there! \*Supplies not included\*

RSVP REQUIRED

## Community Garage Sale

Save The Date  
10.21.2023

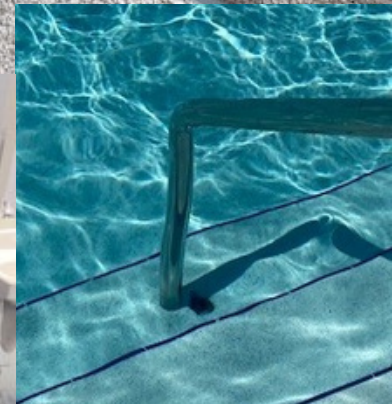
The Lifestyle Team is NOT taking listings at this time. More Information to come.

## FACILITY RENTALS

LOCATION	FREQUENCY	REVENUE
CUNNINGHAM HALL	63 DAYS/ 308 HOURS	\$15,400
WHITFIELD PARK PAVILIONS	35 DAYS/ 147 HOURS	\$2,205
HOMESTEAD PARK PAVILION	30 DAYS/ 120 HOURS	\$1,800
ALBRITTON PARK PAVILION	41 DAYS/ 155 HOURS	\$2,325
<b>***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.***</b>		
TOTALS	169 DAYS/ 414 HOURS	\$21,730



# FACILITY OPERATIONS



# COMMUNITY CONNECTIONS

## COMMENTARY FROM OUR RESIDENTS:

Feedback from our residents is very important.

Below are the Top Most Commented Topics the Lifestyle Team has received through the year.

Golf Carts & Motor Bikes on the trails, grass or driving on the wrong side of the street. Most comments happen when someone using the trails to walk or bike are forced off the trail by a Golf Cart another resident is driving or when the Lifestyle Team sends out a Community Update with the Pasco County Sheriff's Office Regulations. So many unsupervised children after school and late at night in the dark just cutting across the road without looking.

Resident Clubs are LOVING the use of the Welcome Center for their meetings and activities. We have found more and more uses for the space. The Team received several compliments about some of the programs too. Sometimes parking is a challenge, but carpooling helps. The visits to the Welcome Center have also sparked small groups already established in Starkey Ranch to become official clubs open to all those in the community.

Complaints of shade not being available at the pools was decreased by the Boards approval of additional umbrellas on the decks. Sadly a few already need replaced or repaired, but we are happy the shade is helping keep everyone happy while they watch their kiddos splash around.

Sip & Solve was a HUGE hit! We continue to receive requests to hold another Sip & Solve Mystery Night in Starkey Ranch. Everyone that attended the first one loved it. We had several first time attendees reach out to say it exceeded their expectations. We do have plans to add another to the calendar in early 2024. We have also been asked to look into bringing a few other programs back that need a little refreshing from last year. Meet & Mingle and Yappy Hour just to name a few.

# A FEW ITEMS ON DECK FOR 2024

## PROGRAMMING AND EVENTS for 2024

Brudder's Kids Painting Class	Sip & Solve
Latin Night	Eggstravaganza
Community Garage Sale	Meet & Mingle
Vax-on-Site, One Blood & 3D Mammography Bus	Food Truck Fridays, Movie & Music in the Park
Harry Potter Day & May the 4th	Pool Parties, Boats & Floats
Fun Run 5ks & Bike Parades	Expansion of Resident Clubs

## FACILITY ACTION ITEMS for 2024

Splash Pad Resurfacing	Paver & Deck Repairs at the Pools
Pedestrian Bridge Repairs	Playground Equipment Repairs & Replacements
Amenity Sign Repairs & Replacements	Floor Repairs & Painting in Bathrooms & Hall
Fence Painting & Repairs, Homestead Park Pool Fence	Pressure Washing & Maintenance on Park Pavilions
New Gator Cart & Maintenance Plan	Remodel Gator Shed & Storage Area
Replacement of Hall Tables	Update Cable & Internet Accounts

**THANK YOU.**



**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS  
E**



**Wrathell, Hunt and Associates, LLC**

TO: TSR Board of Supervisors  
FROM: Barry Mazzoni – Operations Manager  
DATE: December 27, 2023  
SUBJECT: Status Report – Field Operations

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- **Hog Trapping:** Swine Solutions has been active in the community, catching and removing almost a dozen hogs through December 21<sup>st</sup>. Some were caught via traps and others were hunted with dogs. The vendor will be trapping and hunting the Tatum Loop area next.

The Welcome Center and the MPOA have fielded calls from Starkey Ranch homeowners concerned about damage to their respective properties from hogs. Operations has been in communication with our community partners, as well as residents. Operations has shared the following response in the case of resident inquiries.

*"Unfortunately, the hog issue relates back to the preserve which is managed by the Southwest Florida Water Management District, not TSR CDD. In speaking with SWFWMD representatives this past year, we learned that they conduct hunting activities and controlled burns throughout the year to manage both the hog population and their food sources. Though their efforts yield positive results, those efforts do not eliminate the possibility of hogs entering and damaging other properties, including those of the CDD and Starkey Ranch homeowners."*

*Ultimately, the District is in the same boat as homeowners when it comes to the challenges of hogs and other Florida wildlife. The District has a vendor actively working in the community. The District's vendor hunts and traps across a large area of the District property. To further clarify, those services extend to District property only. Individual homeowners may choose to take additional action for their own property, at their own expense."*

**Homestead Pool Concern:**

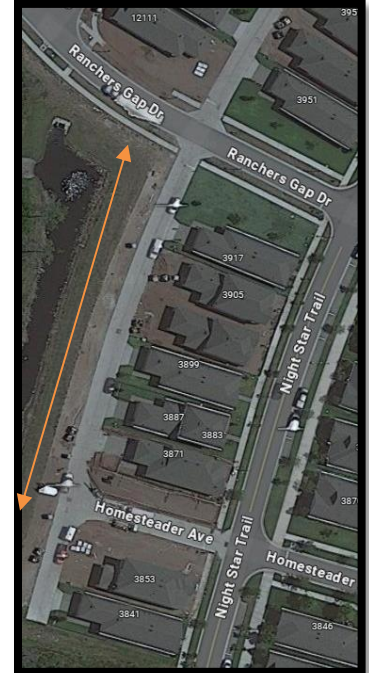
In partnership with Johnson Engineering, Operations and the Lifestyle Team have engaged with UES to evaluate the concerns at the Homestead Pool. Under a proposal of \$2,500.00 executed by the Operations Manager, UES will:

- 1) Visually observe the condition of the soil beneath the removed section of pool deck.
- 2) Perform a few hand cone penetrometer resistance probes to evaluate shallow soil relative strength (density and compaction).
- 3) Perform a shallow hand auger boring to obtain shallow soil composition information.
- 4) Provide a signed and sealed report summarizing our findings and providing recommendation(s) to remediate the condition.
- 5) Recommendations for additional testing if we cannot determine there is a shallow cause.



**Out of an abundance of caution, Homestead Pool is currently closed, pending the outcome of this review.**

- Parking on CDD parcel (Night Star Trail):** Operations was contacted regarding the constant parking along the CDD's grass behind the villas on the left side of Night Star Trail. Notices were sent to every homeowner whose property is adjacent to this parcel. In the weeks following the notice delivery, the issue has not improved, and more cars were present. This occurred while numerous parking spots present across the street on Night Star were open.



**Albritton Park Projects:**

The Pine Straw project for Albritton Park has been completed. Operations would also like to share its gratitude with Steve, of the onsite maintenance team, for his work covering the area adjacent to the pool where the palm tree was removed. His efforts are pleasing to eye and saved the District funds by completing this project in-house. Please see photos below.



**Sign Replacement:** The District’s vendor notified us that they had sold their business and would no longer be available for sign replacement. Thanks to Renee, Operations was able to quickly procure a local vendor to support our sign replacement program. Three (3) signs had their bolts and/ or posts replaced. Additionally, one missing street sign is now in production for future installation.



**Rangeland Wooden Bridge:** The fall wood replacement project was completed. The bridge appears to be faring well after the implementation of the additional wood replacement project authorized by the Board. Rather than completing an entire additional replacement, operations and the contractor believe that we will be able to pull some of the boards from one of the quarterly services and move it over to another quarter and skip almost an entire quarter of wood replacement.



**Rangeland Wooden Walking Bridge:** On a recent inspection, it was noted that the concrete sidewalk leading up to the pedestrian walking section of the wooden bridge has settled lower to one side and there appears to be erosion under the slab. **Please see photos below.** Operations has reached out to Johnson Engineering to consult on this project.



**Paver Bridge Wood Replacement Project:**

On a recent inspection, staff noticed that the a few of the pressure treated timbers that border the paver bridge are damaged and in need of replacement. Operations is working on securing a proposal for this wood replacement through the same vendor that handles the bridge wood replacement.



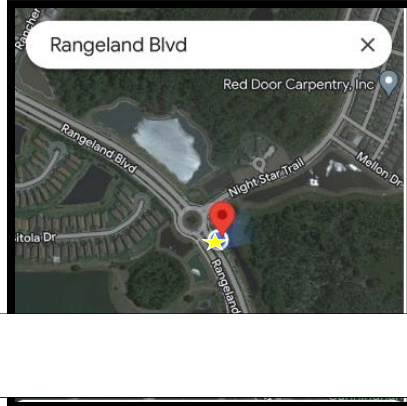
- **Barn Cat Run/ Chapin Pass Storm Drain Area**: The District Engineer visited the site and there appears to be another potential leak. Operations has contacted Shenandoah and we are waiting for the repair.



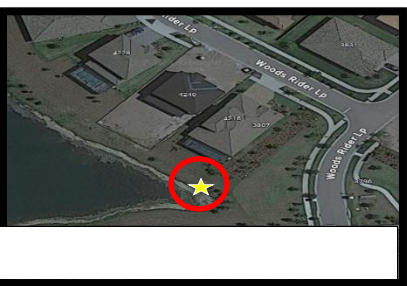
- **Solitude**: The vendor has completed its rounds of treatment for shoreline and submissible weeds in December.



- **Erosion Concerns**: Operations has several erosion concern areas that we are monitoring. We are working with Johnson Engineering on these projects and will provide proposals as soon as they become available.



Hutcheson Preserve  
Bridge to the pond behind  
Woods Rider Loop



**PARCEL TURNOVER UPDATES:**

- **Parcel B2 & B1:** Landscaping maintenance has begun on Parcel B2, with no additional cost to the District. Sunscape and LMP will be working on the B1 & B2 projects relating back to the Homes by West Bay agreement this Spring.
- **Parcel E (1):** Taylor Morrison was sent a proposal to correct the District’s irrigation concerns. No word back from the builder on whether they are going for the proposal or reimburse the District for the work, allowing the transfer of the parcel.
- **Stancil:** Pond maintenance for Ponds A, B, C, and D is underway. The balance of the area is not ready for transfer.
- **Landscaping Maintenance Area Update:** Operations has been in contact with the Developer regarding this item, but no additional action has occurred.

**LANDSCAPING:**

- **LMP Staffing Departure:** Sunscape and Operations has been notified that Irrigation Tech Lead **Jimmy Grow** has decided to leave his position with LMP. A new lead tech has been hired. On behalf of Sunscape and Operations, we wish to share our gratitude to Jimmy for his outstanding service performance and expertise this past year. His efforts maintaining our irrigation system through an extremely dry and immensely challenging year were clear in tremendously positive results we experienced in our landscaping this summer and fall.
- **Landscaping / Rangeland West:** Sunscape Consulting and LMP have completed the pricing aspect of the project. This will be presented at the January Landscaping Workshop.
- **Landscaping Maintenance Map:** The District Manager and Operations Manager are in the process of updating the landscaping maintenance map.
- **Tree Injection Update (Huckleberry Pond):** Sunscape and Operations are continuing to monitor the tree. During the most recent inspection on 12/19, we still have not seen any improvement and the tree continues to lose its leaves. The next scheduled treatment is in February.



**LEGAL PROJECTS:**

- **Lake Blanche Maintenance:** The county contends that the full right of way for Lake Blanche is to be maintained by the District until such a time that the road is turned over to the county. Operations previously explained to Commissioner Starkey that this information is counter to the information previously communicated by the Developer to the Board. Operations held a meeting with District Counsel regarding Lake Blanche maintenance notice the District received from the Attorney for Pasco County. After consultation, Operations deployed LMP to mow the area in front of the blueberry farm.



- ***Erosion Letter***: The WHA Erosion Letter template was sent to District Counsel on 11/9 for review, per Board's directive. Operations is awaiting the final form of the letter to be used going forward.