

**TSR**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**June 9, 2021**

**BOARD OF SUPERVISORS**

**REGULAR MEETING**

**AGENDA**

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

June 2, 2021

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 June 9, 2021, at 5:00 p.m., at Cunningham Park, 12131 Rangeland Boulevard, Odessa, Florida 33556. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments [3 minutes per person]
3. Landscape Updates
4. Consideration of Resolution 2021-06, Approving a Proposed Budget for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
5. Discussion/Consideration: Down to Earth Landscape & Irrigation Landscape Maintenance Agreement Addendum for Exotic and Invasive Weed Management Around Bike Trail at Cunningham Park
6. Ratification of Conveyance Agreement to Turn Over Westbay Parcels A and B1 to the CDD
7. Continued Discussion: Traffic Calming (Speed Monitoring Boards, How Data is Obtained and Used, Relocation Costs, Cost for Additional Stop Signs and Off-Duty Officer Information)
8. Consideration of Cleaning Service Proposals
  - A. Jayman Enterprises, LLC
  - B. Trinity HouseKeepers LLC
9. Discussion/Consideration: Down to Earth Landscape & Irrigation Estimate #10305 for Landscape Improvements – Long Spur West

- 10. Acceptance of Unaudited Financial Statements as of April 30, 2021
- 11. Approval of May 12, 2021 Regular Meeting Minutes
- 12. Action & Completed Items
- 13. Staff Reports

- A. District Counsel: *Hopping Green & Sams, P.A.*
- B. District Engineer: *Heidt Design, LLC*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: July 14, 2021 at 9:00 a.m.

- QUORUM CHECK

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

- D. Lifestyle Director & Amenity Manager: *WTS International*
- E. Operations Manager: *Wrathell, Hunt and Associates, LLC*

- 14. Supervisors' Requests
- 15. Adjournment

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

Sincerely,



Chesley E. Adams, Jr.  
 District Manager

# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **4**

**RESOLUTION 2021-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TSR COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2021/2022 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the TSR Community Development District ("**District**") prior to June 15, 2021, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("**Fiscal Year 2021/2022**"); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2021/2022 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE: September 8, 2021

HOUR: 9:00 AM

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

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

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

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

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

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

**PASSED AND ADOPTED THIS 9<sup>th</sup> DAY OF JUNE, 2021.**

ATTEST:

**TSR COMMUNITY DEVELOPMENT  
DISTRICT**

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

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A: Fiscal Year 2021/2022 Proposed Budget**

# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **5**





## Landscape Maintenance Agreement Addendum

Attn: **TSR Community Development District**  
 c/o Wrathell, Hunt & Associates, LLC  
 9220 Bonita Beach Road  
 Suite #214  
 Bonita Springs, FL 34135

Submitted By: **Down To Earth**

### ***TSR CDD Starkey Ranch – Cunningham Bike Trail***

#### Landscape Maintenance Addendum

#### Village 1 – Cunningham Bike Trail

Invasive Brush Control (chemical)	\$ 2,808.00	Annually
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Grand Total Annually	\$ 2,808.00
Grand Total Monthly	\$ 234.00

Please specify the Grounds Maintenance Addendum start date: \_\_\_\_\_, 2021

**TSR Community Development District**

**Down To Earth**

Name \_\_\_\_\_

Name \_\_\_\_\_


Title \_\_\_\_\_


Title \_\_\_\_\_

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Signature Date



 Approximate Project Limits

 Observed Gopher Tortoise Burrows (5/7/2021)




# Cunningham Park Bike Trail

Project Aerial

Pasco County, FL

0 40 80 Feet



Data were acquired from various sources including but not limited to state, county, and local entities. Heidt Design does not warrant data provided by other sources for accuracy, or for any particular use that may require accurate information. This map is for informational purposes only and should not be substituted for a true site search, property appraisal, or survey.



**HEIDT**  
DESIGN  
(813) 253-5311

# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **8**

**From:** [Chuck Adams](#)  
**To:** [Daphne Gillyard](#); [Debbie Tudor](#)  
**Cc:** [Cleo Adams](#)  
**Subject:** FW: Cleaning Company - Contract for TSR-CDD  
**Date:** Tuesday, June 1, 2021 9:30:46 AM  
**Attachments:** [image001.png](#)  
[Jayman Enterprises.pdf](#)  
[Trinity House Keepers.pdf](#)

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Good morning

Please place this email with the attachments behind on the June agenda for Board Consideration.

Thankyou

Best Regards,

Chesley 'Chuck' Adams  
Director of Operations

**Wrathell, Hunt and Associates, LLC**

(239) 464-7114 ©

**FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF WIRE FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS FROM OUR OFFICE DO NOT SEND A WIRE.**

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**From:** Renee Gillooly-Hlebak <Renee@StarkeyRanch.com>  
**Sent:** Thursday, May 27, 2021 4:03 PM  
**To:** Chuck Adams <adamsc@whhassociates.com>; Cleo Adams <crismond@whhassociates.com>  
**Cc:** amurphy@wtsinternational.com  
**Subject:** Cleaning Company - Contract for TSR-CDD

Good afternoon,

For the last couple of months I have been very unhappy with our cleaning service... along with several outspoken residents. When I spoke with the owner of our current company, he was very discourage and says we need more attention to the parks/bathrooms more than just his 3 days and part time field staff touch ups. Since I am not thrilled with his work and wanted a second opinion I reached out to our current company that handles the Welcome Center. Jane has been very happy with them and I was working with her at the front desk when she brought them on. I met with the owner and her commercial manager last week. They did agree that the amount of traffic they witnessed just at Cunningham Park needs more than 3 days a week for a deep clean. Alex and I spoke and she suggested making one of the days a weekend. I reached out to a third company that handles other WTS locations and currently cleans Esplanade here in Starkey Ranch, but after meeting with them it seems the scope of work we need is too small for what they normally handle. Since Trinity House Keepers are already a contractor used at the Welcome Center and we are very happy with the scope of their work, could this be a change we can make? Do we need board approval? Below is a breakdown from their contracts which are attached.

I spoke with Jayman Enterprises and here is what he is purposing:

3 Days/Week (Current Contract): \$390/Location/Month ( \$1170/Month Total)

3 Days/Week W/ One of them a Weekend: \$500/Location/Month (\$1500/Month Total)

4 Days/Week W/ One of them a Weekend: \$700/Location/Month \$2100/Month Total)

Trinity House Keepers have purposed:

3 Days/Week: \$1042/Month for all 3 Parks

3 Days/Week W/ One of them a Weekend: \$1142/Month for all 3 Parks

4 Days/Week: \$1352/Month for all 3 Parks

4 Days/ Week W/ One of them a Weekend: \$1452/Month for all 3 Parks

Thank you!

Renee C. Gillooly-Hlebak  
Starkey Ranch - Lifestyle Director  
2500 Heart Pine Ave.  
Odessa, FL 33556  
813-925-9777 – Welcome Center  
440-567-0899 – Cell  
[www.ourstarkeyranch.com](http://www.ourstarkeyranch.com)



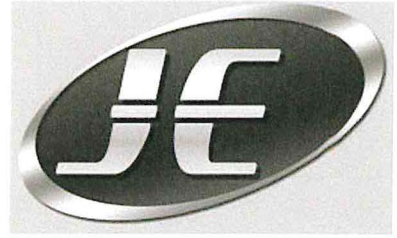
#### LEGAL NOTICE

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**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**8A**



Jayman Enterprises, LLC

## Contract Cleaning Agreement

This agreement is made this 18th day of May, 2021, by and between Jayman Enterprises, LLC (Hereinafter called "JELLCO") and TSR Cunningham Amenity (hereinafter called "Client"). Whereas, the Client desires JELLCO to supply contract cleaning and related janitorial services to the property commonly known as the TSR Cunningham Amenity.

Now therefore, the parties agree as follows:

1. Performance of Duties. Beginning on June 1st, 2021, JELLCO will provide services for the areas to be serviced described in the "Performance Schedule," a true and accurate copy of which is attached to this Agreement. JELLCO agrees that the janitorial services to be provided shall be conducted according to the guidelines agreed upon between the Client and JELLCO.
2. Terms. The terms of the Performance Schedule or the price stated in paragraph 3, may be modified at any time by the mutual execution of written change orders by either party. All executed change orders shall become part of this Agreement. JELLCO will give the Client (30) days prior notice of any price change for services rendered pursuant to the Performance Schedule. Client will notify JELLCO of any changes in service times, any alterations to the furnishings, floor, wall, or ceiling surfaces at the Client's premises, or any other change which will affect the Performance Schedule and consequently the contract price. This Agreement shall continue in effect from the date services are to begin, for a period of one (1) year, unless terminated.
3. Payment. The Client shall make payments to JELLCO for services rendered at the rate **\$700 per month, includes local, state and/or federal taxes. This payment is based upon a total of 208 days of service per year.** The first billing will be made on the first day services are rendered and shall be payable 30 days. Subsequent billings and due dates will be monthly. Client shall pay JELLCO its costs and expenses, including reasonable attorney's fees paid or incurred in enforcing the terms of this Agreement.
4. Insurance. JELLCO shall produce adequate insurance coverage and will deliver to the Client certificates of Insurance upon request.
5. Termination. This Agreement may be terminated by either party giving thirty (30) days written notice by certified mail, return receipt requested, addressed to the other party at the address indicated below. In the event that JELLCO fails to perform its services in a manner satisfactory to the Client, the Client may terminate this Agreement with the following procedure:

- a. Written notification to JELLCO by certified mail citing areas of deficiencies.
  - b. If, within ten (10) working days of receipt of such notification, JELLCO has failed to correct said deficiencies, Client may terminate this Agreement by giving JELLCO twenty (20) days notification of the termination.
- 6. JELLCO will perform all services required under this Agreement, except when prevented by strike, lockout, act of God, accident, or other circumstances beyond its control.
  - 7. **Additional charges may Apply if required when a party has taken place on property with or without management consent and cleanup is necessary above and beyond the normal. This fee will be determined by the amount of cleanup is needed to restore amenities back to a presentable state.**
  - 8. This Agreement contains all the covenants and agreements between the parties and may not be modified except in writing, signed by both parties.

Client

By \_\_\_\_\_

Authorized Agent

Address \_\_\_\_\_

\_\_\_\_\_

Jayman Enterprises, LLC

Jeremy Crawford

\_\_\_\_\_

1020 Hill Flower Dr.

Brooksville, Fl. 34604





Jayman Enterprises, LLC

## Contract Cleaning Agreement

This agreement is made this 18th day of May, 2021, by and between Jayman Enterprises, LLC (Hereinafter called "JELLCO") and TSR Homestead Amenity (hereinafter called "Client"). Whereas, the Client desires JELLCO to supply contract cleaning and related janitorial services to the property commonly known as the TSR Homestead Amenity.

Now therefore, the parties agree as follows:

1. Performance of Duties. Beginning on June 1<sup>st</sup>, 2021, JELLCO will provide services for the areas to be serviced described in the "Performance Schedule," a true and accurate copy of which is attached to this Agreement. JELLCO agrees that the janitorial services to be provided shall be conducted according to the guidelines agreed upon between the Client and JELLCO.
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Client

By \_\_\_\_\_

Authorized Agent

Address \_\_\_\_\_

\_\_\_\_\_

Jayman Enterprises, LLC

Jeremy Crawford

\_\_\_\_\_

1020 Hill Flower Dr.

Brooksville, Fl. 34604



Jayman Enterprises, LLC

## Contract Cleaning Agreement

This agreement is made this 18<sup>th</sup> day of May, 2021, by and between Jayman Enterprises, LLC (Hereinafter called "JELLCO") and TSR Whitfield Amenity (hereinafter called "Client"). Whereas, the Client desires JELLCO to supply contract cleaning and related janitorial services to the property commonly known as the TSR Whitfield Amenity.

Now therefore, the parties agree as follows:

1. Performance of Duties. Beginning on June 1<sup>st</sup>, 2021, JELLCO will provide services for the areas to be serviced described in the "Performance Schedule," a true and accurate copy of which is attached to this Agreement. JELLCO agrees that the janitorial services to be provided shall be conducted according to the guidelines agreed upon between the Client and JELLCO.
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Client

By \_\_\_\_\_

Authorized Agent

Address \_\_\_\_\_

\_\_\_\_\_

Jayman Enterprises, LLC

Jeremy Crawford

\_\_\_\_\_

1020 Hill Flower Dr.

Brooksville, Fl. 34604



Jayman Enterprises, LLC

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3. Payment. The Client shall make payments to JELLCO for services rendered at the rate **\$500 per month, includes local, state and/or federal taxes. This payment is based upon a total of 156 days of service per year.** The first billing will be made on the first day services are rendered and shall be payable 30 days. Subsequent billings and due dates will be monthly. Client shall pay JELLCO its costs and expenses, including reasonable attorney's fees paid or incurred in enforcing the terms of this Agreement.
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By \_\_\_\_\_

Authorized Agent

Address \_\_\_\_\_

\_\_\_\_\_

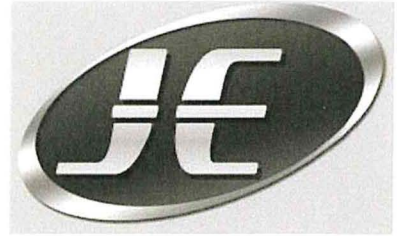
Jayman Enterprises, LLC

Jeremy Crawford

\_\_\_\_\_

1020 Hill Flower Dr.

Brooksville, Fl. 34604



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Client

By \_\_\_\_\_

Authorized Agent

Address \_\_\_\_\_

\_\_\_\_\_

Jayman Enterprises, LLC

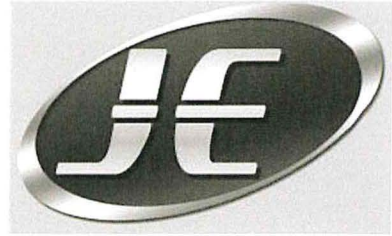
Jeremy Crawford

\_\_\_\_\_

1020 Hill Flower Dr.

Brooksville, Fl. 34604





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- a. Written notification to JELLCO by certified mail citing areas of deficiencies.
  - b. If, within ten (10) working days of receipt of such notification, JELLCO has failed to correct said deficiencies, Client may terminate this Agreement by giving JELLCO twenty (20) days notification of the termination.
- 6. JELLCO will perform all services required under this Agreement, except when prevented by strike, lockout, act of God, accident, or other circumstances beyond its control.
  - 7. **Additional charges may Apply if required when a party has taken place on property with or without management consent and cleanup is necessary above and beyond the normal. This fee will be determined by the amount of cleanup is needed to restore amenities back to a presentable state.**
  - 8. This Agreement contains all the covenants and agreements between the parties and may not be modified except in writing, signed by both parties.

Client

By \_\_\_\_\_

Authorized Agent

Address \_\_\_\_\_

\_\_\_\_\_

Jayman Enterprises, LLC

Jeremy Crawford

\_\_\_\_\_

1020 Hill Flower Dr.

Brooksville, Fl. 34604

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**8B**



## Trinity HouseKeepers

Hoebak

(813) 925-9777

renee@starkeyranch.com

ESTIMATE	#555
ESTIMATE DATE	May 22, 2021
SCHEDULED DATE	Sun May 23, 2021
	12:00am
<b>TOTAL</b>	<b>\$0.00</b>

### CONTACT US

3620 Heron Island Drive  
New Port Richey, FL 34655

(833) 693-5625

trinityhousekeeper@gmail.com

## ESTIMATE

Services	qty	unit price	amount
----------	-----	------------	--------

Renee Thank you for the opportunity to provide a proposal on the Janitorial Services Starkey Ranch Community Areas. Attached you will find the proposed Specifications. If we have missed anything or you would like to see any changes just let us know. We pride ourselves not only on providing high quality professional service but also on our ability to communicate with customers. We firmly believe that it is much easier to repair a speedbump in a relationship than it is to repair a pothole. Please let us know if you need any additional information or have any questions. Thanks,

We propose to provide janitorial services for two restrooms at Homestead Park, two restrooms at Woodfield Park, and two restrooms plus the Community Room and Kitchen at Cunningham Hall. In the Specifications shown below Daily means the number of service days per week the customer elects to choose.

#### RESTROOMS:

- > Empty trash and remove to designated areaDaily
- > Check and replace toilet paper and hand towels as necessaryDaily
- > High dust all horizontal surfaces up to 8'Daily
- > Low dust all horizontal surfacesDaily
- > Clean and disinfect all fixturesDaily
- > Clean all mirrorsDaily
- > Damp clean all countersDaily
- > Clean all drinking fountainsDaily
- > Broom sweep hard surfaced floorsDaily
- > Damp mop hard surfaced floorsDaily

#### KITCHEN:

- > Empty trash and remove to designated areaDaily
- > Clean two sinksDaily
- > Damp wipe all countersDaily
- > Damp wipe the front of the refrigerator and the ice machineDaily
- > Clean microwave inside and outDaily
- > Dust mop hard surfaced floor as neededDaily
- > High dust all horizontal surfaces up to 8'Weekly
- > Low dust all horizontal surfacesWeekly
- > Damp mop hard surfaced floorWeekly

#### COMMUNITY ROOM:

- > Empty trash and remove to designated areaDaily
- > Spot clean three glass doorsTwice Per Week
- > Fully clean three glass doorsWeekly
- > High dust all horizontal surfaces up to 8' - except wood wallWeekly
- > Low dust all horizontal surfaces- except wood wallWeekly
- > Dust mop hard surfaced floorDaily
- > Damp mop hard surfaced floorWeekly

NOTE: We will not clean the television screen

## WHY CHOOSE TRINITY HOUSEKEEPERS:

🏠 ❤️ 🏠 ❤️ 🏠 ❤️ 🏠 ❤️ 🏠 ❤️

### ♥Peace of Mind and Trust

Our customers love that all our Crew are Each member of our team undergoes extensive vetting and a thorough training process upon hiring and are fully insured for your protection.

### 🏠 Personalized Services

♥ Amazing crew that loves what they do!

### 🏠 Background checked & Vetted

♥ Our guarantee for your happiness

🏠 Communication Journals left for you to better communicate with your Crew

🏠 Top Notch Notification with our HouseCall Pro advanced Features

♥ Quality Control Manager Checking in personally with you the client, your home and crew.

ALL Crew are MAID TRAINED CERTIFIED

🏠 Above and Beyond Attention to Details, Cleaning floors on hands and knees

♥ Our referral programs allow you to reduce your cleaning costs

🏠 We are a second chance employer.

MOST IMPORTANTLY: We take Pride in our clients, crew, and work! And value all feedback.

## TRINITY HOUSEKEEPERS 200% GUARANTEE: 🏠 ❤️ 🏠 ❤️ 🏠 ❤️ 🏠 ❤️ 🏠 ❤️ 🏠 ❤️ 🏠 ❤️ 🏠 ❤️ 🏠 ❤️ 🏠 ❤️ 🏠 ❤️ 🏠

We wouldn't give a 200% satisfaction guarantee if we didn't think you were going to love THK!

If you aren't 100% satisfied with our service, Trinity HouseKeepers will come back and get anything we missed. If you're still not happy we'll give you a full refund, no questions asked.

We stick by our guarantee and want to make you happy no matter what the cost.

The only thing we require is, you tell us with in 24 hours of cleaning when something was missed.

All re-cleanings and refunds need to happen within 2 days of the original service. We appreciate the chance to make things right with a re-cleaning before any refunds. Per our policy, we can't issue any refunds without doing a re-cleaning first. ♥

This promise is meant to provide you with peace of mind. If you're ever dissatisfied with any aspect of our recent services, just give us a call within 24 hours and we'll resolve the problem at no additional cost to you. We take your satisfaction serious!

## 5% OF ALL PROFITS GO BACK INTO COMMUNITY:

🏠 ❤️ 🏠 ❤️ 🏠

## QUALITY: 🏠 ❤️ 🏠 ❤️ 🏠

There is no better feeling than coming home to a freshly cleaned home. When Trinity HouseKeepers performs a service, people notice. We want you to feel proud of your home and confident in our ability to accommodate all of your cleaning needs.

## COMMUNICATION JOURNALS: 🏠 ❤️ 🏠 ❤️ 🏠

We Place Communication journals in all homes on the first clean as another way to allow us to make sure we get all your specified needs. Write any notes for your cleaners to see upon arrival on your next scheduled cleaning, leave where the crew can see.

## NO CONTRACTS: 🏠 ❤️ 🏠 ❤️ 🏠

When you choose Trinity HouseKeepers you can appreciate the fact that contracts are never an option. Our professional housecleaners are only as good as our last cleaning service. We have no reason to ask for your commitment because we're confident that you'll love the work we provide. You have the freedom to schedule or cancel service at any time. Flexibility is just another reason to work with our team.

We may use before and after pictures of your home of the crews' work, if you do not wish for your home to be used for photos please let us know and we will make sure no pictures are taken in your home.

## REFERRAL INCENTIVES: 🏠 ❤️ 🏠 ❤️ 🏠

We love when our customers are so happy, they will recommend us! If you love THK, refer us to a friend and receive \$20 off your next cleaning after completion of their clean. Valid on new clients only. \*Credit will appear on your next cleaning after payment is collected from new client.

Your referrals are the best compliment you can give. 🏠 ❤️ 🏠 ❤️ 🏠

## CANCELLATION POLICY: 🏠 ❤️ 🏠 ❤️

Need to cancel no problem we will reschedule you for the next available date,

If it is necessary to cancel or reschedule your regular set cleaning day, however

Trinity HouseKeepers does requires 2-business days' notice. If we receive less than a 2-business day notice, or can't access your home, it will be necessary for us to charge a \$45 cancellation / reschedule fee. Future scheduled cleanings will remain unchanged.

## PAYMENTS FOR SERVICES: ♥ 🏠 ❤️ 🏠 ❤️ 🏠 ❤️ 🏠 ❤️ 🏠 ❤️ 🏠

Payments for cleaning services are due in full at the time of service unless other arrangements have been made. \*\*\*A valid credit card/debit card must be on file to schedule services. \*\*\*

If you will be paying by check or cash on a regular basis, and no one is going to be home on the day of your scheduled cleaning

service, payment must be left on the counter. If we arrive to clean and there is no payment, we will contact you immediately. If you are not available, we will try and process the credit card number on file. If we are unable to contact you and are unable to charge the credit card on file, we will need to reschedule your appointment and you will be charged a cancellation fee.

**TRINITY HOUSEKEEPERS GLADLY ACCEPTS PAYMENT IN THE FOLLOWING FORMS:**

Cash, Personal Check, and Credit Cards. Please make checks out to Trinity HouseKeepers, should a check be returned, a \$ 35.00 Returned Check Fee will be added to your account.

\* Mastercard \* Visa \* Cash \* Zelle\* Venmo \*Personal check.

Payment is due at the time of service and we require a credit card on file prior to your cleaning.

Please note: for Credit Cards, there is a 3% convenience fee.

**ARRIVAL DAY/TIME:** 📍❤️

Cleaning service occurs between 8am/4pm on your regularly scheduled day. Given that each home that we clean varies in the amount of time it takes to clean, we cannot guarantee an exact arrival/ departure time.

There will generally be 1 – 2 Cleaning Techs assigned to your home after the First Time Clean. Given how scheduling works, we are unable to guarantee the same Cleaning Crew.

Trinity HouseKeepers makes every effort to consistently schedule a predetermined set day that we arrive for each cleaning. If for any reason we need to reschedule due to staff illness or other unforeseen circumstances, we will give you as much notice as possible.

**SERVICE LIMITATIONS:** 📍❤️

a). We do not climb higher than a 2-step ladder

b). We cannot move furniture over 15 lbs. but will try to reach a visible place with an extension duster

c). If an area in the home is considered or has the potential to be considered a biohazard, that area will not be cleaned (emptying/cleaning cat litter boxes, human/animal excrement, etc.).

It is to the client's advantage to have the home picked up as much as possible allowing us to be able to get to all areas so that we can optimize your cleaning. We provide light straightening of the areas that we clean. If such areas/surfaces are cluttered at the time of cleaning, your team will clean around those areas and you will be notified.

Due to health and safety reasons, we are unable to clean up mold, human, pest (flea and rodent infestations, etc.) or pet waste and bodily fluids. We can recommend a company that is equipped to handle these situations. If we come into a home that requires this type of cleaning, we will skip the affected rooms and discount the client accordingly. We do ask to be informed beforehand if this may be an issue.

**ENTRY TO HOMES:** ❤️📍

Three different options to choose from so that your crew have entry into homes.

1). Client may opt to not give a key to the company and be home on their day of cleaning. Because we cannot give an exact time, the client must be home during their specific time frame to let the cleaners in/out of the home. If no one is home when the cleaners arrive, a cancellation fee will be charged. (See fee above)

2). Client can choose to provide a code to keyless door entry.

3). If a client chooses to leave their door unlocked, place the key under the mat, or leave their house key in an unsecured place for the cleaners to gain entry, from all liability that arises from damage made before or after the cleaners leave the premises. The client understands that they will be responsible for any damages that are caused before/after their scheduled cleaning team.

It is not necessary for the client to disarm their alarm system for their scheduled date of cleaning. If you would like, you may contact your alarm company and have a house cleaner code issued.

**PRICE INCREASES:** ❤️📍

Trinity HouseKeepers reserves the right to adjust client rates at any time. You will be notified 30 days prior to any price increases.

**EMPLOYEE SOLICITATION:** ❤️📍

When hiring THK YOU agree not to solicit for hire any staff member introduced to you by Trinity HOUSEKEEPERS LLC for any home-related services. If you are found to have solicited one of our staff members, please be advised that our referral/ training fee is \$2,500 payable to Thk immediately upon employing our staff for any services to your home/ business. Your cleaner (s) will also be immediately terminated.

**TRINITY HOUSEKEEPERS** ❤️📍❤️📍

**ANCHOR TO YOUR HOME**

Please check us out on

Facebook  
Google Business  
Instagram

NOW OFFERING TRINITY CONCIERGE: 🍷❤️🍷🍷

We are your local personal assistant company, allowing you more time to do what you love while we take care of all the task at hand, Allowing you greater Peace of mind. \$45 for first hour \$35 each additional hour.

Airport shuttle services  
Home Watch-Snow Bird Services  
Preparing your Vacation homes  
Grocery Shopping  
Vendor Waiting  
Laundry  
Home Assistants  
Party and Event Help  
Personal Errands  
And much more

PRICES ARE ROUGH ESTIMATE: 🍷 ❤️

🍷1000-1500 SQ FEET ❤️ 1ST TIME  
CLEANING \$200  
weekly \$120 biweekly \$140 monthly \$170 on call- same as 1st time clean  
🍷1500-2000 SQ FEET ❤️ 1ST TIME. CLEANING \$235  
weekly \$135 biweekly \$150 monthly \$185  
On call- same as 1st time clean  
🍷2000-2500 SQ FEET ❤️ 1ST TIME CLEANING \$250  
weekly \$150 biweekly \$165 monthly \$200  
on call- same as 1st time clean  
🍷2500-3000 SQ FEET ❤️ 1ST TIME CLEANING \$270  
weekly \$150 biweekly \$175 monthly \$210  
on call- same as 1st time clean  
🍷3000-3500 SQ FEET ❤️1ST TIME CLEANING \$300  
weekly \$175 biweekly \$190 monthly \$220  
on call- same as 1st time clean  
🍷3500-4000 SQ FEET ❤️ 1ST TIME CLEANING \$350  
weekly \$185 biweekly \$200 monthly \$250  
on call- same as 1st time clean

ADDITIONAL SERVICES:  
Inside the oven cleaning \$40  
Inside the fridge cleanings \$40  
Sliders inside and out \$60 \*\*\*\*prices will vary  
Inside the cabinets \*\*\*\*prices will vary

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Subtotal	\$0.00
Tax (credit card processing 3%)	\$0.00
<b>Total</b>	<b>\$0.00</b>

We value your business. We are honored to have the opportunity to create more time in your daily life to enjoy your beautiful home. If there is anything more we can do to assist you in the keeping of your home, please reach out to us.

If you are not completely satisfied with our services let us know within 24 hours and and we will be back and make it right.

Thank you for allowing us to be your...

Trinity HouseKeepers

Allowing you more time with your Families.

If it is necessary to cancel or reschedule your regular cleaning day, HouseKeepers of Trinity requires a 2-business day notice. If we receive less than a 2-business day notice, or can't access your home, it will be necessary for us to charge a \$45 cancellation / reschedule fee. Future scheduled cleanings

will remain unchanged. We ask that any changes to your schedule be communicated directly to 833-693-5625  
ALL INVOICES ARE REQUIRED TO BE PAID WITHIN THREE DAYS OF SERVICES.



# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **9**



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

**Estimate: #10305**

**Customer Address**

Pete Soety  
2300 Glades Road  
Boca Raton, Florida 33431  
psoety@sunscapeconsulting.com  
(407) 489-7919

**Billing Address**

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

**Physical Job Address**

Starkey Ranch  
2500 Heart Pine Ave  
Odessa, FL 33556

**Job**

Long Spur West Golden Rod

**Estimated Job Start Date**

November 29, 2021

**Proposed By**

Gary L Hawkins

**Due Date**

May 31, 2021

**Estimate Details**

Description of Services & Materials	Unit	Quantity	Rate	Amount
<b>Tree/Plant Installation</b>				
Enhancement Labor	Hours	24	\$30.00	\$720.00
Cordgrass	3 Gallon	85	\$14.00	\$1,190.00
Irrigation Technician Labor	Hours	8	\$50.00	\$400.00
Miscellaneous Irrigation Parts	Each	1	\$100.00	\$100.00
Pine Straw	Bale	35	\$6.50	\$227.50
			<b>Subtotal</b>	<b>\$2,637.50</b>
<b>Job Total</b>				<b>\$2,637.50</b>

Removal of excessive Golden Rod from the first median island on Long Spur heading West from Heart Pine Ave and replacing the Sparina grass and re-installing the drip line.

Proposed By:

Agreed & Accepted By:

Gary L Hawkins  
Down to Earth  
Landscape & Irrigation

05/23/2021  
Date

\_\_\_\_\_  
Starkey Ranch Date

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**10**

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
APRIL 30, 2021**

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
APRIL 30, 2021**

	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 2015	Capital Projects Fund Series 2015A	Capital Projects Fund Series 2016	Capital Projects Fund Series 2017	Capital Projects Fund Series 2018	Capital Projects Fund Series 2019	Total Governmental Funds
<b>ASSETS</b>														
Cash	\$1,725,353	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,725,353
Investments														
Revenue	-	672,523	512,402	643,470	702,425	372,868	130,117	-	-	-	-	-	-	3,033,805
Reserve	-	648,206	652,500	481,322	403,162	320,366	165,100	-	-	-	-	-	-	2,670,656
Prepayment	-	-	170	-	2,879	-	-	-	-	-	-	-	-	3,049
Construction	-	-	-	-	-	-	-	292,087	441	86	2	38,806	3,342,967	3,674,389
Undeposited funds	609	-	-	-	-	-	-	-	-	-	-	-	-	609
Accounts receivable	98	-	-	-	-	-	-	-	-	-	-	-	-	98
Due from MI Homes	73,716	-	-	-	-	38,649	-	-	-	-	-	-	-	112,365
Due from Developer C	53,909	-	-	-	-	-	-	-	-	-	-	-	-	53,909
Due from Taylor Morrison of FL	284,728	-	55,842	-	-	-	65,053	-	-	-	-	-	-	405,623
Due from Homes by West Bay	91,531	-	-	-	34,371	57,396	-	-	-	-	-	-	-	183,298
Due from other	1,318	-	-	-	-	-	-	-	-	-	-	-	-	1,318
Due from general fund	-	23,452	18,062	23,196	31,094	13,806	4,864	-	-	-	-	-	-	114,474
Utility deposit	150	-	-	-	-	-	-	-	-	-	-	-	-	150
Total assets	<u>\$2,231,412</u>	<u>\$1,344,181</u>	<u>\$1,238,976</u>	<u>\$1,147,988</u>	<u>\$1,173,931</u>	<u>\$803,085</u>	<u>\$365,134</u>	<u>\$292,087</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ 2</u>	<u>\$ 38,806</u>	<u>\$3,342,967</u>	<u>\$11,979,096</u>
<b>LIABILITIES</b>														
Liabilities:														
Credit card payable	\$ 1,888	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,888
Due to Developer	101,119	-	-	-	-	-	-	-	-	-	-	-	-	101,119
Due to debt service fund 2015	23,452	-	-	-	-	-	-	-	-	-	-	-	-	23,452
Due to debt service fund 2015A	18,062	-	-	-	-	-	-	-	-	-	-	-	-	18,062
Due to debt service fund 2016	23,196	-	-	-	-	-	-	-	-	-	-	-	-	23,196
Due to debt service fund 2017	31,094	-	-	-	-	-	-	-	-	-	-	-	-	31,094
Due to debt service fund 2018	13,806	-	-	-	-	-	-	-	-	-	-	-	-	13,806
Due to debt service fund 2019	4,864	-	-	-	-	-	-	-	-	-	-	-	-	4,864
Accrued taxes payable	153	-	-	-	-	-	-	-	-	-	-	-	-	153
Total liabilities	<u>217,634</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>217,634</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>														
Deferred receipts	503,884	-	55,842	-	34,371	96,045	65,053	-	-	-	-	-	-	755,195
Total deferred inflows of resources	<u>503,884</u>	<u>-</u>	<u>55,842</u>	<u>-</u>	<u>34,371</u>	<u>96,045</u>	<u>65,053</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>755,195</u>
<b>FUND BALANCES</b>														
Assigned:														
Restricted for														
Debt service	-	1,344,181	1,183,134	1,147,988	1,139,560	707,040	300,081	-	-	-	-	-	-	5,821,984
Capital projects	-	-	-	-	-	-	-	292,087	441	86	2	38,806	3,342,967	3,674,389
Unassigned	1,509,894	-	-	-	-	-	-	-	-	-	-	-	-	1,509,894
Total fund balances	<u>1,509,894</u>	<u>1,344,181</u>	<u>1,183,134</u>	<u>1,147,988</u>	<u>1,139,560</u>	<u>707,040</u>	<u>300,081</u>	<u>292,087</u>	<u>441</u>	<u>86</u>	<u>2</u>	<u>38,806</u>	<u>3,342,967</u>	<u>11,006,267</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$2,231,412</u>	<u>\$1,344,181</u>	<u>\$1,238,976</u>	<u>\$1,147,988</u>	<u>\$1,173,931</u>	<u>\$803,085</u>	<u>\$365,134</u>	<u>\$292,087</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ 2</u>	<u>\$ 38,806</u>	<u>\$3,342,967</u>	<u>\$11,979,096</u>

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDING APRIL 30, 2021**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 91,558	\$ 2,538,051	\$ 2,685,158	95%
Assessment levy - off-roll O&M	-	91,531	541,505	17%
Lot closing	3,686	8,600	-	N/A
Trash collection assessments	8,792	179,363	48,963	366%
Commercial shared costs	-	77,995	81,785	95%
Program revenue	1,339	6,915	15,000	46%
Interest	-	-	2,500	0%
Insurance proceeds	-	3,030	-	N/A
Miscellaneous	805	6,670	9,600	69%
Total revenues	<u>106,180</u>	<u>2,912,155</u>	<u>3,384,511</u>	86%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Supervisors	1,076	1,722	-	N/A
Management	3,506	24,541	42,070	58%
Legal	9,692	27,417	30,000	91%
Engineering	-	500	5,000	10%
Assessment administration	833	5,833	10,000	58%
Audit	-	-	4,570	0%
Arbitrage rebate calculation	750	1,350	3,000	45%
Dissemination agent	1,083	7,583	13,000	58%
Trustee	5,387	30,978	26,937	115%
Telephone	21	146	250	58%
Postage	123	573	1,500	38%
Printing & binding	167	1,167	2,000	58%
Legal advertising	159	1,123	3,500	32%
Annual special district fee	-	175	175	100%
Insurance	-	5,810	5,668	103%
Credit card discount	-	344	-	N/A
Other current charges	182	1,344	3,500	38%
Office supplies	-	12	500	2%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	-	200	0%
Property taxes	-	-	687	0%
Property appraiser & tax collector	1,947	53,979	55,941	96%
Total professional & administrative	<u>24,926</u>	<u>164,597</u>	<u>209,203</u>	79%
<b>Field operations</b>				
Contract services				
Field services	2,360	16,523	28,325	58%
Landscape maintenance	-	636,557	1,521,000	42%
Landscape consulting	4,250	29,750	51,000	58%
Landscape arbor care	2,700	8,900	20,000	45%
Wetland maintenance	-	11,625	24,168	48%
Wetland edge maintenance	-	-	8,248	0%
Wetland mitigation reporting	-	550	4,500	12%
Lake maintenance	15,654	39,135	94,000	42%
Community trash hauling	19,477	126,893	198,660	64%
Repairs & maintenance				
Repairs - general	609	4,444	15,000	30%

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDING APRIL 30, 2021**

	Current Month	Year to Date	Budget	% of Budget
Operating supplies	1,067	6,032	8,000	75%
Plant replacement	5,442	40,689	70,000	58%
Playground mulch	-	11,485	7,200	160%
Fertilizer/chemicals	2,600	14,200	15,000	95%
Irrigation repairs	1,547	18,429	30,000	61%
Irrigation monitoring	-	-	2,280	0%
Security/alarms/repair	315	440	1,000	44%
Road & sidewalk	-	4,443	15,000	30%
Common area signage	188	188	3,000	6%
Bridge & deck maintenance	1,213	11,895	30,000	40%
Pressure washing	-	-	3,000	0%
Utilities - common area				
Electric	480	7,505	9,000	83%
Streetlights	32,519	200,189	326,340	61%
Irrigation - reclaimed water	4,351	23,860	85,000	28%
Gas	27	185	350	53%
Recreation facilities				
Amenity management staff/contract	24,746	127,283	297,662	43%
Office supplies	251	1,307	1,000	131%
Janitorial	2,524	12,702	14,040	90%
Pool cleaning	2,490	13,430	26,280	51%
Pool repairs & maintenance	38	38	2,500	2%
Pool fence & gate	-	-	2,000	0%
Pool - electric	1,971	12,549	22,000	57%
Pool - water	821	3,269	10,000	33%
Pool permits	-	-	705	0%
Pest services	-	250	500	50%
Insurance	-	44,063	41,000	107%
Cable/internet/telephone	643	3,825	7,000	55%
Access cards	1,065	1,315	5,500	24%
Activities	2,537	16,026	28,000	57%
Program incentives	525	1,911	-	N/A
Recreational repairs	327	327	5,000	7%
Pool signage	-	24	1,000	2%
Holiday decorations	-	6,000	15,000	40%
Other				
Contingency	-	-	20,000	0%
Total field operations	<u>132,737</u>	<u>1,458,236</u>	<u>3,069,258</u>	48%
Total expenditures	<u>157,663</u>	<u>1,622,833</u>	<u>3,278,461</u>	49%
Net increase/(decrease) of fund balance	(51,483)	1,289,322	106,050	
Fund balance - beginning (unaudited)	1,561,377	220,572	-	
Fund balance - ending (projected)	<u>\$ 1,509,894</u>	<u>\$ 1,509,894</u>	<u>\$ 106,050</u>	

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND SERIES 2015 BONDS  
STATEMENT OF REVENUES, EXENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDING APRIL 30, 2021**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 23,930	\$ 663,364	\$ 662,901	100%
Interest	5	31	50	62%
Total revenues	<u>23,935</u>	<u>663,395</u>	<u>662,951</u>	100%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	185,000	185,000	100%
Principal prepayment	-	25,000	-	N/A
Interest - 11/1	-	229,144	229,147	100%
Interest - 5/1	-	-	225,794	0%
Tax collector	479	13,268	13,810	96%
Total expenditures	<u>479</u>	<u>452,412</u>	<u>653,751</u>	69%
Excess/(deficiency) of revenues over/(under) expenditures	23,456	210,983	9,200	
Beginning fund balance (unaudited)	<u>1,320,725</u>	<u>1,133,198</u>	<u>1,101,599</u>	
Ending fund balance (projected)	<u><u>\$1,344,181</u></u>	<u><u>\$1,344,181</u></u>	<u><u>\$1,110,799</u></u>	



**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND SERIES 2015A BONDS  
STATEMENT OF REVENUES, EXENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDING APRIL 30, 2021**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 18,431	\$ 510,909	\$ 510,550	100%
Assessment levy - off-roll	-	91,652	152,702	60%
Interest	5	28	-	N/A
Total revenues	<u>18,436</u>	<u>602,589</u>	<u>663,252</u>	91%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	165,000	165,000	100%
Interest - 11/1	-	241,750	241,750	100%
Interest - 5/1	-	-	238,244	0%
Tax collector	369	10,218	10,637	96%
Total expenditures	<u>369</u>	<u>416,968</u>	<u>655,631</u>	64%
Excess/(deficiency) of revenues over/(under) expenditures	18,067	185,621	7,621	
Beginning fund balance (unaudited)	<u>1,165,067</u>	<u>997,513</u>	<u>1,085,149</u>	
Ending fund balance (projected)	<u><u>\$1,183,134</u></u>	<u><u>\$1,183,134</u></u>	<u><u>\$1,092,770</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 APRIL 30, 2021**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 23,669	\$ 656,125	\$ 655,667	100%
Interest	4	25	-	N/A
Total revenues	<u>23,673</u>	<u>656,150</u>	<u>655,667</u>	100%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	190,000	190,000	100%
Interest - 11/1	-	225,125	225,125	100%
Interest - 5/1	-	-	221,800	0%
Tax collector	473	13,122	13,660	96%
Total expenditures	<u>473</u>	<u>428,247</u>	<u>650,585</u>	66%
Excess/(deficiency) of revenues over/(under) expenditures	23,200	227,903	5,082	
Beginning fund balance (unaudited)	<u>1,124,788</u>	<u>920,085</u>	<u>913,944</u>	
Ending fund balance (projected)	<u><u>\$1,147,988</u></u>	<u><u>\$1,147,988</u></u>	<u><u>\$ 919,026</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 APRIL 30, 2021**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 25,954	\$ 719,462	\$ 718,962	100%
Assessment levy - off-roll	-	105,364	97,366	108%
Lot closing	5,659	13,411	-	N/A
Interest	4	23	-	N/A
Total revenues	<u>31,617</u>	<u>838,260</u>	<u>816,328</u>	103%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	225,000	225,000	100%
Interest - 11/1	-	286,272	286,272	100%
Interest - 5/1	-	-	282,194	0%
Tax collector	519	14,391	14,978	96%
Total expenditures	<u>519</u>	<u>525,663</u>	<u>808,444</u>	65%
Excess/(deficiency) of revenues over/(under) expenditures	31,098	312,597	7,884	
Beginning fund balance (unaudited)	<u>1,108,462</u>	<u>826,963</u>	<u>932,467</u>	
Ending fund balance (projected)	<u><u>\$1,139,560</u></u>	<u><u>\$1,139,560</u></u>	<u><u>\$ 940,351</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 APRIL 30, 2021**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 14,088	\$ 390,521	\$ 390,252	100%
Assessment levy - off-roll	-	-	258,754	0%
Interest	3	15	-	N/A
Total revenues	<u>14,091</u>	<u>390,536</u>	<u>649,006</u>	60%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	155,000	155,000	100%
Interest - 11/1	-	240,822	240,822	100%
Interest - 5/1	-	-	237,722	0%
Tax collector	282	7,810	8,130	96%
Total expenditures	<u>282</u>	<u>403,632</u>	<u>641,674</u>	63%
Excess/(deficiency) of revenues over/(under) expenditures	13,809	(13,096)	7,332	
Beginning fund balance (unaudited)	693,231	720,136	720,421	
Ending fund balance (projected)	<u>\$ 707,040</u>	<u>\$ 707,040</u>	<u>\$ 727,753</u>	

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND SERIES 2019 BONDS  
STATEMENT OF REVENUES, EXENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDING APRIL 30, 2021**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 4,967	\$ 137,597	\$ 137,504	100%
Assessment levy - off-roll	-	-	195,501	0%
Interest	1	7	-	N/A
Total revenues	<u>4,968</u>	<u>137,604</u>	<u>333,005</u>	41%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Interest - 11/1	-	109,425	109,425	100%
Interest - 5/1	-	-	109,425	0%
Tax collector	99	2,752	2,865	96%
Total expenditures	<u>99</u>	<u>112,177</u>	<u>221,715</u>	51%
Excess/(deficiency) of revenues over/(under) expenditures	4,869	25,427	111,290	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers out	(1)	(5)	-	N/A
Total other financing sources/(uses)	<u>(1)</u>	<u>(5)</u>	<u>-</u>	N/A
Fund balance:				
Net increase/(decrease) in fund balance	4,868	25,422	111,290	
Beginning fund balance (unaudited)	295,213	274,659	274,850	
Ending fund balance (projected)	<u>\$300,081</u>	<u>\$ 300,081</u>	<u>\$ 386,140</u>	

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
CAPITAL PROJECTS FUND SERIES 2015 BONDS  
STATEMENT OF REVENUES, EXENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDING APRIL 30, 2021**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 1	\$ 8
Total revenues	1	8
<b>EXPENDITURES</b>		
<b>Debt service</b>		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	1	8
Beginning fund balance (unaudited)	292,086	292,079
Ending fund balance (projected)	\$ 292,087	\$292,087

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
CAPITAL PROJECTS FUND SERIES 2015A BONDS  
STATEMENT OF REVENUES, EXENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDING APRIL 30, 2021**

	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)	441	441
Ending fund balance (projected)	\$ 441	\$ 441

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
CAPITAL PROJECTS FUND SERIES 2016 BONDS  
STATEMENT OF REVENUES, EXENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDING APRIL 30, 2021**

	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)	86	86
Ending fund balance (projected)	\$ 86	\$ 86



**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
CAPITAL PROJECTS FUND SERIES 2017 BONDS  
STATEMENT OF REVENUES, EXENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDING APRIL 30, 2021**

	Current Month	Year To Date
<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)	2	2
Ending fund balance (projected)	<u><u>\$ 2</u></u>	<u><u>\$ 2</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 APRIL 30, 2021**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ -	\$ 1
Total revenues	-	1
<b>EXPENDITURES</b>		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	1
Beginning fund balance (unaudited)	38,806	38,805
Ending fund balance (projected)	\$ 38,806	\$ 38,806

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
CAPITAL PROJECTS FUND SERIES 2019 BONDS  
STATEMENT OF REVENUES, EXENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDING APRIL 30, 2021**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 14	\$ 97
Total revenues	14	97
<b>EXPENDITURES</b>		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	14	97
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfers in	1	5
Total other financing sources/(uses)	1	5
Net change in fund balance	15	102
Beginning fund balance (unaudited)	3,342,952	3,342,865
Ending fund balance (projected)	\$3,342,967	\$3,342,967

**TSR CDD**  
**Check Detail**  
April 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	0	04/14/2021	SUNTRUST BANK	101.002 · Suntrust #57080- O...		-1,186.23
				204.300 · Credit Card - SunTrust	-1,186.23	1,186.23
TOTAL					-1,186.23	1,186.23
Bill Pmt -Check	0	04/14/2021	BRIGHT HOUSE NETWORKS	101.002 · Suntrust #57080- O...		-268.94
Bill	075551201040821	04/12/2021		572.416 · Amenity Cable/Internet	-151.97	151.97
Bill	075642404040621	04/12/2021		572.416 · Amenity Cable/Internet	-116.97	116.97
TOTAL					-268.94	268.94
Check	0	04/21/2021	SUNTRUST BANK	101.002 · Suntrust #57080- O...		-1,087.38
				204.300 · Credit Card - SunTrust	-1,087.38	1,087.38
TOTAL					-1,087.38	1,087.38
Check	0	04/30/2021	SUNTRUST BANK	101.002 · Suntrust #57080- O...		-654.51
				204.300 · Credit Card - SunTrust	-654.51	654.51
TOTAL					-654.51	654.51
Bill Pmt -Check	0	04/30/2021	BRIGHT HOUSE NETWORKS	101.002 · Suntrust #57080- O...		-224.57
Bill	081855702042521	04/29/2021		572.416 · Amenity Cable/Internet	-224.57	224.57
TOTAL					-224.57	224.57
Bill Pmt -Check	0	04/30/2021	CITY OF CLEARWATER	101.002 · Suntrust #57080- O...		-26.95
Bill	4224446 041321	04/29/2021		532.306 · Propane Services - G...	-25.00	25.00
				532.306 · Propane Services - G...	-1.95	1.95
TOTAL					-26.95	26.95

## TSR CDD Check Detail April 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Liability Check</b>	<b>10360</b>	<b>04/13/2021</b>	<b>UNITED STATES TREASURY</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-91.80</b>
				215.000 · Accrued Taxes Paya...	-8.70	8.70
				215.000 · Accrued Taxes Paya...	-8.70	8.70
				215.000 · Accrued Taxes Paya...	-37.20	37.20
				215.000 · Accrued Taxes Paya...	-37.20	37.20
<b>TOTAL</b>					<b>-91.80</b>	<b>91.80</b>
<b>Bill Pmt -Check</b>	<b>10361</b>	<b>04/14/2021</b>	<b>CHAPMAN LAND SERVICES,...</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-1,637.95</b>
Bill	2419	04/12/2021		538.610 · Bridge & Deck Maint...	-587.95	587.95
Bill	2421	04/12/2021		538.610 · Bridge & Deck Maint...	-625.00	625.00
Bill	2420	04/12/2021		538.601 · General Repair & Mai...	-425.00	425.00
<b>TOTAL</b>					<b>-1,637.95</b>	<b>1,637.95</b>
<b>Bill Pmt -Check</b>	<b>10362</b>	<b>04/14/2021</b>	<b>DUKE ENERGY</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-21,705.45</b>
Bill	32983 74476 040521	04/12/2021		531.307 · Street Lights	-2,645.97	2,645.97
Bill	25302 87580 040521	04/12/2021		531.307 · Street Lights	-13,112.21	13,112.21
Bill	71609 67365 040121	04/12/2021		531.307 · Street Lights	-941.83	941.83
Bill	32407 46377 040121	04/12/2021		531.307 · Street Lights	-1,688.64	1,688.64
Bill	12019 31018 040121	04/12/2021		531.307 · Street Lights	-1,911.42	1,911.42
Bill	08684 70197 040121	04/12/2021		531.307 · Street Lights	-971.20	971.20
Bill	90865 24539 032521	04/12/2021		531.301 · Electric	-16.46	16.46
Bill	88479 04150 032521	04/12/2021		531.301 · Electric	-17.31	17.31
Bill	80076 07176 032521	04/12/2021		531.301 · Electric	-15.48	15.48
Bill	79711 52554 032521	04/12/2021		531.301 · Electric	-17.07	17.07
Bill	79567 66525 032521	04/12/2021		531.301 · Electric	-17.07	17.07
Bill	67926 28129 032521	04/12/2021		531.307 · Street Lights	-17.07	17.07
Bill	76385 82310 032521	04/12/2021		531.301 · Electric	-16.83	16.83
Bill	67252 38279 032521	04/12/2021		531.301 · Electric	-16.94	16.94
Bill	66560 12418 032521	04/12/2021		531.301 · Electric	-15.85	15.85
Bill	66135 11154 032521	04/12/2021		531.301 · Electric	-16.22	16.22
Bill	58509 01259 032521	04/12/2021		531.301 · Electric	-16.83	16.83
Bill	56207 55450 032521	04/12/2021		531.301 · Electric	-17.84	17.84
Bill	50266 85197 032521	04/12/2021		531.301 · Electric	-17.31	17.31
Bill	82589 06300 033021	04/12/2021		531.301 · Electric	-17.49	17.49
Bill	47288 74033 032521	04/12/2021		531.301 · Electric	-15.96	15.96
Bill	39890 84105 032521	04/12/2021		531.301 · Electric	-45.94	45.94
Bill	39845 33345 032521	04/12/2021		531.301 · Electric	-17.31	17.31
Bill	39137 39324 032521	04/12/2021		531.301 · Electric	-17.56	17.56
Bill	35482 86249 032521	04/12/2021		531.301 · Electric	-17.18	17.18
Bill	34412 09395 032521	04/12/2021		531.301 · Electric	-15.96	15.96
Bill	23721 96455 032521	04/12/2021		531.301 · Electric	-18.91	18.91

**TSR CDD**  
**Check Detail**  
**April 2021**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	07012 32322 032521	04/12/2021		531.301 · Electric	-16.94	16.94
Bill	03574 20270 032521	04/12/2021		531.301 · Electric	-16.08	16.08
Bill	03433 33344 032521	04/12/2021		531.301 · Electric	-16.57	16.57
TOTAL					-21,705.45	21,705.45
<b>Bill Pmt -Check</b>	<b>10363</b>	<b>04/14/2021</b>	<b>FEDEX</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-33.09</b>
Bill	7-315-79034	04/12/2021		519.410 · Postage	-33.09	33.09
TOTAL					-33.09	33.09
<b>Bill Pmt -Check</b>	<b>10364</b>	<b>04/14/2021</b>	<b>GRAU AND ASSOCIATES</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-750.00</b>
Bill	20891	04/12/2021		513.203 · Arbitrage Rebate Cal...	-750.00	750.00
TOTAL					-750.00	750.00
<b>Bill Pmt -Check</b>	<b>10365</b>	<b>04/14/2021</b>	<b>HOPPING, GREEN &amp; SAMS</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-5,745.73</b>
Bill	121339	04/12/2021		514.007 · District Counsel	-5,745.73	5,745.73
TOTAL					-5,745.73	5,745.73
<b>Bill Pmt -Check</b>	<b>10366</b>	<b>04/14/2021</b>	<b>JAYMAN ENTERPRISES, LLC.</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-1,170.00</b>
Bill	1505	04/12/2021		572.301 · Janitorial Service	-1,170.00	1,170.00
TOTAL					-1,170.00	1,170.00
<b>Bill Pmt -Check</b>	<b>10367</b>	<b>04/14/2021</b>	<b>PASCO COUNTY UTILITIES ...</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-19.60</b>
Bill	14809437	04/12/2021		536.301 · Irrigation - Reclaimed...	-19.60	19.60
TOTAL					-19.60	19.60
<b>Bill Pmt -Check</b>	<b>10368</b>	<b>04/14/2021</b>	<b>SECURITEAM INC</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-315.00</b>
Bill	10845031621	04/12/2021		572.907 · Security System	-315.00	315.00
TOTAL					-315.00	315.00

**TSR CDD**  
**Check Detail**  
April 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>10369</b>	<b>04/14/2021</b>	<b>SOLITUDE LAKE MANAGEM...</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-15,654.00</b>
Bill	PI-A00547477	04/12/2021		538.700 · Lake Maintenance	-7,827.00	7,827.00
Bill	PI-A00534210	04/12/2021		538.700 · Lake Maintenance	-7,827.00	7,827.00
TOTAL					-15,654.00	15,654.00
<b>Bill Pmt -Check</b>	<b>10370</b>	<b>04/14/2021</b>	<b>SUNSCAPE CONSULTING</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-4,250.00</b>
Bill	9444	04/12/2021		538.606 · Landscape Consulting	-4,250.00	4,250.00
TOTAL					-4,250.00	4,250.00
<b>Bill Pmt -Check</b>	<b>10371</b>	<b>04/14/2021</b>	<b>THE DAVEY TREE EXPERT C...</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-5,300.00</b>
Bill	915427378	04/12/2021		538.611 · Fertilizer/Chemicals	-2,600.00	2,600.00
Bill	915438728	04/12/2021		538.320 · Landscape Arbor Care	-2,700.00	2,700.00
TOTAL					-5,300.00	5,300.00
<b>Bill Pmt -Check</b>	<b>10372</b>	<b>04/14/2021</b>	<b>U.S. BANK</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-5,387.50</b>
Bill	6076305	04/12/2021		513.105 · Trustee Fees	-5,387.50	5,387.50
TOTAL					-5,387.50	5,387.50
<b>Bill Pmt -Check</b>	<b>10373</b>	<b>04/14/2021</b>	<b>WRATHELL, HUNT &amp; ASSOC...</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-7,970.42</b>
Bill	2019-2186	04/12/2021		513.100 · District Management	-3,505.84	3,505.84
				513.310 · Assessment Roll Pre...	-833.33	833.33
				513.312 · Dissemination Agent	-1,083.33	1,083.33
				538.120 · Field Services	-2,360.42	2,360.42
				519.411 · Telephone	-20.83	20.83
				519.470 · Printing and Binding	-166.67	166.67
TOTAL					-7,970.42	7,970.42
<b>Bill Pmt -Check</b>	<b>10374</b>	<b>04/14/2021</b>	<b>WTS INTERNATIONAL, LLC.</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-10,362.96</b>
Bill	12314882	04/12/2021		538.121 · Amenity Management	-3,381.25	3,381.25
Bill	12313762	04/12/2021		538.121 · Amenity Management	-6,981.71	6,981.71
TOTAL					-10,362.96	10,362.96

**TSR CDD**  
**Check Detail**  
April 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	10375	04/14/2021	TSR CDD	101.002 · Suntrust #57080- O...		-57,447.91
				207.201 · Due to Debt Service ...	-57,447.91	57,447.91
TOTAL					-57,447.91	57,447.91
Check	10376	04/14/2021	TSR CDD	101.002 · Suntrust #57080- O...		-44,245.19
				207.202 · Due to Debt Service ...	-44,245.19	44,245.19
TOTAL					-44,245.19	44,245.19
Check	10377	04/14/2021	TSR CDD	101.002 · Suntrust #57080- O...		-56,821.06
				207.203 · Due to debt service f...	-56,821.06	56,821.06
TOTAL					-56,821.06	56,821.06
Check	10378	04/14/2021	TSR CDD	101.002 · Suntrust #57080- O...		-70,058.06
				207.204 · Due to debt service f...	-70,058.06	70,058.06
TOTAL					-70,058.06	70,058.06
Check	10379	04/14/2021	TSR CDD	101.002 · Suntrust #57080- O...		-33,819.48
				207.205 · .Due to debt service f...	-33,819.48	33,819.48
TOTAL					-33,819.48	33,819.48
Check	10380	04/14/2021	TSR CDD	101.002 · Suntrust #57080- O...		-11,916.01
				207.206 · Due to Debt Service ...	-11,916.01	11,916.01
TOTAL					-11,916.01	11,916.01



## TSR CDD Check Detail April 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Paycheck</b>	<b>10381</b>	<b>04/21/2021</b>	<b>Mary E Comella</b>	<b>101.002 · Suntrust #57080- 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>10382</b>	<b>04/21/2021</b>	<b>COUNTY SANITATION</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-19,476.82</b>
Bill	10502957	04/20/2021		534.000 · Garbage/Solid Waste...	-19,321.82	19,321.82
Bill	10503036	04/20/2021		534.000 · Garbage/Solid Waste...	-155.00	155.00
TOTAL					-19,476.82	19,476.82
<b>Bill Pmt -Check</b>	<b>10383</b>	<b>04/21/2021</b>	<b>DOWN TO EARTH LANDSCA...</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-6,989.50</b>
Bill	6560	04/20/2021		538.609 · Irrigation Repairs & ...	-993.00	993.00
Bill	6559	04/20/2021		538.609 · Irrigation Repairs & ...	-554.00	554.00
Bill	7343	04/20/2021		538.651 · Replace Plants, Shru...	-5,442.50	5,442.50
TOTAL					-6,989.50	6,989.50
<b>Bill Pmt -Check</b>	<b>10384</b>	<b>04/21/2021</b>	<b>DUKE ENERGY</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-4,525.33</b>
Bill	04958 52241 041221	04/20/2021		531.307 · Street Lights	-1,382.56	1,382.56
Bill	89815 17513 040921	04/20/2021		531.321 · Electric - Pool	-905.76	905.76
Bill	49768 33391 040921	04/20/2021		531.301 · Electric	-21.55	21.55
Bill	57358 60497 040821	04/20/2021		531.307 · Street Lights	-837.92	837.92
Bill	77814 90012 040821	04/20/2021		531.307 · Street Lights	-295.42	295.42
Bill	94079 47594 040621	04/20/2021	DUKE ENERGY	2000 · Accounts Payable	0.00	-129.87
Bill	22501 23170 032921	04/20/2021		531.301 · Electric	-16.57	16.57
Bill	28311 99549 040621	04/20/2021		531.321 · Electric - Pool	-1,065.55	1,065.55
TOTAL					-4,525.33	4,395.46

## TSR CDD Check Detail April 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>10385</b>	<b>04/21/2021</b>	<b>DUNEDIN ELECTRIC CO., INC.</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-184.50</b>
Bill	104387 R	04/20/2021		539.000 · Repairs & Maintenance	-184.50	184.50
TOTAL					-184.50	184.50
<b>Bill Pmt -Check</b>	<b>10386</b>	<b>04/21/2021</b>	<b>FEDEX</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-89.75</b>
Bill	7-330-37748	04/20/2021		519.410 · Postage	-19.46	19.46
Bill	7-337-27890	04/20/2021		519.410 · Postage	-70.29	70.29
TOTAL					-89.75	89.75
<b>Bill Pmt -Check</b>	<b>10387</b>	<b>04/21/2021</b>	<b>PASCO COUNTY UTILITIES ...</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-5,152.96</b>
Bill	14809434	04/20/2021		536.301 · Irrigation - Reclaimed...	-160.30	160.30
Bill	14810388	04/20/2021		536.301 · Irrigation - Reclaimed...	-235.90	235.90
Bill	14810421	04/20/2021		536.301 · Irrigation - Reclaimed...	-349.30	349.30
Bill	14809426	04/20/2021		536.301 · Irrigation - Reclaimed...	-151.20	151.20
Bill	14809424	04/20/2021		536.301 · Irrigation - Reclaimed...	-214.90	214.90
Bill	14809417	04/20/2021		536.301 · Irrigation - Reclaimed...	-128.80	128.80
Bill	14809414	04/20/2021		536.301 · Irrigation - Reclaimed...	-193.20	193.20
Bill	14809415	04/20/2021		536.301 · Irrigation - Reclaimed...	-420.00	420.00
Bill	14809441	04/20/2021		536.301 · Irrigation - Reclaimed...	-11.20	11.20
Bill	14809416	04/20/2021		536.301 · Irrigation - Reclaimed...	-260.40	260.40
Bill	14809418	04/20/2021		536.301 · Irrigation - Reclaimed...	-36.40	36.40
Bill	14809419	04/20/2021		536.301 · Irrigation - Reclaimed...	-59.50	59.50
Bill	14809421	04/20/2021		536.301 · Irrigation - Reclaimed...	-310.80	310.80
Bill	14809423	04/20/2021		536.301 · Irrigation - Reclaimed...	-284.20	284.20
Bill	14809422	04/20/2021		536.301 · Irrigation - Reclaimed...	-73.50	73.50
Bill	14809428	04/20/2021		536.321 · Utility service - Pool	-454.97	454.97
Bill	14809427	04/20/2021		536.301 · Irrigation - Reclaimed...	-11.97	11.97
Bill	14809430	04/20/2021		536.301 · Irrigation - Reclaimed...	-1.40	1.40
Bill	14809425	04/20/2021		536.301 · Irrigation - Reclaimed...	-193.90	193.90
Bill	14809431	04/20/2021		536.301 · Irrigation - Reclaimed...	-42.70	42.70
Bill	14809440	04/20/2021		536.301 · Irrigation - Reclaimed...	-143.50	143.50
Bill	14810420	04/20/2021		536.301 · Irrigation - Reclaimed...	-93.80	93.80
Bill	14809429	04/20/2021		536.301 · Irrigation - Reclaimed...	-6.30	6.30
Bill	14810419	04/20/2021		536.301 · Irrigation - Reclaimed...	-179.90	179.90
Bill	14810387	04/20/2021		536.301 · Irrigation - Reclaimed...	-2.10	2.10
Bill	14810389	04/20/2021		536.301 · Irrigation - Reclaimed...	-236.60	236.60
Bill	14810390	04/20/2021		536.301 · Irrigation - Reclaimed...	-13.30	13.30
Bill	14809433	04/20/2021		536.321 · Utility service - Pool	-366.32	366.32
Bill	14809432	04/20/2021		536.301 · Irrigation - Reclaimed...	-180.60	180.60
Bill	14809435	04/20/2021		536.301 · Irrigation - Reclaimed...	-235.90	235.90

## TSR CDD Check Detail April 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	14809438	04/20/2021		536.301 · Irrigation - Reclaimed...	-42.70	42.70
Bill	14809439	04/20/2021		536.301 · Irrigation - Reclaimed...	-57.40	57.40
TOTAL					-5,152.96	5,152.96
<b>Bill Pmt -Check</b>	<b>10388</b>	<b>04/21/2021</b>	<b>WTS INTERNATIONAL, LLC.</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-7,055.17</b>
Bill	12315097	04/20/2021		538.121 · Amenity Management	-7,055.17	7,055.17
TOTAL					-7,055.17	7,055.17
<b>Bill Pmt -Check</b>	<b>10389</b>	<b>04/30/2021</b>	<b>DESIGNER GOLF SCORECA...</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-148.00</b>
Bill	1204	04/29/2021		572.702 · Oper Mgr - Office Su...	-148.00	148.00
TOTAL					-148.00	148.00
<b>Bill Pmt -Check</b>	<b>10390</b>	<b>04/30/2021</b>	<b>DUKE ENERGY</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-8,714.49</b>
Bill	75898 62249 042021	04/29/2021		531.307 · Street Lights	-1,018.96	1,018.96
Bill	05020 44162 041521	04/29/2021		531.307 · Street Lights	-499.62	499.62
Bill	81265 66398 041421	04/29/2021		531.307 · Street Lights	-3,898.76	3,898.76
Bill	01943 81210 041421	04/29/2021		531.307 · Street Lights	-2,561.00	2,561.00
Bill	54597 97520 041421	04/29/2021		531.307 · Street Lights	-736.15	736.15
TOTAL					-8,714.49	8,714.49
<b>Bill Pmt -Check</b>	<b>10391</b>	<b>04/30/2021</b>	<b>HOPPING, GREEN &amp; SAMS</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-3,946.05</b>
Bill	121938	04/29/2021		514.007 · District Counsel	-3,946.05	3,946.05
TOTAL					-3,946.05	3,946.05
<b>Bill Pmt -Check</b>	<b>10392</b>	<b>04/30/2021</b>	<b>LEISURE CREATIONS</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-327.46</b>
Bill	00057363	04/29/2021		572.414 · Amenity Repair & Ma...	-327.46	327.46
TOTAL					-327.46	327.46
<b>Bill Pmt -Check</b>	<b>10393</b>	<b>04/30/2021</b>	<b>PALM PAPER SUPPLY</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-1,209.77</b>
Bill	167621	04/29/2021		572.301 · Janitorial Service	-1,209.77	1,209.77
TOTAL					-1,209.77	1,209.77

## TSR CDD Check Detail April 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>10394</b>	<b>04/30/2021</b>	<b>SECURITEAM INC</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-1,065.00</b>
Bill	10945041421	04/29/2021		529.306 · Access Cards	-1,065.00	1,065.00
TOTAL					-1,065.00	1,065.00
<b>Bill Pmt -Check</b>	<b>10395</b>	<b>04/30/2021</b>	<b>STARKEY BLUEBERRY FAR...</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-625.00</b>
Bill	72	04/29/2021		572.300 · Amenity Managemen...	-625.00	625.00
TOTAL					-625.00	625.00
<b>Bill Pmt -Check</b>	<b>10396</b>	<b>04/30/2021</b>	<b>SUNCOAST POOL SERVICE</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-2,490.00</b>
Bill	7175	04/29/2021		572.712 · Pool Maintenance	-1,195.00	1,195.00
Bill	7160	04/29/2021		572.712 · Pool Maintenance	-1,295.00	1,295.00
TOTAL					-2,490.00	2,490.00
<b>Bill Pmt -Check</b>	<b>10397</b>	<b>04/30/2021</b>	<b>TIMES PUBLISHING COMPA...</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-159.50</b>
Bill	0000151401	04/29/2021		513.801 · Legal Advertising	-159.50	159.50
TOTAL					-159.50	159.50
<b>Bill Pmt -Check</b>	<b>10398</b>	<b>04/30/2021</b>	<b>WTS INTERNATIONAL, LLC.</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-7,853.06</b>
Bill	12315277	04/29/2021		538.122 · Program Incentives	-525.00	525.00
Bill	12315467	04/29/2021		538.121 · Amenity Management	-7,328.06	7,328.06
TOTAL					-7,853.06	7,853.06
<b>Paycheck</b>	<b>10399</b>	<b>04/30/2021</b>	<b>Jason Silber</b>	<b>101.002 · Suntrust #57080- 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

**TSR CDD**  
**Check Detail**  
**April 2021**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Paycheck	10400	04/30/2021	Jason Silber	101.002 · Suntrust #57080- O...		-184.70
				511.110 · Supervisor's Fees	-200.00	200.00
				511.110 · Supervisor's Fees	-12.40	12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				511.110 · Supervisor's Fees	-2.90	2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
TOTAL					-184.70	184.70
Paycheck	10401	04/30/2021	Jason Silber	101.002 · Suntrust #57080- O...		-184.70
				511.110 · Supervisor's Fees	-200.00	200.00
				511.110 · Supervisor's Fees	-12.40	12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				511.110 · Supervisor's Fees	-2.90	2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
TOTAL					-184.70	184.70
Paycheck	10402	04/30/2021	Jason Silber	101.002 · Suntrust #57080- O...		-184.70
				511.110 · Supervisor's Fees	-200.00	200.00
				511.110 · Supervisor's Fees	-12.40	12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				511.110 · Supervisor's Fees	-2.90	2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
TOTAL					-184.70	184.70

# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**11**

**DRAFT**

**MINUTES OF MEETING  
TSR  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the TSR Community Development District held a Regular Meeting on May 12, 2021, at 9:00 a.m., at Cunningham Park, 12131 Rangeland Boulevard, Odessa, Florida 33556.

**Present were:**

Mike Liquori	Chair
Matt Call	Vice Chair
Mary Comella	Assistant Secretary
Jason Silber	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Cleo Adams (via telephone)	Assistant District Manager
Alyssa Willson (via telephone)	District Counsel
Brian Wilkes	District Engineer
Gary Hawkins (via telephone)	Down to Earth Landscape (DTE)
Renee Hlebak	WTS Starkey Ranch Lifestyle Director
Alex Murphy	WTS Starkey Ranch Operations Director
Mark Yahn	President, Sunscape Consulting, Inc. (SCI)
Pete Soety (via telephone)	SCI

**Residents present via telephone or in person were:**

Larry Sekely	Krzysztof Rzymiski	Kristy Abbasciano	Nicole _____
Dustin Johnson	Mark Goeshin	Mike Krnjaich	Alex Connors
Matt Labore	Jo Ann Otero	Peter Carey	Percy Coleman
Bob Kind	Chris Gaj	Elise Rzymiski	Brian Cox
Alex Connors	Nick Urena	Tammie Stewart	Sarah Williams
Michael Wisper	Benjamin Sanchez	Stephanie Cryer	Bruce Pedersen
Other Residents			

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 9:00 a.m. Supervisors Liquori, Call, Silver and Comella were present, in person. Supervisor Green was not present.

43 **SECOND ORDER OF BUSINESS****Public Comments [3 minutes per person]**

44

45 Resident Larry Sekely asked if the Builders were addressing the ongoing pond and  
46 alleyway issues he discussed at the last meeting. Mr. Adams replied affirmatively.

47 Resident Krzysztof Rzymiski thanked the Board, Mr. Adams and Mrs. Adams for what  
48 they do working with the community and having open communications with the residents. He  
49 suggested newer residents listen to past meeting minutes to understand what projects were  
50 proposed and discussed in detail.

51 A resident on the phone asked that the meeting be turned into a web session so other  
52 people could participate. Mr. Liquori understood there are issues with the speaker and noted  
53 that the issue could not be fixed tonight.

54 The following is a synopsis of resident issues, suggestions to address speeding on  
55 Barbour Trail and throughout the community and other requests/suggestions to improve the  
56 community:

57 ➤ Some residents did not support sharing the cost to install speed monitoring boards, as  
58 the issue was specific to only certain areas. They suggested that affected residents pay the cost  
59 and asked the Board not to rush into a decision.

60 ➤ Certain HOA and CDD bylaws and responsibilities were read and Statutes were  
61 mentioned. The thought was that, based on the definitions in the current documents, that it is  
62 not within the scope of the Board but the CDD could undertake this activity and install those  
63 signs if it changes the scope of work.

64 ➤ Other suggestions were to consider installing stop signs at both ends of the bridge and  
65 both ends of Barbour Trail to slow down traffic and on Riders Pass and the Rangeland  
66 Boulevard intersection. This could be a less costly option for residents and the community;  
67 however, other residents thought signs already littered the road and some were outdated and  
68 needed to be removed.

69 ➤ Another suggestion was for homeowners to trim the street trees in front of their  
70 property for better line of sight views.

71 Mr. Liquori stated it was necessary to discuss meeting decorum and noted that, if there  
72 are further interruptions, the conference call would end, as the District is not under a



73 requirement to allow residents to attend, via conference call. Residents can appear in person if  
74 they cannot hear, as this is an open public meeting.

75 ➤ It was again suggested that affected residents pay the costs and that the Board not rush  
76 to a decision. Others believed benefits far outweigh the cost that the CDD or HOA would incur.  
77 It was noted that the devices could be rotated around the community to deter reckless driving.

78 Resident Nicole \_\_\_\_\_, asked for meetings to be scheduled later in the day so those  
79 that work during the day can attend.

80 ➤ Residents on Barbour Trail stated that they just want drivers to drive the speed limit so  
81 it is safe for kids to ride bikes and play in front of their homes.

82 ➤ Some residents felt that the issue was not limited to vehicles, as they observed semi-  
83 trucks speeding down the road.

84 Resident Jo Ann Otero stated that she observed the alleyway drainage areas caving in  
85 from the construction trucks coming through; she felt that they need to be addressed  
86 immediately. She asked the Board to consider installing waste receptacles for dog walkers, as  
87 she observed many bags being left on the ground, and to assign one parking space per  
88 household, as there were typically no spots available for guests.

89 **Mr. Adams noted that the conference call was no longer active.**

90 ➤ Resident Percy Coleman reported an incident of being attacked by someone in the  
91 audience at Willow Branch who hit his golf cart and accused him of speeding, although the cart  
92 only goes up to 25 miles per hour (mph).

93 ➤ Resident Bob Kind's comment was inaudible.

94 ➤ Residents hoped the conversations would help encourage the community to slow down,  
95 as there was concern with schools opening and there was presently nothing to protect the kids.

96 Resident Nick Urena suggested installing a pedestrian walkway by the Welcome Center  
97 to connect the paths.

98

99 **THIRD ORDER OF BUSINESS**

**Update: Roadway Ownership and  
Maintenance Turnover Reconciliation**

100

101

102

103

Ms. Willson stated that Mr. Call had several conversations with the County and was  
monitoring when the roadway maintenance bond period expires with the County. They would

104 ensure that, once the maintenance bonds are released, the County records are updated  
105 appropriately. In order to provide regular updates, this item would remain on the agenda.

106

107 **FOURTH ORDER OF BUSINESS**

**Ratification of Conveyance Agreement to  
Turn Over Westbay Parcels A and B1 to the  
CDD**

108

109

110

111 Mr. Call identified the location of Westby Parcels A and B1 on a map. It was noted that  
112 the ponds and wetlands, not lots, would be turned over to the District. This item was deferred  
113 to the next meeting, until backup materials are provided.

114

115 **FIFTH ORDER OF BUSINESS**

**Discussion/Consideration Partnership with  
Pasco County Public Works for Installation  
and Monitoring of CDD Purchased Speed  
Monitoring Boards**

116

117

118

119

- 120 • **Radarsign Quotation for Safety in a Box Turn key Bundle: Solar TC-600S-13 Full  
121 Matrix Display Area**

122 Mr. Adams presented the email thread between Mr. Call, Mr. Wilkes and Pasco County  
123 Representatives regarding creating a partnership where the District purchases the speed  
124 monitoring boards and the County would install and monitor them at the County's expense and  
125 convey data to the Sherriff. He presented a \$16,262 proposal, with a discount, to install four  
126 signs and 12' solar powered poles, instead of the typical 16'. The poles would be sunk into the  
127 ground, as those with stands are often stolen. The County is familiar with the brand, identified  
128 them specifically and offered to relocate them for a nominal fee.

129 Board Members asked if installing stop signs was ever researched. Mr. Wilkes stated  
130 that the County is willing to discuss this with the District; however, the County has preferences.  
131 He would have to discuss the effectiveness with the County. Discussion ensued regarding  
132 homeowner comments. Actions, aside from the ones the District had already taken, would be  
133 considered and taken on behalf of the whole neighborhood.

134 Resident comments continued about residents engaging law enforcement and installing  
135 their own speed bumps. A resident felt that they cause more harm than safety and asked what  
136 the results were from the speed monitor at Barbour Trail last November.

137 Mr. Liquori stated that the District would deal with this issue and discuss it with the  
138 District Engineer to determine the best approach. He encouraged residents to voice their  
139 concerns at the Pasco County Commissioner's meeting, as the Commission has the authority to  
140 make changes to police and handle speeding issues, not the CDD.

141 Mr. Silber believed the CDD should not have to pay for signs and recommended sending  
142 another letter advising the County that it is the County's responsibility. He reiterated that  
143 residents should contact the Sheriff and the County Commissioners directly, as they have  
144 jurisdiction. He directed them to the County Commissioner's website to obtain meeting dates.

145 For the next meeting, Staff was directed to obtain information about the speed boards,  
146 how data is obtained and used, relocation costs and the cost for additional stop signs and off-  
147 duty Florida Highway Patrol (FHP) patrols for inclusion in the proposed Fiscal Year budget. Mr.  
148 Wilkes would research the potential for stop signs and FHP patrols. It was noted that Barbour  
149 Road is a County road and the maintenance bond will be released December 25, 2021.

150 A resident and former law enforcement officer stated that residents should contact FHP  
151 directly because, as soon as FHP receives a large number of calls, FHP would dedicate a trooper  
152 to conduct drive bys; there was no need for the CDD to hire FHP to patrol. He stated that  
153 portable signs are better than those installed in the ground.

154 Resident Bruce Pedersen distributed his business card and offered to make and install  
155 signs, free of charge. He noted several alligators near his residence.

156 Residents were asked to convey to fellow residents that they should contact FHP and  
157 attend the County Commissioner's meeting to get this matter on the public record.

158 A resident asked how residents get an item on the agenda. Residents were instructed to  
159 call or email the District Manager or one of the Supervisors. Regarding addressing parking on  
160 the road, the resident was advised to contact the County directly, as this is not a CDD matter.

161

162 **SIXTH ORDER OF BUSINESS**

**Discussion: Budget Considerations - FY  
2022 Landscape Repairs/Improvements**

163

164

165 Mr. Yahn distributed and presented the Fiscal Year 2022 Landscape Work Orders  
166 Summary Analysis package for the overall community, including associated costs, color coded  
167 map and photographs. He discussed prior repairs were due to cold weather and old plant

168 material not regenerating. As part of maintenance, he suggested the District implement an  
169 ongoing program, including mowing, sod/plant replacement with a monthly or semi-annual  
170 assessment for replacement to address pedestrian traffic and other effects and to maintain the  
171 natural beauty of the landscape. He offered to develop a pattern or correction plan with  
172 associated costs and suggested the District include these costs in the first quarter of each year's  
173 budget to stay up with that portion of maintenance; although not everything had to be done  
174 now. The life expectancy of Zoysia turf, is 10 to 20 years or beyond, with good care.

175 Mr. Yahn noted that the Down-to-Earth (DTE) proposal for sod was based on contract  
176 rates and was slightly high. A secondary quote was obtained from Resmondo Sod; however,  
177 the DTE contract stated it could provide certain unit prices, if the District authorizes "work as  
178 you go" and is able to determine the amount of turf to be replaced at a certain time. He  
179 suggested including herbicide applications for seeded areas to prevent invasive weeds and  
180 grasses from growing on the new Zoysia turf, as this was not included in the Resmondo  
181 proposal.

182 Mr. Liquori asked why the sod at Rangeland Boulevard never looked good from the  
183 beginning and continues to deteriorate. Mr. Yahn explained that the area was never sodded, it  
184 was only seeded. No one could recall why seed, instead of sod, was selected for that area.

185 A homeowner asked if the District could sod an area around the pond that was not  
186 being maintained properly, near the conservation area at Rangeland Boulevard. The area was  
187 full of dirt and weeds. It was noted that Bahia sod was installed at the retention ponds for  
188 erosion control purposes and could have migrated to other areas. Mr. Yahn stated areas are  
189 inspected twice a month. He encouraged residents to notify Staff of areas of concern and SCI  
190 would report to Staff after inspections. He would inspect the area today.

191 A Board Member stated he observed that the reclaimed water pressure at Rangeland  
192 Boulevard was low. Mr. Hawkins stated he would inspect that area.

193 Board Members discussed the proposal amounts against the proposed Fiscal Year 2022  
194 budget, prioritizing projects, whether assessments would increase and the suggestion to  
195 consider obtaining a loan to complete projects all at once, given the low interest rates. For the  
196 next meeting, Staff was asked to add an individual "turf replacement" line item to the proposed  
197 Fiscal Year 2022 budget and designate \$150,000 and to provide a list of upcoming projects.

198 Mr. Yahn talked about the Turf Care Program and noted the contract included an 8.5%  
199 management fee for improvements, which was not charged last year. This could be discussed  
200 later and the District could choose not to have them manage the project. Added parcels should  
201 be included in the SCI and DTE proposals next year.

202

203 **SEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
204 Statements as of March 31, 2021**

205

206 Mr. Adams presented the Unaudited Financial Statements as of March 31, 2021. Mr.  
207 Wilkes and Staff were working on certification close outs of the Series 2015A, 2016 and 2017  
208 Capital Projects Funds. It was noted that the budget fiscal year runs October 1 through  
209 September 30. Regarding a directive in the last minutes, Mr. Adams explained that it was not  
210 necessary to reallocate funds to offset another line item; the only concern is not to exceed the  
211 cumulative budget. Discussion ensued regarding a comment that the holiday decorations final  
212 product was less festive compared to the amount billed.

213 The financials were accepted.

214

215 **EIGHTH ORDER OF BUSINESS**

**Approval of April 14, 2021 Regular Meeting  
216 Minutes**

217

218 Mr. Adams presented the April 14, 2021 Regular Meeting Minutes. The following change  
219 was made:

220 Line 34 and throughout: Change "Christof O'Jenski" to "Krzysztof Rzymiski"

221 **Discussion of Unaudited Financial Statements as of March 31, 2021 Resumed**

222 A Board Member reiterated a request that check runs be included in the agenda.

223 A Board Member asked when the audit is due. Mr. Adams stated it would be presented  
224 at the June meeting; however, it may be July, as Ms. Willson noted it is due to the State by the  
225 end of June.

226

227 **On MOTION by Mr. Liquori and seconded by Mr. Call, with all in favor, the April**  
228 **14, 2021 Regular Meeting Minutes, as amended, were approved.**

229

230

231 **NINTH ORDER OF BUSINESS** **Action & Completed Items**

232

233 Mr. Adams presented the Action &amp; Completed Items List.

234 Items 2, 5, 6, 9, 15, 16 were completed.

235 Several action items were discussed and updates are noted on the Action Item List.

236 **▪ FY 2021 Landscape Work Orders Summary**237 **This item was an addition to the agenda.**238 "DTE (W/O)" Section: Mrs. Adams to remove the four estimates, totaling \$18,150, from  
239 the FY 2021 Landscape Work Orders Summary, as they are deferred at this time.

240

241 **TENTH ORDER OF BUSINESS** **Staff Reports**

242

243 **A. District Counsel: *Hopping Green & Sams, P.A.***

244 Ms. Willson had nothing to report.

245 Mr. Liquori asked Ms. Willson to call him to discuss the District's legal requirements,  
246 with regard to holding virtual meetings and to revolve the cross talk issue. Ms. Willson stated  
247 that, as long as the District provides adequate public access to attend meetings in person, the  
248 District is not required to offer public comments virtually or telephonically, unless in-person  
249 attendance is limited or the Board wants to allow the public to attend via telephone, if noticed  
250 appropriately.251 **B. District Engineer: *Heidt Design, LLC***

252 There being no report, the next item followed.

253 **C. District Manager: *Wrathell, Hunt and Associates, LLC***254 **I. 3,463 Registered Voters in District as of April 15, 2021**

255 There were 3,463 registered voters residing within the District as of April 15, 2021.

256 **II. NEXT MEETING DATE: June 9, 2021 at 5:00 p.m.**257 **○ QUORUM CHECK**258 All Supervisors confirmed their attendance at the June 9, 2021 meeting. Supervisor  
259 Silber would attend via telephone.260 **D. Lifestyle Director & Amenity Manger: *WTS International***

261 Ms. Hlebak reviewed the WTS Monthly Report, which was distributed during the  
262 meeting. The following actions would be taken:

263 ➤ Trapper Program: The trapper advised Mrs. Adams that, before she notified him of wild  
264 boar sightings, residents had already contacted him directly. Mrs. Adams would notify Steve of  
265 a resident's regular sightings at Cunningham Park at 5:00 a.m., on the weekends.

266 Ms. Murphy distributed and presented the Lifestyle Director/Amenity Manager Job  
267 Responsibilities List, Park & Pool Cleaning Schedule and the Program and Activities Survey.

268 The Board discussed the survey and expected response rate and asked Staff to include a  
269 section that allows residents to submit comments, questions and information about holiday  
270 lighting before it is emailed to the residents.

271 Ms. Murphy would send the amenity staff's year-to-date expenses and next year's  
272 projections to the Board, before the next meeting.

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

274 This item was deferred to the next meeting.

275

276 **ELEVENTH ORDER OF BUSINESS**

**Supervisors' Requests**

277

278 A Board Member asked for the Long Spur, "Barker Park", Dog Park to be designated for  
279 small dogs, 25 pounds and under, until the one at Albritton opens, which was expected soon.  
280 He asked if any COVID-19 restrictions, remain active. Mr. Adams stated all restrictions in public  
281 spaces were lifted; it was now up to the local governments to enforce COVID-19 related  
282 restrictions. Ms. Hlebak stated that the only active restriction was on capacity for private  
283 rentals and waivers. Ms. Willson stated that the Board could lift all restrictions, unless the  
284 Board wants to implement a policy. Staff was directed to return to pre-COVID policies and  
285 remove the extra cleaning detail, effective immediately, and to refund any charges incurred. It  
286 can be offered to residents, as an option, but it was not a requirement.

287

288 **TWELFTH ORDER OF BUSINESS**

**Adjournment**

289

290

291 **On MOTION by Mr. Liquori and seconded by Mr. Silber, with all in favor, the**  
292 **meeting adjourned.**

293  
294  
295  
296  
297  
298  
299  
300

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Secretary/Assistant Secretary

---

Chair/Vice Chair



**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**12**

**TSR CDD  
ACTION & COMPLETED ITEMS LIST  
05.12.21 FOR 06.09.21 MEETING**

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
1	12.02.20	<b>ACTION/AGENDA</b>	Continue monitoring Lake Blanche Drainage issue. Defer agenda item until June or July, 2021.	X			
2	01.13.21	<b>ACTION</b>	Mr. Adams to review paving schedule, inspect condition of roads into Whitfield Park, parking spaces, crosswalks, etc., and coordinate having the "Lake Blanche Avenue" sign corrected to "Lake Blanche Drive" <b>Revised 04.14.21</b> Mr. Adams to forward the County link to determine ownership of the roads to the Board Members and, if CDD owned, obtain and include proposals to restripe roads into park in the Fiscal Year 2022 budget. The Lake Blanche directional signs were on order. <b>Revised 05.12.21</b> Waiting for scheduling signs to be installed.	X			
3	01.13.21	<b>ACTION</b>	Regarding roadway turnovers, per Ms. Willson, District Staff and Supervisor Call were reviewing roadway turnovers and associated release of maintenance bonds and was preparing a map regarding the same. <b>Revised 04.14.21</b> If not turned over to the County, Staff to secure proposals to restripe under the Fiscal Year 2022 budget.	X			
4	2.10.21	<b>ACTION</b>	Staff to ensure that the Heidt plan and as-built drawings are included as exhibits to the proposal for the M11-A washout repairs. <b>Revised 04.14.21</b> Heidt Engineering to review upon project completion. <b>Revised 05.12.21</b> Staff waiting on survey to be completed.	X			
5	2.10.21	<b>ACTION/AGENDA</b>	Staff to ask Chapman Land services to inspect the drains in the alleyways and provide a proposal. Obtain pricing for 2022 budget. <b>Revised 05.12.21</b> Mr. Adams would review RIPA proposals with Mr. Call and present at the next meeting.	X			
6	3.10.21	<b>ACTION</b>	DTE Estimate #1013 to be deferred to 2022 budget; trim dead off existing pines.	X			
7	3.10.21	<b>ACTION</b>	DTE Estimate #4387 to be deferred to summer 2021	X			
8	3.10.21	<b>ACTION</b>	DTE Estimate #4392 to be revisited- review options, size	X			
9	3.10.21	<b>ACTION</b>	DTE Estimate #4396 to be rewritten with turf, added to Agenda	X			

**TSR CDD  
ACTION & COMPLETED ITEMS LIST  
05.12.21 FOR 06.09.21 MEETING**

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
10	3.10.21	<b>ACTION</b>	Mr. Wilkes working on closing out Capital Projects Funds for Series 2015A, 2016 and 2017- on Balance Sheet.	X			
11	04.14.21	<b>ACTION</b>	Mr. Adams to coordinate with Accounting to include monthly check runs in the agenda package.	X			
12	04.14.21	<b>ACTION</b>	Mrs. Adams to coordinate DTE straightening the tree in front of the Welcome Center. <b>Revised 05.12.21</b> Mrs. Adams would contract Gary, who is onsite, to address issue today. Mr. Adams would look at it and discuss ways to straighten tree with Gary.	X			
13	04.14.21	<b>ACTION</b>	Mr. Adams to coordinate with Mr. Hawkins to post the DTE ticket system link on the CDD website.	X			
14	04.14.21	<b>ACTION</b>	Mr. Adams to engage Structural Engineer to inspect and obtain cost associated with bridge repairs. <b>Revised 05.12.21</b> Proposals to provide load grading certifications to present to FDOT were being obtained. Staff to obtain proposals to replace bridge with solid materials; work to commence once major construction in the area is completed.	X			
15	04.14.21	<b>ACTION/ AGENDA</b>	Staff to proceed with amending the Conveyance Agreement to turnover Westbay Parcels A and B1 to the CDD, to be ratified at the next meeting. <b>Revised 05.12.21</b> Staff to provide backup materials to include in the agenda package.	X			
16	04.14.21	<b>ACTION</b>	Mr. Adams to discuss with DTE the issue of cutting the lake banks down to the dirt at Albritton park. <b>Revised 05.12.21</b> Staff obtaining proposals from DTE, the Builder should incur these costs.	X			
17	04.14.21	<b>ACTION</b>	Mr. Call to engage Developer in discussions about repairing drains and replacing downed traffic signs and if no response work with Ms. Wilson. <b>Revised 05.12.21</b> Mr. Adams to review drain boxes in alleyways with Mr. Call.	X			
18	05.12.21	<b>ACTION</b>	Mr. Yahn, SunScapes, to inspect area of weeds around pond at Rangeland Blvd and include, along with DTE, parcels added to the proposals next year.	X			



**TSR CDD  
ACTION & COMPLETED ITEMS LIST  
05.12.21 FOR 06.09.21 MEETING**

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
1	12.02.20	<b>ACTION</b>	Mr. Adams to contact accounting department to ensure "Office supplies" expenses were coded properly.			X	01.13.21
2	12.02.20	<b>ACTION</b>	Mr. Wilkes to send Ms. Willson the Pasco County standard maintenance form for roadway conveyance to review.			X	01.13.21
3	12.02.20	<b>ACTION/AGENDA</b>	Staff to work with Ms. Willson to incorporate edits and revise & finalize Pocket Park Event Use Request Form to present at the next meeting.			X	01.13.21
4	12.02.20	<b>ACTION</b>	Mrs. Adams to schedule a Zoom meeting with resident and Down to Earth representative to discuss chemical spill and repair process.			X	01.13.21
5	12.02.20	<b>ACTION</b>	Ms. Willson to email Mrs. Adams the letters that were sent to two homeowners who damaged CDD property during pool installations.			X	01.13.21
6	12.02.20	<b>ACTION</b>	Mrs. Adams to email Mr. Call a photograph of the area where the brick pavers need to be repaired immediately.			X	01.13.21
7	12.02.20	<b>ACTION</b>	Mrs. Adams to contact various contractors for the costs associated with repairing the road bridges and to replace brick pavers on a scheduled maintenance plan, once construction is completed.			X	01.13.21
8	12.02.20	<b>ACTION/AGENDA</b>	Mrs. Adams & Mr. Wilkes to obtain additional proposals for the M11-A Washout to present at the next meeting. Mrs. Adams to obtain proposal from MRI identical to scope submitted by RIPA and one that includes addressing spill way. Mr. Wilkes to follow up with additional vendors. <b>Revised 01.13.21</b> Agenda Item/Staff obtaining addition proposals identical to RIPA's, to present at the next meeting.			X	2.10.21
9	12.02.20	<b>ACTION</b>	Mrs. Adams to obtain a proposal to replace damaged tree and obtain a copy of police report of the incident to file a claim for damages at the roundabout by Night Star Trail. <b>Revised 01.13.21</b> Mrs. Adams obtaining other proposals to repair items missing from the original scope of work. 2.10.21 Partial reimbursement was received.			X	2.10.21

**TSR CDD  
ACTION & COMPLETED ITEMS LIST  
05.12.21 FOR 06.09.21 MEETING**

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
10	01.13.21	<b>ACTION</b>	Mr. Adams to speak to Mr. Call & email Mr. Sekely & the Board the status of the Builder remediating flooding in alleyways, parallel to Night Star Trail.			X	02.10.21
11	01.13.21	<b>ACTION</b>	Mr. Adams to inspect line of site issues into Whitfield Park & ask Pasco County to address safety concerns and requests for the street signs and crosswalks on the roadways conveyed to the County to be illuminated.			X	02.10.321
12	01.13.21	<b>ACTION</b>	Mr. Adams to have Mr. Tim Green's first name corrected in the Quorum Check Section of the agenda letter.			X	02.10.21
13	01.13.21	<b>ACTION</b>	Mr. Adams to work with Mr. Wilkes in having Engineering Certifications completed in order to close out various Construction Fund accounts.			X	03.10.21
14	01.13.21	<b>ACTION</b>	Mr. Adams to coordinate with Contractor to re-inspect condition of the wooden boards at the east side of the bridge in March.			X	03.10.21
15	02.10.21	<b>ACTION</b>	Staff to inform resident that Monroe Commons signage is on to-do list.			X	03.10.21
16	03.10.21	<b>ACTION</b>	Staff to inspect the area on Barbour Trail next to the O'Jensky residence where exposed dirt led to digging by sand hill cranes and turkeys.			X	04.14.21
17	12.02.20	<b>ACTION</b>	Mr. Wilkes to email Mrs. Adams updated map to circulate to the Board. <b>Revised 01.13.21</b> Mrs. Adams to distribute map of District's assets once parties have reviewed and included the landscape overlay. <b>2.10.21</b> Mrs. Adams waiting for the landscape overlay to be completed. Mrs. Adams distributed maps. <b>4.14.21</b> Mrs. Adams distributed map.			X	04.14.21
18	12.02.20	<b>ACTION</b>	Mrs. Adams to add budget line item "brick paver repairs" to the Fiscal Year 2022 budget.			X	04.14.21
19	01.13.21	<b>ACTION</b>	Mr. Adams to contact Accounting department to ensure "Pool repairs & maintenance" expenses were re-coded properly.			X	04.14.21
20	2.10.21	<b>ACTION</b>	Mr. Adams would look into obtaining signage "Wrong Way" signage for the community. (Not seeing divided highway by Publix)			X	04.14.21
21	3.10.21	<b>ACTION</b>	Mr. Adams to consult with the insurance carrier regarding cleaning and signage for the drinking fountain and determine if the CDD could accommodate insurance guidelines and reopen the drinking fountains.			X	04.14.21

**TSR CDD  
ACTION & COMPLETED ITEMS LIST  
05.12.21 FOR 06.09.21 MEETING**

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
22	3.10.21	<b>ACTION</b>	Mrs. Adams to ensure incorrect Meeting Schedule dates are corrected.			X	04.14.21
23	3.10.21	<b>ACTION</b>	Mrs. Adams to contact Accounting regarding delinquent DTE invoices, missing invoices and invoices not matching the bid schedules.			X	04.14.21
24	3.10.21	<b>ACTION</b>	DTE Estimate #5723 to be revised with irrigation and pine straw only, with new total \$1,798.48			X	04.14.21
25	3.10.21	<b>ACTION</b>	Mr. Call stated he would survey the fire pit area to see if fencing could be suitably modified to separate the fire pits from the pool area.			X	04.14.21
26	3.10.21	<b>ACTION</b>	Ms. Hlebak to include a notice to residents that golf carts must not be driven on trails, to protect pedestrians and to prevent damage which could result in assessment increases in the next e-Update.			X	04.14.21
27	12.02.20	<b>ACTION</b>	Mrs. Adams to obtain quotes to remediate landscaping issues at each park, and prepare comprehensive plan. <b>01.13.21</b> Mrs. Adams to monitor landscaping budget and include in her monthly report. <b>3.10.21</b> Gary Hawkins working on proposals for each of the parks and will submit upon completion.			X	05.12.21
28	01.13.21	<b>ACTION</b>	If necessary, homeowners to be billed for cost to repair damages to CDD property during pool installations upon install completion.			X	05.12.21
29	2.10.21	<b>ACTION</b>	Mr. Adams would contact Drew Miller regarding construction traffic speeding in the community.			X	05.12.21
30	3.10.21	<b>ACTION</b>	Ms. Willson to draft a letter to the Pasco County Sheriff regarding enforcement of speed limit and roadway obstructions and 2) a press release to be posted on the Starkey Ranch website informing residents of what they can and cannot do regarding neighborhood roads and traffic, and to contact the Sheriff's office if necessary. <b>04.14.21</b> Ms. Willson to prepare letter to the community and forward to Mr. Liquori for review regarding residents contacting the Sheriff's office and attending County Commission meetings. They would also research if public funds were used to construction the road and if gating on Barbour Trail was an option.			X	05.12.21

**TSR CDD  
ACTION & COMPLETED ITEMS LIST  
05.12.21 FOR 06.09.21 MEETING**

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
31	04.14.21	<b>ACTION</b>	Mr. Adams to get Trapper information from Mr. Call and implement Program into CDD procedures.			X	05.12.21
32	04.14.21	<b>ACTION</b>	Mr. Call to convey the District's stance to the Builders, improve the condition of the ponds and alleyways or the District will hold back their deposits.			X	05.12.21



**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**13C**

**TSR COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE**

**LOCATION**

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

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 14, 2020</b>	<b>Regular Meeting</b>	<b>9:00 AM</b>
Join Zoom Meeting: <a href="https://us02web.zoom.us/j/88999391957">https://us02web.zoom.us/j/88999391957</a> Meeting ID: <b>889 9939 1957</b> Dial by your location: <b>1-929-205-6099</b> Meeting ID: <b>889 9939 1957</b>		
<b>November 4, 2020*</b>	<b>Landowners' Meeting &amp; Regular Meeting</b>	<b>9:00 AM</b>
<b>December 2, 2020</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>December 9, 2020,</b> <i>rescheduled to December 2, 2020</i>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>January 13, 2021</b>	<b>Regular Meeting</b>	<b>9:00 AM</b>
<b>February 10, 2021</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>March 10, 2021</b>	<b>Regular Meeting</b>	<b>9:00 AM</b>
<b>April 14, 2021</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>May 12, 2021</b>	<b>Regular Meeting</b>	<b>9:00 AM</b>
<b>June 9, 2021</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>July 14, 2021</b>	<b>Regular Meeting</b>	<b>9:00 AM</b>
<b>August 11, 2021</b>	<b>Regular Meeting</b>	<b>9:00 AM</b>
<b>September 8, 2021</b>	<b>Public Hearing and Regular Meeting</b>	<b>9:00 AM</b>

**\*Exception:**

*November date is one week earlier to accommodate Veteran's Day holiday*

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**13D**

# MONTHLY SUMMARY REPORT



**Starkey**  
RANCH

*Where life takes root.*

May 2021

Submitted by:  
Renee Hlebak, Lifestyle Director  
Alex Murphy, Operations Director

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# MAY PROGRAM HIGHLIGHTS

PROGRAM	CATEGORY	PARTICIPATION
Butterflies & Pollinators	Family Social	25
May the 4 <sup>th</sup> be with you!	Family Social	75
Cinco De Mayo	Adult Social – Pick Up	80
Mother Knows Best	Family Social	60
Yappy Hour	Family Social	30 Dogs & Owners
Food Truck Friday	Family Social	250
Read Aloud	Family Social	11 Families
Drink This, Make That	Adult Social – Pick Up	5 (Only 1 wanted in person for May)
Coffee Club	Adult Social	20
Sunset Sessions	Family Social	200
Fitness DEMO Classes	Group Fitness	10
Too Cool for School	Family Social	110
DIY Dog Treats	Family Social	5
Memorial Day Family Picnic	Family Social	73
Private Rentals (Pavilions & Hall)	N/A	13 Days = 47 Hours



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# RESIDENT CONNECTIONS

POSITIVE (+) OR NEGATIVE (-)	RESIDENT FEEDBACK	ACTION TAKEN (ALWAYS THANKED FOR FEEDBACK)
-	<p><b>Pool Facilities:</b></p> <p>A resident that utilizes one of our pools on a daily basis reached out via phone asking why we don't have a concierge company at the pools 7 days a week to straighten everything up before the pool gates unlock and make sure the bathrooms are scrubbed. We have received several emails where residents conflict on what time and how often they feel our cleaning company and our staff should attend to the pools at bathroom facilities. Some prefer all day long and other request it be done outside of pool hours.</p> <p>The Lifestyle Director/Amenity Manager received a call questioning if we have staff on call 24 hours a day to handle situations after Welcome Center hours or when the facilities are closed. They also said the residents should have the ability to contact them directly.</p>	<p>The Lifestyle Director has spoke with several of these residents letting them know the Lifestyle Staff is not stationed at every pool for the entire day. We are currently reviewing our contracts and exploring options for a cleaning company to do more of the deep cleaning, but it's not budgeted for a daily basis. Sadly we have lost a few of our key employees to full time jobs and larger pay increases that we can not match. Many of our staff was not originally hired for field work and is currently being retrained. To address the needs of the park and pool facilities in the early mornings or late evenings is extremely difficult due to lighting.</p>
+/-	<p><b>Golf Carts and Parades:</b></p> <p>A resident has reached out requesting we hold more Resident Golf Cart Parades and wants to organize one for July 4<sup>th</sup>. This resident wanted to know our plans so we don't step on each others toes.</p> <p>Many feel there needs to be more enforcement and education on the Lifestyle Team's end for Golf Carts in the community.</p>	<p>The Lifestyle Director reached out to the resident about the Golf Cart Parade letting him know we do have an Annual Bike Parade that we do not include Golf Carts, because they are not allowed on the trails. I explained that type of event requires contacting the county, permits, etc.</p> <p>We try to remind everyone we can stay off the trails with their Golf Carts, we have the county info in our Welcome Packets as well as our Community Updates.</p>
+	<p><b>Lifestyle Program: Memorial Day Family Picnic:</b></p> <p>The Lifestyle Coordinator received an email from one of the families that attended the event.</p> <p>THANK YOU SO MUCH FOR PROVIDING THE MEMORIAL DAY PICNIC.OUR KIDS HAD THE BEST TIME!! THE STARKEY TEAM WAS SO ATTENTIVE AND FUN. THANKS AGAIN!</p> <p>This family then requested to RSVP for another event.</p>	<p>Nikole our Lifestyle Coordinator made sure to reply and thank the family for their email. She also took the time to share it with the staff that worked that day. Nikole has done a wonderful job getting to know our residents and listening to their ideas, suggestions and feedback; good or bad.</p>

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# AMENITIES & OPERATIONS

ITEM	STATUS	CONCLUSION
Replacement Signs for Pools, Barker Park & Damaged in Homestead Park	In Progress	Updated to match the current Amenity Policy w/ correct hours. Barker Park Dog Park sign to have Small Dog verbiage added. Also requested quote for No Trespassing Sign that was broken by unattended children in Homestead Park on May 27 <sup>th</sup> . Working with the families on repayment of the sign.
Whitfield Park Bathroom Drain/Plumbing Issues	In Progress	In the past month we experienced several clogs & back ups in the bathrooms at Whitfield Park. Cameras have picked up plastic bags & build up in the pipes. Plumbing company has suggested a hydro flush. Waiting on estimate for review & approval.
Replacing Paper Towel Dispensers in Bathrooms at Parks	Complete	All dispensers have been installed.
COVID & Guest Waivers at the Pools	Complete	Removal of all COVID waivers and replaced with Guest Waivers after feedback of not having staff manning the pools or the Welcome Center open during the same hours of the pools to have guests sign in.
Fire Pit Fence & Access Gates at Homestead Park	In Progress	Received quotes on adjustments & additional fencing for the Fire Pit in Whitfield Park. Also looking into the access locks near the Homestead Bathrooms. Several residents complain they lock up and can't always get in or out in a timely matter.
Camera/Surveillance Issues	In Progress	Received quotes from Securiteam for replacement. Working with Mr. Silber on other options for repairs/replacement.
Touch-up painting, pressure washing, filling holes at the dog parks, replacing boards & bricks on pedestrian walk ways, Repair Pool Chairs.	In Progress	Ongoing projects in the community continually needing to be addressed.

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# JUNE PROGRAM FORECAST

UPCOMING PROGRAMMING	DATE(S)
Coffee Club	June 2
Splash into Summer	June 4
Gator 101 Seminar	June 5
DIY Shaving Cream Tutorial - Virtual	June 9
Yappy Hour	June 10
Teen Make and Take	June 11
Food Truck Friday	June 11
Drink This, Make That (Pick Up & In Person Option)	June 16
Sunset Session	June 18
Dads, Dogs and Donuts	June 20
Across the Board	June 25
Summer Cocktail Hour	June 30
Read Aloud	June 9 & 23
Yoga	Every Monday
Zumba	Every Tuesday
Music w/ Mar: Class w/ Miss. Karen	10 Week Program

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## GATOR 101 SEMINAR

As the warmer season approaches, we start to notice our neighborhood gators! Join Rick Vetter (Gator Rick) at Cunningham Park Garden for a Gator 101 Seminar!

**SATURDAY, JUNE 5TH  
CUNNINGHAM PARK  
10 AM - 11 AM**

**RSVP TO  
FUN@STARKEYRANCH.COM  
TO RESERVE YOUR SPOT!**



## FOOD TRUCK FRIDAY

Bring a blanket or sit at the picnic table with your neighbors and family and enjoy a wonderful dinner from Vietnamese Food Truck! This is a great way to kick off the start of the weekend!

**WHEN: FRIDAY, JUNE 11TH  
WHERE: WHITFIELD PARK  
TIME: 6PM-8PM**



**FOOD!!!**

## Across the Board

TIME TO GET YOUR GAME ON STARKEY RANCH! JOIN FRIENDS AND NEIGHBORS, NEW AND OLD DOWN AT CUNNINGHAM HALL FOR GAME NIGHT! THIS EVENT IS BYOB AND 21+

**FRIDAY, JUNE 25TH  
7PM-9PM  
CUNNINGHAM HALL**

**PLEASE RSVP TO  
FUN@STARKEYRANCH.COM BY  
FRIDAY JUNE 18TH AS SPOTS ARE  
LIMITED!**



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# CURRENT ACTION ITEMS

TASK	WHO WILL DO THIS?	STATUS/DUE DATE
Implementing system for App notifications for amenity closures/repairs	Renee/Nikole	DONE
Lifestyle Survey pending board approval	Alex/Renee	DONE, reviewing results, making follow up calls and compiling data for board
Capitol improvement list to be sent to District Manager	Alex/Renee	DONE
Quotes for 2 <sup>nd</sup> UTV (for possibly next year)	Renee	IN PROGRESS, base estimates submitted for Capital Expense budget
Quotes for heating and operating Whitfield Pool	Alex/Renee	IN PROGRESS
Forecast for remainder of the budget year for park attendant payroll and year-to-date report	Alex	DONE-presenting in June Meeting
Weekly/monthly/annual list & schedule for routine facilities and maintenance tasks	Renee and Alex	July 31

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<b>Pay period</b>	<b>Total payroll</b>	<b>Total hours</b>	<b>Notes</b>
05/09/2021 - 05/22/2021	\$1,365.11	122.94	Increased staff for season, high usage of pools/parks
04/25/2021 - 05/08/2021	\$1,072.86	95.68	
4/11/2021 - 04/24/2021	\$887.36	78.92	
03/28/2021 - 04/10/2021	\$989.71	88.62	
3/14/2021 - 03/27/2021	\$735.40	65.77	Rolled back staff hours significantly per board, routine cleaning no longer required
2/28/2021 - 03/13/2021	\$787.53	70.13	
2/14/2021 - 2/27/2021	\$800.69	58.6	
1/31/2021 - 02/13/2021	\$881.44	78.64	
1/17/2021 - 01/30/2021	\$1,288.44	111.87	Winter hours-staffed all day for high touch cleaning due to COVID
1/3/2021 - 01/16/2021	\$1,085.52	96.82	
12/20/2020 - 01/02/2021	\$948.80	84.86	
12/06/2020 - 12/19/2020	\$1,427.43	128.65	
11/22/2020 - 12/05/2020	\$1,136.33	101.75	
11/08/2020 - 11/21/2020	\$1,111.53	99.27	
10/25/2020 - 11/07/2020	\$1,880.00	169.96	
10/11/2020 - 10/24/2020	\$2,456.32	221.82	
9/27/2020 - 10/10/2020	\$1,954.12	176.02	
<b>TOTAL</b>	<b>\$20,808.59</b>	<b>1850.32</b>	
<b>BUDGETED</b>	<b>\$82,751.00</b>		
<b>REMAINING</b>	<b>\$61,942.41</b>		19 weeks left of budget year
<b>FORECAST THROUGH 9/30</b>	<b>\$14,820.00</b>	<b>1235</b>	Estimated number based on current need and staffing (65 hours per week)
<b>ESTIMATED SAVINGS THROUGH 9/30</b>	<b>\$5,988.59</b>		