

# **TSR**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**September 8, 2021**

**BOARD OF SUPERVISORS**

**PUBLIC HEARINGS AND**

**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**

September 1, 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 multiple Public Hearings and a Regular Meeting on September 8, 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. Public Hearing on Adoption of Fiscal Year 2021/2022 Budget
  - A. Proof/Affidavit of Publication
  - B. Consideration of Resolution 2021-08, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2021, and Ending September 30, 2022; Authorizing Budget Amendments; and Providing an Effective Date
4. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2021/2022, Pursuant to Florida Law
  - A. Proof/Affidavit of Publication
  - B. Mailed Notice(s) to Property Owners
  - C. Consideration of Resolution 2021-09, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2021/2022; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited To Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
5. Discussion: FY 2021 Landscape Work Orders Summary
  - Landscaping Cost Analysis

6. Discussion: Follow up on Traffic Request from Prior Meeting
7. Discussion: Lake Blanche Continued Parking Issues
8. Discussion/Consideration: Tree Replacement/Turf Replacement Proposals
9. Continued Discussion: DTE Landscaping Deficiencies
10. Continued Discussion: Rental of Welcome Center
11. Acceptance of Unaudited Financial Statements as of July 31, 2021
12. Approval of August 11, 2021 Regular Meeting Minutes
13. Action & Completed Items
14. 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: October 13, 2021 at 5:00 p.m.
    - QUORUM CHECK
 

Mike Liquori	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Matt Call	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Jason Silber	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Tim Green	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Mary Comella	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
  - D. Lifestyle Director & Amenity Manager: *WTS International*
    - I. Discussion/Consideration: Kompan Playground Equipment Proposals
    - II. Consideration of Starkey Ranch Security Camera Quotes
      - a. Securiteam (Original Quote for Whitfield Park CCTV)
      - b. Securiteam (Revised Quotes for Homestead Park, Cunningham Park and Whitfield Park)
      - c. EEI Security
      - d. 4-Alarms Inc. (Surveillance System for Homestead Park Pool)

- e. SMART Solutions (Pool Camera Upgrade for Homestead Park, Cunningham Park and Whitfield Park)
    - III. Consideration of Whitfield Park Pool Resurfacing and Repair Quotes
      - a. Clear-Tech Pools
      - b. Challenger Pools
      - c. Exterior Escapes
  - E. Operations Manager: *Wrathell, Hunt and Associates, LLC*
15. Supervisors' Requests
16. Adjournment

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

Sincerely,



Chesley E. Adams, Jr.  
District Manager

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**3A**

**Tampa Bay Times**  
**Published Daily**

STATE OF FLORIDA  
COUNTY OF Pasco

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Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: O&M Assessments** was published in **Tampa Bay Times: 8/18/21, 8/25/21** in said newspaper in the issues of **Baylink Pasco**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

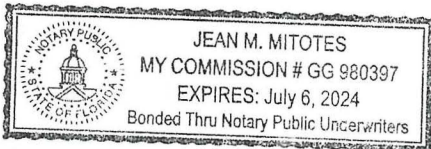
\_\_\_\_\_  
Signature Affiant

Sworn to and subscribed before me this 08/25/2021

\_\_\_\_\_  
Signature of Notary Public

Personally known     X     or produced identification

Type of identification produced \_\_\_\_\_



**TSR COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2021/2022 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING**

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the TSR Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE: September 8, 2021  
 TIME: 5:00 PM  
 LOCATION: Cunningham Park  
 12131 Rangeland Blvd.  
 Odessa, Florida 33556

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("Fiscal Year 2021/2022"). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2021/2022; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. Pursuant to Section 170.07, Florida Statutes, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	EAU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Platted Lot	2,071	1.00	\$1,627.30
Platted Lot – Village 4	518	1.00	\$1,627.30

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Pasco County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2021/2022.

For Fiscal Year 2021/2022, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2021. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

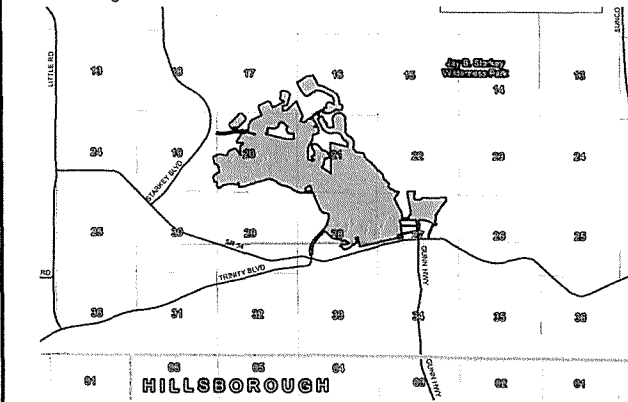
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("District Manager's Office"), during normal business hours or on the District's website at <https://tsrccd.com/>. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based

District Manager



**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**3B**



## RESOLUTION 2021-08

### THE ANNUAL APPROPRIATION RESOLUTION OF THE TSR COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2021, submitted to the Board of Supervisors (“**Board**”) of the TSR Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

#### **SECTION 1. BUDGET**

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes ("Adopted Budget")*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the TSR Community Development District for the Fiscal Year Ending September 30, 2022."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

**SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2021/2022, the sum of \$8,183,856 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$4,390,400
DEBT SERVICE FUND – SERIES 2015	\$ 661,149
DEBT SERVICE FUND – SERIES 2015A	\$ 666,558
DEBT SERVICE FUND – SERIES 2016	\$ 655,667
DEBT SERVICE FUND – SERIES 2017	\$ 818,412
DEBT SERVICE FUND – SERIES 2018	\$ 654,466
DEBT SERVICE FUND – SERIES 2019	<u>\$ 337,204</u>
TOTAL ALL FUNDS	\$8,183,856

**SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2021/2022 or within 60 days following the end of the Fiscal Year 2021/2022 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 8<sup>th</sup> DAY OF SEPTEMBER, 2021.**

ATTEST:

**TSR COMMUNITY DEVELOPMENT DISTRICT**

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

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

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

**Exhibit A:** Fiscal Year 2022 Budget

**Exhibit A: Fiscal Year 2022 Budget**

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2022**

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

	Fiscal Year 2021			Total Actual & Projected	Proposed Budget FY 2022
	Adopted Budget	Actual through 3/31/2021	Projected through 9/30/2021		
<b>REVENUES</b>					
Assessment levy: on-roll - gross O&M	\$ 2,638,549				\$ 4,213,080
Assessment levy: on-roll - gross trash	158,491				203,011
Allowable discounts (4%)	(111,882)				(176,644)
Assessment levy: on-roll - net	2,685,158	\$2,601,434	\$ 83,724	\$ 2,685,158	4,239,447
Assessment levy: off-roll O&M					
Taylor Morrison of Florida	284,728	-	279,814	279,814	-
MI Homes of Tampa	73,716	-	73,716	73,716	-
Homes by West Bay: parcel A/B	119,174	59,587	59,587	119,174	-
Homes by West Bay: parcel D/E/F	63,887	31,944	31,943	63,887	-
Lot closing	-	4,914	-	4,914	-
Trash collection assessments	48,963	15,629	5,565	21,194	49,068
Commerical shared costs	81,785	77,995	3,790	81,785	81,785
Program revenue	15,000	7,266	7,734	15,000	8,000
Interest	2,500	-	2,500	2,500	2,500
Insurance proceeds	-	3,030	-	3,030	-
Miscellaneous-rental revenue	9,600	4,125	5,475	9,600	9,600
Total revenues	3,384,511	2,805,924	553,848	3,359,772	4,390,400
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	-	646	2,000	2,646	5,100
Management	42,070	21,035	21,035	42,070	42,070
Legal <sup>1</sup>	30,000	17,725	12,275	30,000	30,000
Engineering	5,000	500	15,000	15,500	20,000
Assessment administration	10,000	5,000	5,000	10,000	10,000
Audit	4,570	-	4,570	4,570	4,570
Arbitrage rebate calculation	3,000	600	2,400	3,000	3,000
Dissemination agent	13,000	6,500	6,500	13,000	13,000
Trustee	26,937	25,591	-	25,591	26,500
Telephone	250	125	125	250	250
Postage	1,500	451	1,049	1,500	1,500
Printing & binding	2,000	1,000	1,000	2,000	2,000
Legal advertising	3,500	964	2,536	3,500	3,500
Annual special district fee	175	175	-	175	175
Insurance	5,668	5,810	-	5,810	6,100
Credit card discount	-	344	-	344	-
Other current charges	3,500	1,155	2,345	3,500	3,500
Office supplies	500	12	488	500	500
Website					
Hosting & maintenance	705	-	705	705	705
ADA compliance	200	-	200	200	200
Property taxes	687	-	687	687	687
Property appraiser & tax collector	55,941	52,029	3,912	55,941	88,322
Total professional & administrative	209,203	139,662	81,827	221,489	261,679

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

	Fiscal Year 2021			Total Actual & Projected	Proposed Budget FY 2022
	Adopted Budget	Actual through 3/31/2021	Projected through 9/30/2021		
<b>Field operations</b>					
Contract services					
Field services	28,325	14,163	14,162	28,325	28,325
Landscape maintenance	1,521,000	636,557	650,000	1,286,557	1,491,270
Landscape consulting	51,000	25,500	25,500	51,000	60,000
Landscape Arbor Care	20,000	6,200	13,800	20,000	115,500
Wetland maintenance	24,168	11,625	12,543	24,168	24,168
Wetland edge maintenance	8,248	-	-	-	-
Wetland mitigation reporting	4,500	550	3,950	4,500	4,500
Lake maintenance	94,000	23,481	70,519	94,000	94,000
Community trash hauling	198,660	107,416	110,000	217,416	246,750
Off-duty traffic patrols	-	-	-	-	20,000
Repairs & maintenance					
Repairs - general	15,000	3,834	11,166	15,000	20,000
Operating supplies	8,000	4,966	3,034	8,000	8,000
Plant replacement	70,000	35,247	34,753	70,000	70,000
Mulch	-	-	-	-	180,000
Playground mulch	7,200	11,485	-	11,485	12,000
Sod	-	-	-	-	200,000
Fertilizer/chemicals	15,000	11,600	3,400	15,000	20,000
Irrigation repairs	30,000	16,882	25,000	41,882	30,000
Irrigation monitoring	2,280	-	2,280	2,280	2,280
Security/alarms/camera/repair	1,000	125	875	1,000	1,000
Road & sidewalk	15,000	4,443	10,557	15,000	40,000
Common area signage	3,000	-	1,500	1,500	3,000
Bridge & Deck maintenance	30,000	10,682	19,318	30,000	40,000
Pressure washing	3,000	-	-	-	-
Utilities - common area					
Electric	9,000	7,025	7,000	14,025	14,500
Streetlights	326,340	167,671	170,000	337,671	340,000
Irrigation - reclaimed water	85,000	19,509	30,000	49,509	70,000
Gas	350	159	191	350	450



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

	Fiscal Year 2021			Total Actual & Projected	Proposed Budget FY 2022
	Adopted Budget	Actual through 3/31/2021	Projected through 9/30/2021		
Recreation facilities					
Amenity management staff/contract	297,662	102,536	150,000	252,536	296,429
Misc operating expenses-WTS	1,000	1,057	1,200	2,257	-
Office rental	-	-	-	-	80,000
Office expenses	-	-	-	-	8,950
Office utilities	-	-	-	-	8,850
Office copy machine	-	-	-	-	6,500
Janitorial	14,040	10,178	3,862	14,040	24,480
Park A/C repairs and maintenance					5,000
Pool cleaning	26,280	10,940	15,340	26,280	26,280
Pool repairs & maintenance	2,500	-	2,500	2,500	2,500
Pool fence & gate repairs	2,000	-	2,000	2,000	2,000
Pool - electric	22,000	10,578	11,422	22,000	22,000
Pool - water	10,000	2,448	5,000	7,448	8,000
Pool permits and licensing	705	-	705	705	1,100
Pest services	500	250	250	500	500
Pool resurfacing	-	-	-	-	60,000
Insurance	41,000	44,063	-	44,063	54,900
Cable/internet/telephone/software	7,000	3,182	3,818	7,000	16,546
Access cards	5,500	250	5,250	5,500	5,500
Activities	28,000	13,489	14,511	28,000	28,000
Specialty programming	-	1,336	1,600	2,936	3,000
Recreational repairs	5,000	-	2,500	2,500	-
Pool signage	1,000	24	976	1,000	1,000
Holiday decorations	15,000	6,000	-	6,000	8,000
Special events	-	-	-	-	20,000
Other					
Contingency	20,000	-	-	-	50,000
Capital outlay	-	-	-	-	110,300
Total field operations	<u>3,069,258</u>	<u>1,325,451</u>	<u>1,440,482</u>	<u>2,765,933</u>	<u>3,985,578</u>
Total expenditures	<u>3,278,461</u>	<u>1,465,113</u>	<u>1,522,309</u>	<u>2,987,422</u>	<u>4,247,257</u>
Net increase/(decrease) of fund balance	106,050	1,340,811	(968,461)	372,350	143,143
Fund balance - beginning (unaudited)	-	220,572	1,561,383	220,572	592,922
Fund balance - ending (projected)	<u>\$ 106,050</u>	<u>\$ 1,561,383</u>	<u>\$ 592,922</u>	<u>\$ 592,922</u>	<u>\$ 736,065</u>

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

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

**EXPENDITURES**

**Professional & administrative**

Supervisors	\$ 5,100
This covers 2 Board members being paid \$200 per meeting for 12 annual meetings plus FICA.	
Management	42,070
The District has contracted with Wrathell, Hunt and Associates, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, budget preparation, all financial reporting, annual audit, etc. This is a fixed annual fee service.	
Legal	30,000
The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, plats etc.	
Engineering	20,000
The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, plats etc.	
Assessment administration	10,000
The District contracts with Wrathell, Hunt and Associates, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District to fund the operating expenses of the District and principal and interest payment on each bond issue. This is a fixed fee service.	
Audit	4,570
The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District is currently engaged with Berger, Toombs, Elam, Gaines & Frank for this service.	
Arbitrage rebate calculation	3,000
The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2015, 2015A, 2016, 2017, 2018 and 2019 Special Assessment Revenue Bonds. The District is currently engaged with Grau and Associates for these services. The reports are priced at \$600 per bond series.	
Dissemination agent	13,000
The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues .Wrathell, Hunt and Associates, LLC service as the dissemination agent for the District's five bond series.	
Trustee	26,500
The District issued Series 2015, 2015A, 2016, 2017, 2018 & 2019 Special Assessment Revenue Bonds that are deposited with a Trustee at USBank. Each bond series incurs these fees at a rate of \$4,400 per year plus reimbursables.	
Telephone	250
Telephone and fax machine.	
Postage	1,500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	2,000
Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.	

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

**EXPENDITURES (continued)**

Legal advertising	3,500
The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.	
Annual special district fee	175
The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.	
Insurance	6,100
The District's general liability and public officials' liability insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies. The amount is based upon cost estimate provided by FIA for the fiscal year.	
Other current charges	3,500
Represents any miscellaneous expenses incurred during the fiscal year.	
Office supplies	500
Miscellaneous office supplies.	
Website	
Hosting & maintenance	705
ADA compliance	200
Property taxes	687
Represents the estimated non-ad valorem assessment charged by the Pasco County Tax Collector's Office for all assessable property within the District. The amount for FY2022 has been reduced as it is expected that most of the District's property will be tax exempt prior to the January 1st deadline for qualifying exemptions.	
Property appraiser & tax collector	88,322
<b>Field operations</b>	
Contract services	
Field services	28,325
The District has contracted with Wrathell, Hunt and Associates, LLC to provide field management of contracts for the District such as landscape and lake maintenance. Services to include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails. This is a fixed fee service.	
Landscape maintenance	1,491,270
The District has contracted with Down to Earth for maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed. Services include: mowing, edging, trimming and cleaning of all lawn areas, tree trimming, weed control, insect/disease control, fertilization, bed dressing and irrigation maintenance. The amount is based upon the current contract set in place, including recent addendums, and estimated future additions within the District.	
Landscape consulting	60,000
The District has contracted with Sunscape Consulting, Inc. to provide monthly landscape consulting services. The monthly services include: monitoring of the mowing, edging and palm trimming process, all detailed-related work, the agronomic program, palm trimming, arbor care work, mulch/pine straw installation, irrigation system operation and repairs, miscellaneous plant replacements and minor landscape repairs and enhancements.	
Landscape Arbor Care	115,500
The District contracts with a certified arborists company for periodic structural pruning and aerifying of the large grandfather oaks.	

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

**EXPENDITURES (continued)**

<p>Wetland maintenance</p> <p>The District has contracted with Florida Natives Nursery, Inc. to maintain wetlands located throughout the District. These areas are identified as: Areas 1, 2, 3, 4, 5, 6, 7, 8, 9, and M2B. Services include: nuisance/invasive vegetation control, and perimeter grass/brush control to delineated high water. These services are provided quarterly at a rate of \$6,041.91 per visit.</p>	24,168
<p>Wetland mitigation reporting</p> <p>The District has contracted with Ecological Consultants, Inc. and Florida Natives Nursery to provide scheduled monitoring of mitigation areas located throughout the District. The total amount budgeted is based on semi-annual visits.</p>	4,500
<p>Lake maintenance</p> <p>Represents estimated costs for maintenance to all lakes the District must maintain within District boundaries. The District has contracted with SOLitude Lake Management for these services.</p>	94,000
<p>Community trash hauling</p> <p>Represents estimated costs the District incurs for the scheduled trash collection of all residential lots sold to third parties during the fiscal year.</p>	246,750
<p>Off-duty traffic patrols</p> <p>Allows for the hiring of an off duty police officers for a 4 hour block each week to provide traffic and speed patrol services.</p>	20,000
<p>Repairs &amp; maintenance</p> <p>Repairs - general</p> <p>Represents estimated costs for the general repairs and maintenance of various facilities throughout the District.</p>	20,000
<p>Operating supplies</p> <p>Represents estimated costs of supplies purchased for operating and maintaining common areas.</p>	8,000
<p>Plant replacement</p> <p>Represents estimated costs related to the replacement of any landscaping needed throughout the fiscal year.</p>	70,000
<p>Mulch</p> <p>Represents supply and install contract for mulching of landscape common areas.</p>	180,000
<p>Playground mulch</p> <p>Represents the estimated costs to mulch the District playgrounds once annually.</p>	12,000
<p>Sod</p> <p>Represents an aggressive initiative being introduced in fiscal year 2022 to upgrade areas of bahia sod to either Zoysia or Floratam sod.</p>	200,000
<p>Fertilizer/chemicals</p> <p>Represents estimated costs of top choice pesticide applications that may be needed throughout the fiscal year.</p>	20,000
<p>Irrigation repairs</p> <p>The District will incur costs related to repairing and maintaining its irrigation systems. The amount is based on estimated costs.</p>	30,000

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

**EXPENDITURES (continued)**

Irrigation monitoring The District will incur costs related to GPRS irrigation communication services. The cost is based on 19 controllers at a rate of \$120 per year and is provided by Hunter Industries.	2,280
Security/alarms/camera/repair Represents estimated costs of maintaining security systems for the recreational facilities within the District and any maintenance needed to those systems.	1,000
Road & sidewalk Represents estimated costs of repairing and maintaining roads, sidewalks and trails within the District.	40,000
Common area signage Represents estimated costs to replace miscellaneous signs throughout the fiscal year.	3,000
Bridge & Deck maintenance Represents the estimated costs of maintaining various bridges and decks owned by the District. Price includes every other month review and replacement as needed, of wood and paver brick decking.	40,000
Utilities - common area	
Electric Represents current and estimated electric charges for common areas throughout the District. These services are provided by Duke Energy.	14,500
Streetlights Represents the cost to maintain street lights within the District Boundaries that are currently set in place and expected to be in place throughout the fiscal year. Streetlight services are provided by Duke Energy.	340,000
Irrigation - reclaimed water Represents current and estimated costs for water and refuse services provided for common areas throughout the District. These services are provided by Pasco County Utilities Services.	70,000
Gas Represents current and estimated gas services provided at the recreational facilities.	450
Recreation facilities	
Amenity management staff/contract The District has contracted with WTS International, Inc. to provide amenity center management services, amenity operations services and programming services. The amount estimated for FY2022 includes increases to some payroll items such as Pool Attendants.	296,429
Office rental Anticipates the rental of the Welcome Center to continue to provide onsite office space for staff and for resident reception.	80,000
Office expenses Represents routine daily office expenses and cleaning.	8,950
Office utilities Represents cost of utilities for office such as Duke Electric, Pasco Utilities, Clearwater Gas, Spectrum, etc.	8,850

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

**EXPENDITURES (continued)**

Office copy machine	6,500
Represents the lease and operating costs of the copying machine.	
Office Lease	
Expense related to office space lease at Welcome Center.	
Janitorial	24,480
The District has contracted with Trinity Housekeepers to provide janitorial services and supplies for its recreational facilities. Services are provided three days a week and include the addition of Albritton Park for 2022.	
Park A/C repairs and maintenance	5,000
Covers the costs associated with preventative maintenance and repairs to the parks restroom AC units.	
Pool cleaning	26,280
Represents estimated costs of regular cleaning and treatments of the pools within the District. The District has contracted with Suncoast Pool Services to provide these services.	
Pool repairs & maintenance	2,500
The District will incur costs related to the repairs and maintenance of its pools.	
Pool fence & gate repairs	2,000
The District will incur costs related to the maintenance of fencing surrounding the pools as well as the gate.	
Pool - electric	22,000
Represents current and estimated electric charges for pools located in Whitfield and Homestead Park. These services are provided by Duke Energy.	
Pool - water	8,000
Represents current and estimated water charges for the Whitfield and Homestead pools. These services are provided by Pasco County Utilities Services.	
Pool permits and licensing	1,100
Represents annual costs of required pool permits for the Whitfield and Homestead pools paid to the Florida Department of Health.	
Pest services	500
The District will incur costs for pest control treatments to its recreational facilities. These services are provided by Southern Care Lawn and Pest for Cunningham Park at \$75 per quarter.	
Pool resurfacing	60,000
Anticipates pool resurfacing and repairs at Homestead Park.	
Insurance	54,900
The District will incur fees to insure items owned by the District for its property needs. Coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage for government agencies. Also, includes WTS GL and kayak coverage.	
Cable/internet/telephone/software	16,546
Represents the estimated cost of providing cable, internet and telephone services to the District's recreational facilities. Internet services are provided at Whitfield Park and Homestead Park. Internet and cable services are provided at Cunningham Park.	
Access cards	5,500
Represents the estimated cost for providing and maintaining an access card system.	
Activities	28,000

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

**EXPENDITURES (continued)**

The onsite management company for the District coordinates and provides various activities throughout the year. The amount represents costs related to supplies, notices and other items to run these activities.	3,000
Specialty programming Covers the provision of specialty programs such as swim lessons, gymnastics etc.	3,000
Pool signage Represents the replacement of miscellaneous signs located at the District's recreational facilities.	1,000
Holiday decorations The District will incur costs related to the decoration of common areas during the Holidays.	8,000
Special events Intended to cover the costs of 4th of July Celebration for the community.	
Other	
Contingency Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any standard category.	50,000
Total expenditures	<u><u>\$ 4,247,257</u></u>

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2015  
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual & Projected	Proposed Budget FY 2022
	Adopted Budget	Actual Through 3/31/2021	Projected Through 9/30/2021		
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 690,522				\$ 688,645
Allowable discounts (4%)	(27,621)				(27,546)
Net assessment levy - on-roll	662,901	\$ 639,433	\$ 23,468	\$ 662,901	661,099
Interest	50	26	-	26	50
Total revenues	<u>662,951</u>	<u>639,459</u>	<u>23,468</u>	<u>662,927</u>	<u>661,149</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal - 11/1	185,000	185,000	-	185,000	195,000
Principal prepayment	-	25,000	-	25,000	-
Interest - 11/1	229,147	229,144	-	229,144	225,159
Interest - 5/1	225,794	-	225,794	225,794	220,894
Tax collector	13,810	12,789	1,021	13,810	13,773
Total expenditures	<u>653,751</u>	<u>451,933</u>	<u>226,815</u>	<u>678,748</u>	<u>654,826</u>
Excess/(deficiency) of revenues over/(under) expenditures	9,200	187,526	(203,347)	(15,821)	6,323
Beginning fund balance (unaudited)	<u>1,101,599</u>	<u>1,133,198</u>	<u>1,320,724</u>	<u>1,133,198</u>	<u>1,117,377</u>
Ending fund balance (projected)	<u>\$1,110,799</u>	<u>\$1,320,724</u>	<u>\$ 1,117,377</u>	<u>\$ 1,117,377</u>	<u>1,123,700</u>
Use of fund balance:					
Debt service reserve account balance (required)					(647,431)
Principal expense - November 1, 2022					(205,000)
Interest expense - November 1, 2022					(220,894)
Projected fund balance surplus/(deficit) as of September 30, 2022					<u>\$ 50,375</u>



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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/21	195,000.00	4.375%	225,159.38	420,159.38	8,855,000.00
05/01/22			220,893.75	220,893.75	8,855,000.00
11/01/22	205,000.00	4.375%	220,893.75	425,893.75	8,650,000.00
05/01/23			216,409.38	216,409.38	8,650,000.00
11/01/23	210,000.00	4.375%	216,409.38	426,409.38	8,440,000.00
05/01/24			211,815.63	211,815.63	8,440,000.00
11/01/24	220,000.00	4.375%	211,815.63	431,815.63	8,220,000.00
05/01/25			207,003.13	207,003.13	8,220,000.00
11/01/25	230,000.00	4.375%	207,003.13	437,003.13	7,990,000.00
05/01/26			201,971.88	201,971.88	7,990,000.00
11/01/26	240,000.00	5.000%	201,971.88	441,971.88	7,750,000.00
05/01/27			195,971.88	195,971.88	7,750,000.00
11/01/27	250,000.00	5.000%	195,971.88	445,971.88	7,500,000.00
05/01/28			189,721.88	189,721.88	7,500,000.00
11/01/28	265,000.00	5.000%	189,721.88	454,721.88	7,235,000.00
05/01/29			183,096.88	183,096.88	7,235,000.00
11/01/29	280,000.00	5.000%	183,096.88	463,096.88	6,955,000.00
05/01/30			176,096.88	176,096.88	6,955,000.00
11/01/30	290,000.00	5.000%	176,096.88	466,096.88	6,665,000.00
05/01/31			168,846.88	168,846.88	6,665,000.00
11/01/31	305,000.00	5.000%	168,846.88	473,846.88	6,360,000.00
05/01/32			161,221.88	161,221.88	6,360,000.00
11/01/32	320,000.00	5.000%	161,221.88	481,221.88	6,040,000.00
05/01/33			153,221.88	153,221.88	6,040,000.00
11/01/33	340,000.00	5.000%	153,221.88	493,221.88	5,700,000.00
05/01/34			144,721.88	144,721.88	5,700,000.00
11/01/34	355,000.00	5.000%	144,721.88	499,721.88	5,345,000.00
05/01/35			135,846.88	135,846.88	5,345,000.00
11/01/35	375,000.00	5.000%	135,846.88	510,846.88	4,970,000.00
05/01/36			126,471.88	126,471.88	4,970,000.00
11/01/36	390,000.00	5.000%	126,471.88	516,471.88	4,580,000.00
05/01/37			116,721.88	116,721.88	4,580,000.00
11/01/37	410,000.00	5.125%	116,721.88	526,721.88	4,170,000.00
05/01/38			106,215.63	106,215.63	4,170,000.00
11/01/38	435,000.00	5.125%	106,215.63	541,215.63	3,735,000.00
05/01/39			95,068.75	95,068.75	3,735,000.00
11/01/39	450,000.00	5.125%	95,068.75	545,068.75	3,285,000.00
05/01/40			83,537.50	83,537.50	3,285,000.00
11/01/40	475,000.00	5.125%	83,537.50	558,537.50	2,810,000.00
05/01/41			71,365.63	71,365.63	2,810,000.00
11/01/41	500,000.00	5.125%	71,365.63	571,365.63	2,310,000.00
05/01/42			58,553.13	58,553.13	2,310,000.00
11/01/42	530,000.00	5.125%	58,553.13	588,553.13	1,780,000.00
05/01/43			44,971.88	44,971.88	1,780,000.00
11/01/43	555,000.00	5.125%	44,971.88	599,971.88	1,225,000.00

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
05/01/44			30,750.00	30,750.00	1,225,000.00
11/01/44	585,000.00	5.125%	30,750.00	615,750.00	640,000.00
05/01/45			15,759.38	15,759.38	640,000.00
11/01/45	615,000.00	5.125%	15,759.38	630,759.38	25,000.00
<b>Total</b>	<b>9,025,000.00</b>		<b>6,857,672.08</b>	<b>15,882,672.08</b>	

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2015A  
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Revenue & Expenditures	Proposed Budget FY 2022
	Adopted Budget	Actual Through 3/31/2021	Projected Through 9/30/2021		
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 531,828				\$ 694,331
Allowable discounts (4%)	(21,273)				(27,773)
Net assessment levy - on-roll	510,555	\$ 492,478	\$ 18,077	\$ 510,555	666,558
Assessment levy: off-roll					
Taylor Morris of Florida	152,702	-	152,702	152,702	-
Interest	-	23	-	23	-
Total revenues	<u>663,257</u>	<u>492,501</u>	<u>170,779</u>	<u>663,280</u>	<u>666,558</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal - 11/1	165,000	165,000	-	165,000	175,000
Interest - 11/1	241,750	241,750	-	241,750	238,244
Interest - 5/1	238,244	-	238,244	238,244	234,525
Tax collector	10,637	9,849	788	10,637	13,887
Total expenditures	<u>655,631</u>	<u>416,599</u>	<u>238,244</u>	<u>655,631</u>	<u>661,656</u>
Excess/(deficiency) of revenues over/(under) expenditures	7,626	75,902	(67,465)	7,649	4,902
Beginning fund balance (unaudited)	1,085,149	1,089,165	1,165,067	1,089,165	1,096,814
Ending fund balance (projected)	<u>\$ 1,092,775</u>	<u>\$ 1,165,067</u>	<u>\$1,097,602</u>	<u>\$ 1,096,814</u>	<u>1,101,716</u>
Use of fund balance:					
Debt service reserve account balance (required)					(652,500)
Principal expense - November 1, 2022					(180,000)
Interest expense - November 1, 2022					(234,525)
Projected fund balance surplus/(deficit) as of September 30, 2022					<u>\$ 34,691</u>

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/21	175,000.00	4.250%	238,243.75	413,243.75	8,500,000.00
05/01/22			234,525.00	234,525.00	8,500,000.00
11/01/22	180,000.00	5.375%	234,525.00	414,525.00	8,320,000.00
05/01/23			229,687.50	229,687.50	8,320,000.00
11/01/23	190,000.00	5.375%	229,687.50	419,687.50	8,130,000.00
05/01/24			224,581.25	224,581.25	8,130,000.00
11/01/24	200,000.00	5.375%	224,581.25	424,581.25	7,930,000.00
05/01/25			219,206.25	219,206.25	7,930,000.00
11/01/25	210,000.00	5.375%	219,206.25	429,206.25	7,720,000.00
05/01/26			213,562.50	213,562.50	7,720,000.00
11/01/26	225,000.00	5.375%	213,562.50	438,562.50	7,495,000.00
05/01/27			207,515.63	207,515.63	7,495,000.00
11/01/27	235,000.00	5.375%	207,515.63	442,515.63	7,260,000.00
05/01/28			201,200.00	201,200.00	7,260,000.00
11/01/28	245,000.00	5.375%	201,200.00	446,200.00	7,015,000.00
05/01/29			194,615.63	194,615.63	7,015,000.00
11/01/29	260,000.00	5.375%	194,615.63	454,615.63	6,755,000.00
05/01/30			187,628.13	187,628.13	6,755,000.00
11/01/30	275,000.00	5.375%	187,628.13	462,628.13	6,480,000.00
05/01/31			180,237.50	180,237.50	6,480,000.00
11/01/31	290,000.00	5.375%	180,237.50	470,237.50	6,190,000.00
05/01/32			172,443.75	172,443.75	6,190,000.00
11/01/32	305,000.00	5.375%	172,443.75	477,443.75	5,885,000.00
05/01/33			164,246.88	164,246.88	5,885,000.00
11/01/33	320,000.00	5.375%	164,246.88	484,246.88	5,565,000.00
05/01/34			155,646.88	155,646.88	5,565,000.00
11/01/34	340,000.00	5.375%	155,646.88	495,646.88	5,225,000.00
05/01/35			146,509.38	146,509.38	5,225,000.00
11/01/35	355,000.00	5.375%	146,509.38	501,509.38	4,870,000.00
05/01/36			136,968.75	136,968.75	4,870,000.00
11/01/36	375,000.00	5.625%	136,968.75	511,968.75	4,495,000.00
05/01/37			126,421.88	126,421.88	4,495,000.00
11/01/37	395,000.00	5.625%	126,421.88	521,421.88	4,100,000.00
05/01/38			115,312.50	115,312.50	4,100,000.00
11/01/38	420,000.00	5.625%	115,312.50	535,312.50	3,680,000.00
05/01/39			103,500.00	103,500.00	3,680,000.00
11/01/39	445,000.00	5.625%	103,500.00	548,500.00	3,235,000.00
05/01/40			90,984.38	90,984.38	3,235,000.00
11/01/40	470,000.00	5.625%	90,984.38	560,984.38	2,765,000.00
05/01/41			77,765.63	77,765.63	2,765,000.00
11/01/41	495,000.00	5.625%	77,765.63	572,765.63	2,270,000.00
05/01/42			63,843.75	63,843.75	2,270,000.00
11/01/42	520,000.00	5.625%	63,843.75	583,843.75	1,750,000.00
05/01/43			49,218.75	49,218.75	1,750,000.00
11/01/43	550,000.00	5.625%	49,218.75	599,218.75	1,200,000.00

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
05/01/44			33,750.00	33,750.00	1,200,000.00
11/01/44	585,000.00	5.625%	33,750.00	618,750.00	615,000.00
05/01/45			17,296.88	17,296.88	615,000.00
11/01/45	615,000.00	5.625%	17,296.88	632,296.88	-
<b>Total</b>	<b>8,675,000.00</b>		<b>7,331,581.35</b>	<b>16,006,581.35</b>	

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2016  
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual & Projected	Proposed Budget FY 2022
	Adopted Budget	Actual Through 3/31/2021	Projected Through 9/30/2021		
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 682,986				\$ 682,986
Allowable discounts (4%)	(27,319)				(27,319)
Net assessment levy - on-roll	655,667	\$ 632,456	\$ 23,211	\$ 655,667	655,667
Interest	-	20	-	20	-
Total revenues	655,667	632,476	23,211	655,687	655,667
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal - 11/1	190,000	190,000	-	190,000	195,000
Interest - 11/1	225,125	225,125	-	225,125	221,800
Interest - 5/1	221,800	-	221,800	221,800	218,388
Tax collector	13,660	12,649	1,011	13,660	13,660
Total expenditures	650,585	427,774	222,811	650,585	648,848
Excess/(deficiency) of revenues over/(under) expenditures	5,082	204,702	(199,600)	5,102	6,819
Beginning fund balance (unaudited)	913,944	920,085	1,124,787	920,085	925,187
Ending fund balance (projected)	<u>\$ 919,026</u>	<u>\$ 1,124,787</u>	<u>\$ 925,187</u>	<u>\$ 925,187</u>	<u>932,006</u>
Use of fund balance:					
Debt service reserve account balance (required)					(484,481)
Principal expense - November 1, 2022					(200,000)
Interest expense - November 1, 2022					(218,388)
Projected fund balance surplus/(deficit) as of September 30, 2022					<u>\$ 29,137</u>

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/21	195,000.00	3.500%	221,800.00	416,800.00	9,490,000.00
05/01/22			218,387.50	218,387.50	9,490,000.00
11/01/22	200,000.00	4.000%	218,387.50	418,387.50	9,290,000.00
05/01/23			218,387.50	218,387.50	9,290,000.00
11/01/23	210,000.00	4.000%	214,387.50	424,387.50	9,080,000.00
05/01/24			214,387.50	214,387.50	9,080,000.00
11/01/24	220,000.00	4.000%	210,187.50	430,187.50	8,860,000.00
05/01/25			210,187.50	210,187.50	8,860,000.00
11/01/25	230,000.00	4.000%	205,787.50	435,787.50	8,630,000.00
05/01/26			205,787.50	205,787.50	8,630,000.00
11/01/26	235,000.00	4.000%	201,187.50	436,187.50	8,395,000.00
05/01/27			201,187.50	201,187.50	8,395,000.00
11/01/27	245,000.00	4.000%	196,487.50	441,487.50	8,150,000.00
05/01/28			191,587.50	191,587.50	8,150,000.00
11/01/28	255,000.00	4.625%	191,587.50	446,587.50	7,895,000.00
05/01/29			185,690.63	185,690.63	7,895,000.00
11/01/29	270,000.00	4.625%	185,690.63	455,690.63	7,625,000.00
05/01/30			179,446.88	179,446.88	7,625,000.00
11/01/30	280,000.00	4.625%	179,446.88	459,446.88	7,345,000.00
05/01/31			172,971.88	172,971.88	7,345,000.00
11/01/31	295,000.00	4.625%	172,971.88	467,971.88	7,050,000.00
05/01/32			166,150.00	166,150.00	7,050,000.00
11/01/32	305,000.00	4.625%	166,150.00	471,150.00	6,745,000.00
05/01/33			159,096.88	159,096.88	6,745,000.00
11/01/33	320,000.00	4.625%	159,096.88	479,096.88	6,425,000.00
05/01/34			151,696.88	151,696.88	6,425,000.00
11/01/34	335,000.00	4.625%	151,696.88	486,696.88	6,090,000.00
05/01/35			143,950.00	143,950.00	6,090,000.00
11/01/35	350,000.00	4.625%	143,950.00	493,950.00	5,740,000.00
05/01/36			135,856.25	135,856.25	5,740,000.00
11/01/36	365,000.00	4.625%	135,856.25	500,856.25	5,375,000.00
05/01/37			127,415.63	127,415.63	5,375,000.00
11/01/37	385,000.00	4.625%	127,415.63	512,415.63	4,990,000.00
05/01/38			118,512.50	118,512.50	4,990,000.00
11/01/38	400,000.00	4.750%	118,512.50	518,512.50	4,590,000.00
05/01/39			109,012.50	109,012.50	4,590,000.00
11/01/39	420,000.00	4.750%	109,012.50	529,012.50	4,170,000.00
05/01/40			99,037.50	99,037.50	4,170,000.00
11/01/40	440,000.00	4.750%	99,037.50	539,037.50	3,730,000.00
05/01/41			88,587.50	88,587.50	3,730,000.00
11/01/41	460,000.00	4.750%	88,587.50	548,587.50	3,270,000.00
05/01/42			77,662.50	77,662.50	3,270,000.00
11/01/42	485,000.00	4.750%	77,662.50	562,662.50	2,785,000.00
05/01/43			66,143.75	66,143.75	2,785,000.00
11/01/43	505,000.00	4.750%	66,143.75	571,143.75	2,280,000.00

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
05/01/44			54,150.00	54,150.00	2,280,000.00
11/01/44	530,000.00	4.750%	54,150.00	584,150.00	1,750,000.00
05/01/45			41,562.50	41,562.50	1,750,000.00
11/01/45	555,000.00	4.750%	41,562.50	596,562.50	1,195,000.00
05/01/46			28,381.25	28,381.25	1,195,000.00
11/01/46	585,000.00	4.750%	28,381.25	613,381.25	610,000.00
05/01/47			14,487.50	14,487.50	610,000.00
11/01/47	610,000.00	4.750%	14,487.50	624,487.50	-
<b>Total</b>	<b>9,685,000.00</b>		<b>7,359,350.06</b>	<b>17,044,350.06</b>	



**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2017  
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual & Projected	Proposed Budget FY 2022
	Adopted Budget	Actual Through 3/31/2021	Projected Through 9/30/2021		
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 748,919				\$ 852,513
Allowable discounts (4%)	(29,957)				(34,101)
Net assessment levy - on-roll	718,962	\$ 693,508	\$ 25,454	\$ 718,962	818,412
Assessment levy: off-roll					
Homes by West Bay	97,366	-	97,366	97,366	-
Lot closing	-	7,752	-	7,752	-
Interest	-	15	-	15	-
Total revenues	816,328	701,275	122,820	824,095	818,412
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal - 11/1	225,000	225,000	-	225,000	235,000
Interest - 11/1	286,272	286,272	-	286,272	282,194
Interest - 5/1	282,194	-	282,194	282,194	277,934
Tax collector	14,978	13,868	1,110	14,978	17,050
Total expenditures	808,444	525,140	283,304	808,444	812,178
Excess/(deficiency) of revenues over/(under) expenditures	7,884	176,135	(160,484)	15,651	6,234
Beginning fund balance (unaudited)	932,467	932,327	1,108,462	932,327	947,978
Ending fund balance (projected)	<u>\$ 940,351</u>	<u>\$ 1,108,462</u>	<u>\$ 947,978</u>	<u>\$ 947,978</u>	<u>954,212</u>
Use of fund balance:					
Debt service reserve account balance (required)					(403,163)
Principal expense - November 1, 2022					(245,000)
Interest expense - November 1, 2022					(277,934)
Projected fund balance surplus/(deficit) as of September 30, 2022					<u>\$ 28,115</u>

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/21	235,000.00	3.625%	282,193.75	517,193.75	12,110,000.00
05/01/22			277,934.38	277,934.38	12,110,000.00
11/01/22	245,000.00	3.625%	277,934.38	522,934.38	11,865,000.00
05/01/23			273,493.75	273,493.75	11,865,000.00
11/01/23	250,000.00	3.625%	273,493.75	523,493.75	11,615,000.00
05/01/24			268,962.50	268,962.50	11,615,000.00
11/01/24	260,000.00	4.125%	268,962.50	528,962.50	11,355,000.00
05/01/25			263,600.00	263,600.00	11,355,000.00
11/01/25	270,000.00	4.125%	263,600.00	533,600.00	11,085,000.00
05/01/26			258,031.25	258,031.25	11,085,000.00
11/01/26	285,000.00	4.125%	258,031.25	543,031.25	10,800,000.00
05/01/27			252,153.13	252,153.13	10,800,000.00
11/01/27	295,000.00	4.125%	252,153.13	547,153.13	10,505,000.00
05/01/28			246,068.75	246,068.75	10,505,000.00
11/01/28	305,000.00	4.125%	246,068.75	551,068.75	10,200,000.00
05/01/29			239,778.13	239,778.13	10,200,000.00
11/01/29	320,000.00	4.625%	239,778.13	559,778.13	9,880,000.00
05/01/30			232,378.13	232,378.13	9,880,000.00
11/01/30	335,000.00	4.625%	232,378.13	567,378.13	9,545,000.00
05/01/31			224,631.25	224,631.25	9,545,000.00
11/01/31	350,000.00	4.625%	224,631.25	574,631.25	9,195,000.00
05/01/32			216,537.50	216,537.50	9,195,000.00
11/01/32	365,000.00	4.625%	216,537.50	581,537.50	8,830,000.00
05/01/33			208,096.88	208,096.88	8,830,000.00
11/01/33	385,000.00	4.625%	208,096.88	593,096.88	8,445,000.00
05/01/34			199,193.75	199,193.75	8,445,000.00
11/01/34	400,000.00	4.625%	199,193.75	599,193.75	8,045,000.00
05/01/35			189,943.75	189,943.75	8,045,000.00
11/01/35	420,000.00	4.625%	189,943.75	609,943.75	7,625,000.00
05/01/36			180,231.25	180,231.25	7,625,000.00
11/01/36	440,000.00	4.625%	180,231.25	620,231.25	7,185,000.00
05/01/37			170,056.25	170,056.25	7,185,000.00
11/01/37	460,000.00	4.625%	170,056.25	630,056.25	6,725,000.00
05/01/38			159,418.75	159,418.75	6,725,000.00
11/01/38	480,000.00	4.625%	159,418.75	639,418.75	6,245,000.00
05/01/39			148,318.75	148,318.75	6,245,000.00
11/01/39	500,000.00	4.750%	148,318.75	648,318.75	5,745,000.00
05/01/40			136,443.75	136,443.75	5,745,000.00
11/01/40	525,000.00	4.750%	136,443.75	661,443.75	5,220,000.00
05/01/41			123,975.00	123,975.00	5,220,000.00
11/01/41	550,000.00	4.750%	123,975.00	673,975.00	4,670,000.00
05/01/42			110,912.50	110,912.50	4,670,000.00
11/01/42	575,000.00	4.750%	110,912.50	685,912.50	4,095,000.00
05/01/43			97,256.25	97,256.25	4,095,000.00
11/01/43	605,000.00	4.750%	97,256.25	702,256.25	3,490,000.00

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
05/01/44			82,887.50	82,887.50	3,490,000.00
11/01/44	635,000.00	4.750%	82,887.50	717,887.50	2,855,000.00
05/01/45			67,806.25	67,806.25	2,855,000.00
11/01/45	665,000.00	4.750%	67,806.25	732,806.25	2,190,000.00
05/01/46			52,012.50	52,012.50	2,190,000.00
11/01/46	695,000.00	4.750%	52,012.50	747,012.50	1,495,000.00
05/01/47			35,506.25	35,506.25	1,495,000.00
11/01/47	730,000.00	4.750%	35,506.25	765,506.25	765,000.00
05/01/48			18,168.75	18,168.75	765,000.00
11/01/48	765,000.00	4.750%	18,168.75	783,168.75	-
<b>Total</b>	<b>12,345,000.00</b>		<b>9,749,787.55</b>	<b>22,094,787.55</b>	

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2018  
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual & Projected	Proposed Budget FY 2022
	Adopted Budget	Actual Through 3/31/2021	Projected Through 9/30/2021		
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 406,513				\$ 681,735
Allowable discounts (4%)	(16,261)				(27,269)
Net assessment levy - on-roll	390,252	\$ 376,433	\$ 13,819	\$ 390,252	654,466
Assessment levy: off-roll					
MI Homes of Tampa	104,124	86,725	17,399	104,124	-
Homes by West Bay	154,630	-	154,630	154,630	-
Interest	-	12	12	24	-
Total revenues	649,006	463,170	185,860	649,030	654,466
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal - 11/1	155,000	155,000	-	155,000	165,000
Interest - 11/1	240,822	240,822	-	240,822	237,722
Interest - 5/1	237,722	-	237,722	237,722	234,422
Tax collector	8,130	7,528	602	8,130	13,635
Total expenditures	641,674	403,350	238,324	641,674	650,779
Excess/(deficiency) of revenues over/(under) expenditures	7,332	59,820	(52,464)	7,356	3,687
Beginning fund balance (unaudited)	720,421	720,136	779,956	720,136	727,492
Ending fund balance (projected)	<u>\$ 727,753</u>	<u>\$ 779,956</u>	<u>\$ 727,492</u>	<u>\$ 727,492</u>	<u>731,179</u>
Use of fund balance:					
Debt service reserve account balance (required)					(320,366)
Principal expense - November 1, 2022					(170,000)
Interest expense - November 1, 2022					(234,422)
Projected fund balance surplus/(deficit) as of September 30, 2022					<u>\$ 6,391</u>

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/21	165,000.00	4.000%	237,721.88	402,721.88	9,465,000.00
05/01/22			234,421.88	234,421.88	9,465,000.00
11/01/22	170,000.00	4.000%	234,421.88	404,421.88	9,295,000.00
05/01/23			231,021.88	231,021.88	9,295,000.00
11/01/23	175,000.00	4.000%	231,021.88	406,021.88	9,120,000.00
05/01/24			227,521.88	227,521.88	9,120,000.00
11/01/24	185,000.00	4.000%	227,521.88	412,521.88	8,935,000.00
05/01/25			223,821.88	223,821.88	8,935,000.00
11/01/25	190,000.00	4.500%	223,821.88	413,821.88	8,745,000.00
05/01/26			219,546.88	219,546.88	8,745,000.00
11/01/26	200,000.00	4.500%	219,546.88	419,546.88	8,545,000.00
05/01/27			215,046.88	215,046.88	8,545,000.00
11/01/27	210,000.00	4.500%	215,046.88	425,046.88	8,335,000.00
05/01/28			210,321.88	210,321.88	8,335,000.00
11/01/28	220,000.00	4.500%	210,321.88	430,321.88	8,115,000.00
05/01/29			205,371.88	205,371.88	8,115,000.00
11/01/29	225,000.00	4.500%	205,371.88	430,371.88	7,890,000.00
05/01/30			200,309.38	200,309.38	7,890,000.00
11/01/30	240,000.00	5.000%	200,309.38	440,309.38	7,650,000.00
05/01/31			194,309.38	194,309.38	7,650,000.00
11/01/31	250,000.00	5.000%	194,309.38	444,309.38	7,400,000.00
05/01/32			188,059.38	188,059.38	7,400,000.00
11/01/32	260,000.00	5.000%	188,059.38	448,059.38	7,140,000.00
05/01/33			181,559.38	181,559.38	7,140,000.00
11/01/33	275,000.00	5.000%	181,559.38	456,559.38	6,865,000.00
05/01/34			174,684.38	174,684.38	6,865,000.00
11/01/34	290,000.00	5.000%	174,684.38	464,684.38	6,575,000.00
05/01/35			167,434.38	167,434.38	6,575,000.00
11/01/35	305,000.00	5.000%	167,434.38	472,434.38	6,270,000.00
05/01/36			159,809.38	159,809.38	6,270,000.00
11/01/36	320,000.00	5.000%	159,809.38	479,809.38	5,950,000.00
05/01/37			151,809.38	151,809.38	5,950,000.00
11/01/37	335,000.00	5.000%	151,809.38	486,809.38	5,615,000.00
05/01/38			143,434.38	143,434.38	5,615,000.00
11/01/38	350,000.00	5.000%	143,434.38	493,434.38	5,265,000.00
05/01/39			134,684.38	134,684.38	5,265,000.00
11/01/39	370,000.00	5.000%	134,684.38	504,684.38	4,895,000.00
05/01/40			125,434.38	125,434.38	4,895,000.00
11/01/40	385,000.00	5.125%	125,434.38	510,434.38	4,510,000.00
05/01/41			115,568.75	115,568.75	4,510,000.00
11/01/41	405,000.00	5.125%	115,568.75	520,568.75	4,105,000.00
05/01/42			105,190.63	105,190.63	4,105,000.00
11/01/42	430,000.00	5.125%	105,190.63	535,190.63	3,675,000.00
05/01/43			94,171.88	94,171.88	3,675,000.00
11/01/43	450,000.00	5.125%	94,171.88	544,171.88	3,225,000.00

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
05/01/44			82,640.63	82,640.63	3,225,000.00
11/01/44	475,000.00	5.125%	82,640.63	557,640.63	2,750,000.00
05/01/45			70,468.75	70,468.75	2,750,000.00
11/01/45	495,000.00	5.125%	70,468.75	565,468.75	2,255,000.00
05/01/46			57,784.38	57,784.38	2,255,000.00
11/01/46	520,000.00	5.125%	57,784.38	577,784.38	1,735,000.00
05/01/47			44,459.38	44,459.38	1,735,000.00
11/01/47	550,000.00	5.125%	44,459.38	594,459.38	1,185,000.00
05/01/48			30,365.63	30,365.63	1,185,000.00
11/01/48	580,000.00	5.125%	30,365.63	610,365.63	605,000.00
05/01/49			15,503.13	15,503.13	605,000.00
11/01/49	605,000.00	5.125%	15,503.13	620,503.13	-
<b>Total</b>	<b>9,630,000.00</b>		<b>8,647,234.64</b>	<b>18,277,234.64</b>	

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2019  
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual & Projected	Proposed Budget FY 2022
	Adopted Budget	Actual Through 3/31/2021	Projected Through 9/30/2021		
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 143,233				\$ 351,254
Allowable discounts (4%)	(5,729)				(14,050)
Net assessment levy - on-roll	137,504	\$ 132,633	\$ 4,871	\$ 137,504	337,204
Assessment levy: off-roll					
Taylor Morris of Florida	195,501	-	195,501	195,501	-
Interest	-	6	6	12	-
Total revenues	333,005	132,639	200,378	333,017	337,204
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal - 11/1	-		-	-	110,000
Interest - 11/1	109,425	109,425	-	109,425	109,425
Interest - 5/1	109,425	-	109,425	109,425	107,775
Tax collector	2,865	2,653	212	2,865	7,025
Total expenditures	221,715	112,078	109,637	221,715	334,225
Excess/(deficiency) of revenues over/(under) expenditures	111,290	20,561	90,741	111,302	2,979
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfers out	-	(4)	-	(4)	-
Total other financing sources/(uses)	-	(4)	-	(4)	-
Fund balance:					
Net increase/(decrease) in fund balance	111,290	20,557	90,741	111,298	2,979
Beginning fund balance (unaudited)	274,850	274,659	295,216	274,659	385,957
Ending fund balance (projected)	\$ 386,140	\$ 295,216	\$ 385,957	\$ 385,957	388,936
Use of fund balance:					
Debt service reserve account balance (required)					(165,100)
Principal expense - November 1, 2022					(110,000)
Interest expense - November 1, 2022					(107,775)
Projected fund balance surplus/(deficit) as of September 30, 2022					<u>\$ 6,061</u>

**Note:** Capitalized Interest Period ends on 11/1/2020.

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/21	110,000.00	3.000%	109,425.00	219,425.00	5,600,000.00
05/01/22			107,775.00	107,775.00	5,600,000.00
11/01/22	110,000.00	3.000%	107,775.00	217,775.00	5,490,000.00
05/01/23			106,125.00	106,125.00	5,490,000.00
11/01/23	115,000.00	3.000%	106,125.00	221,125.00	5,375,000.00
05/01/24			104,400.00	104,400.00	5,375,000.00
11/01/24	120,000.00	3.000%	104,400.00	224,400.00	5,255,000.00
05/01/25			102,600.00	102,600.00	5,255,000.00
11/01/25	125,000.00	3.375%	102,600.00	227,600.00	5,130,000.00
05/01/26			100,490.63	100,490.63	5,130,000.00
11/01/26	125,000.00	3.375%	100,490.63	225,490.63	5,005,000.00
05/01/27			98,381.25	98,381.25	5,005,000.00
11/01/27	130,000.00	3.375%	98,381.25	228,381.25	4,875,000.00
05/01/28			96,187.50	96,187.50	4,875,000.00
11/01/28	135,000.00	3.375%	96,187.50	231,187.50	4,740,000.00
05/01/29			93,909.38	93,909.38	4,740,000.00
11/01/29	140,000.00	3.375%	93,909.38	233,909.38	4,600,000.00
05/01/30			91,546.88	91,546.88	4,600,000.00
11/01/30	145,000.00	3.375%	91,546.88	236,546.88	4,455,000.00
05/01/31			89,100.00	89,100.00	4,455,000.00
11/01/31	150,000.00	4.000%	89,100.00	239,100.00	4,305,000.00
05/01/32			86,100.00	86,100.00	4,305,000.00
11/01/32	155,000.00	4.000%	86,100.00	241,100.00	4,150,000.00
05/01/33			83,000.00	83,000.00	4,150,000.00
11/01/33	160,000.00	4.000%	83,000.00	243,000.00	3,990,000.00
05/01/34			79,800.00	79,800.00	3,990,000.00
11/01/34	170,000.00	4.000%	79,800.00	249,800.00	3,820,000.00
05/01/35			76,400.00	76,400.00	3,820,000.00
11/01/35	175,000.00	4.000%	76,400.00	251,400.00	3,645,000.00
05/01/36			72,900.00	72,900.00	3,645,000.00
11/01/36	180,000.00	4.000%	72,900.00	252,900.00	3,465,000.00
05/01/37			69,300.00	69,300.00	3,465,000.00
11/01/37	190,000.00	4.000%	69,300.00	259,300.00	3,275,000.00
05/01/38			65,500.00	65,500.00	3,275,000.00
11/01/38	195,000.00	4.000%	65,500.00	260,500.00	3,080,000.00
05/01/39			61,600.00	61,600.00	3,080,000.00
11/01/39	205,000.00	4.000%	61,600.00	266,600.00	2,875,000.00
05/01/40			57,500.00	57,500.00	2,875,000.00
11/01/40	215,000.00	4.000%	57,500.00	272,500.00	2,660,000.00
05/01/41			53,200.00	53,200.00	2,660,000.00
11/01/41	220,000.00	4.000%	53,200.00	273,200.00	2,440,000.00
05/01/42			48,800.00	48,800.00	2,440,000.00
11/01/42	230,000.00	4.000%	48,800.00	278,800.00	2,210,000.00
05/01/43			44,200.00	44,200.00	2,210,000.00
11/01/43	240,000.00	4.000%	44,200.00	284,200.00	1,970,000.00



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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
05/01/44			39,400.00	39,400.00	1,970,000.00
11/01/44	250,000.00	4.000%	39,400.00	289,400.00	1,720,000.00
05/01/45			34,400.00	34,400.00	1,720,000.00
11/01/45	260,000.00	4.000%	34,400.00	294,400.00	1,460,000.00
05/01/46			29,200.00	29,200.00	1,460,000.00
11/01/46	270,000.00	4.000%	29,200.00	299,200.00	1,190,000.00
05/01/47			23,800.00	23,800.00	1,190,000.00
11/01/47	280,000.00	4.000%	23,800.00	303,800.00	910,000.00
05/01/48			18,200.00	18,200.00	910,000.00
11/01/48	290,000.00	4.000%	18,200.00	308,200.00	620,000.00
05/01/49			12,400.00	12,400.00	620,000.00
11/01/49	305,000.00	4.000%	12,400.00	317,400.00	315,000.00
05/01/50			6,300.00	6,300.00	315,000.00
11/01/50	315,000.00	4.000%	6,300.00	321,300.00	-
<b>Total</b>	<b>5,710,000.00</b>		<b>4,014,456.28</b>	<b>9,724,456.28</b>	

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND AND DEBT SERVICE FUND  
ASSESSMENT SUMMARY  
FISCAL YEAR 2021**

**On-Roll Assessments**

Number of Units	Unit Type	Projected Fiscal Year 2022				Fiscal Year 2021 Total
		O&M	Trash Collection	DS	Total	
<b><u>Village 1 (Series 2015)</u></b>						
61	TH	1,627.30	111.30	901.00	2,639.60	2,319.32
60	SF 40'	1,627.30	111.30	1,201.00	2,939.60	2,619.32
35	SF 45'	1,627.30	111.30	1,201.00	2,939.60	2,619.32
85	SF 50'	1,627.30	111.30	1,501.00	3,239.60	2,919.32
90	SF 55'	1,627.30	111.30	1,501.00	3,239.60	2,919.32
101	SF 65'	1,627.30	111.30	1,726.00	3,464.60	3,144.32
45	SF 75'	1,627.30	111.30	1,877.00	3,615.60	3,295.32
<b>477</b>						
<b><u>Village 4 (Series 2015A)</u></b>						
201	SF 45'	1,627.30	111.30	1,343.00	3,081.60	2,434.57
240	SF 52'	1,627.30	111.30	1,343.00	3,081.60	2,434.57
77	SF 62'	1,627.30	111.30	1,343.00	3,081.60	2,434.57
<b>518</b>						
<b><u>Village 2, Parcel 7 (Series 2016)</u></b>						
32	TH	1,627.30	111.30	901.00	2,639.60	2,319.32
58	SF 34'	1,627.30	111.30	1,021.00	2,759.60	2,439.32
29	SF 40'	1,627.30	111.30	1,201.00	2,939.60	2,619.32
114	SF 45'	1,627.30	111.30	1,201.00	2,939.60	2,619.32
68	SF 50'	1,627.30	111.30	1,501.00	3,239.60	2,919.32
107	SF 55'	1,627.30	111.30	1,501.00	3,239.60	2,919.32
93	SF 65'	1,627.30	111.30	1,726.00	3,464.60	3,144.32
<b>501</b>						
<b><u>NW Area Parcels D E and F (Series 2017)</u></b>						
43	SF 40'	1,627.30	111.30	1,319.00	3,057.60	2,737.32
25	SF 45'	1,627.30	111.30	1,319.00	3,057.60	2,737.32
23	SF 50'	1,627.30	111.30	1,649.00	3,387.60	3,067.32
24	SF 55'	1,627.30	111.30	1,649.00	3,387.60	3,067.32
208	SF 65'	1,627.30	111.30	1,897.00	3,635.60	3,315.32
141	SF 75'	1,627.30	111.30	2,062.00	3,800.60	3,480.32
<b>464</b>						
<b><u>NW Area Parcels A B and C (Series 2018)</u></b>						
56	SF 40'/45'	1,627.30	111.30	1,325.00	3,063.60	2,743.32
137	SF 55'	1,627.30	111.30	1,655.00	3,393.60	3,073.32
200	SF 65'	1,627.30	111.30	1,904.00	3,642.60	3,322.32
<b>393</b>						

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND AND DEBT SERVICE FUND  
ASSESSMENT SUMMARY  
FISCAL YEAR 2021**

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

	Unit Type	Projected Fiscal Year 2022				Fiscal Year 2021 Total
		O&M	Trash Collection	DS	Total	
<b><u>Downtown</u></b>						
<b><u>Neighborhood (Series</u></b>						
<b><u>2019)</u></b>						
76	SF 34'	1,627.30	111.30	1,184.00	2,922.60	2,602.32
50	SF 40'	1,627.30	111.30	1,393.00	3,131.60	2,811.32
110	SF 50'	1,627.30	111.30	1,742.00	3,480.60	3,160.32
<b>236</b>						

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**4A**

**Tampa Bay Times  
Published Daily**

STATE OF FLORIDA  
COUNTY OF Pasco

} ss

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Advertising Representative of the Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: O&M Assessments** was published in **Tampa Bay Times: 8/18/21, 8/25/21** in said newspaper in the issues of **Baylink Pasco**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

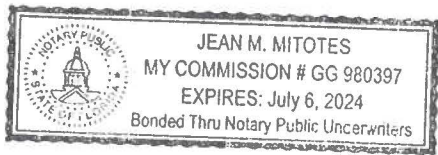
\_\_\_\_\_  
Signature Affiant

Sworn to and subscribed before me this **08/25/2021**

\_\_\_\_\_  
Signature of Notary Public

Personally known \_\_\_\_\_  or produced identification

Type of identification produced \_\_\_\_\_



## TSR COMMUNITY DEVELOPMENT DISTRICT

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2021/2022 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING**

### Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the TSR Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE: September 8, 2021  
 TIME: 5:00 PM  
 LOCATION: Cunningham Park  
 12131 Rangeland Blvd.  
 Odessa, Florida 33556

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("Fiscal Year 2021/2022"). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2021/2022; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

### Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. Pursuant to Section 170.07, Florida Statutes, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	EAU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Platted Lot	2,071	1.00	\$1,627.30
Platted Lot - Village 4	518	1.00	\$1,627.30

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Pasco County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2021/2022.

For Fiscal Year 2021/2022, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2021. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

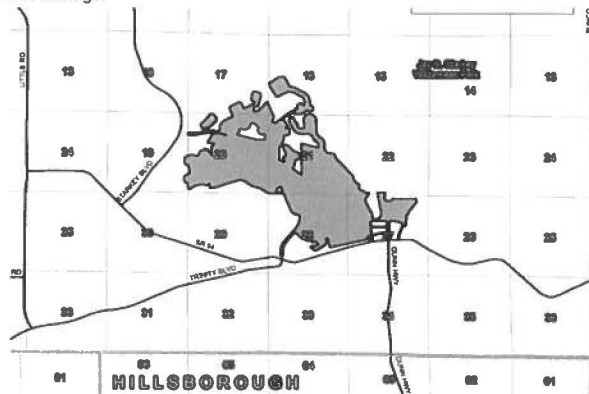
### Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("District Manager's Office"), during normal business hours or on the District's website at <https://tsrccd.com/>. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager



**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**4B**

**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**

THIS IS NOT A BILL – DO NOT PAY

VIA FIRST CLASS MAIL

August 19, 2021

XXX  
XXX  
XXX  
XXX [PARCEL ID]

RE: TSR Community Development District Fiscal Year 2021/2022 Budget and O&M Assessments

Dear Property Owner:

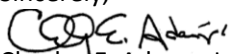
Pursuant to Chapters 190, 170, and 197, *Florida Statutes*, the TSR Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purpose of adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2020/2021**”) and levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2021/2022, on September 8, 2021, at 5:00 p.m., and at Cunningham Park, 12131 Rangeland Blvd, Odessa, Florida, 33556. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 (“**District Manager’s Office**”), during normal business hours or on the District’s website at <https://tsrcdd.com/>. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,

  
Chesley E. Adams, Jr.  
District Manager



**EXHIBIT A**

**Summary of O&M Assessments**

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2021/2022, the District expects to collect no more than **\$4,213,080** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit (“**EAU**”) basis for platted lots. Your property is classified as **1 Platted Lot**.
3. **Schedule of O&M Assessments:**

Land Use	Total # of Units / Acres	EAU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Platted Lot	2,071	1.00	\$1,627.30
Platted Lot – Village 4	518	1.00	\$1,627.30

Note that the O&M Assessments do not include any debt service assessments in the amount of \$<<DS>> and trash collection assessments in the amount of \$111.30 previously levied by the District and due to be collected for Fiscal Year 2021/2022. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed O&M Assessments for Your Property.**

Current Annual O&M Assessment (October 1, 2020 – September 30, 2021)	Proposed Annual O&M Assessment (October 1, 2021 – September 30, 2022)	Change in Annual Dollar Amount
<b>\$1,307.02</b>	<b>\$1,627.30</b>	<b>\$320.28</b>

The primary reason for the increase in the O&M assessment is the assumption by the District of Field Operations, like off-duty traffic patrols, park A/C repairs and maintenance, pool resurfacing and the costs of special events, as well as increases in the costs of Engineering and Landscape maintenance.

5. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2021/2022, the District intends to have the County Tax Collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2021. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**4C**

**RESOLUTION 2021-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TSR COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2021/2022; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the TSR Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Pasco County, Florida ("**County**"); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("**Fiscal Year 2021/2022**"), attached hereto as **Exhibit "A;"** and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2021/2022; and

**WHEREAS**, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

**WHEREAS**, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B,”** and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit “B;”** and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

**SECTION 1. BENEFIT & ALLOCATION FINDINGS.** The provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits “A” and “B,”** and is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

**SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits “A” and “B.”**

- B. Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits "A" and "B."** Assessments directly collected by the District are due in full on December 1, 2021; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2021, 25% due no later than February 1, 2022 and 25% due no later than May 1, 2022. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2021/2022, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.
- C. Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 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.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 8<sup>th</sup> day of September, 2021.

ATTEST:

**TSR COMMUNITY DEVELOPMENT DISTRICT**

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

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

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

**Exhibit A:** Budget

**Exhibit B:** Assessment Roll (Uniform Method)  
Assessment Roll (Direct Collect)

**Exhibit A: Budget**

**Exhibit B: Assessment Roll**



# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **5**

**TSR**  
**FY 2021 Landscape Work Orders**  
**As of 8/18/21**

**DTE (W/O)**

**Already Encumbered**

**#907/#908**

Restake trees Villages 3 & Publix \$1,710

RBK ground kits

**#27517**

Lyon & Chapin replant storm drain rpr \$4,469

**#27052**

Jet in and restake a tree \$95

**#27046**

Wild Grass/Long Spur replant sinkhole \$1,383

Chapman Tree Removals \$2,075

**#24683**

Heart Pine & SR 54 Entry \$2,345

**#25809**

LK Blanche #1 \$2,818

LK Blanche #2 \$1,995

Monroe Commons #3 \$0

LK Blanche Median #4 \$1,699

LG Spur W Med #5 \$0

Welcome Center #6 \$0

R&R Damaged Peanut #7 \$3,235

Cunningham Pk #8 \$0

Cunningham Park Mulch #9 \$0

Cunningham Park Coquina Shell #10 \$0

Long Spur W LS/IRR #11 \$0

Whitfield Park LS/IRR #12 \$1,333

\$23,156

\$23,156

**#25831**

Village 3 tree replace #17 \$3,150

Nightstar Turf and Irr #18 \$565

Starkey Blvd Entry Peanut/IRR #19 \$3,285

\$7,000

\$7,000

**#27854**

Heart Pine 54 to Welcome Turf \$2,300

**#28147**

Pine Trees Heart Pine S Park \$600

**#28882**

Item #16 on sept inspection - pine \$325

**#28883**

Turf dammage night star \$740

\$3,965

**#4393**

Village 2 Spring Enhancements \$5,443

**#5723**

Nightstar Lift Station Damages \$1,798

\$7,241

**#8205**

Storm Damage Cleanup from 4/11/21 \$880

\$880

**#8121**

Whitfield Preserve ROW turf replace \$7,293

\$7,293

**#5878**

E. side of Homestead Park (culvert area) \$1,150

\$1,150

**#10305**

Long Spur W R/R Golden Rod w CG's \$2,638

\$2,638

**#13006**

(Elsa) Storm Clean up \$1,140

\$1,140

\$54,462 Encumbered

**\$54,462** VS Budget of **\$70K**

## TSR CDD - Cost Analysis

FY 2021/22 Landscaping Accounts Financial Analysis  
8.18.21

<u>Landscaping Accounts</u>							
Arbor Care	<u>Vendor</u>	<u>Ferti-care</u>	<u>Pruning</u>	<u>Total</u>	<u>Budget</u>	<u>Variance</u>	<u>Notes</u>
	Payne's		64,750.00	64,750.00	115,500.00	-50,750.00	
	Tri-County	29,655.00	68,685.00	98,340.00	115,500.00	-17,160.00	
	Davie Tree	64,500.00	51,000.00	115,500.00	115,500.00	0.00	

---

Mulch	<u>Vendor</u>	<u>Supply</u>	<u>Install</u>	<u>Total</u>	<u>Total per event</u>	<u>Budget</u>	<u>Variance</u>	
Performed twice annually	Everglades	2.93	1.85	4.78	81,068.80	180,000.00	17,862.40	
	Preferred	2.65	1.85	4.50	76,320.00	180,000.00	27,360.00	Preferred Pine Straw lowered their pricing down from last year \$2.85. This total includes Preferred suply and Everglades install.
	DTE			6.50	110,240.00	180,000.00	(40,480.00)	DTE did not provide a formal proposal (this price taken directly from a work-order) Supply and Install.
<b>Supply/delivery surcharge</b>					\$ 2,000			Preferred and Everglades charge on supply \$100 per truckload (10 truckloads per event)

<u>Locations:</u>	<u>Bales</u>
Lake Blanche Dr	464
Long Spur	2032
Homestead Park	508
Trails	1908
Heart Pine Ave	2904
Rangeland Blvd	1364
Berry Pick Trail	208
Barbour Trail	248
Cunningham Park	540
Monroe Commons	420
Night Star	600
Route 54	992
Long Spur	344
Range Land	528
Village II Down Town	550
Rangeland West	250
New Areas	500
Native Grass Cutback Areas	1500
Parcels A & B	<u>1100</u>
	<b>16960</b>
Bail Count Totals:	

# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **6**

# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **8**

# Starkey Ranch September Enhancements Opportunities

1. Berrypick Trail Turf #9181
2. Fence Post Oak Tree #15340
3. Heart Pine Park Drake Elm Tree #15357
4. Lake Blanche Oak trees #15363
5. Lake Blanche Sycamores #15337
6. Night Star Trail Tree replacements #15366
7. Parcel B Tree staking #15141
8. Rail Spur and Fence Post Turf replacements #9182
9. Rangeland West Oaks #15360
10. Rangeland West Sycamore #15355
11. Riders Pass and Night Star Turf #15298
12. Sycamore Tree at Stansil Park #15350



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

Estimate: #9181

**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**

Berrypick Trail Turf replacements

**Estimated Job Start Date**

November 30, 2021

**Proposed By**

Gary L Hawkins

**Due Date**

April 30, 2021

**Estimate Details**

Description of Services & Materials	Unit	Quantity	Rate	Amount
<b>Tree/Plant Installation</b>				
Zoysia Sod	Square Foot	4900	\$0.70	\$3,430.00
			<b>Subtotal</b>	<b>\$3,430.00</b>
			<b>Job Total</b>	<b>\$3,430.00</b>

Replace Bahia area turf along ROW with Zoysia between the sidewalk and road.

Proposed By:

Agreed & Accepted By:

Gary L Hawkins  
Down to Earth  
Landscape & Irrigation

05/20/2021  
Date

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



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

**Estimate: #15340**

**Customer Address**

Pete Soety  
2300 Glades Road  
Boca Raton, Florida 33431  
psoety@sunscapiconsulting.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**

Fence Post Oak Tree

**Estimated Job Start Date**

September 20, 2021

**Proposed By**

Gary L Hawkins

**Due Date**

August 26, 2021

**Estimate Details**

Description of Services & Materials	Unit	Quantity	Rate	Amount
<b>Tree/Plant Installation</b>				
Live Oak "Cathedral" 65 Gal	3" Caliper	1	\$700.00	\$700.00
Staking Kit - RBK-40	Each	1	\$55.00	
			<b>Subtotal</b>	<b>\$755.00</b>
			<b>Job Total</b>	<b>\$755.00</b>

Replace storm damaged Oak Tree located in the ROW between the pond and the Volaris Apartments.

Proposed By:

Agreed & Accepted By:

**Gary L Hawkins**

Down to Earth  
Landscape & Irrigation

08/26/2021

Date

Starkey Ranch

Date





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

**Estimate: #15357**

**Customer Address**

Pete Soety  
2300 Glades Road  
Boca Raton, Florida 33431  
psoety@sunscapiconsulting.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**

Heart Pine Park Drake Elm

**Estimated Job Start Date**

September 20, 2021

**Proposed By**

Gary L Hawkins

**Due Date**

August 26, 2021

**Estimate Details**

Description of Services & Materials	Unit	Quantity	Rate	Amount
<b>Tree/Plant Installation</b>				
Drake Elm - 45 Gal	2.5" Caliper	1	\$550.00	\$550.00
Stake - RBK-40	Each	1	\$55.00	
			<b>Subtotal</b>	<b>\$605.00</b>
			<b>Job Total</b>	<b>\$605.00</b>

Replace Storm damaged Elm tree located at Heart Pine Park at Hitching St.

Proposed By:

Agreed & Accepted By:

**Gary L Hawkins**

Down to Earth  
Landscape & Irrigation

08/26/2021

Date

Starkey Ranch

Date



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

Estimate: #15363

**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**

Lake Blanche Oaks

**Estimated Job Start Date**

September 20, 2021

**Proposed By**

Gary L Hawkins

**Due Date**

August 26, 2021

**Estimate Details**

Description of Services & Materials	Unit	Quantity	Rate	Amount
<b>Tree/Plant Installation</b>				
Live Oak "Cathedral" - 65 Gal	3" Caliper	3	\$700.00	\$2,100.00
Stake - RBK-40	Each	3	\$55.00	
			<b>Subtotal</b>	<b>\$2,265.00</b>
			<b>Job Total</b>	<b>\$2,265.00</b>

Replace Declining Oak Tree's on the West end of Lake Blanche.

Proposed By:

Agreed & Accepted By:

**Gary L Hawkins**

Down to Earth  
Landscape & Irrigation

08/26/2021

Date

Starkey Ranch

Date



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

**Estimate: #15337**

**Customer Address**

Pete Soety  
2300 Glades Road  
Boca Raton, Florida 33431  
psoety@sunscapiconsulting.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**

Lake Blanche Sycamore's

**Estimated Job Start Date**

September 20, 2021

**Proposed By**

Gary L Hawkins

**Due Date**

August 26, 2021

**Estimate Details**

Description of Services & Materials	Unit	Quantity	Rate	Amount
<b>Tree/Plant Installation</b>				
Sycamore 45 Gal.	2.5" Caliper	6	\$550.00	\$3,300.00
Staking Kit - RBK-40	Each	6	\$55.00	
			<b>Subtotal</b>	<b>\$3,630.00</b>
			<b>Job Total</b>	<b>\$3,630.00</b>

Replacing declining Sycamore tree's along Lake Blanche Ave South of Huckleberry Pond.

Proposed By:

Agreed & Accepted By:

Gary L Hawkins

Down to Earth  
Landscape & Irrigation

08/26/2021

Date

Starkey Ranch

Date



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

**Estimate: #15366**

**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**

Night Star Trail Tree  
replacements

**Estimated Job Start Date**

September 20, 2021

**Proposed By**

Gary L Hawkins

**Due Date**

August 26, 2021

**Estimate Details**

Description of Services & Materials	Unit	Quantity	Rate	Amount
<b>Tree/Plant Installation</b>				
Live Oak "Cathedral" - 65 Gal	3" Caliper	1	\$700.00	\$700.00
Slash Pine	30 Gallon	1	\$275.00	\$275.00
Stake - RBK-40	Each	2	\$55.00	\$110.00
			<b>Subtotal</b>	<b>\$1,085.00</b>
<b>Job Total</b>				<b>\$1,085.00</b>

Replace missing Oak and Pine Tree's from the Row areas.

Proposed By:

Agreed & Accepted By:

Gary L Hawkins  
Down to Earth  
Landscape & Irrigation

08/26/2021  
Date

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



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

**Estimate: #15141**

**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**

Starkey Ranch parcel B Tree  
staking

**Estimated Job Start Date**

November 29, 2021

**Proposed By**

Gary L Hawkins

**Due Date**

August 23, 2021

**Estimate Details**

Description of Services & Materials	Unit	Quantity	Rate	Amount
<b>Tree/Plant Installation</b>				
RBK-40 GROUND STAKE KITS	Each	32	\$95.00	\$3,040.00
			<b>Subtotal</b>	<b>\$3,040.00</b>
			<b>Job Total</b>	<b>\$3,040.00</b>

Staking of newly planted hardwood trees with the proper ground mounted tree kits to ensure trees properly root in and to help prevent the trees from blowing over in storms.

Proposed By:

Agreed & Accepted By:

**Gary L Hawkins**

Down to Earth  
Landscape & Irrigation

08/23/2021

Date

Starkey Ranch

Date



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

Estimate: #9182

**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**

Rail Spur and Fence Post Turf  
replacements

**Estimated Job Start Date**

November 30, 2021

**Proposed By**

Gary L Hawkins

**Due Date**

April 30, 2021

**Estimate Details**

Description of Services & Materials	Unit	Quantity	Rate	Amount
<b>Sod Installation</b>				
Zoysia Sod	Square Foot	16500	\$0.70	\$11,550.00
			<b>Subtotal</b>	<b>\$11,550.00</b>
			<b>Job Total</b>	<b>\$11,550.00</b>

Replace all turf areas along the right away with Zoysia.

Proposed By:

Agreed & Accepted By:

Gary L Hawkins  
Down to Earth  
Landscape & Irrigation

05/20/2021  
Date

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



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

Estimate: #15360

**Customer Address**

Pete Soety  
2300 Glades Road  
Boca Raton, Florida 33431  
psoety@sunscapiconsulting.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**

Rangeland West Oaks

**Estimated Job Start Date**

September 20, 2021

**Proposed By**

Gary L Hawkins

**Due Date**

August 26, 2021

**Estimate Details**

Description of Services & Materials	Unit	Quantity	Rate	Amount
<b>Tree/Plant Installation</b>				
Live Oak "Cathedral" - 65 Gal	3" Caliper	5	\$700.00	\$3,500.00
Stake - RBK-40	Each	5	\$55.00	
			<b>Subtotal</b>	<b>\$3,775.00</b>
			<b>Job Total</b>	<b>\$3,775.00</b>

Replace declining Oak Tree's along Rangeland Blvd on the West end Towards Starkey Blvd.

Proposed By:

Agreed & Accepted By:

Gary L Hawkins

Down to Earth  
Landscape & Irrigation

08/26/2021

Date

Starkey Ranch

Date



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

**Estimate: #15355**

**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**

Rangeland West Sycamore

**Estimated Job Start Date**

September 20, 2021

**Proposed By**

Gary L Hawkins

**Due Date**

August 26, 2021

**Estimate Details**

Description of Services & Materials	Unit	Quantity	Rate	Amount
<b>Tree/Plant Installation</b>				
Sycamore - 45 Gal	2.5" Caliper	1	\$550.00	\$550.00
Stake - RBK-40	Each	1	\$55.00	
			<b>Subtotal</b>	<b>\$605.00</b>
			<b>Job Total</b>	<b>\$605.00</b>

Replace declining Sycamore tree located West of Night Star Trail on the North side of Rangeland Blvd.

Proposed By:

Agreed & Accepted By:

Gary L Hawkins

Down to Earth  
Landscape & Irrigation

08/26/2021

Date

Starkey Ranch

Date





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

**Estimate: #15298**

**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**

Riders Pass and Night Star Trail  
Turf

**Estimated Job Start Date**

October 11, 2021

**Proposed By**

Gary L Hawkins

**Due Date**

August 30, 2021

**Estimate Details**

Description of Services & Materials	Unit	Quantity	Rate	Amount
<b>Tree/Plant Installation</b>				
Zoysia Sod	Square Foot	400	\$1.15	\$460.00
			<b>Subtotal</b>	<b>\$460.00</b>
			<b>Job Total</b>	<b>\$460.00</b>

Replace areas of turf identified on the landscape inspection located at the corner of Riders Pass and Lyon Pine and Night Star Trail and Rangeland.

Proposed By:

Agreed & Accepted By:

**Gary L Hawkins**

Down to Earth  
Landscape & Irrigation

08/25/2021

Date

Starkey Ranch

Date



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

**Estimate: #15350**

**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**

Rangeland East Sycamore at  
Stansil Park

**Estimated Job Start Date**

September 20, 2021

**Proposed By**

Gary L Hawkins

**Due Date**

August 26, 2021

**Estimate Details**

Description of Services & Materials	Unit	Quantity	Rate	Amount
<b>Tree/Plant Installation</b>				
Sycamore - 45 Gal	2.5" Caliper	1	\$550.00	\$550.00
Staking Kit - RBK-40	Each	1	\$55.00	
			<b>Subtotal</b>	<b>\$605.00</b>
			<b>Job Total</b>	<b>\$605.00</b>

Replace construction damaged Sycamore located along the ROW in front of Stansil Park.

Proposed By:

Agreed & Accepted By:

**Gary L Hawkins**

Down to Earth  
Landscape & Irrigation

08/26/2021

Date

Starkey Ranch

Date

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**11**

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
JULY 31, 2021**

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
JULY 31, 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	\$ 934,098	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 934,098
Investments														
Revenue	-	473,749	294,478	447,762	475,280	189,325	26,162	-	-	-	-	-	-	1,906,756
Reserve	-	648,206	652,500	481,322	403,162	320,366	165,100	-	-	-	-	-	-	2,670,656
Prepayment	-	-	170	-	2,879	-	-	-	-	-	-	-	-	3,049
Construction	-	-	-	-	-	-	-	292,091	441	86	2	38,807	2,418,652	2,750,079
Undeposited funds	847	-	-	-	-	-	-	-	-	-	-	-	-	847
Accounts receivable	24	-	-	-	-	-	-	-	-	-	-	-	-	24
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
Utility deposit	150	-	-	-	-	-	-	-	-	-	-	-	-	150
Total assets	<u>\$1,366,605</u>	<u>\$1,121,955</u>	<u>\$1,002,990</u>	<u>\$ 929,084</u>	<u>\$ 915,692</u>	<u>\$567,087</u>	<u>\$256,315</u>	<u>\$292,091</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ 2</u>	<u>\$ 38,807</u>	<u>\$2,418,652</u>	<u>\$ 8,909,807</u>
<b>LIABILITIES</b>														
Liabilities:														
Credit card payable	\$ 990	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 990
Due to Developer	101,119	-	-	-	-	-	-	-	-	-	-	-	-	101,119
Accrued taxes payable	61	-	-	-	-	-	-	-	-	-	-	-	-	61
Total liabilities	<u>102,170</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>102,170</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>														
Unearned revenue	1,988	-	-	-	-	-	-	-	-	-	-	-	-	1,988
Deferred receipts	430,168	-	55,842	-	34,371	57,396	65,053	-	-	-	-	-	-	642,830
Total deferred inflows of resources	<u>432,156</u>	<u>-</u>	<u>55,842</u>	<u>-</u>	<u>34,371</u>	<u>57,396</u>	<u>65,053</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>644,818</u>
<b>FUND BALANCES</b>														
Assigned:														
Restricted for														
Debt service	-	1,121,955	947,148	929,084	881,321	509,691	191,262	-	-	-	-	-	-	4,580,461
Capital projects	-	-	-	-	-	-	-	292,091	441	86	2	38,807	2,418,652	2,750,079
Unassigned	832,279	-	-	-	-	-	-	-	-	-	-	-	-	832,279
Total fund balances	<u>832,279</u>	<u>1,121,955</u>	<u>947,148</u>	<u>929,084</u>	<u>881,321</u>	<u>509,691</u>	<u>191,262</u>	<u>292,091</u>	<u>441</u>	<u>86</u>	<u>2</u>	<u>38,807</u>	<u>2,418,652</u>	<u>8,162,819</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$1,366,605</u>	<u>\$1,121,955</u>	<u>\$1,002,990</u>	<u>\$ 929,084</u>	<u>\$ 915,692</u>	<u>\$567,087</u>	<u>\$256,315</u>	<u>\$292,091</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ 2</u>	<u>\$ 38,807</u>	<u>\$2,418,652</u>	<u>\$ 8,909,807</u>

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDING JULY 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ -	\$ 2,710,906	\$ 2,685,158	101%
Assessment levy - off-roll O&M	-	165,247	541,505	31%
Lot closing	1,307	22,273	-	N/A
Trash collection assessments	1,195	23,427	48,963	48%
Commercial shared costs	-	77,995	81,785	95%
Program revenue	2,761	24,432	15,000	163%
Interest	-	-	2,500	0%
Insurance proceeds	-	11,385	-	N/A
Miscellaneous	2,195	3,030	9,600	32%
Total revenues	<u>7,458</u>	<u>3,038,695</u>	<u>3,384,511</u>	90%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Supervisors	431	3,014	-	N/A
Management	3,506	35,058	42,070	83%
Legal	224	33,610	30,000	112%
Engineering	16,500	17,000	5,000	340%
Assessment administration	833	8,333	10,000	83%
Audit	4,680	4,680	4,570	102%
Arbitrage rebate calculation	-	1,350	3,000	45%
Dissemination agent	1,083	10,833	13,000	83%
Trustee	-	30,978	26,937	115%
Telephone	21	208	250	83%
Postage	129	1,067	1,500	71%
Printing & binding	167	1,667	2,000	83%
Legal advertising	91	1,470	3,500	42%
Annual special district fee	-	175	175	100%
Insurance	-	5,810	5,668	103%
Credit card discount	-	343	-	N/A
Other current charges	160	1,748	3,500	50%
Office supplies	-	82	500	16%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	210	210	200	105%
Property appraiser	-	150	687	22%
Tax collector	149	54,377	55,941	97%
Total professional & administrative	<u>28,184</u>	<u>212,163</u>	<u>209,203</u>	101%
<b>Field operations</b>				
Contract services				
Field services	2,360	23,604	28,325	83%
Landscape maintenance	94,160	1,000,410	1,521,000	66%
Landscape consulting	4,250	38,250	51,000	75%
Landscape arbor care	-	14,400	20,000	72%
Wetland maintenance	7,075	19,250	24,168	80%
Wetland edge maintenance	-	-	8,248	0%
Wetland mitigation reporting	-	550	4,500	12%
Lake maintenance	7,827	78,270	94,000	83%
Community trash hauling	20,980	188,343	198,660	95%
Repairs & maintenance				
Repairs - general	1,650	6,627	15,000	44%

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDING JULY 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
Operating supplies	2,908	10,784	8,000	135%
Plant replacement	-	48,862	70,000	70%
Playground mulch	-	5,985	7,200	83%
Fertilizer/chemicals	-	14,200	15,000	95%
Irrigation repairs	8,367	27,213	30,000	91%
Irrigation monitoring	-	-	2,280	0%
Security/alarms/repair	1,552	1,992	1,000	199%
Road & sidewalk	-	4,443	15,000	30%
Common area signage	-	240	3,000	8%
Bridge & deck maintenance	12,811	34,156	30,000	114%
Pressure washing	-	-	3,000	0%
Utilities - common area				
Electric	39	9,428	9,000	105%
Streetlights	51,535	301,057	326,340	92%
Irrigation - reclaimed water	7,864	45,446	85,000	53%
Gas	27	269	350	77%
Recreation facilities				
Amenity management staff/contract	21,818	186,827	297,662	63%
Office supplies	30	2,167	1,000	217%
Janitorial	2,312	17,354	14,040	124%
Pool cleaning	2,490	20,900	26,280	80%
Pool repairs & maintenance	-	939	2,500	38%
Pool fence & gate	-	-	2,000	0%
Pool - electric	852	17,795	22,000	81%
Pool - water	1,317	7,182	10,000	72%
Pool permits	-	716	705	102%
Pest services	-	725	500	145%
Insurance	-	44,063	41,000	107%
Cable/internet/telephone	599	5,715	7,000	82%
Access cards	-	1,632	5,500	30%
Activities	1,592	21,917	28,000	78%
Program incentives	-	5,694	-	N/A
Recreational repairs	-	655	5,000	13%
Pool signage	-	759	1,000	76%
Holiday decorations	-	6,000	15,000	40%
Other				
Contingency	-	6	20,000	0%
Total field operations	<u>254,415</u>	<u>2,214,825</u>	<u>3,069,258</u>	72%
Total expenditures	<u>282,599</u>	<u>2,426,988</u>	<u>3,278,461</u>	74%
Net increase/(decrease) of fund balance	(275,141)	611,707	106,050	
Fund balance - beginning (unaudited)	1,107,420	220,572	-	
Fund balance - ending (projected)	<u>\$ 832,279</u>	<u>\$ 832,279</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 JULY 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ -	\$ 666,342	\$ 662,901	101%
Interest	5	44	50	88%
Total revenues	<u>5</u>	<u>666,386</u>	<u>662,951</u>	101%
<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	-	225,156	225,794	100%
Tax collector	-	13,329	13,810	97%
Total expenditures	<u>-</u>	<u>677,629</u>	<u>653,751</u>	104%
Excess/(deficiency) of revenues over/(under) expenditures	5	(11,243)	9,200	
Beginning fund balance (unaudited)	<u>1,121,951</u>	<u>1,133,198</u>	<u>1,101,599</u>	
Ending fund balance (projected)	<u><u>\$1,121,956</u></u>	<u><u>\$1,121,955</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 JULY 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ -	\$ 513,203	\$ 510,550	101%
Assessment levy - off-roll	-	-	152,702	0%
Interest	4	39	-	N/A
Total revenues	<u>4</u>	<u>513,242</u>	<u>663,252</u>	77%
<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	238,244	100%
Tax collector	-	10,265	10,637	97%
Total expenditures	<u>-</u>	<u>655,259</u>	<u>655,631</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	4	(142,017)	7,621	
Beginning fund balance (unaudited)	<u>947,144</u>	<u>1,089,165</u>	<u>1,085,149</u>	
Ending fund balance (projected)	<u><u>\$ 947,148</u></u>	<u><u>\$ 947,148</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 JULY 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ -	\$ 659,071	\$ 655,667	101%
Interest	4	37	-	N/A
Total revenues	<u>4</u>	<u>659,108</u>	<u>655,667</u>	101%
<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	221,800	100%
Tax collector	-	13,184	13,660	97%
Total expenditures	<u>-</u>	<u>650,109</u>	<u>650,585</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	4	8,999	5,082	
Beginning fund balance (unaudited)	<u>929,080</u>	<u>920,085</u>	<u>913,944</u>	
Ending fund balance (projected)	<u><u>\$ 929,084</u></u>	<u><u>\$ 929,084</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 JULY 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ -	\$ 722,692	\$ 718,962	101%
Assessment levy - off-roll	-	-	97,366	0%
Lot closing	2,062	34,192	-	N/A
Interest	2	35	-	N/A
Total revenues	<u>2,064</u>	<u>756,919</u>	<u>816,328</u>	93%
<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	282,194	100%
Tax collector	-	14,458	14,978	97%
Total expenditures	<u>-</u>	<u>807,924</u>	<u>808,444</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	2,064	(51,005)	7,884	
Beginning fund balance (unaudited)	<u>879,257</u>	<u>932,326</u>	<u>932,467</u>	
Ending fund balance (projected)	<u><u>\$ 881,321</u></u>	<u><u>\$ 881,321</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 JULY 31, 2021**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ -	\$ 392,274	\$ 390,252	101%
Assessment levy - off-roll	-	38,649	258,754	15%
Interest	2	22	-	N/A
Total revenues	<u>2</u>	<u>430,945</u>	<u>649,006</u>	66%
<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	237,722	100%
Tax collector	-	7,846	8,130	97%
Total expenditures	<u>-</u>	<u>641,390</u>	<u>641,674</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	2	(210,445)	7,332	
Beginning fund balance (unaudited)	<u>509,689</u>	<u>720,136</u>	<u>720,421</u>	
Ending fund balance (projected)	<u>\$ 509,691</u>	<u>\$ 509,691</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 JULY 31, 2021**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ -	\$ 138,215	\$ 137,504	101%
Assessment levy - off-roll	-	-	195,501	0%
Interest	1	9	-	N/A
Total revenues	<u>1</u>	<u>138,224</u>	<u>333,005</u>	42%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Interest - 11/1	-	109,425	109,425	100%
Interest - 5/1	-	109,425	109,425	100%
Tax collector	-	2,765	2,865	97%
Total expenditures	<u>-</u>	<u>221,615</u>	<u>221,715</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	1	(83,391)	111,290	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers out	-	(6)	-	N/A
Total other financing sources/(uses)	<u>-</u>	<u>(6)</u>	<u>-</u>	N/A
Fund balance:				
Net increase/(decrease) in fund balance	1	(83,397)	111,290	
Beginning fund balance (unaudited)	191,262	274,659	274,850	
Ending fund balance (projected)	<u>\$191,263</u>	<u>\$ 191,262</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 JULY 31, 2021**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 1	\$ 12
Total revenues	1	12
<b>EXPENDITURES</b>		
<b>Debt service</b>		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	1	12
Beginning fund balance (unaudited)	292,088	292,079
Ending fund balance (projected)	\$ 292,089	\$292,091

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
CAPITAL PROJECTS FUND SERIES 2015A BONDS  
STATEMENT OF REVENUES, EXENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDING JULY 31, 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 JULY 31, 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 JULY 31, 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)	2	2
Ending fund balance (projected)	\$ 2	\$ 2

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
CAPITAL PROJECTS FUND SERIES 2018 BONDS  
STATEMENT OF REVENUES, EXENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDING JULY 31, 2021**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ -	\$ 2
Total revenues	-	2
<b>EXPENDITURES</b>		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	2
Beginning fund balance (unaudited)	38,806	38,805
Ending fund balance (projected)	\$ 38,806	\$ 38,807

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
CAPITAL PROJECTS FUND SERIES 2019 BONDS  
STATEMENT OF REVENUES, EXENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDING JULY 31, 2021**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 11	\$ 136
Total revenues	11	136
<b>EXPENDITURES</b>		
Capital outlay - construction	-	924,356
Total expenditures	-	924,356
Excess/(deficiency) of revenues over/(under) expenditures	11	(924,220)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfers in	1	7
Total other financing sources/(uses)	1	7
Net change in fund balance	12	(924,213)
Beginning fund balance (unaudited)	2,418,640	3,342,865
Ending fund balance (projected)	\$2,418,652	\$2,418,652

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**TSR CDD**  
**Check Detail**  
 July 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>0</b>	<b>07/21/2021</b>	<b>BRIGHT HOUSE NETWORKS</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-448.91</b>
Bill	075642404070621	07/20/2021		572.416 · Amenity Cable/Internet	-117.97	117.97
Bill	075551201070821	07/20/2021		572.416 · Amenity Cable/Internet	-330.94	330.94
TOTAL					-448.91	448.91
<b>Bill Pmt -Check</b>	<b>0</b>	<b>07/21/2021</b>	<b>FEDEX</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-108.45</b>
Bill	7-426-53809	07/20/2021		519.410 · Postage	-34.10	34.10
Bill	7-433-53432	07/20/2021		519.410 · Postage	-74.35	74.35
TOTAL					-108.45	108.45
<b>Check</b>	<b>0</b>	<b>07/21/2021</b>	<b>SUNTRUST BANK</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-927.64</b>
				204.300 · Credit Card - SunTrust	-927.64	927.64
TOTAL					-927.64	927.64
<b>Check</b>	<b>0</b>	<b>07/22/2021</b>	<b>SUNTRUST BANK</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-1,038.41</b>
				204.300 · Credit Card - SunTrust	-1,038.41	1,038.41
TOTAL					-1,038.41	1,038.41
<b>Bill Pmt -Check</b>	<b>0</b>	<b>07/28/2021</b>	<b>FEDEX</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-21.02</b>
Bill	7-441-38213	07/27/2021		519.410 · Postage	-21.02	21.02
TOTAL					-21.02	21.02
<b>Check</b>	<b>0</b>	<b>07/28/2021</b>	<b>SUNTRUST BANK</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-1,766.15</b>
				204.300 · Credit Card - SunTrust	-1,766.15	1,766.15
TOTAL					-1,766.15	1,766.15
<b>Bill Pmt -Check</b>	<b>10463</b>	<b>07/07/2021</b>	<b>BERGER, TOOMBS, ELAM, ...</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-4,680.00</b>
Bill	354699	07/06/2021		513.320 · Audit	-4,680.00	4,680.00
TOTAL					-4,680.00	4,680.00

**TSR CDD**  
**Check Detail**  
July 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>10464</b>	<b>07/07/2021</b>	<b>CHAPMAN LAND SERVICES,...</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-4,061.00</b>
Bill	2476	07/06/2021		538.610 · Bridge & Deck Maint...	-3,127.00	3,127.00
Bill	2467	07/06/2021		538.610 · Bridge & Deck Maint...	-934.00	934.00
TOTAL					-4,061.00	4,061.00
<b>Bill Pmt -Check</b>	<b>10465</b>	<b>07/07/2021</b>	<b>DOWN TO EARTH LANDSCA...</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-94,159.67</b>
Bill	INV94340	07/06/2021		538.604 · Landscape Maintena...	-94,159.67	94,159.67
TOTAL					-94,159.67	94,159.67
<b>Bill Pmt -Check</b>	<b>10466</b>	<b>07/07/2021</b>	<b>DUKE ENERGY</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-17.49</b>
Bill	82589 06300 062921	07/06/2021		531.301 · Electric	-17.49	17.49
TOTAL					-17.49	17.49
<b>Bill Pmt -Check</b>	<b>10467</b>	<b>07/07/2021</b>	<b>JAYMAN ENTERPRISES, LLC.</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-1,170.00</b>
Bill	1605	07/06/2021		572.301 · Janitorial Service	-1,170.00	1,170.00
TOTAL					-1,170.00	1,170.00
<b>Bill Pmt -Check</b>	<b>10468</b>	<b>07/07/2021</b>	<b>MCWILLIAMS &amp; SON, INC.</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-1,650.00</b>
Bill	29083	07/06/2021		538.601 · General Repair & Mai...	-1,650.00	1,650.00
TOTAL					-1,650.00	1,650.00
<b>Bill Pmt -Check</b>	<b>10469</b>	<b>07/07/2021</b>	<b>SUNSCAPE CONSULTING</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-4,250.00</b>
Bill	9656	07/06/2021		538.606 · Landscape Consulting	-4,250.00	4,250.00
TOTAL					-4,250.00	4,250.00
<b>Bill Pmt -Check</b>	<b>10470</b>	<b>07/07/2021</b>	<b>TRINITY HOUSEKEEPERS</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-1,142.00</b>
Bill	84421	07/06/2021		572.301 · Janitorial Service	-1,142.00	1,142.00
TOTAL					-1,142.00	1,142.00

**TSR CDD**  
**Check Detail**  
 July 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>10471</b>	<b>07/07/2021</b>	<b>WRATHELL, HUNT &amp; ASSOC...</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-7,970.42</b>
Bill	2019-2513	07/06/2021		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>10472</b>	<b>07/07/2021</b>	<b>WTS INTERNATIONAL, LLC.</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-4,351.61</b>
Bill	12318053	07/06/2021		538.121 · Amenity Management	-3,381.25	3,381.25
Bill	12318633	07/06/2021		538.121 · Amenity Management	-847.00	847.00
Bill	12318185	07/06/2021		538.121 · Amenity Management	-123.36	123.36
TOTAL					-4,351.61	4,351.61
<b>Bill Pmt -Check</b>	<b>10484</b>	<b>07/14/2021</b>	<b>BALLENGER &amp; COMPANY, I...</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-5,000.00</b>
Bill	21139	07/13/2021		538.609 · Irrigation Repairs & ...	-5,000.00	5,000.00
TOTAL					-5,000.00	5,000.00
<b>Bill Pmt -Check</b>	<b>10485</b>	<b>07/14/2021</b>	<b>COUNTY SANITATION</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-20,979.68</b>
Bill	10514324	07/13/2021		534.000 · Garbage/Solid Waste...	-20,770.68	20,770.68
Bill	10514402	07/13/2021		534.000 · Garbage/Solid Waste...	-209.00	209.00
TOTAL					-20,979.68	20,979.68
<b>Bill Pmt -Check</b>	<b>10486</b>	<b>07/14/2021</b>	<b>DOWN TO EARTH LANDSCA...</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-3,367.11</b>
Bill	INV100241	07/13/2021		538.609 · Irrigation Repairs & ...	-3,367.11	3,367.11
TOTAL					-3,367.11	3,367.11
<b>Bill Pmt -Check</b>	<b>10487</b>	<b>07/14/2021</b>	<b>FLORIDA NATIVES NURSER...</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-7,075.00</b>
Bill	18116	07/13/2021		538.615 · Wetland Maintenance	-7,075.00	7,075.00
TOTAL					-7,075.00	7,075.00

**TSR CDD**  
**Check Detail**  
 July 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>10488</b>	<b>07/14/2021</b>	<b>HOPPING, GREEN &amp; SAMS</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-224.00</b>
Bill	123608	07/13/2021		514.007 · District Counsel	-224.00	224.00
TOTAL					-224.00	224.00
<b>Bill Pmt -Check</b>	<b>10489</b>	<b>07/14/2021</b>	<b>ONSIGHT INDUSTRIES, LLC.</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-2,563.00</b>
Bill	006-21-298671-1	07/13/2021		538.618 · Operating Supplies	-2,563.00	2,563.00
TOTAL					-2,563.00	2,563.00
<b>Bill Pmt -Check</b>	<b>10490</b>	<b>07/14/2021</b>	<b>SOLITUDE LAKE MANAGEM...</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-7,827.00</b>
Bill	PI-A00627897	07/13/2021		538.700 · Lake Maintenance	-7,827.00	7,827.00
TOTAL					-7,827.00	7,827.00
<b>Bill Pmt -Check</b>	<b>10491</b>	<b>07/14/2021</b>	<b>SOUTHERN LAND SERVICE...</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-8,750.00</b>
Bill	062521-4	07/13/2021		538.610 · Bridge & Deck Maint...	-8,750.00	8,750.00
TOTAL					-8,750.00	8,750.00
<b>Bill Pmt -Check</b>	<b>10492</b>	<b>07/14/2021</b>	<b>SUNCOAST POOL SERVICE</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-2,490.00</b>
Bill	7435	07/13/2021		572.712 · Pool Maintenance	-1,195.00	1,195.00
Bill	7420	07/13/2021		572.712 · Pool Maintenance	-1,295.00	1,295.00
TOTAL					-2,490.00	2,490.00
<b>Bill Pmt -Check</b>	<b>10493</b>	<b>07/14/2021</b>	<b>WTS INTERNATIONAL, LLC.</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-8,798.74</b>
Bill	12316674	07/13/2021		538.121 · Amenity Management	-96.87	96.87
Bill	12318694	07/13/2021		538.121 · Amenity Management	-8,701.87	8,701.87
TOTAL					-8,798.74	8,798.74

## TSR CDD Check Detail July 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>10494</b>	<b>07/21/2021</b>	<b>AMERICAN CONSULTING EN...</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-16,500.00</b>
Bill	210477	07/20/2021		519.320 · Engineering	-6,900.00	6,900.00
Bill	210478	07/20/2021		519.320 · Engineering	-9,600.00	9,600.00
TOTAL					-16,500.00	16,500.00
<b>Bill Pmt -Check</b>	<b>10495</b>	<b>07/21/2021</b>	<b>CITY OF CLEARWATER</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-26.95</b>
Bill	4224446 071521	07/20/2021		532.306 · Propane Services - G...	-25.00	25.00
				532.306 · Propane Services - G...	-1.95	1.95
TOTAL					-26.95	26.95
<b>Bill Pmt -Check</b>	<b>10496</b>	<b>07/21/2021</b>	<b>DUKE ENERGY</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-39,675.42</b>
Bill	71609 67365 070121	07/20/2021		531.307 · Street Lights	-941.83	941.83
Bill	25302 87580 060321	07/20/2021		531.307 · Street Lights	-13,112.21	13,112.21
Bill	12019 31018 070121	07/20/2021		531.307 · Street Lights	-1,911.42	1,911.42
Bill	08684 70197 070121	07/20/2021		531.307 · Street Lights	-971.20	971.20
Bill	32983 74476 070221	07/20/2021		531.307 · Street Lights	-5,291.94	5,291.94
Bill	25302 87580 070221	07/20/2021		531.307 · Street Lights	-13,112.21	13,112.21
Bill	32407 46377 070121	07/20/2021		531.307 · Street Lights	-1,688.64	1,688.64
Bill	32983 74476 060321	07/20/2021		531.307 · Street Lights	-2,645.97	2,645.97
TOTAL					-39,675.42	39,675.42
<b>Bill Pmt -Check</b>	<b>10497</b>	<b>07/21/2021</b>	<b>PASCO COUNTY UTILITIES ...</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-7,694.49</b>
Bill	15209100	07/20/2021		536.301 · Irrigation - Reclaimed...	-119.00	119.00
Bill	15209094	07/20/2021		536.301 · Irrigation - Reclaimed...	-463.40	463.40
Bill	15209092	07/20/2021		536.301 · Irrigation - Reclaimed...	-399.70	399.70
Bill	15209097	07/20/2021		536.301 · Irrigation - Reclaimed...	-76.30	76.30
Bill	15209099	07/20/2021		536.301 · Irrigation - Reclaimed...	-410.90	410.90
Bill	15209096	07/20/2021		536.301 · Irrigation - Reclaimed...	-46.20	46.20
Bill	15209093	07/20/2021		536.301 · Irrigation - Reclaimed...	-396.20	396.20
Bill	15209095	07/20/2021		536.301 · Irrigation - Reclaimed...	-279.30	279.30
Bill	15209108	07/20/2021		536.301 · Irrigation - Reclaimed...	-39.90	39.90
Bill	15209107	07/20/2021		536.301 · Irrigation - Reclaimed...	-119.00	119.00
Bill	15209106	07/20/2021		536.321 · Utility service - Pool	-687.77	687.77
Bill	15209105	07/20/2021		536.301 · Irrigation - Reclaimed...	-9.99	9.99
Bill	15209115	07/20/2021		536.301 · Irrigation - Reclaimed...	-56.70	56.70
Bill	15209113	07/20/2021		536.301 · Irrigation - Reclaimed...	-172.20	172.20
Bill	15209109	07/20/2021		536.301 · Irrigation - Reclaimed...	-3.50	3.50
Bill	15209110	07/20/2021		536.301 · Irrigation - Reclaimed...	-196.66	196.66
Bill	15209112	07/20/2021		536.301 · Irrigation - Reclaimed...	-356.30	356.30



**TSR CDD**  
**Check Detail**  
 July 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	15209101	07/20/2021		536.301 · Irrigation - Reclaimed...	-480.90	480.90
Bill	15209116	07/20/2021		536.301 · Irrigation - Reclaimed...	-112.00	112.00
Bill	15209111	07/20/2021		536.321 · Utility service - Pool	-629.57	629.57
Bill	15209103	07/20/2021		536.301 · Irrigation - Reclaimed...	-327.60	327.60
Bill	15209104	07/20/2021		536.301 · Irrigation - Reclaimed...	-140.70	140.70
Bill	15209102	07/20/2021		536.301 · Irrigation - Reclaimed...	-256.90	256.90
Bill	15210107	07/20/2021		536.301 · Irrigation - Reclaimed...	-317.10	317.10
Bill	15209117	07/20/2021		536.301 · Irrigation - Reclaimed...	-107.10	107.10
Bill	15209118	07/20/2021		536.301 · Irrigation - Reclaimed...	-238.70	238.70
Bill	15210108	07/20/2021		536.301 · Irrigation - Reclaimed...	-66.50	66.50
Bill	15210109	07/20/2021		536.301 · Irrigation - Reclaimed...	-366.10	366.10
Bill	15210076	07/20/2021		536.301 · Irrigation - Reclaimed...	-316.40	316.40
Bill	15210077	07/20/2021		536.301 · Irrigation - Reclaimed...	-5.60	5.60
Bill	15210075	07/20/2021		536.301 · Irrigation - Reclaimed...	-460.60	460.60
Bill	15209119	07/20/2021		536.301 · Irrigation - Reclaimed...	-32.20	32.20
Bill	15210074	07/20/2021		536.301 · Irrigation - Reclaimed...	-3.50	3.50
TOTAL					-7,694.49	7,694.49
<b>Liability Check</b>	<b>10498</b>	<b>07/13/2021</b>	<b>UNITED STATES TREASURY</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-275.40</b>
				215.000 · Accrued Taxes Paya...	-26.10	26.10
				215.000 · Accrued Taxes Paya...	-26.10	26.10
				215.000 · Accrued Taxes Paya...	-111.60	111.60
				215.000 · Accrued Taxes Paya...	-111.60	111.60
TOTAL					-275.40	275.40
<b>Check</b>	<b>10499</b>	<b>07/28/2021</b>	<b>TSR CDD</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-2,915.97</b>
				207.201 · Due to Debt Service ...	-2,915.97	2,915.97
TOTAL					-2,915.97	2,915.97
<b>Check</b>	<b>10500</b>	<b>07/28/2021</b>	<b>TSR CDD</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-2,245.82</b>
				207.202 · Due to Debt Service ...	-2,245.82	2,245.82
TOTAL					-2,245.82	2,245.82
<b>Check</b>	<b>10501</b>	<b>07/28/2021</b>	<b>TSR CDD</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-2,884.15</b>
				207.203 · Due to debt service f...	-2,884.15	2,884.15
TOTAL					-2,884.15	2,884.15

## TSR CDD Check Detail July 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	10502	07/28/2021	TSR CDD	101.002 · Suntrust #57080- O...		-5,059.56
				207.204 · Due to debt service f...	-5,059.56	5,059.56
TOTAL					-5,059.56	5,059.56
Check	10503	07/28/2021	TSR CDD	101.002 · Suntrust #57080- O...		-40,365.70
				207.205 · .Due to debt service f...	-40,365.70	40,365.70
TOTAL					-40,365.70	40,365.70
Check	10504	07/28/2021	TSR CDD	101.002 · Suntrust #57080- O...		-604.84
				207.206 · Due to Debt Service ...	-604.84	604.84
TOTAL					-604.84	604.84
Bill Pmt -Check	10505	07/28/2021	ADA SITE COMPLIANCE	101.002 · Suntrust #57080- O...		-210.00
Bill	1790	07/27/2021		513.907 · ADA Website Compli...	-210.00	210.00
TOTAL					-210.00	210.00
Bill Pmt -Check	10506	07/28/2021	DUKE ENERGY	101.002 · Suntrust #57080- O...		-12,733.15
Bill	89815 17513 070921	07/27/2021		531.321 · Electric - Pool	-851.71	851.71
Bill	01943 81210	07/27/2021		531.307 · Street Lights	-2,561.00	2,561.00
Bill	81265 66398 071421	07/27/2021		531.307 · Street Lights	-3,898.76	3,898.76
Bill	77814 90012 070821	07/27/2021		531.307 · Street Lights	-295.42	295.42
Bill	57358 60497 070821	07/27/2021		531.307 · Street Lights	-837.92	837.92
Bill	75898 62249 072021	07/27/2021		531.307 · Street Lights	-1,646.99	1,646.99
Bill	05020 44162 071521	07/27/2021		531.307 · Street Lights	-501.09	501.09
Bill	54597 97520 071421	07/27/2021		531.307 · Street Lights	-736.15	736.15
Bill	04958 52241 071221	07/27/2021		531.307 · Street Lights	-1,382.56	1,382.56
Bill	49768 33391 070921	07/27/2021		531.301 · Electric	-21.55	21.55
TOTAL					-12,733.15	12,733.15

**TSR CDD**  
**Check Detail**  
 July 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>10507</b>	<b>07/28/2021</b>	<b>PASCO COUNTY TAX COLLE...</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-148.78</b>
Bill	21-26-17-0080 2020	07/27/2021		513.315 · Tax Collector	-148.78	148.78
TOTAL					-148.78	148.78
<b>Bill Pmt -Check</b>	<b>10508</b>	<b>07/28/2021</b>	<b>PASCO COUNTY UTILITIES ...</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-1,486.80</b>
Bill	15211640	07/27/2021		536.301 · Irrigation - Reclaimed...	-44.10	44.10
Bill	15211641	07/27/2021		536.301 · Irrigation - Reclaimed...	-215.60	215.60
Bill	15211641	07/27/2021		536.301 · Irrigation - Reclaimed...	-173.60	173.60
Bill	15211639	07/27/2021		536.301 · Irrigation - Reclaimed...	-464.10	464.10
Bill	15211639	07/27/2021		536.301 · Irrigation - Reclaimed...	-198.80	198.80
Bill	15211639	07/27/2021		536.301 · Irrigation - Reclaimed...	-390.60	390.60
TOTAL					-1,486.80	1,486.80
<b>Bill Pmt -Check</b>	<b>10509</b>	<b>07/28/2021</b>	<b>SECURITEAM INC</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-1,552.18</b>
Bill	10914041421	07/27/2021		572.907 · Security System	-385.00	385.00
Bill	11041071221	07/27/2021		572.907 · Security System	-1,167.18	1,167.18
TOTAL					-1,552.18	1,552.18
<b>Bill Pmt -Check</b>	<b>10510</b>	<b>07/28/2021</b>	<b>TIMES PUBLISHING COMPA...</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-90.80</b>
Bill	0000169146	07/27/2021		513.801 · Legal Advertising	-90.80	90.80
TOTAL					-90.80	90.80
<b>Bill Pmt -Check</b>	<b>10511</b>	<b>07/28/2021</b>	<b>WTS INTERNATIONAL, LLC.</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-8,667.33</b>
Bill	12319411	07/27/2021		538.121 · Amenity Management	-8,667.33	8,667.33
TOTAL					-8,667.33	8,667.33

**TSR CDD  
Check Detail  
July 2021**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Paycheck	10512	07/30/2021	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	10513	07/30/2021	Mary E Comella	101.002 · Suntrust #57080- O...		-184.70
				511.110 · Supervisor's Fees	-200.00	200.00
				511.110 · Supervisor's Fees	-12.40	12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				511.110 · Supervisor's Fees	-2.90	2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
TOTAL					-184.70	184.70

# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **12**

**DRAFT**

**MINUTES OF MEETING  
TSR  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the TSR Community Development District held a Regular Meeting on August 11, 2021, at 5:00 p.m., at Cunningham Park, 12131 Rangeland Boulevard, Odessa, Florida 33556.

**Present were:**

Mike Liquori (via telephone)	Chair
Matt Call	Vice Chair
Mary Comella	Assistant Secretary
Jason Silber	Assistant Secretary
Tim Green	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Cleo Adams (via telephone)	Assistant District Manager
Alyssa Willson	District Counsel
Brian Wilkes (via telephone)	District Engineer
Renee Hlebak	WTS Starkey Ranch Lifestyle Director
Peter Soety	SunScape Consulting, Inc. (SCI)
Mark Yahn	SunScape Consulting, Inc. (SCI)

**Residents present in person were:**

Larry Sekely	Peter Carey	Sandeep Tapse	Nick Urena
Joy Vincent	Mike Hudak	John Pondel	Mike _____
Matt Mohr	Ricardo Rodriguez	Bruce Pedersen	

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 5:06 p.m. Supervisors Call, Comella, Silber and Green were present, in person. Supervisor Liquori was attending via telephone.

**SECOND ORDER OF BUSINESS**

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

Resident Larry Sekely recognized that mowing by Down-to-Earth (DTE) around the lake banks improved since his prior request but DTE's response to his work orders last month was

42 that DTE could not do any work until all areas are dry and safe. He shared photographs taken  
43 today where DTE left 6' strips from the edge of the bank down to the water, which, in his  
44 opinion, is not aesthetically pleasing. For these reasons, he felt that DTE is not doing a great job,  
45 overall, and that DTE is using the wrong equipment. He asked for the CDD's help in this matter.

46 Resident Peter Carey agreed with the comments about DTE's service and expressed his  
47 opinion that the grass and landscaping looked terrible. He asked why DTE does not mow from  
48 the pond to the sidewalk and trim from the sidewalk to the street at the same time, rather than  
49 in cycles, which results in one area being trimmed and the other overgrown. He advocated for  
50 a stop sign or something to be installed at Rangeland Boulevard and Rider's Pass, and suggested  
51 relocating the crossing light at the far end of the circle behind Publix to a new location, as there  
52 is typically no traffic in that area.

53 Resident Sandeep Tapse stated this was his first CDD meeting. He was representing  
54 other Starkey residents, and asked if the Board plans to set up cricket grounds, as players  
55 typically have to use the baseball or soccer field; cricket is growing in popularity in the U.S. He  
56 suggested an area near the park as a potential location and offered to provide field specs. Since  
57 the park is not located within the CDD, he was asked to contact Renee and then Lauren for  
58 future conversation.

59 Resident Nick Urena advocated to have a trail crossing installed by the Welcome Center  
60 to connect the paths. When asked if this was a second request, he replied affirmatively; his first  
61 request was not documented.

62 Resident Joy Vincent echoed the concerns regarding landscaping and asked where  
63 residents can find the long-range plans for Cunningham Park, with regard to its upkeep and the  
64 BMX part. She asked if residents can take part in the upkeep of the park, as she felt that the  
65 area was not being maintained properly.

66 Mr. Call offered to discuss her concerns in detail after the meeting and noted the bike  
67 trail was under construction. There was not a lot of information to provide because, as it was  
68 being built organically by the experts, it did not require engineering services. He directed her to  
69 Mike Cole's Natural Trail Building Instagram page to find out about its progress and noted the  
70 Developer would be reimbursed for the bike park, once it is certified and conveyed to the CDD.  
71 Ms. Willson stated that was pursuant to the Series 2019 bond documents and Acquisition

72 Agreement and referenced in the Engineer's Report. As these documents are not required to be  
73 posted on the CDD website, Ms. Vincent was instructed to submit a public records request to  
74 Mr. Adams. Mr. Adams stated that the CDD was working on a file record sharing program that  
75 allows access to CDD files, which would be implemented early next year.

76 Resident Mike Hudak, of Hudak Horizons Professional Lawn and Landscaping, suggested  
77 creating a Landscaping Committee to help the Board with ideas, hold DTE accountable and  
78 allow the Board time to address other issues that are not being addressed, such as his recent  
79 request for the garbage cans to be cleaned and for the sidewalks to be pressure washed. He  
80 believed that DTE had not edged, trimmed certain areas or mowed in over three weeks. He  
81 spoke to a few DTE workers and voiced his opinion that some are just "gliding by", while others  
82 are overworked. He felt that DTE was not servicing the community. He offered to serve on the  
83 Committee and suggested breaking down landscaping services and engaging separate  
84 landscape companies to landscape around the ponds, roadways, etc.

85 Mr. Soety stated that trimming, mowing and curb maintenance deficiencies were  
86 identified and DTE committed to add extra labor beginning this week and continue until all  
87 deficiencies are addressed. He discussed conversations with DTE about identifying deficiencies  
88 and providing extra labor; he received a strong commitment from DTE's upper-level  
89 management to correct these deficiencies timely. Mr. Hudak asked if the Board could dock  
90 payment to DTE. Mr. Adams stated the contract allowed tiered penalties but it would involve  
91 engaging a firm to detect the deficiencies. SCI suggested sending DTE notice to perform and  
92 cure the deficiencies and take aggressive action. The Board decided to wait and evaluate DTE's  
93 progress. Discussion ensued regarding breaking down landscaping services.

94 Resident John Pondel stated that the pocket park behind his residence on Bonfire Drive  
95 was covered with red ants and weeds. It was noted Taylor Morrison (TM engaged DTE to  
96 maintain that property, as it is not yet conveyed to the CDD.

97 Mr. Pondel asked that the overgrown bushes at Night Star Trail and Barbour Trail be  
98 addressed quickly as, in his opinion, the bushes obstruct the view of drivers. He was concerned  
99 about potential accidents and noted that he observed drivers on the wrong side of the road.  
100 Residents were encouraged to attend County Commission meetings to address speeding issues



101 as this is an ongoing topic in the CDD. The CDD is engaging an off-duty officer, as the County  
102 Sherriff is not addressing this matter, and the CDD cannot install stop signs on County Roads.

103 Discussion ensued regarding what would be the best long-term sustainable use for the  
104 pocket parks. Mr. Pondel suggested installing a playground and group gathering area. He was  
105 asked to present ideas to the Board.

106 Resident Monte Shuler asked for clarification about speed limit enforcement. Discussion  
107 ensued in which it was clarified that local off-duty officers can issue speeding tickets. Mr. Shuler  
108 identified a depression on Barbour Trail. Mr. Call stated it is on the list for repairs.

109 Resident Richard Rodriguez asked if, with school starting, there were plans to install a  
110 crosswalk at the Welcome Center off Lake Blanche Road. Mr. Call replied affirmatively and  
111 stated that the County issued the permits this morning; the process would take six months.

112 A resident wanted the pedestrian crosswalks in the community to be consistent. He  
113 noted that the ones near Lake Blanche Drive and Long Spur areas not illuminated and visibility  
114 is dangerous. He asked if the CDD makes recommendations of where to install crosswalks. He  
115 noted incorrect signage. The Lake Blanch Drive sign was just replaced today. He asked when re-  
116 striping around Lake Park and parking areas would be done. Mr. Call explained that this is a  
117 punch list item for the Developer to complete before conveying the roadways to the County,  
118 and to release the maintenance bond. In the future, the Board would have to decide if the CDD  
119 should take this task on, as the County probably will not have sufficient funds to do it  
120 frequently and the County's work would not be up to the CDD's standards.

121 Ms. Willson stated that she must review the Agreement but, typically, the CDD is  
122 allowed to do enhanced landscaping and beautification within the right-of-way (ROW) but the  
123 County maintains the roadway. She suggested the CDD work with the County to determine the  
124 County's standards and then possibly choose to take on additional enhancements.

125 Resident Matt Mohr provided historical information about Mr. Starkey purchasing land  
126 and asked the Board to consider asking the Developer to install signs in the sub-neighborhoods  
127 signifying the namesake of the Community, in each direction entering Homestead Park.

128

129 **THIRD ORDER OF BUSINESS**

**Discussion: Purchase or Lease of the  
Welcome Center**

130

131

132 Mr. Call recalled the conversation and handout distributed at the last meeting and  
133 relayed the Developer's decision not to sell but rather lease the Welcome Center to the CDD.  
134 He suggested designating a Board Member to work with CDD Staff to negotiate reasonable  
135 lease terms. Mr. Silber was not in favor of leasing due to the costs, since the current usage  
136 needs do not warrant the entire space. He suggested the following options:

- 137 ➤ The Developer could lease a portion of the facility to the CDD and rent the other part.
- 138 ➤ The Developer could lease the property to the CDD and allow the CDD to sublet the  
139 other part.

140 Neither option would be long term, as the CDD will need to build offices, storage and  
141 parking facilities in the future. Ms. Willson suggested that the Board prepare general  
142 parameters for the point person to use to prevent it not being approved by the majority of the  
143 Board. Mr. Call noted that the facility is a free-standing structure, not a trailer, and the  
144 Developer had not charged for its use until now, in its request for the CDD to pay some  
145 overhead costs.

146 Board Member specialties and the need to answer resident calls, were discussed.

147 Mr. Call clarified that Pasco County will run the Park and building, as it was never part of  
148 the CDD. He did not know the Developer's plans for the Welcome Facility, located on CDD  
149 property, if they do not sell it to the CDD. Ms. Comella believed leasing it would allow CDD  
150 groups to rent the facility, giving the CDD the opportunity for first right of refusal. The Board  
151 designated Mr. Silber and District Staff to negotiate the lease with the Developer. Regarding the  
152 Sunshine Law, Mr. Adams recommended scheduling a Special Meeting after the negotiations to  
153 obtain direction from the Board.

154

155 **FOURTH ORDER OF BUSINESS**

**Continued Discussion: Proposed 2022  
Budget and Setting of Assessment Levels  
for Noticing**

156

157

158

159 Mr. Adams highlighted changes to the proposed Fiscal Year 2022 budget since the last  
160 meeting, explained the reasons for the adjustments and noted that the budget in the agenda  
161 package omitted these last-minute revisions. Discussion ensued regarding adjusting Esplanade's

162 Operation and Maintenance (O&M) assessments, residents using Albritton and CDD facilities,  
163 equalizing the rates was a fair and equitable action, assessment process and Mailed Notices.

164

165 **On MOTION by Mr. Silber and seconded by Mr. Green, with Mr. Silber, Mr.**  
166 **Green, Mr. Liquori and Mr. Call in favor and Ms. Comella dissenting,**  
167 **authorizing Staff to equalize the rates among all properties for all Operation**  
168 **and Maintenance assessments inside the District, was approved. [Motion**  
169 **passed 4-1]**

170

171

172 Discussion ensued regarding obtaining proposals for the pool resurfacing projects and  
173 finding a contractor that can complete the work before next summer. Mr. Silber asked for a  
174 breakdown of the “Cable/internet/telephone/software” line item costs that included additional  
175 services for the Welcome Center and use of staff radios, to review for further savings.

176 The following additional changes were made to the proposed Fiscal Year 2022 budget:

177 Page 3, “Pool permits and licensing”: Change “720” to “1,100”

178 Page 3, “Pool Resurfacing”: Change “30,000” to “60,000”

179 Page 8, “Cable/internet/telephone/software”: Update description to include providing  
180 services to the Welcome Center and use of staff radios.

181 The final changes to the proposed Fiscal Year 2022 budget would result in on-roll  
182 assessments of \$1,627.30 and off-roll assessments of \$1,529.66. Mr. Adams stated he would  
183 follow up and provide the Board the status of off-roll assessment collections.

184 Resident Bruce Pedersen asked why the “Landscape Arbor Care” cost increased  
185 significantly. Mr. Adams stated that those services include tree trimming and another  
186 component, fertigation, which helps prolong the life of older trees. He directed Mr. Pedersen  
187 to visit the CDD Website, once the Fiscal Year 2022 budget is posted, to view the narrative of  
188 each line item. It was noted that the budget would increase year-to-year as certain items and  
189 maintenance responsibilities are conveyed to the CDD, until the community is fully developed.  
190 It was noted that the Developer owned the website Starkeyranch.com and it would typically be  
191 conveyed to the Master Association or the HOA, as there will be no use for it at some point in  
192 the future.

193

194 **FIFTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**  
195 **Statements as of July 31, 2021**

196  
197 Mr. Adams presented the Unaudited Financial Statements as of June 30, 2021. He  
198 explained that the statements would always be about 1½ months behind because of the timing  
199 of when agenda packages are prepared. He noted that Mr. Wilkes continues to work on  
200 certification closeouts for the three construction funds. The financials were accepted.

201

202 **SIXTH ORDER OF BUSINESS** **Approval of June 14, 2021 Regular Meeting**  
203 **Minutes**

204

205 Mr. Adams presented the July 14, 2021 Regular Meeting Minutes.

206 Regarding Lines 112 through 126, it was noted that the discussions were related to the  
207 Fifth Order of Business but were discussed during in the Sixth Order of Business.

208 The following change was made:

209 Line 223: Change “, purchasing” to “donated”

210 Regarding Line 240, the Board did not see the need to further abbreviate the minutes.

211

212 **On MOTION by Mr. Call and seconded by Mr. Silber, with all in favor, the July**  
213 **14, 2021 Regular Meeting Minutes, as amended, were approved.**

214

215

216 **SEVENTH ORDER OF BUSINESS** **Action & Completed Items**

217

218 Mr. Adams presented the Action & Completed Items List.

219 Items 1, 2, 5, 7, 8, 9, 10, 11, 12, 13, 16, 17 and 18 were completed.

220 Item 4: Washout repairs would commence after the rainy season.

221 Item 5: Ms. Comella identified a crushed sidewalk damaged during pool construction  
222 and was asked to notify the Design Review Committee of the incident.

223 Item 10: A Board Member was concerned about being unable to quantify mulch for  
224 those future phases.

225 Item 11: Another bid for trimming the grandfather oak trees was being obtained.

226 Item 12: The insurance carrier confirmed that a gate for the fire pit is not required. Ms.  
227 Hlebak would update the Amenity Policy and present a draft at the next meeting. Mr. Adams  
228 would notice the Policy changes Public Hearing to coincide with the public hearing in October.

229 Item 17: Clarification was made that the Developer is donating the property east of  
230 Publix and in the process of establishing the value of the donation; it is not a sale.

231

232 **EIGHTH ORDER OF BUSINESS**

**Staff Reports**

233

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

235 As the Chair was attending via telephone, Ms. Willson asked the Board to authorize the  
236 Vice Chair to execute the Temporary Construction Easement for Lake Blanche, since the  
237 Developer received the permit from the County. She recalled that the Board approved  
238 acceptance at a prior meeting.

239

240 **On MOTION by Mr. Green and seconded by Ms. Comella, with all in favor,**  
241 **authorizing the Vice Chair to execute the Temporary Construction Easement for**  
242 **Lake Branch Drive, to allow the Developer to construct that roadway on the**  
243 **CDD right-of-way, was approved**

244

245

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

247 There was no report.

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

- 249 • **NEXT MEETING DATE: September 8, 2021 at 5:00 p.m.**

- 250 ○ **QUORUM CHECK**

251 The next meeting will be held on September 8, 2021 at 5:00 p.m.

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

253 Ms. Hlebak presented the WTS Monthly Summary Report and discussed various  
254 upcoming activities. She reported that a resident asked about having a crosswalk installed at  
255 the Welcome Center and she directed him to attend the CDD meeting. Mr. Wilkes to provide a  
256 list of areas to determine if a crosswalk is needed and report his findings to the Board before  
257 submitting a request to the County.

258 I. **Consideration of Gulf Coast Air Systems, Inc. Commercial Maintenance Service**  
259 **Agreement**

260 Ms. Hlebak presented the Gulf Coast Air Systems, Inc. Commercial Maintenance Service  
261 Agreement. Mr. Silber felt that the pricing seemed reasonable and noted that finding a vendor  
262 to perform this service was challenging; he recommended approval.

263

264 **On MOTION by Mr. Silber and seconded by Mr. Call, with all in favor, the Gulf**  
265 **Coast Air Systems, Inc. Commercial Services Maintenance Agreement and**  
266 **authorizing Ms. Willson to prepare a form of Agreement and for the Chair to**  
267 **execute, was approved.**

268

269

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

271 Regarding an earlier comment, Mrs. Adams stated that the Lake Blanch Drive directional  
272 signage was replaced.

273

274 **NINTH ORDER OF BUSINESS**

**Supervisors' Requests**

275

276 Mr. Call asked if the Board wanted to address landscaping, specifically tree replacement,  
277 with the \$15,500 remaining in the Fiscal Year 2021 landscape budget or carry it over to Fiscal  
278 Year 2022. Mr. Silber suggested using it for turf replacement. Mrs. Adams was asked to present  
279 a scope or work and proposals at the next meeting.

280 A Board Member asked if the Board would discuss making a decision about the two tree  
281 companies. It was noted that a third proposal was being obtained.

282 Mr. Adams stated, per Mr. Call's contact the technology for solar street lights is not yet  
283 adequate, from a safety standpoint, and is only available for parking lots and playgrounds.

284

285 **TENTH ORDER OF BUSINESS**

**Adjournment**

286

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

288

289 **On MOTION by Mr. Call and seconded by Ms. Comella, with all in favor, the**  
290 **meeting adjourned at 7:15 p.m.**

291  
292  
293  
294  
295  
296  
297  
298

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Secretary/Assistant Secretary

---

Chair/Vice Chair

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**13**



**TSR CDD  
ACTION & COMPLETED ITEMS LIST  
08.11.21 FOR 09.08.21 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	01.13.21	<b>ACTION</b>	Staff/Mr. Call reviewing road turnovers and release of maintenance bonds and preparing map of the same. <b>04.14.21</b> If not turned over to County, Staff to get proposals to restripe for Fiscal Year 2022 budget.	X			
2	2.10.21	<b>ACTION</b>	Staff to ensure that the Heidt plan and as-built drawings are exhibits to proposal for M11-A washout repairs. <b>04.14.21</b> Heidt to review upon project completion. <b>05.12.21</b> Staff waiting on survey to be completed. <b>08.11.21</b> Project would commence after rainy season.	X			
3	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			
4	07.14.21	<b>ACTION/AGENDA</b>	Mr. Adams to include "Security" as a discussion item on the next agenda. Ms. Hlebak would obtain a quote from another vendor,	X			
5	07.14.21	<b>ACTION</b>	Ms. Hlebak to obtain additional proposals for security and camera services, pool resurfacing & fence removal & present at next meeting.	X			
6	07.14.21	<b>AGENDA</b>	Mr. Adams to include purchasing the vacant parcel east of Publix, including cost as per the Developer. <b>08.11.21</b> Developer is donating the property and in the process of establishing a value of the donation, not a sale.	X			
7	08.11.21	<b>AGENDA</b>	Mr. Silver was designated to work with District Staff to negotiate leasing the Starkey Ranch Welcome Center.	X			
8	08.11.21	<b>AGENDA</b>	Mr. Adams to provide a breakdown of the costs of the "Cable, internet/telephone/software" line item budget to Mr. Silber to review for potential cost savings.	X			
9	08.11.21	<b>AGENDA</b>	Mr. Adams to follow up on the status of receiving off-roll assessments and send update to the Board.	X			
10	08.11.21	<b>AGENDA</b>	Ms. Hlebak to update the Amenity policy with changes to fire pit use after dark and present draft at the next meeting. Mr. Adams to notice for October public hearing.	X			
11	08.11.21	<b>AGENDA</b>	Mr. Wilkes to provide a list of areas to determine if a cross-walk was needed and for him to report back at the next meeting.	X			

**TSR CDD  
ACTION & COMPLETED ITEMS LIST  
08.11.21 FOR 09.08.21 MEETING**

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
12	08.11.21	<b>AGENDA</b>	Mrs. Adams to present scope of work and proposals for turf replacement at the next meeting, to deplete landscaping funds in the Fiscal Year 2021 budget.	X			

**TSR CDD**  
**ACTION & COMPLETED ITEMS LIST**  
**08.11.21 FOR 09.08.21 MEETING**

1	01.13.21	<b>ACTION</b>	Mr. Adams to work with Mr. Wilkes in having the Engineering Certifications completed to close out Construction Fund accounts.			X	03.10.21
2	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
3	02.10.21	<b>ACTION</b>	Staff: Inform a resident that Monroe Commons signage is on to-do list.			X	03.10.21
4	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
5	12.02.20	<b>ACTION</b>	Mr. Wilkes to email Mrs. Adams updated map to circulate to the Board. <b>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
6	12.02.20	<b>ACTION</b>	Mrs. Adams to add FY 2022 budget line item: "brick paver repairs"			X	04.14.21
7	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
8	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
9	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
10	3.10.21	<b>ACTION</b>	Mrs. Adams to ensure incorrect Meeting Schedule dates are corrected.			X	04.14.21
11	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
12	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
13	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
14	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

**TSR CDD**  
**ACTION & COMPLETED ITEMS LIST**  
**08.11.21 FOR 09.08.21 MEETING**

15	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>03.10.21</b> Gary Hawkins working on proposals for each of the parks and will submit upon completion.			X	05.12.21
16	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
17	2.10.21	<b>ACTION</b>	Mr. Adams to contact Drew Miller speeding construction vehicles.			X	05.12.21
18	3.10.21	<b>ACTION</b>	Ms. Willson to draft 1) letter to Pasco County Sheriff re enforcement of speed limit and roadway obstructions and 2) press release to post on Starkey Ranch website informing residents of what they can and cannot do regarding neighborhood roads and traffic and to contact 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 re 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
19	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
20	04.14.21	<b>ACTION</b>	Mr. Call to convey the CDD's stance to builders, improve the condition of the ponds and alleyways or the District will hold back their deposits.			X	05.12.21
21	3.10.21	<b>ACTION</b>	DTE Estimate #1013 to be deferred to 2022 budget; trim dead off existing pines.			X	06.09.21
22	3.10.21	<b>ACTION</b>	DTE Estimate #4387 to be deferred to summer 2021.			X	06.09.21
23	3.10.21	<b>ACTION</b>	DTE Estimate #4392 to be revisited- review options, size.			X	06.09.21
24	3.10.21	<b>ACTION</b>	DTE Estimate #4396 to be rewritten with turf, added to Agenda.			X	06.09.21
25	04.14.21	<b>ACTION</b>	Mr. Adams to coordinate with Accounting to include monthly check runs in the agenda package.			X	06.09.21
26	04.14.21	<b>ACTION</b>	Mrs. Adams to coordinate DTE straightening the tree in front of the Welcome Center. <b>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	06.09.21

**TSR CDD**  
**ACTION & COMPLETED ITEMS LIST**  
**08.11.21 FOR 09.08.21 MEETING**

27	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>05.12.21</b> Staff to provide backup materials to include in the agenda package.			X	06.09.21
28	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>05.12.21</b> Staff obtaining proposals from DTE, the Builder should incur these costs.			X	06.09.21
29	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>05.12.21</b> Mr. Adams to review drain boxes in alleyways with Mr. Call.			X	06.09.21
30	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	06.09.21
31	05.12.21	<b>ACTION</b>	Mr. Hawkins to inspect area of Rangeland Blvd. where the reclaimed water pressure was low.			X	06.09.21
32	05.12.21	<b>ACTION</b>	Mr. Adams to add "turf replacement" line item and designate \$150,000 to proposed budget.			X	06.09.21
33	05.12.21	<b>ACTION</b>	Staff to prepare list of upcoming projects and discuss with the proposed budget at the next meeting.			X	06.09.21
34	05.12.21	<b>ACTION</b>	Mr. Adams to remove costs of deferred Action Items 10-13 from the FY2022 Landscape Work Order Summary Sheet.			X	06.09.21
35	05.12.21	<b>ACTION</b>	Ms. Murphy to send the Board, year-to-date expenses and next year's projections for Amenity Staff.			X	06.09.21
36	05.12.21	<b>ACTION</b>	The Board directed Staff to return to pre-COVID policies.			X	06.09.21
37	04.14.21	<b>ACTION</b>	Mr. Adams to engage Structural Engineer to inspect & obtain cost for bridge repairs. <b>05.12.21</b> Obtaining proposals for load grading certifications to present to FDOT. Staff to obtain proposals to replace bridge with solid materials; work to start once major construction in the area is completed. <b>06.09.21</b> Structural Engineer engaged; working on structural drawings.			X	07.14.21
38	05.12.21	<b>ACTION/ AGENDA</b>	Mr. Adams to include Audit in the June or July agenda once received.			X	07.14.21

**TSR CDD  
ACTION & COMPLETED ITEMS LIST  
08.11.21 FOR 09.08.21 MEETING**

39	05.12.21	<b>ACTION</b>	Mrs. Adams to contact Trapper to notify hog sightings regularly at Cunningham Park, 5:00 a.m. on the weekend.			X	07.14.21
40	06.09.21	<b>ACTION</b>	Mr. Adams to allot \$20,000 in the proposed Fiscal Year 2022 budget for off-duty patrols. Staff to contact the County regarding radar sign relocation and installing additional stop signs. <b>07.14.21</b> Mr. Adams to add "Off Duty Patrol" line item to the Fiscal Year 2022 budget.			X	07.14.21
41	06.09.21	<b>ACTION</b>	Mr. Adams to include the maintenance of a fourth park, Albritton Park to the Fiscal Year 2022 budget.			X	07.14.21
42	06.09.21	<b>ACTION</b>	Mr. Adams to investigate solar options for TSR and report his findings.			X	07.14.21
43	06.09.21	<b>ACTION</b>	Mr. Adams to have the remaining Fiscal Year 2021 meeting times, including the public hearing, changed from 9:00 a.m. to 5:00 p.m.			X	07.14.21
44	06.09.21	<b>ACTION</b>	Per Mr. Silber's request for a very detailed breakdown of items being proposed for the Fiscal Year 2022 budget, Ms. Murphy would provide a breakdown of costs forwarded to Board Members and to Mr. Adams, as well as survey results for dissemination to the Board.			X	07.14.21
45	06.09.21	<b>ACTION</b>	July 4 <sup>th</sup> fireworks: Mr. Adams to investigate whether nonresidents could be deterred from attending the event on CDD property.			X	07.14.21
46	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>04.14.21</b> Mr. Adams to forward the County link to determine ownership of the roads to the Board 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>05.12.21</b> Waiting for scheduling signs to be installed. <b>06.09.21</b> Sign issues not resolved.			X	08.11.21
47	2.10.21	<b>ACTION/ AGENDA</b>	Staff to ask Chapman Land services to inspect the drains in the alleys and provide a proposal. Obtain cost for 2022 budget. <b>06.09.21</b> Partial repairs completed.			X	08.11.21
48	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	08.11.21
49	05.12.21	<b>ACTION</b>	Mr. Adams to obtain loan information for FY2022 Landscape Work Order projects. <b>07.14.21</b> Mr. Adams to send comparable documents to the Boards.			X	08.11.21

**TSR CDD**  
**ACTION & COMPLETED ITEMS LIST**  
**08.11.21 FOR 09.08.21 MEETING**

50	05.12.21	<b>ACTION</b>	Staff to re-designate the Long Spur "Barker Park" as a small 25 and under dog park until the one at Albritton is open. <b>06.09.21</b> Ms. Hlebak to pick up signs on 06.10.21.			X	08.11.21
51	07.14.21	<b>ACTION</b>	Breakdown Village by Village where mulch came out <b>08.11.21</b> Board Member was concerned about not being able to quantify for future phases.			X	08.11.21
52	07.14.21	<b>ACTION</b>	Obtain additional tree trimming quotes for the grandfather oak trees and present proposals from Davie Tree Company to the Board. <b>08.11.21</b> Staff obtaining additional proposal.			X	08.11.21
53	07.14.21	<b>ACTION</b>	Mr. Adams to verify pool gate requirements with the insurance carrier and then provide Board Members with recommendations for re-wording the amenity policy.			X	08.11.21
54	07.14.21	<b>ACTION</b>	Mr. Adams to increase the "Contingency" line-item amount from \$20,000 to \$50,000.			X	08.11.21
55	07.14.21	<b>AGENDA</b>	Mr. Adams to include leasing the Starkey Ranch Welcome Center as a discussion item at the next meeting			X	08.11.21
56	07.14.21	<b>ACTION</b>	Staff to establish Agenda parameters such as, rejecting last-minute changes and emails to the agenda, including check register on all agendas and no Board Member hard copies.			X	08.11.21
57	12.02.20	<b>ACTION/ AGENDA</b>	Continue monitoring Lake Blanche drainage issue. Defer to June or July, 2021.			X	08.11.21

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**14C**



**TSR COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE**

**LOCATION**

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

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
October 13, 2021	Regular Meeting	5:00 PM
November 10, 2021	Regular Meeting	5:00 PM
December 1, 2021	Regular Meeting	5:00 PM
January 12, 2022	Regular Meeting	5:00 PM
February 9, 2022	Regular Meeting	5:00 PM
March 9, 2022	Regular Meeting	5:00 PM
April 13, 2022	Regular Meeting	5:00 PM
May 11, 2022	Regular Meeting	5:00 PM
June 8, 2022	Regular Meeting	5:00 PM
July 13, 2022	Regular Meeting	5:00 PM
August 10, 2022	Regular Meeting	5:00 PM
September 7, 2022	Public Hearing and Regular Meeting	5:00 PM

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**COMMUNITY DEVELOPMENT DISTRICT**

**14D**

# MONTHLY SUMMARY REPORT



**Starkey**  
RANCH  
*Where life takes root.*

August 2021

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

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# AUGUST PROGRAM HIGHLIGHTS



PROGRAM	CATEGORY	PARTICIPATION
CPR Training	Adult Programing	15
Yippy Hour/Yappy Hour	Family Social	2/4 (Both rescheduled due to weather)
Trivia Night	Adult Social	20
Music w/ Mar: Class w/ Miss. Karen	Family Social (10 Week Program)	5 Families
Food Truck Friday/What's for Dinner?/Music in the Park	Family Social	125 to 150
Teen Manhunt	Teen Social	Cancelled due to weather
Back to School Bash	Kids Social	60 (Rescheduled due to weather)
Read Aloud	Kids Social	6 Families
Coffee Club	Family Social	14
Gift Card Bingo	Adult Social	16
Meet & Mingle	Adult Social	Cancelled by location due to COVID
Drink This, Make That	Adult Social	6
Crafty Kids Afternoon	Kids Social	50
19 Sports /Platinum Martial Arts	Kids Summer Camps	25 Kids/Week/Camp
Yoga & Zumba	Group Fitness	8 to 10/ Class
Private Rentals (Pavilions & Hall)	N/A	7 Days = 48 Hours

# RESIDENT CONNECTIONS

POSITIVE (+) OR NEGATIVE (-)	RESIDENT FEEDBACK	ACTION TAKEN (ALWAYS THANKED FOR FEEDBACK)
+	<p style="text-align: center;">Landscaping Work Order Help</p> <p>A resident was having issues with an area that landscaping needed to address, but had problems using the work order form.</p>	<p>The staff working the Welcome Center Front Desk that day were able to walk him through the link and also reached out to Down 2 Earth about another common area. Down 2 Earth jumped on it and the resident was very happy we could help.</p>
-	<p style="text-align: center;">Traffic Control and the School Traffic:</p> <p>Residents are requesting the Lifestyle Team and CDD do more to control the speed humps and cones on some of the streets on the weekends and the school traffic during the week. One resident has informed the Lifestyle Team that yet again Pasco County states they do not control our roads and it is on the associations to handle these situations.</p>	<p>The Welcome Center Staff and Lifestyle Team have asked everyone to be understanding with the beginning of the school year and to direct further concerns about street parking and traffic issues to the Sherriff's Office and the County. We have also suggested to forward any information where the County says they do not handle certain roads to District Management so they are aware of the feedback.</p>
-	<p style="text-align: center;">Pool Parties:</p> <p>One Saturday some residents decided to have their own pool party with balloons, alcohol, and loud music. The staff did address the issues after it was brought further to our attention, but multiple emails came to the Lifestyle Director complaining.</p>	<p>Only one email was sent during the actual situation which was then handled. That resident was upset because we had to shut him down from the same thing a few months back and he thought we approved the party. A few others requested we have staff at the pools the entire day. As the Lifestyle Director explained, we do not have staff stationed at each pool/park open to close. During a shift they have to cover the entire community. The Lifestyle Director was on site after the pools closed that evening for another matter and everything was fine, but it looked like animals did get into the trash overnight.</p>
+	<p style="text-align: center;">Crafty Kids Afternoon:</p> <p>Our Lifestyle Coordinator received a wonderful message about this program.</p>	<p>The resident let Miss. Nikole know what a great time her children had and requested to RSVP for September's event. The resident said she hopes we continue to do this program every month.</p>

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# AMENITIES & OPERATIONS

ITEM	STATUS	CONCLUSION
Gates at entrance of Cunningham Park	Complete	Latch added and staff closes in the evenings around 9pm or after events.
Whitfield Park & Homestead Park Playground Equipment Audit	In Progress	Homestead Park Slide with Earthscape was approved, parts ordered, waiting of shipment date.  Kompan has shipped a few parts under warranty and have confirmed we can order parts in stages, confirm proper installation and we would still be covered under warranty for the new purchases/parts. Pricing/quotes have been submitted to Board for consideration/approval.
Homestead Park Fence Repairs	Complete	Facilities Specialist replaced chicken wire along the fence gaps with a stronger wire in several locations.
Pool Chair Repairs	In Progress	Ordering more repair kits – we have about 12 more chairs that need repairs.
Maintenance on Gator	Complete	Regular maintenance completed by the Field Specialist: Oil change, tire patches, etc.
Locks on Dog Park Poop Bags & Gate Latch and Community Garden Lock Box	Complete	Replaced broken lock box for the Community Garden and some of the Dog Park Poop Bag Station Boxes were corroded and wouldn't open. Also replaced broken gate latch.
CDD Park & Wild Life Signs	In Progress	Several signs are broken, missing or need repair. Working on using the new sign contractor for a better cost/product for replacement signs. Any that could be still used/were in good condition were taken care of by the Facilities Specialist.
Touch-up painting, pressure washing, filling holes at the dog parks, replacing boards & bricks on pedestrian walk ways.	In Progress	Ongoing projects in the community continually needing to be addressed.

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# SEPTEMBER PROGRAM FORECAST

UPCOMING PROGRAMMING	DATE(S)
Food Truck Friday	September 3
Boats & Floats	September 6
What's For Dinner?	September 7
Trivia Night	September 9
Yippy Hour	September 14
Yappy Hour	September 16
Teen Game Night	September 18
Crafty Kids Afternoon	September 19
Drink This, Make That	September 22
Coffee Club	September 23
Music in the Park	September 24
Meet & Mingle	September 28
Study Hall Hour	September 29
Toddler Time	Every Thursday
Yoga & Zumba	Every Monday/Tuesday
Music w/ Mar: Class w/ Miss. Karen	Every Monday -- Pending



TODDLER TIME

Join us every Thursday at 10am in Cunningham Hall for story time, a craft and a snack!

\*No Toddler Time on September 16th\*

## What's for Dinner?



Grab a blanket and bring the family on down to Whitfield Park to enjoy a delicious dinner from Westchase BBQ!

Tuesday, September 7th  
5pm-8pm  
Whitfield Park

## Boats & Floats



Teams will be given supplies and a window of time to construct their boats then race them across the pool! Come cool down afterward, with a tasty ice cream float!

RSVP to [fun@starkeyranch.com](mailto:fun@starkeyranch.com) by Thursday, September 2nd

MONDAY, SEPTEMBER 6TH  
11AM-1PM  
WHITFIELD PARK POOL

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# CURRENT ACTION ITEMS

TASK	WHO WILL DO THIS?	STATUS/DUE DATE
Maglock Repairs at Pools	Renee	IN PROGRESS
Update hurricane action plan	Alex/Renee	IN PROGRESS
Quotes for camera equipment w/ 3 different companies	Renee	COMPLETE/PENDING APPROVAL
Quotes for Whitfield Park Pool Repairs & Heater	Renee	COMPLETE/PENDING APPROVAL
Update/Audit vendor lists & warranty information on amenities	Renee	IN PROGRESS
Whitfield Park Fire Pit Fence	Renee	WAITING PARTS FOR INSTALL
Set up A/C service for park bathrooms	Renee	WAITING ON CONTRACTOR

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**Starkey**  
RANCH

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**COMMUNITY DEVELOPMENT DISTRICT**

**14DI**

## Sales Proposal

Starkey Ranch  
Renee C. Gillooly-Hlebak  
2500 Heart Pine Ave  
Odessa, FL 33556

Quote No. SP103685-2  
Customer No. C000344  
Document Date 07/12/2021  
Expiration Date 09/10/2021

Sales Support Grant Wagner  
E-Mail GraWag@Kompan.com  
Phone No. 253-579-1030

Project Name USN000748 Starkey Ranch

No.	Description	Qty Unit	Unit Price	Net Price
	Spinner Plate			
T173515-0027	RONDEL FOR SPINNER Ø490 ROBINIA	1 Pieces	440.00	440.00
A10085-06	DO-NUT TOP BLACK	6 Pieces	1.00	6.00
210080	MACHINE BOLT 10X80 MM DELTA	6 Pieces	2.00	12.00
A10086-06	DO-NUT BASE TROPIC BLACK Snail Springer	6 Pieces	1.00	6.00
AC240310-0027	UPPER PART SNAIL SPRINGER	1 Pieces	2,760.00	2,760.00
A100-31	DO-NUT TOP 10 MM BLACK	4 Pieces	1.00	4.00
A10080-06	DO-NUT BASE 10MM,BLACK FLAT	4 Pieces	1.00	4.00
400210	SELF-LOCKING NUT 10 MM BLACK/DELTA Pony Springer	4 Pieces	1.00	4.00
AC173018-99	UPPER PART PONY SPRINGER	1 Pieces	770.00	770.00
A100-31	DO-NUT TOP 10 MM BLACK	4 Pieces	1.00	4.00
A10080-06	DO-NUT BASE 10MM,BLACK FLAT	4 Pieces	1.00	4.00
310050	COACH SCREW 10X50 MM DELTA Bug Springer	4 Pieces	2.00	8.00
AC240305-0027	UPPER PART FOREST BUG SPRINGER	1 Pieces	3,140.00	3,140.00
A100-31	DO-NUT TOP 10 MM BLACK	4 Pieces	1.00	4.00
A10080-06	DO-NUT BASE 10MM,BLACK FLAT	4 Pieces	1.00	4.00
400210	SELF-LOCKING NUT 10 MM BLACK/DELTA	4 Pieces	1.00	4.00



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E-Mail GraWag@Kompan.com  
Phone No. 253-579-1030

Project Name USN000748 Starkey Ranch

No.	Description	Qty	Unit	Unit Price	Net Price
FREIGHT	Freight	1	Pieces	2,168.00	2,168.00
		<b>Description</b>	<b>Qty</b>	<b>Net Price</b>	
		No. of Products	58		
		Subtotal - Products			7,174.00
		Subtotal - Freight			2,168.00
		<b>Total USD Excl. Tax</b>			<b>9,342.00</b>
		Estimated Tax rate			668.04
		<b>Total USD Incl. Tax</b>			<b>10,010.04</b>

### Alternative Items

No.	Description	Qty	Unit	Unit Price	Net Price
INSTALL SPECIAL	Installation of Springer Tops	1	Pieces	1,846.15385	1,846.15

**Payment Terms** 50% Prepayment, 50% Net 30 days

### Installation Site Address

Starkey Ranch  
12401 Berrypick Trail  
Odessa, FL 33556



## Sales Proposal

Starkey Ranch  
Renee C. Gillooly-Hlebak  
2500 Heart Pine Ave  
Odessa, FL 33556

Quote No. SP103685-2  
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Document Date 07/12/2021  
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Sales Support Grant Wagner  
E-Mail GraWag@Kompan.com  
Phone No. 253-579-1030

Project Name USN000748 Starkey Ranch

Applicable sales tax will be added unless a valid tax exemption certificate is provided. This amount is only an estimate of your tax liability.

Your acceptance of this proposal constitutes a valid order request and includes acceptance of terms and conditions contained within the Master Agreement, which is hereby acknowledged.

Acceptance of this proposal from KOMPAN is acknowledged by issuance of an order confirmation by an authorized KOMPAN representative.

Prices in this quotation are good until expiration date, shown in the top of this document. After that date, this proposal may be withdrawn.

KOMPAN Products are "Buy American" qualified, and compliant with the Buy American Act of 1933 and the "Buy American" provision of ARRA of 2009.

KOMPAN Authorized Signature:

Accepted By (signature): \_\_\_\_\_

Accepted By (please print): \_\_\_\_\_

Date: \_\_\_\_\_


## Sales Proposal

Starkey Ranch  
 Renee C. Gillooly-Hlebak  
 2500 Heart Pine Ave  
 Odessa, FL 33556

Quote No. SP103685-3  
 Customer No. C000344  
 Document Date 07/12/2021  
 Expiration Date 09/10/2021

Sales Support Grant Wagner  
 E-Mail GraWag@Kompan.com  
 Phone No. 253-579-1030

Project Name USN000748 Starkey Ranch

No.	Description	Qty Unit	Unit Price	Net Price
	Spinner Plate			
T173515-0027	RONDEL FOR SPINNER Ø490 ROBINIA	1 Pieces	440.00	440.00
A10085-06	DO-NUT TOP BLACK	6 Pieces	1.00	6.00
210080	MACHINE BOLT 10X80 MM DELTA	6 Pieces	2.00	12.00
A10086-06	DO-NUT BASE TROPIC BLACK Snail Springer	6 Pieces	1.00	6.00
<a href="#">NRO115-0601</a>	Snail Springer - Untreated In-ground 60cm Pony Springer	1 Pieces	2,630.00	2,630.00
				
AC173018-99	UPPER PART PONY SPRINGER	1 Pieces	770.00	770.00
A100-31	DO-NUT TOP 10 MM BLACK	4 Pieces	1.00	4.00
A10080-06	DO-NUT BASE 10MM,BLACK FLAT	4 Pieces	1.00	4.00
310050	COACH SCREW 10X50 MM DELTA Bug Springer	4 Pieces	2.00	8.00
<a href="#">NRO112-0621</a>	Forest Bug Springer - Colored Finish In-ground 60cm	1 Pieces	2,840.00	2,840.00
				
FREIGHT	Freight	1 Pieces	2,039.00	2,039.00

## Sales Proposal

Starkey Ranch  
Renee C. Gillooly-Hlebak  
2500 Heart Pine Ave  
Odessa, FL 33556

Quote No. SP103685-3  
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Sales Support Grant Wagner  
E-Mail GraWag@Kompan.com  
Phone No. 253-579-1030

Project Name USN000748 Starkey Ranch

No.	Description	Qty	Unit	Unit Price	Net Price
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Description	Qty	Net Price
No. of Products	34	
Subtotal - Products		6,720.00
Subtotal - Freight		2,039.00
<b>Total USD Excl. Tax</b>		<b>8,759.00</b>
Estimated Tax rate		631.13
<b>Total USD Incl. Tax</b>		<b>9,390.13</b>

**Payment Terms** 50% Prepayment, 50% Net 30 days

### Installation Site Address

Starkey Ranch  
12401 Berrypick Trail  
Odessa, FL 33556



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KOMPAN Authorized Signature:

Accepted By (signature): \_\_\_\_\_

Accepted By (please print): \_\_\_\_\_

Date: \_\_\_\_\_



**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**14DIIa**



Whitfield Park CCTV

Starkey Ranch- Renee

2500 Heart Pine Ave  
Odessa , Fl 33556  
(813) 925-9777

**Prepared by:**  
Securiteam  
Brian Vitoritt  
bvitoritt@mysecuriteam.com  
(813)522-6048



## WHY SECURITEAM

At Securiteam, we challenge conventional thinking in everything we do. We believe that thinking differently inspires innovation and creativity, enabling us to design and create innovative customized security and technology solutions that are durable, reliable, and user friendly.

We pride ourselves on our responsiveness, attention to detail, and customer service. We listen to your needs, collaborate ideas, and work to develop unique value-added solutions that meet today's most demanding requirements.

## ABOUT US

- We are a Premier Security Solutions & Technology Integration Company Founded in 2005
- Nationally recognized as a 2020 Top-100 Systems Integrator by SDM Magazine
- Created our Proprietary Virtual Security Guard Kiosk in 2012
- We Customize State-of-the-Art Solutions that meet YOUR Specific Needs
- Licensed, Bonded, Insured, and State Certified Security & Alarm Contractor
- Customer-Centric Business Culture Providing YOU with Exceptional Customer Service
- Industry Leading A+ Better Business Bureau Rating and a 4.9 Google Rating
- Panasonic Diamond Level Security Solutions Provider

## WHAT WE DO

- Access Cards & Fobs
- Access Control Systems (Facility & Vehicle)
- AV (Television & Projector) Systems
- Electronic Meeting Room Scheduler
- Centralized Touchpad Controller
- Climate Control
- Digital Signage
- Ethernet & USB Ports
- Gate Operating Systems
- Guest Wi-Fi
- Low Voltage Cabling
- Lutron Lighting Integration
- Music & Sound Distribution
- Music Streaming Service
- Security Systems
- Surveillance Systems
- Troubleshooting & Repair Services
- Virtual Security Guard Kiosk
- Virtual Security Guard Surveillance
- VOIP Phones and Service





## Summary of Qualifications

### Securiteam Inc.

- Securiteam is locally owned and operated in Tampa, FL
- Installations include Moffitt Cancer Center, Del Web at Bexley, Harrison Ranch, Tampa Bay Golf, The Groves and many more.
- Licensed, Bonded, Insured and State Certified Security and Fire Alarm Contractors
- \$2 Million Liability Insurance policy
- A+ rating by the BBB
- 24/7/365 live tech support
- Listed in the top 100 Security Integrator's in the country

### Key Personnel

#### Rob Cirillo – Founder & CEO

- 25+ Years of electronic security industry experience including regional management positions.
- Licensed to design and install Security and Fire Alarm Systems in FL, MA, & ME
- Automatic Fire Alarm Association Trained and Certified

#### Frank Prete – Vice President

- 25+ Years technical industry experience
- Certified for Burglar Alarm and Fire Alarm Installations

#### Brian Vitoritt – Senior Security Consultant

- 9+ Years Electronic Security industry experience to include Governmental and Commercial applications.
- United States Marine Corps Security Forces Veteran.

### Technical Team

- Erik Varno – Installation Manager – 20+ years of experience
- Chris Beck – Service Manager – 15+ years of experience
- Bryce Verdin – Project Manager – 7+ years of experience
- Installers and Service Technicians average over 15+ years of experience

### Office Personnel

- Nisha Sevilla – Office Manager – 5+ years of experience

**The Securiteam Difference**

**Panasonic HD Image quality**



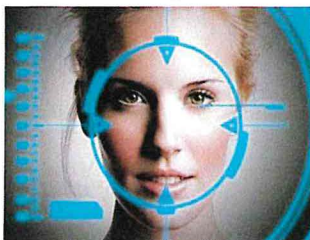
**Securiteam Super HD technology 2X more Detail competitors' 1080p technology**  
**Improved Night-time images**



**Next-Generation Matrix Infra-Red technology**  
**uniformly illuminates the scene at night.**

**Better Images in variable lighting scenes**

**Wide Dynamic Range technology balances bright and dim areas of the scene**



**Dedicated Facial Capture Camera**

**A facial capture camera will record properly angled, pixel dense images that are compatible with most law enforcement facial detection systems.**

# Extended Protection Plans



	Blue Plan	Gold Plan	Platinum Plan
1-year warranty on parts and labor	✓		
3-year warranty on parts and labor		✓	✓
Automatic renewal (coverage doesn't lapse)		✓	✓
Defective parts sent to manufacturer for repair	✓		
Defective parts replaced		✓	✓
Remote diagnostics & troubleshooting		✓	✓
Repairs due result of normal wear & tear		✓	✓
Repairs due to acts of god (e.g. water, lightning, surge)			✓
Annual Test, inspection, calibration & cleaning			✓
Average down time for defective parts	2-weeks	24 - 48hrs	24 - 48hrs
Cost	Included	Call	Call

### Extended Service Plan Details:

#### **Platinum Service Protection Plan: \$125.65 per month**

Should any equipment need to be serviced or replaced, Securiteam will not charge for labor or system parts and materials.

Platinum Protection Plan Includes

- Automatic renewal (coverage doesn't lapse)
- Defective parts sent to manufacturer for repair
- Defective parts replaced
- Remote diagnostics & troubleshooting
- Repairs due result of normal wear & tear
- Annual Test, inspection, calibration & cleaning
- Repairs due to acts of god (e.g. water, lightning, surge) Excluding Gate Operator and Barrier Arms
- Securiteam will troubleshoot and repair any issues, which may include sending a technician onsite.
- Securiteam will perform a full system check whenever a technician is onsite.
- Average repair time 24 to 48 hours

#### **Gold Service Protection Plan: \$94.24 per month**

Should any equipment need to be serviced or replaced, Securiteam will not charge for labor or system parts and materials.

Gold Protection Plan Includes

- Automatic renewal (coverage doesn't lapse)
- Defective parts sent to manufacturer for repair
- Defective parts replaced
- Remote diagnostics & troubleshooting
- Repairs due result of normal wear & tear
- Securiteam will troubleshoot and repair any issues, which may include sending a technician onsite.
- Securiteam will perform a full system check whenever a technician is onsite.

#### **Securiteam Remote Daily Video Check In: \$200 per month**

Securiteam monitoring center technicians remotely connect into the system and check the status of the following items.

- Playback on All Cameras
- Image Clarity
- NVR health status
- Hard drive status
- Internet connection
- Notifications to Securiteam



A Security & Technology Company

**STARKEY RANCH- RENEE  
WHITFIELD PARK CCTV**

**CAMERA SYSTEM**

1	Panasonic NVR 4TB
4	Panasonic HD 1080P Outdoor Fixed Camera
4	Panasonic Wall Mount Bracket (i-PRO white)
1	6U Wall Mount Equipment Rack
1	Araknis Networks 210 Series Websmart Gigabit Switch with Partial PoE+ and Front Ports
1	Araknis Networks® Single-WAN Gigabit VPN Router with OVRC Pro
1	Rack Mountable Surge Supressor
1	Direct Burial / Harsh Environment Category 6 Cable

Area Labor & Equipment Total \$7,155.45

**PROJECT SUMMARY**

Tax	<u>\$383.66</u>
<b>TOTAL</b>	<b>\$7,539.11</b>

- **50% down and balance upon substantial completion or**
- **Lease Options (\$0 down, \$250 document fee, \$1 buyout at the end of term):**  
36 months @ \$257.08, 48 months @ \$201.29 or 60 months @ \$168.12 (estimated)
- **Prices don't include municipal permit fees if applicable.**
- **Customer to supply: AC power to Securiteam specifications**





TERMS, SCOPE & ACCEPTANCE

Your satisfaction is important to us, and we plan to exceed your expectations!  
This proposal is a complete package, including design, wiring, equipment, installation.

All equipment is warranted by the manufacturers. We guarantee all installation work to be free of defects for a period of one year from installation date. If service is required, we will be happy to provide you with excellent service for your system.

Customer must maintain sufficient insurance to cover property damages or bodily injury for Customer and any of its licensees, invitees or others who are not such licensees, contractors, employees, agents or invitees of Securiteam, Inc. Customer agrees that recovery from Securiteam for any property damage or bodily injury shall be offset by payment from such insurance.

Prices contained in this proposal are valid for 30 days. Any changes to this proposal will be submitted in writing for approval.

- To be supplied by others to Securiteam’s specifications:
- Municipal permit fees (if applicable)
  - A/C Power
  - Applicable internet or telephone communications services

---

Accepted by \_\_\_\_\_ Date \_\_\_\_\_ Securiteam  
I accept this proposal and authorize the work to be done and accept responsibility for payments due.  
due.



Homestead Park CCTV

Starkey Ranch- Renee

2500 Heart Pine Ave  
Odessa , Fl 33556  
(813) 925-9777

**Prepared by:**  
Securiteam  
Brian Vitoritt  
bvitoritt@mysecuriteam.com  
(703) 231-5620



## WHY SECURITEAM

At Securiteam, we challenge conventional thinking in everything we do. We believe that thinking differently inspires innovation and creativity, enabling us to design and create innovative customized security and technology solutions that are durable, reliable, and user friendly.

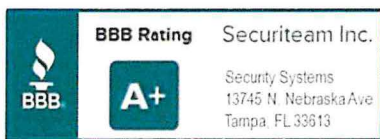
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**Panasonic HD Image quality**



**Securiteam Super HD technology 2X more Detail competitors' 1080p technology**  
**Improved Night-time images**



**Next-Generation Matrix Infra-Red technology**  
**uniformly illuminates the scene at night.**

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**A facial capture camera will record properly angled, pixel dense images that are compatible with most law enforcement facial detection systems.**

# Extended Protection Plans



Next Generation  
 Security Systems ★ HD Video Surveillance ★ Fire Alarms

	Blue Plan	Gold Plan	Platinum Plan
1-year warranty on parts and labor	✓		
3-year warranty on parts and labor		✓	✓
Automatic renewal (coverage doesn't lapse)		✓	✓
Defective parts sent to manufacturer for repair	✓		
Defective parts replaced		✓	✓
Remote diagnostics & troubleshooting		✓	✓
Repairs due result of normal wear & tear		✓	✓
Repairs due to acts of god (e.g. water, lightning, surge)			✓
Annual Test, inspection, calibration & cleaning			✓
Average down time for defective parts	2-weeks	24 - 48hrs	24 - 48hrs
Cost	Included	Call	Call



13745 N. Nebraska Ave.  
 Tampa, FL 33613  
 813.909.7775



## Extended Service Plan Details:

### ***Platinum Service Protection Plan: \$135.98 per month***

Should any equipment need to be serviced or replaced, Securiteam will not charge for labor or system parts and materials.

Platinum Protection Plan Includes

- Automatic renewal (coverage doesn't lapse)
- Defective parts sent to manufacturer for repair
- Defective parts replaced
- Remote diagnostics & troubleshooting
- Repairs due result of normal wear & tear
- Annual Test, inspection, calibration & cleaning
- Repairs due to acts of god (e.g. water, lightning, surge) Excluding Gate Operator and Barrier Arms
- Securiteam will troubleshoot and repair any issues, which may include sending a technician onsite.
- Securiteam will perform a full system check whenever a technician is onsite.
- Average repair time 24 to 48 hours

### ***Gold Service Protection Plan: \$101.99 per month***

Should any equipment need to be serviced or replaced, Securiteam will not charge for labor or system parts and materials.

Gold Protection Plan Includes

- Automatic renewal (coverage doesn't lapse)
- Defective parts sent to manufacturer for repair
- Defective parts replaced
- Remote diagnostics & troubleshooting
- Repairs due result of normal wear & tear
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### ***Securiteam Remote Daily Video Check In: \$200 per month***

Securiteam monitoring center technicians remotely connect into the system and check the status of the following items.

- Playback on All Cameras
- Image Clarity
- NVR health status
- Hard drive status
- Internet connection
- Notifications to Securiteam



A Security & Technology Company

**STARKEY RANCH- RENEE  
HOMESTEAD PARK CCTV**

**CAMERA SYSTEM**

1	Panasonic NVR 4TB	
5	Panasonic HD 1080P Outdoor Fixed Camera	
5	Panasonic Wall Mount Bracket (i-PRO white)	
1	6U Wall Mount Equipment Rack	
1	Araknis Networks 210 Series Websmart Gigabit Switch with Partial PoE+ and Front Ports	
1	Araknis Networks® Single-WAN Gigabit VPN Router with OVRC Pro	
1	Rack Mountable Surge Supressor	
1	Direct Burial / Harsh Environment Category 6 Cable	
	Area Labor & Equipment Total	\$7,740.46

**PROJECT SUMMARY**

Tax	<u>\$418.16</u>
<b>TOTAL</b>	<b>\$8,158.62</b>

- **50% down and balance upon substantial completion or**
- **Lease Options (\$0 down, \$250 document fee, \$1 buyout at the end of term):**  
36 months @ \$278.21, 48 months @ \$217.84 or 60 months @ \$181.94 (estimated)
- **Prices don't include municipal permit fees if applicable.**
- **Customer to supply: AC power to Securiteam specifications.**





## TERMS, SCOPE & ACCEPTANCE

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This proposal is a complete package, including design, wiring, equipment, installation.

All equipment is warranted by the manufacturers. We guarantee all installation work to be free of defects for a period of one year from installation date. If service is required, we will be happy to provide you with excellent service for your system.

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To be supplied by others to Securiteam's specifications:

- Municipal permit fees (if applicable)
- A/C Power
- Applicable internet or telephone communications services

\_\_\_\_\_  
Accepted by

\_\_\_\_\_  
Date

\_\_\_\_\_  
Securiteam

I accept this proposal and authorize the work to be done and accept responsibility for payments due.  
due.



Cunningham Park CCTV

Starkey Ranch- Renee

2500 Heart Pine Ave  
Odessa , Fl 33556  
(813) 925-9777

**Prepared by:**  
Securiteam  
Brian Vitoritt  
bvitoritt@mysecuriteam.com  
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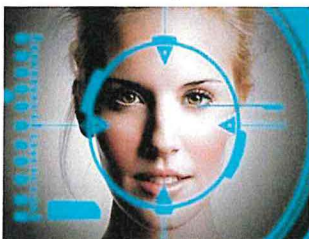
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# Extended Protection Plans



Next Generation  
 Security Systems ★ HD Video Surveillance ★ Fire Alarms

	Blue Plan	Gold Plan	Platinum Plan
1-year warranty on parts and labor	✓		
3-year warranty on parts and labor		✓	✓
Automatic renewal (coverage doesn't lapse)		✓	✓
Defective parts sent to manufacturer for repair	✓		
Defective parts replaced		✓	✓
Remote diagnostics & troubleshooting		✓	✓
Repairs due result of normal wear & tear		✓	✓
Repairs due to acts of god (e.g. water, lightning, surge)			✓
Annual Test, inspection, calibration & cleaning			✓
Average down time for defective parts	<b>2-weeks</b>	<b>24 - 48hrs</b>	<b>24 - 48hrs</b>
Cost	<b>Included</b>	<b>Call</b>	<b>Call</b>



#### Extended Service Plan Details:

#### **Platinum Service Protection Plan: \$119.50 per month (Only with Optional Camera System ADD ON)**

Should any equipment need to be serviced or replaced, Securiteam will not charge for labor or system parts and materials.

Platinum Protection Plan Includes

- Automatic renewal (coverage doesn't lapse)
- Defective parts sent to manufacturer for repair
- Defective parts replaced
- Remote diagnostics & troubleshooting
- Repairs due result of normal wear & tear
- Annual Test, inspection, calibration & cleaning
- Repairs due to acts of god (e.g. water, lightning, surge) Excluding Gate Operator and Barrier Arms
- Securiteam will troubleshoot and repair any issues, which may include sending a technician onsite.
- Securiteam will perform a full system check whenever a technician is onsite.
- Average repair time 24 to 48 hours

#### **Gold Service Protection Plan: \$89.63 per month (Only with Optional Camera System ADD ON)**

Should any equipment need to be serviced or replaced, Securiteam will not charge for labor or system parts and materials.

Gold Protection Plan Includes

- Automatic renewal (coverage doesn't lapse)
- Defective parts sent to manufacturer for repair
- Defective parts replaced
- Remote diagnostics & troubleshooting
- Repairs due result of normal wear & tear
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#### **Securiteam Remote Daily Video Check In: \$200 per month**

Securiteam monitoring center technicians remotely connect into the system and check the status of the following items.

- Playback on All Cameras
- Image Clarity
- NVR health status
- Hard drive status
- Internet connection
- Notifications to Securiteam



A Security & Technology Company

**STARKEY RANCH- RENEE  
CUNNINGHAM PARK CCTV**

**CAMERA SYSTEM**

- 1 Panasonic NVR 4TB
- 1 Araknis Networks 210 Series Websmart Gigabit Switch with Partial PoE+ and Front Ports
- 1 Araknis Networks® Single-WAN Gigabit VPN Router with OVRC Pro

Area Labor & Equipment Total \$3,258.41

**OPTIONAL CAMERA SYSTEM**

- 6 Panasonic HD 1080P Outdoor Fixed Camera\*
- 6 Panasonic Wall Mount Bracket (i-PRO white)\*

Optional add on add **\$3717.06** for a total of **\$7,169.98**

**PROJECT SUMMARY**

Tax	\$194.51
<b>TOTAL</b>	<b>\$3,452.92</b>

- **50% down and balance upon substantial completion or**
- **Lease Options (Camera System only) (\$0 down, \$250 document fee, \$1 buyout at the end of term):**  
36 months @ \$117.74, 48 months @ \$92.19 or 60 months @ \$77.00 (estimated)
- **Lease Options (Optional Camera System ADD ON) (\$0 down, \$250 document fee, \$1 buyout at the end of term):**  
36 months @ \$244.50, 48 months @ \$191.44 or 60 months @ \$159.44 (estimated)
- **Prices don't include municipal permit fees if applicable.**
- **Customer to supply: AC power to Securiteam specifications**





**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**14DIIb**

## Renee Gillooly-Hlebak

---

**From:** Brian Vitoritt <bvitoritt@mysecureteam.com>  
**Sent:** Tuesday, August 24, 2021 4:23 PM  
**To:** Renee Gillooly-Hlebak  
**Subject:** RE: Starkey Ranch follow up  
**Attachments:** Homestead Park CCTV Revised\_08-24-2021.pdf; Cunningham Park CCTV Revision\_08-24-2021.pdf; Whitfield Park CCTV Revision\_08-24-2021.pdf

**Importance:** High

Hi Renee,

Here are the revised quotes for Homestead, Cunningham, and Whitfield. The scope of work stays the same as before.

I changed the original quote to our new line which is a little more budget friendly. We were able to save \$2092.68 on Cunningham, \$2,204.05 on Homestead and \$1,688.58 on Whitfield give or take a few pennies. These are quality NDAA approved Cameras and NVR. These are not Chinese and do not carry the Chinese chips that allow hacking. I am not saying these cannot be hacked anything is possible, but they do not carry chipsets that are banned by the US Government.

I was able to get rid of the POE switches as this NVR has them built into the unit. I also have an optional surge protection for Homestead and Whitfield. Cunningham, we did originally and is a solid system, but the cameras should be upgraded with the NVR. That way you have new cameras with a new NVR. But that's up to the board and the budget. If they would like me to add more POE surge devices, I can always add.

If there is anything else, I can help with please let me know. We pride ourselves in protecting the public and our customers.

Respectfully,

Brian Vitoritt  
Senior Security Consultant  
13748 N. Nebraska Avenue  
Tampa Fl. 33613

Direct 813.522.6048  
Office 813.909.7775 ext. 107  
Fax 888.596.8464

[bvitoritt@mysecureteam.com](mailto:bvitoritt@mysecureteam.com)

[Home | Securiteam](#)





## Homestead Park CCTV Revised

Starkey Ranch- Renee

2500 Heart Pine Ave  
Odessa , Fl 33556  
(813) 925-9777

Submitted by:

**Securiteam**

Brian Vitoritt

bvitoritt@mysecuriteam.com

(813) 522-6048



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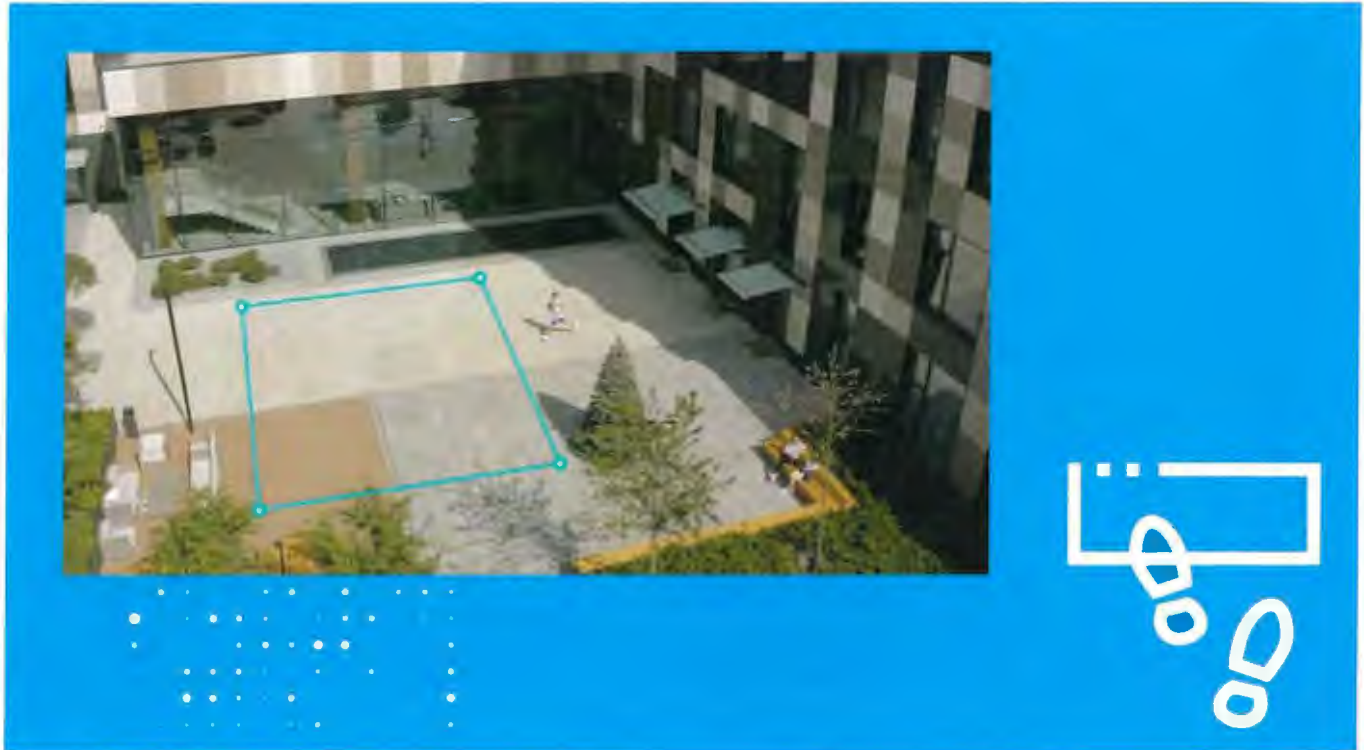
### Technical Team

- Erik Varno – Installation Manager – 20+ years of experience
- Chris Beck – Service Manager – 15+ years of experience
- Bryce Verdin – Project Manager – 7+ years of experience
- Installers and Service Technicians average over 15+ years of experience

### Office Personnel

- Nisha Sevilla – Office Manager – 5+ years of experience

## The Securiteam Difference



### New Web UI Available for Plug-in Free Browser

Actively adopting current trends and simultaneously protecting your cybersecurity, VIVOTEK's new web UI supports Chrome browsers without the need for web plugins. It lets users login and operate with ease, and solves issues related to system administrator authority, safety risks, browser, and OS updates. Furthermore, it now supports H.265 technology meaning that users can attain higher and more efficient image compression rates than previous H.264 systems while maintaining high image quality.

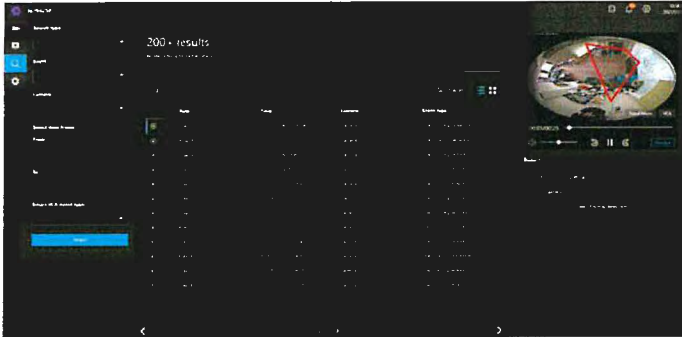
\*Dual stream recording will be available on ND9323P/ND9425P in Q4 2021

[More](#)



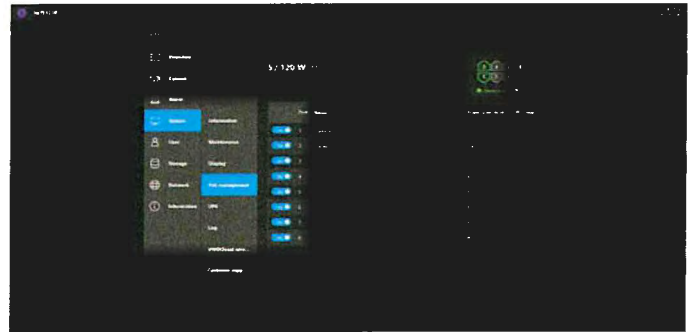
### Smart VCA Event Search

The NVR supports alarm management and event search of VIVOTEK's deep-learning video analytics technology, Smart VCA. The user can search by single or multiple event types, playback triggered events and then export these search results to video clips.



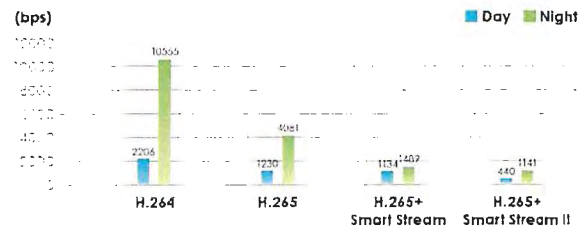
### PoE Management

Allow users to quickly troubleshoot problems and monitor power use for better operation. When overloaded, some PoE ports will auto power-off until system power is falls below the threshold for system protection.



### Better Video Quality with Lower Bandwidth

With H.265 standard and VIVOTEK's Smart Stream technology, VIVOTEK NVR is not only able to provide the high quality video, also save the usage of network bandwidth and recording capacity more than regular H.264 standard.







## National Defense Authorization Act

### VIVOTEK Statement

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# Extended Protection Plans



	Blue Plan	Gold Plan	Platinum Plan
1-year warranty on parts and labor	✓		
3-year warranty on parts and labor		✓	✓
Automatic renewal (coverage doesn't lapse)		✓	✓
Defective parts sent to manufacturer for repair	✓		
Defective parts replaced		✓	✓
Remote diagnostics & troubleshooting		✓	✓
Repairs due result of normal wear & tear		✓	✓
Repairs due to acts of god (e.g. water, lightning, surge)			✓
Annual Test, inspection, calibration & cleaning			✓
Average down time for defective parts	<b>2-weeks</b>	<b>24 - 48hrs</b>	<b>24 - 48hrs</b>
Cost	<b>Included</b>	<b>Call</b>	<b>Call</b>



### Extended Service Plan Details:

#### **Platinum Service Protection Plan: \$135.98 per month**

Should any equipment need to be serviced or replaced, Securiteam will not charge for labor or system parts and materials. **(Does not Cover Equipment Outside of building to include Cameras)**

Platinum Protection Plan Includes

- Automatic renewal (coverage doesn't lapse)
- Defective parts sent to manufacturer for repair
- Defective parts replaced
- Remote diagnostics & troubleshooting
- Repairs due result of normal wear & tear
- Annual Test, inspection, calibration & cleaning
- Repairs due to acts of god (e.g. water, lightning, surge) Excluding Gate Operator and Barrier Arms
- Securiteam will troubleshoot and repair any issues, which may include sending a technician onsite.
- Securiteam will perform a full system check whenever a technician is onsite.
- Average repair time 24 to 48 hours

#### **Gold Service Protection Plan: \$101.99 per month**

Should any equipment need to be serviced or replaced, Securiteam will not charge for labor or system parts and materials.

Gold Protection Plan Includes

- Automatic renewal (coverage doesn't lapse)
- Defective parts sent to manufacturer for repair
- Defective parts replaced
- Remote diagnostics & troubleshooting
- Repairs due result of normal wear & tear
- Securiteam will troubleshoot and repair any issues, which may include sending a technician onsite.
- Securiteam will perform a full system check whenever a technician is onsite.

#### **Securiteam Remote Daily Video Check In: \$200 monthly**

Securiteam monitoring center technicians remotely connect into the system and check the status of the following items.

- Playback on All Cameras
- Image Clarity
- NVR health status
- Hard drive status
- Internet connection
- Notifications to Securiteam

### Remote Service Plan Details:

**Remote Service Plan is required.** This plan covers remote calls in availability to a service technician.

**This will be charged at \$50.00 per month.**

**Coverage Includes:**

- Remote diagnostics for equipment & troubleshooting



A Security & Technology Company

**STARKEY RANCH- RENEE  
HOMESTEAD PARK CCTV REVISED**

**CAMERA SYSTEM**

1	H.265 8-Ch Embedded POE Nvr	
5	Vivotek IB9368-HT 2MP Outdoor Network Bullet Camera with Night Vision	
1	6U Wall Mount Equipment Rack	
1	Araknis Networks® Single-WAN Gigabit VPN Router with OVRC Pro	
1	Direct Burial / Harsh Environment Category 6 Cable	
	Installed Total	\$5,954.57

**SURGE PROTECTION OPTIONAL**

1	Rack Mountable Surge Supsressor*	
5	POE surge protector*	
	Installed Total	
	Optional Labor & Equipment Total	\$1,157.09

**PROJECT SUMMARY**

<b>TOTAL (Taxes Included)</b>	<b>\$5,954.57</b>
<b>OPTIONAL TOTAL</b>	<b>\$7,111.67</b>

- Internet service required for remote connection
- 50% down and balance upon substantial completion or
- Finance / Lease Options (\$0 down, \$250 document fee, \$1 buyout at the end of term):  
36 months @ \$242.51, 48 months @ \$189.88 or 60 months @ \$158.59 (estimated)
- Prices don't include municipal permit fees if applicable.
- Customer to supply: AC power & electrical conduit to Securiteam specifications.
- 

**Scope of Work:**

**Install (1) New NVR, (5) New Cameras, (1) Rack, (1) Router. Change CAT 6 with Harsh Condition CAT 6.  
Optional Surge protection is Securiteam's recommendation. Programming and training is included.**



## TERMS, SCOPE & ACCEPTANCE

Your satisfaction is important to us, and we plan to exceed your expectations!  
This proposal is a complete package, including design, wiring, equipment, installation.

All equipment is warranted by the manufacturers. We guarantee all installation work to be free of defects for a period of one year from installation date. If service is required, we will be happy to provide you with excellent service for your system.

Customer must maintain sufficient insurance to cover property damages or bodily injury for Customer and any of its licensees, invitees or others who are not such licensees, contractors, employees, agents or invitees of Securiteam, Inc. Customer agrees that recovery from Securiteam for any property damage or bodily injury shall be offset by payment from such insurance.

Prices contained in this proposal are valid for 30 days. Any changes to this proposal will be submitted in writing for approval.

To be supplied by others to Securiteam's specifications:

- Municipal permit fees (if applicable)
- A/C Power
- Applicable internet or telephone communications services

\_\_\_\_\_  
Accepted by

\_\_\_\_\_  
Date

\_\_\_\_\_  
Securiteam

I accept this proposal and authorize the work to be done and accept responsibility for payments due.  
due.



## Cunnigham Park CCTV Revision

### Starkey Ranch- Renee

2500 Heart Pine Ave  
Odessa , FL 33556  
(813) 925-9777

**Prepared by:**  
Securiteam  
Brian Vitoritt  
bvitoritt@mysecuriteam.com  
(813) 522-6048



## WHY SECURITEAM

At Securiteam, we challenge conventional thinking in everything we do. We believe that thinking differently inspires innovation and creativity, enabling us to design and create innovative customized security and technology solutions that are durable, reliable, and user friendly.

We pride ourselves on our responsiveness, attention to detail, and customer service. We listen to your needs, collaborate ideas, and work to develop unique value-added solutions that meet today’s most demanding requirements.

## ABOUT US

- We are a Premier Security Solutions & Technology Integration Company Founded in 2005
- Nationally recognized as a 2020 Top-100 Systems Integrator by SDM Magazine
- Created our Proprietary Virtual Security Guard Kiosk in 2012
- We Customize State-of-the-Art Solutions that meet YOUR Specific Needs
- Licensed, Bonded, Insured, and State Certified Security & Alarm Contractor
- Customer-Centric Business Culture Providing YOU with Exceptional Customer Service
- Industry Leading A+ Better Business Bureau Rating and a 4.9 Google Rating
- Panasonic Diamond Level Security Solutions Provider

## WHAT WE DO

- Access Cards & Fobs
- Access Control Systems (Facility & Vehicle)
- AV (Television & Projector) Systems
- Electronic Meeting Room Scheduler
- Centralized Touchpad Controller
- Climate Control
- Digital Signage
- Ethernet & USB Ports
- Gate Operating Systems
- Guest Wi-Fi
- Low Voltage Cabling
- Lutron Lighting Integration
- Music & Sound Distribution
- Music Streaming Service
- Security Systems
- Surveillance Systems
- Troubleshooting & Repair Services
- Virtual Security Guard Kiosk
- Virtual Security Guard Surveillance
- VOIP Phones and Service





## Summary of Qualifications

### Securiteam Inc.

- Securiteam is locally owned and operated in Tampa, FL
- Installations include Moffitt Cancer Center, Del Web at Bexley, Harrison Ranch, Tampa Bay Golf, The Groves and many more.
- Licensed, Bonded, Insured and State Certified Security and Fire Alarm Contractors
- \$2 Million Liability Insurance policy
- A+ rating by the BBB
- 24/7/365 live tech support
- Listed in the top 100 Security Integrator's in the country

### Key Personnel

#### Rob Cirillo – Founder & CEO

- 25+ Years of electronic security industry experience including regional management positions.
- Licensed to design and install Security and Fire Alarm Systems in FL, MA, & ME
- Automatic Fire Alarm Association Trained and Certified

#### Frank Prete – Vice President

- 25+ Years technical industry experience
- Certified for Burglar Alarm and Fire Alarm Installations

#### Brian Vitoritt – Senior Security Consultant

- 9+ Years Electronic Security industry experience to include Governmental and Commercial applications.
- United States Marine Corps Security Forces Veteran.

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- Erik Varno – Installation Manager – 20+ years of experience
- Chris Beck – Service Manager – 15+ years of experience
- Bryce Verdin – Project Manager – 7+ years of experience
- Installers and Service Technicians average over 15+ years of experience

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- Nisha Sevilla – Office Manager – 5+ years of experience



## The Securiteam Difference



### New Web UI Available for Plug-in Free Browser

Actively adopting current trends and simultaneously protecting your cybersecurity, VIVOTEK's new web UI supports Chrome browsers without the need for web plugins. It lets users login and operate with ease, and solves issues related to system administrator authority, safety risks, browser, and OS updates. Furthermore, it now supports H.265 technology meaning that users can attain higher and more efficient image compression rates than previous H.264 systems while maintaining high image quality.

\*Dual stream recording will be available on ND9323P/ND9425P in Q4 2021

[More](#)



### Smart VCA Event Search



The NVR supports alarm management and event search of VIVOTEK's deep-learning video analytics technology, Smart VCA. The user can search by single or multiple event types, playback triggered events and then export these search results to video clips.

### PoE Management

Allow users to quickly troubleshoot problems and monitor power use for better operation. When overloaded, some PoE ports will auto power-off until system power is falls below the threshold for system protection.



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With H.265 standard and VIVOTEK's Smart Stream technology, VIVOTEK NVR is not only able to provide the high quality video, also save the usage of network bandwidth and recording capacity more than regular H.264 standard.





## National Defense Authorization Act

### VIVOTEK Statement

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- The VIVOTEK compliance product list below will be regularly updated on VIVOTEK's website.

# Extended Protection Plans



Next Generation  
Security Systems ★ HD Video Surveillance ★ Fire Alarms

	Blue Plan	Gold Plan	Platinum Plan
1-year warranty on parts and labor	✓		
3-year warranty on parts and labor		✓	✓
Automatic renewal (coverage doesn't lapse)		✓	✓
Defective parts sent to manufacturer for repair	✓		
Defective parts replaced		✓	✓
Remote diagnostics & troubleshooting		✓	✓
Repairs due result of normal wear & tear		✓	✓
Repairs due to acts of god (e.g. water, lightning, surge)			✓
Annual Test, inspection, calibration & cleaning			✓
Average down time for defective parts	<b>2-weeks</b>	<b>24 - 48hrs</b>	<b>24 - 48hrs</b>
Cost	<b>Included</b>	<b>Call</b>	<b>Call</b>



13745 N. Nebraska Ave.  
Tampa, FL 33613  
813.909.7775



**Extended Service Plan Details:**

**Circle The Extended Service Plan of your Choice:**

**Platinum Service Protection Plan: \$119.50 per month (Only with Optional Camera System ADD ON)**

Should any equipment need to be serviced or replaced, Securiteam will not charge for labor or system parts and materials (**Does not Cover Equipment Outside of building to include Cameras**).

Platinum Protection Plan Includes

- Automatic renewal (coverage doesn't lapse)
- Defective parts sent to manufacturer for repair
- Defective parts replaced
- Remote diagnostics & troubleshooting
- Repairs due result of normal wear & tear
- Annual Test, inspection, calibration & cleaning
- Repairs due to acts of god (e.g. water, lightning, surge) Excluding Gate Operator and Barrier Arms
- Securiteam will troubleshoot and repair any issues, which may include sending a technician onsite.
- Securiteam will perform a full system check whenever a technician is onsite.
- Average repair time 24 to 48 hours

**Gold Service Protection Plan: \$89.63 per month (Only with Optional Camera System ADD ON)**

Should any equipment need to be serviced or replaced, Securiteam will not charge for labor or system parts and materials.

Gold Protection Plan Includes

- Automatic renewal (coverage doesn't lapse)
- Defective parts sent to manufacturer for repair
- Defective parts replaced
- Remote diagnostics & troubleshooting
- Repairs due result of normal wear & tear
- Securiteam will troubleshoot and repair any issues, which may include sending a technician onsite.
- Securiteam will perform a full system check whenever a technician is onsite.

**Securiteam Remote Daily Video Check In: \$200 monthly**

Securiteam monitoring center technicians remotely connect into the system and check the status of the following items.

- Playback on All Cameras
- Image Clarity
- NVR health status
- Hard drive status
- Internet connection
- Notifications to Securiteam

**Remote Service Plan Details:**

**Remote Service Plan is required. This plan covers remote calls in availability to a service technician.**

**This will be charged at \$50.00 per month.**

**Coverage Includes:**

- **Remote diagnostics for equipment & troubleshooting**



**STARKEY RANCH- RENEE  
CUNNINGHAM PARK CCTV REVISION**

**CAMERA SYSTEM**

1	H.265 8-Ch Embedded POE NVR 2TB	
1	Araknis Networks® Single-WAN Gigabit VPN Router with OVRC Pro	
	Installed Total	\$1836.98

**OPTIONAL CAMERA SYSTEM**

6	Vivotek IB9368-HT 2MP Outdoor Network Bullet Camera with Night Vision*	
	Installed Total	
	Optional Labor & Equipment Total	\$2,777.32

**PROJECT SUMMARY**

<b>TOTAL (Taxes Included)</b>	<b>\$2,299.48</b>
<b>OPTIONAL TOTAL</b>	<b>\$4,614.30</b>

- Internet service required for remote connection
- 50% down and balance upon substantial completion or
- Finance / Lease Options (\$0 down, \$250 document fee, \$1 buyout at the end of term):  
With Option Only: 36 months @ \$157.35, 48 months @ \$123.20 or 60 months @ \$102.90 (estimated)
- Prices don't include municipal permit fees if applicable.
- Customer to supply: AC power & electrical conduit to Securiteam specifications.

**Scope of Work:**

**Install New NVR, Switch, and Router. For the optional equipment install (6) New Network cameras.**



**TERMS, SCOPE & ACCEPTANCE**

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Customer must maintain sufficient insurance to cover property damages or bodily injury for Customer and any of its licensees, invitees or others who are not such licensees, contractors, employees, agents, or invitees of Securiteam, Inc. Customer agrees that recovery from Securiteam for any property damage or bodily injury shall be offset by payment from such insurance.

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\_\_\_\_\_  
Accepted by

\_\_\_\_\_  
Date

\_\_\_\_\_  
Securiteam

I accept this proposal and authorize the work to be done and accept responsibility for payments due.  
due.



## Whitfield Park CCTV Revision

Starkey Ranch- Renee

2500 Heart Pine Ave  
Odessa , Fl 33556  
(813) 925-9777

Submitted by:

**Securiteam**

Brian Vitoritt

bvitoritt@mysecuriteam.com

(813) 522-6048





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[More](#)



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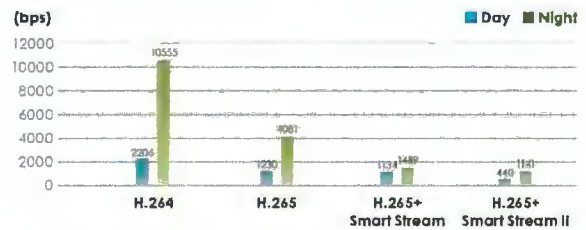
### PoE Management

Allow users to quickly troubleshoot problems and monitor power use for better operation. When overloaded, some PoE ports will auto power-off until system power is falls below the threshold for system protection.



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- The VIVOTEK compliance product list below will be regularly updated on VIVOTEK's website.

# Extended Protection Plans

	Blue Plan	Gold Plan	Platinum Plan
1-year warranty on parts and labor	✓		
3-year warranty on parts and labor		✓	✓
Automatic renewal (coverage doesn't lapse)		✓	✓
Defective parts sent to manufacturer for repair	✓		
Defective parts replaced		✓	✓
Remote diagnostics & troubleshooting		✓	✓
Repairs due result of normal wear & tear		✓	✓
Repairs due to acts of god (e.g. water, lightning, surge)			✓
Annual Test, inspection, calibration & cleaning			✓
Average down time for defective parts	<b>2-weeks</b>	<b>24 - 48hrs</b>	<b>24 - 48hrs</b>
Cost	<b>Included</b>	<b>Call</b>	<b>Call</b>



### Extended Service Plan Details:

#### **Platinum Service Protection Plan: \$125.65 per month**

Should any equipment need to be serviced or replaced, Securiteam will not charge for labor or system parts and materials.

Platinum Protection Plan Includes

- Automatic renewal (coverage doesn't lapse)
- Defective parts sent to manufacturer for repair
- Defective parts replaced
- Remote diagnostics & troubleshooting
- Repairs due result of normal wear & tear
- Annual Test, inspection, calibration & cleaning
- Repairs due to acts of god (e.g. water, lightning, surge) Excluding Gate Operator and Barrier Arms
- Securiteam will troubleshoot and repair any issues, which may include sending a technician onsite.
- Securiteam will perform a full system check whenever a technician is onsite.
- Average repair time 24 to 48 hours

#### **Gold Service Protection Plan: \$94.24 per month**

Should any equipment need to be serviced or replaced, Securiteam will not charge for labor or system parts and materials.

Gold Protection Plan Includes

- Automatic renewal (coverage doesn't lapse)
- Defective parts sent to manufacturer for repair
- Defective parts replaced
- Remote diagnostics & troubleshooting
- Repairs due result of normal wear & tear
- Securiteam will troubleshoot and repair any issues, which may include sending a technician onsite.
- Securiteam will perform a full system check whenever a technician is onsite.

#### **Securiteam Remote Daily Video Check In: \$200 monthly**

Securiteam monitoring center technicians remotely connect into the system and check the status of the following items.

- Playback on All Cameras
- Image Clarity
- NVR health status
- Hard drive status
- Internet connection
- Notifications to Securiteam

### Remote Service Plan Details:

**Remote Service Plan is required.** This plan covers remote calls in availability to a service technician.

This will be charged at \$50.00 per month.

Coverage Includes:

- **Remote diagnostics for equipment & troubleshooting**



A Security & Technology Company

**STARKEY RANCH- RENEE  
WHITFIELD PARK CCTV REVISION**

**CAMERA SYSTEM**

1	H.265 8-Ch Embedded POE Nvr	
4	Vivotek IB9368-HT 2MP Outdoor Network Bullet Camera with Night Vision	
1	6U Wall Mount Equipment Rack	
1	Araknis Networks® Single-WAN Gigabit VPN Router with OVRC Pro	
1	Direct Burial / Harsh Environment Category 6 Cable	
	Installed Total	\$5,391.66

**SURGE PROTECTION OPTIONAL**

1	Rack Mountable Surge Supressor*	
4	Ethernet Surge Protector*	
	Installed Total	
	Optional Labor & Equipment Total	\$458.87

**PROJECT SUMMARY**

<b>TOTAL (Taxes Included)</b>	<b>\$5,391.66</b>
<b>OPTIONAL TOTAL</b>	<b>\$5,850.53</b>

- Internet service required for remote connection
- 50% down and balance upon substantial completion or
- Finance / Lease Options (\$0 down, \$250 document fee, \$1 buyout at the end of term):  
Optional Total Only: 36 months @ \$199.50, 48 months @ \$156.21 or 60 months @ \$130.47 (estimated)
- Prices don't include municipal permit fees if applicable.
- Customer to supply: AC power & electrical conduit to Securiteam specifications.

**Scope of Work:**

Install new (1) NVR, (4) cameras, (1) Rack, (1) Router, new Harsh environment CAT 6 cable. Optional surge protection is Securiteam's recommendation. Programming and training is included.





**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**14DIIc**

## Renee Gillooly-Hlebak

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**From:** Roy Dinehart <r.dinehart@eeisecurity.com>  
**Sent:** Monday, August 23, 2021 7:57 AM  
**To:** Renee Gillooly-Hlebak  
**Subject:** RE: Looking for Security Camera Quotes - Starkey Ranch

Morning 😊,

Sorry for the issue... I looked back and just thought I had sent a response.

What Mike suggests is for us to come out and spend a day to really go thru the system. He doesn't think replacing everything is needed.

The labor for the day would be \$125 \* 8 (if 8 hours are needed).

The parts he believes that need to be replaced with just looking at them that day are:

3 analog cameras \$195ea

3 IP cameras \$345ea

Then if you wanted to update the recorders and additional cameras at that time he'd have a better idea so we could provide pricing on that. But, he really doesn't think that's necessary.

Thank you,

Roy Dinehart

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**14DIIId**



## 4-ALARMS Inc.

*We protect and secure what you value most*

July 30, 2021

Starkey Ranch  
Renee Hlebak  
2500 Heart Pine Avenue  
Odessa, FL 33556  
**Proposal Scope of Work:**

### **Surveillance System Homestead Park Pool**

*The scope of work for the Surveillance System is designed based on information provided by Starkey Ranch.*

Replace 5 camera Surveillance System with 1 8 channel 2TB NVR. The head-end location will be where existing system is in place currently. location of cameras will be where existing cameras are located. NVR will be connected to internet for remote viewing with mobile app included. No monthly fees for app or remote viewing. **\*All Dahua surveillance equipment comes with 5-year warranty.**

**Material List for this scope of work includes the following listed items.**

<u>Surveillance System</u>	<u>Count</u>
Dahua NVR - 8CH 4K NVR with 2TB HD	1
Dahua Camera - 4MP 2.8mm fixed Eyeball Camera	5
Cable and Connections	ALL
Labor to install and program	ALL

**TOTAL PRICE FOR ABOVE SURVEILLANCE SYSTEM \$ 2,452.00**

### **Surveillance System Whitfied Park Pool**

Replace 4 camera Surveillance System with 1 8 channel 2TB DVR. The head-end location will be where existing system is in place currently. location of cameras will be where existing cameras are except for 2 facing pool. The poles will need to be relocated to get correct view of the pool. Actual location will be discussed at the time of install. NVR will be connected to internet for remote viewing with mobile app included. No monthly fees for app or remote viewing. **\*All Dahua surveillance equipment comes with 5-year warranty.**

**Material List for this scope of work includes the following listed items:**

<u>Dahua NVR - 8CH 4K DVR with 2TB HD</u>	<u>1</u>
<u>Dahua Camera - 4MP 2.8mm fixed Eyeball Camera</u>	<u>2</u>
<u>Dahua Camera – 8MP 4K Cameras for Pool view</u>	<u>2</u>
<u>Cable and Connections</u>	<u>ALL</u>
<u>Labor to install and program</u>	<u>ALL</u>

**TOTAL PRICE FOR ABOVE ACCESS CONTROL SYSTEM \$ 2,975.00**

**Surveillance System Cunningham Park**

**Scope of Work:**

4-Alarms will just replace the existing 8 channel NVR to upgraded 16 channel with 4TB hard drive. Existing cameras will be connected to new NVR. 4-Alarms will not warranty or guarantee that any existing equipment used will work with new equipment. A separate charge will apply if replacement cameras are necessary. All units will be able to be seen from the same phone/computer application.

**TOTAL PRICE FOR ABOVE ACCESS CONTROL SYSTEM \$ 1,900.00**

**Additional Items Not Included in this Proposal**

Any changes made by the Authority Having Jurisdiction that would directly affect this proposal. POE switches, rack equipment not listed above, conduit, junction boxes, IT room back board, door hardware, 120V receptacles, etc.

All our work will meet or exceed Manufactures Standards; and is guaranteed for one year. Due to the fluctuating cost of equipment and available staffing, this price proposal may be withdrawn if not accepted in 30 days from the date of this proposal. Please review this information and ensure its accuracy. Any discrepancies should be reported to 4-Alarms Inc.

**TOTAL PRICE FOR ALL LOW VOLTAGE SYSTEMS: \$7,327.00**

- 50% Due upon signing.
- 50% Due upon completion.

**Proposal Acceptance:**

**Print Name:** \_\_\_\_\_

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**14D11e**

## Renee Gillooly-Hlebak

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**From:** Anthony Orlando <anthony.orlando@makingtechsimple.com>  
**Sent:** Monday, August 16, 2021 9:24 PM  
**To:** Renee Gillooly-Hlebak; Peter Yodzis; Donald Lawson  
**Cc:** Info@makingtechsimple.com  
**Subject:** RE: Looking for Security Camera Quotes - Starkey Ranch

Renee,

Please use the blow link to view the proposal. We have included the below and based it on upgrading the entire system. The key differences are outlined below. The coverage at Homestead appeared to be pretty good with the exception of the north east camera. The best solution to this is to have your landscaper trim the lower pine needles. We are replacing all of the recorders with new matching units all can be accessed and controlled from one application as well as testing and regenerating the cameras lines. At Whitfield we are suggesting lowering the north east camera and relocating the south east and north west camera. The south east would capture more of the pool from the cement wall slightly to the north east. We suggest relocating the north west camera to the cement wall parallel to the splash deck. Finally, Cunningham, had pretty good coverage when operating properly. If you have any questions don't hesitate to reach out!

Cameras will be upgraded to 5MP which is over twice the resolution of current.

Cameras will have vari-focal capabilities so we can frame the correct view you want.

We will relocate cameras with poor viewing angles.

We will install all new recorders and test all cables for functionality.

We will add surge protection with battery back-ups so during short term power outages the systems will stay online for a short period of time.

[Pool Camera Upgrade](#)

Thank you,

**Anthony Orlando, ESC**

**SMART**Solutions

*Project Design Coordinator*

877.205.4668 x2230





# Starkey Ranch Pool Camera Upgrade

## Starkey Ranch

2500 Heart Pine Ave  
Odessa FL 33556



Presented By:



**SMARTSolutions**

8603 Adamo Dr  
Tampa, FL 33619

# Scope of Work

## Homestead-

This location will have (6) new cameras. Each camera will be 5MP(4K) and will have a 2.8-12MM varifocal range which will allow the customer to zoom in and help capture the best shot possible. The cameras and NVR will be on an IP controllable battery backup. We also advise the customer to cut back the pine tree on the NE camera to allow ample coverage. SMARTSolutions will be installing the following at this location:

- (1) UPS & OvrC Battery Pack (Compact) | 6 Outlets, 350VA
- (1) 3 Outlet Compact IP Controllable Power Conditioner with Auto Reboot
- (1) 8CH 7-WAY HYBRID AHD/TVI/CVI/EX-SDI/HD-SDI/IP with a 4TB HDD
- (5) White 5MP STARLIGHT SONY SENSOR 2.8-12MM MOTORIZED BULLET W/IR
- (1) White 5MP 4-IN-1 OUTDOOR BULLET 2.8-12MM LENS W/IR

## Whitfield-

This location will have (4) new cameras. Each camera will be 5MP (4K) and will have a 2.8-12MM varifocal range which will allow the customer to zoom in and help capture the best shot possible. The cameras and NVR will be on an IP controllable battery backup. We also plan to lower the camera down below the trees on the NE corner and relocate the NW camera to have a better view of the splash deck. SMARTSolutions will be installing the following at this location:

- (1) UPS & OvrC Battery Pack (Compact) | 6 Outlets, 350VA
- (1) 3 Outlet Compact IP Controllable Power Conditioner with Auto Reboot
- (1) 4CH HYBRID 4K AHD/TVI/CVI/960H + 2IP DVR with a 4TB HDD
- (4) White 5MP AHD 4-IN-1 OUTDOOR BULLET 2.8-12MM LENS W/IR

## Cunningham-

This location will have (7) new cameras. Each camera will be 5MP (4K) and will have a 2.8-12MM varifocal range which will allow the customer to zoom in and help capture the best shot possible. The cameras and NVR will be on an IP controllable battery backup. SMARTSolutions will be installing the following at this location:

- (1) UPS & OvrC Battery Pack (Compact) | 6 Outlets, 350VA
- (1) 3 Outlet Compact IP Controllable Power Conditioner with Auto Reboot
- (1) 8CH 7-WAY HYBRID AHD/TVI/CVI/EX-SDI/HD-SDI/IP with a 4TB HDD
- (7) White 5MP STARLIGHT SONY SENSOR 2.8-12MM MOTORIZED BULLET W/IR

# Homestead

## Power Management



Qty: 1

**Wattbox**

WattBox Standby UPS & OvrC Battery Pack  
(Compact) | 6 Outlets, 350VA  
Total Labor Hours: 0.5

**Price: \$136.95**



Qty: 1

**Wattbox**

3 Outlet Compact IP Controllable Power Conditioner  
with Auto Reboot  
Total Labor Hours: 0.5

**Price: \$316.95**

**Power Management Installed Total: \$600.24**

## Surveillance



Qty: 1

**Cortex \*\* Accessories included \*\***

8CH 7-WAY HYBRID AHD/TVI/CVI/EX-SDI/HD-SDI/IP  
Total Labor Hours: 2.5

**Price: \$1,257.99**



Qty: 5

**Cortex**

5MP STARLIGHT SONY SENSOR 2.8-12MM  
MOTORIZED BULLET IR  
Total Labor Hours: 2.5

**Price: \$1,455.30**



Qty: 1

**Cortex \*\* Accessories included \*\***

5MP 4-IN-1 OUTDOOR BULLET 2.8-12MM LENS  
W/IR  
Total Labor Hours: 1

**Price: \$177.10**



Qty: 2

**SMART**

Labor  
Total Labor Hours: 2



Qty: 1

**WBox Technologies**

MP PAIR PUSH TERM PIGTAIL BLN  
Total Labor Hours: 0.5

**Price: \$12.30**

**Surveillance Installed Total: \$4,124.05**

**Homestead Installed Total: \$4,724.30**

**Whitfield**

Power Management



Qty: 1

**Wattbox**

WattBox Standby UPS & OvrC Battery Pack  
(Compact) | 6 Outlets, 350VA  
Total Labor Hours: 0.5

**Price: \$136.95**



Qty: 1

**Wattbox**

3 Outlet Compact IP Controllable Power Conditioner  
with Auto Reboot  
Total Labor Hours: 0.5

**Price: \$316.95**

**Power Management Installed Total: \$600.24**

Surveillance



Qty: 1

**Cortex \*\* Accessories included \*\***

4CH HYBRID 4K AHD/TVI/CVI/960H + 2IP DVR HDMI  
1HDD BAY  
Total Labor Hours: 2.5

**Price: \$364.79**



Qty: 4

**Cortex**

5MP 4-IN-1 OUTDOOR BULLET 2.8-12MM LENS  
W/IR  
Total Labor Hours: 2

**Price: \$609.84**



Qty: 4

**SMART**

Labor  
Total Labor Hours: 4

**Surveillance Installed Total: \$1,999.14**

**Whitfield Installed Total: \$2,599.38**

# Cunningham

## Power Management



Qty: 1

### Wattbox

WattBox Standby UPS & OvrC Battery Pack  
(Compact) | 6 Outlets, 350VA  
Total Labor Hours: 0.5

Price: \$136.95



Qty: 1

### Wattbox

3 Outlet Compact IP Controllable Power Conditioner  
with Auto Reboot  
Total Labor Hours: 0.5

Price: \$316.95

**Power Management Installed Total: \$600.24**

## Surveillance



Qty: 1

### Cortex \*\* Accessories included \*\*

8CH 7-WAY HYBRID AHD/TVI/CVI/EX-SDI/HD-SDI/IP  
Total Labor Hours: 2.5

Price: \$1,257.99



Qty: 7

### Cortex

5MP STARLIGHT SONY SENSOR 2.8-12MM  
MOTORIZED BULLET IR  
Total Labor Hours: 3.5

Price: \$2,037.42



Qty: 1

### SMART

Labor  
Total Labor Hours: 1

**Surveillance Installed Total: \$4,406.87**

**Cunningham Installed Total: \$5,007.11**

## Proposal Summary

Labor:	<b>\$2,925.00</b>
Installation parts:	<b>\$256.03</b>
Equipment Taxes:	<b>\$615.33</b>
<b>Grand Total:</b>	<b>\$12,330.80</b>

## Payment Schedule

Deposit:	<b>\$6,165.40</b>
Final Invoice:	<b>\$6,165.40</b>

## Contract

### SMARTSolutions: Terms & Conditions of Our Services

#### General-

These Terms & Conditions are incorporated into and considered a part of any proposal, quote, or statement of work we provided you relating to the products and / or services you requested. The proposal, quote, or statement of work we provided shall be referred to as the "Quote". The products and / or services we propose to provide shall be referred to as the "Services". "We", "our", or SMARTSolutions refers to SMARTSolutions, a division of Digital Reception Services, Inc., a Florida Corporation, the provider of the Services; and, "You", "your", or the "Customer" refers to you, our customer, who has agreed to pay us for the Services. Together, we both can be referred to as the "parties".

#### Binding Agreement-

Upon your written or verbal acceptance of our Quote for Services, the Quote for Services and these Terms & Conditions shall comprise the entire agreement between the parties, and supersede all prior understandings, agreements, negotiations, representations and warranties, and communications, both written and oral. The accepted Quote for Services and these Terms & Conditions shall be referred to as the "Agreement" between the parties.

#### Price-

Prices outlined in our Quote for Services shall remain valid for 30 days, unless we notify you differently prior to your acceptance of our Quote. Quoted prices do not include any applicable sales, use, or service taxes, which shall be added to the invoices for our Services submitted to you for payment.

#### Payment Terms-

Payment terms may vary dependent on the Quote and Services and will be presented in the Quote and listed on your invoice. If no specific payment terms are presented in the Quote, then you agree to pay our invoices within 30 days of the date of the invoice. All Special-Order products require 100% prepayment. A late fee of 1.5 % will be assessed on all invoices over 30 days old. All products remain our property until paid in full. Returned checks will incur a charge of \$35.00 to cover the banking fees and administrative costs. We reserve the right to seek recovery of any money remaining unpaid 90 days from

the date of invoice via collection agencies and/or through legal proceedings. In such circumstances, you shall be responsible to pay our attorney's fees and additional administrative and/or court costs associated with collection of the unpaid balance.

#### Schedule-

We will use our best efforts to complete the Services in accordance with the schedule in the Quote, unless otherwise agreed in writing by the parties. You acknowledge that our performance is dependent upon the timely and effective satisfaction of your responsibilities, as well as your timely decisions, approvals, and payment of invoices, upon which we will rely.

#### Changes-

If any change affects the time or cost of performance under the applicable Quote for Services, an adjustment in the time and/or compensation to be paid thereunder shall be agreed to in writing by the parties before such modification shall be effective. Changes in the Quote for Services that are requested by you do not become binding unless we accept the change in writing. Any such changes may result in additional or increased charges, and you agree to pay such increased charges.

#### Return of Products-

As noted above, all Special-Order products require 100% prepayment and cannot be returned. Once ordered, most other products and equipment are non-cancellable, non-refundable and/or subject to a 15% restocking and return fee in accordance with the manufacturer's or our vendor's requirements. Completion & Final Acceptance of Services. Upon our completion of the Services, you will be available for consultation, final walk-through, and final sign-off for the project. If you are unavailable, unless otherwise agreed in writing, then you accept that the Services have been completed to your satisfaction and payment in full is due.

#### Warranty-

We warrant that all Services will be performed in a professional manner consistent with industry standards and free from defects for a period of 90 days after we have completed the Services. To have an effective warranty claim within the 90-day warranty period, you must provide us notice within 10 days of your discovery of the breach of warranty. We also warrant that all products will conform to their published specifications and, to the extent allowed, we pass on the manufacturer's warranty to you. We will attempt to assist you in resolving any material defects you may encounter with the products; however, upon completion of our Services, product warranty issues become your obligation, and any repair, warranty, service, defect or replacement obligations are the sole responsibility of the product manufacturer. You are responsible for product registration for warranty purposes if this is required by the manufacturer. All warranties exclude exposure to chemicals, odors, heat or light; normal wear and tear; modifications; or damage caused by abuse, improper use, or use which exceeds published limitations.

#### Limitation on Warranty-

EXCEPT AS EXPRESSLY PROVIDED IN THE AGREEMENT, TO THE MAXIMUM EXTENT PERMITTED BY LAW, WE DISCLAIM ALL WARRANTIES AND CONDITIONS, WHETHER EXPRESS, IMPLIED OR STATUTORY, RELATING TO THE SERVICES OR PRODUCTS PROVIDED UNDER THIS AGREEMENT, INCLUDING, BUT NOT BEING LIMITED TO, ALL WARRANTIES AND CONDITIONS OF MERCHANTABILITY, MERCHANTABLE QUALITY, FITNESS FOR A PARTICULAR PURPOSE, TITLE, LACK OF VIRUSES, AND NON INFRINGEMENT.

#### Cancellation-

In the event you want to cancel the Agreement, you agree to notify SMARTSolutions in writing or by email 15 days before the scheduled start date. Except for your payment of any Special Orders, if you provide us proper cancellation notice, you will not be assessed any cancellation fees. If you do not provide us proper 15-day cancellation notice, you agree to pay for all Special Orders plus a cancellation

fee equal to 15% of the total Quote cost to cover our administration, lost work and scheduling costs. If you elect to cancel our Services after we have begun work, you agree to pay for all Special Orders plus a cancellation fee equal to 50% of the total Quote cost to cover our administration, lost work and scheduling costs. Postponement of scheduled Services rather than cancellation is acceptable only if the rescheduled date is bona fide and within four weeks of the initial date scheduled.

**Insurance-**

We maintain at our sole expense: (a) general commercial liability insurance with limits of no less than \$1,000,000 per occurrence and \$2,000,000 aggregate; (b) worker’s compensation and employer’s liability insurance; and (c) all insurance required by law.

**Miscellaneous:**

**Choice of Law and Venue:** The parties agree that this Agreement is to be governed by and construed under the law of the State of Florida without regard to its conflicts of law provisions. The parties further agree that all disputes shall be resolved exclusively in state or federal court in Hillsborough County, Florida.

**Severability:** If any part of this Agreement is declared unenforceable or invalid, the remainder will continue to be valid and enforceable.

**Attorney Fees:** In the event either party retains an attorney for the enforcement of any of the provisions of this Agreement, the prevailing party shall be entitled to recover reasonable attorney’s fees and court costs incurred whether said attorney’s fees are incurred for the purpose of negotiation, mediation, trial, appellate or other legal services.

**Force Majeure:** Neither party will be liable nor in breach of its obligations under this Agreement (except the obligation to make payments when due) to the extent such performance is delayed or prevented due to causes beyond such party’s reasonable control (“Event of Force Majeure”), including but not limited to, Acts of God; terrorism; pandemics; national, state or local state of emergencies; war; material shortages; acts (or omissions) of the other party or its contractors, suppliers, employee or agents; act of government; labor disputes; or transportation shortages.

**Amendment and Modification:** These Terms & Conditions may only be amended or modified in a writing signed by each party.



 Request Revisions

 Approve



**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**14DIIIa**



PO BOX 41750  
St Petersburg, FL 33743  
Phone: 727-347-6770  
Fax: 727-347-6860  
License # CPC1459346

**CONTRACT FOR TILE, SURFACE, DEPTH MARKERS AND WATERBLAST**

08/30/2021

Starkey Ranch  
2500 Heart Pine Ave.  
Odessa, FL 33556

*We are pleased to present the following agreement (the "Contract"):  
Provide all Labor and Materials to perform the following repairs at the swimming pool located at the above  
address. Supersedes versions with earlier dates.*

**Scope of Work – Pool Remodel**

*Drain Pool remove hydrostatic plug in main drain to alleviate any pressure build up beneath the pool.  
Angle grind around all returns, lights, wall fixtures and main drain. Apply hydraulic cement around  
all prepared openings for leak prevention. Check pool shell for hollow spots and delaminations.  
Remove delaminated areas up to 100 square feet at no charge, any larger areas will be billed out at  
\$1.75 per sq. ft. plus dumping fees. If "block in" is needed for delamination repair, it will be billed at a  
rate of \$110.00 per hour plus material. Acid wash pool and apply bonding agent for proper adhesion  
of new finish. **Resurface pool** with "**Pebble Finish**" finish 3/8" to 1/2 thick and expose finish (1 yr.  
warranty). Lifetime manufacture warranty*

- *Supply & install new tile around perimeter of pool & scum gutter*
- *Supply & install new non skid step cap tiles per code*
- *Supply & install new pebble finish lifetime manufacture warranty*
- *Supply & install (3) new main drain cover*
- *Supply & install new depth markers inside pool per code*
- *Waterblast entire pool and remove delaming surface.*
- *New chemical start up*

**Total ("Price"): \$ 58,917.00**

**Total Price to be paid as follows:**

**\$10% Due Upon Receipt of Signed Contract**  
**\$35% Due Upon Commencement of Work**

***\$35% Due Upon Commencement of Tile  
\$15% Due Upon Commencement of Plaster  
\$ 5% Due Upon Completion of Contract***

***\*\*\*\*\*Does not include any additional permitting fees if required, they will be billed separately\*\*\*\*\****

***Contractor's Responsibilities***

*The Contractor agrees to supply all labor, materials, equipment, and supplies necessary to perform and complete the work described in the contract documents in a workman like manner, in accordance with industry standards and comply with laws, ordinances and regulations of federal, state, county and city with respect to the performance of it's work to the fulfillment of this Contract. Certificates of insurance will be furnished to the Purchaser upon request. The Contractor shall regularly remove trash and construction debris from the Purchaser's premises. It is understood that ruts left by the equipment will be filled and raked level. No sod replacement, re-seeding or replacement of shrubs and landscaping material shall be provided by the Contractor unless specifically noted in this Contract. Minor variations in the dimensions or elevations are normal and shall not affect the validity of this Contract.*

***Purchaser's Responsibilities***

*The Purchaser agrees to pay the Contractor for the performance of its work, subject to additions and deductions for changes and/or charges. Payments must be made on schedule or work will stop until such payments are made. Late payments shall void any free items or credits included in this Contract. Purchaser agrees to pay all costs incurred because of non-payment or other breach of Contract by the Purchaser including any accrued interest and legal fees for arbitration. Work will be rescheduled upon payment and existing completion dates will be adjusted accordingly. If requested by Contractor the Purchaser agrees to furnish all surveys describing the physical characteristics, legal limitations and utility locations for the job site and legal description of the site, including any relevant deed restrictions. The Purchaser agrees to furnish the utilities such as water, and electrical power, at Purchaser's expense, including the initial filling of the pool, or other utilities required to complete the performance s of this Contract. Dump and material disposal fees will be billed at cost (if applicable) to Purchaser and are not included in the Price. Work damaged or having to be repaired because of weather conditions, acts of God or customer, shall be Purchaser's responsibility and in addition to this Contract. Staining of new surfaces from old, rusted lights, ladders, returns or other items are the responsibility of the Purchaser. Non -standard vendors or items selected by Purchaser may increase Price of Contract or estimate. Owner shall permit Contractor or person(s) employed or engaged by Contractor, without compensation or consideration to Owner, to take photographs at the project site of both completed work and work in progress, for purposes including, but not limited to, publication in newspapers, magazines, and other print media, use in broadcast media, publication via the Internet, and use in marketing materials used by Contractor. Such photographs and any accompanying descriptions shall not identify Owner or the property address of the project without the express written consent of Owner.*

***Access***

*Purchaser agrees to furnish access to the job site, including access for heavy equipment and understands that damage in the area is inevitable. The Purchaser further agrees that the Contractor will not be responsible for relocation, replacement or damage to lawn, septic, sewer or sprinkler systems, shrubs, trees, fences, driveways, sea walls, sea wall tie backs, curbs, wells or other underground utilities that are in the equipment access, pool or deck areas. Damage to personal items such as lawn furniture or portable plants left in the construction areas will be the Purchaser's*

*responsibility. Moving of furniture, plants, etc., from decks and construction area will be billed separately.*

### **Site Conditions**

*In the event that excessive ground water is encountered, the Contractor may, at his discretion, raise the pool elevation, decrease the depth or try to obtain contractual design depth by other means such as installation of well points, each at an additional cost to the Purchaser. Should unknown physical conditions below the surface be of unusual nature, differing substantially from those ordinarily encountered (the "Subsurface Anomaly") causing the necessity for extra labor or materials to complete this work, the Purchaser agrees to pay for the additional cost associated with the Subsurface Anomaly. This includes excessive clay deposits, leveling of pool bond beams, repairing or bringing non-standard, dilapidated or outdated items to a level to meet current code(s), existing drainage problems, removal of algae or excessive de-lamination (over 100 sq. ft. is considered excessive) or hollow spots (over 100 sq. ft. is considered excessive) in existing pool or deck finish and raising of patio or screen doors. If it is determined by the Contractor or Purchaser that the cost of the extra work would be prohibitive or that the Subsurface Anomaly would prohibit completion of this Contract, Contractor or Purchaser shall immediately notify the other party in writing (the "Termination Notice") and the Purchaser agrees to pay the Contractor for all labor and materials used in the work completed through the date of the Termination Notice. If it becomes necessary to install one or more well points (minimum charge of \$500 each) to remove the excess ground water or to install submersible or overhead pumps the Purchaser agrees to pay the additional charge upon receiving an invoice for the well point work. Unless otherwise noted in the Contract, all electrical work requiring a licensed electrician is not included in the Price of this Contract. Pricing for propane tanks, natural gas lines, electrical and panel upgrades are not included in this Contract unless otherwise noted in the Contract.*

### **Property Title**

*The Purchaser warrants and represents that he/she is the legal owner of the land upon which the pool is to be built or work performed or has full authority from the legal owner thereof to enter into this Contract, and the Purchaser shall indemnify and hold harmless the Contractor in all title matters arising from the performance of this Contract.*

### **General Conditions**

*All equipment and accessories furnished by the Contractor will remain the property of the Contractor and no warranty will be honored until all invoiced payments have been made. Failure to make such payments as invoiced will be considered a breach of Contract and as such the Contractor has the right to remove the furnished pool equipment and /or accessories even if they are attached to real estate. Outstanding balances on items completed beyond 30 days shall void all warranties and guarantees. In the event Purchaser has supplied dimensions, drawings, or surveys for the purposes of pricing this Contract, the Price may be increased if subsequent inspection by municipalities determines the work to be completed would be unable to permit.*

*Work under this Contract is deemed complete when Contractor's materials are installed. Purchaser agrees that there are no warranties in effect and final inspections will not be called in until the Contract is paid in full and that Purchaser will be responsible and liable for any damages that may occur for not adhering to the terms and conditions of this Contract or delays. Contractor shall not be liable under any circumstances for incidental or consequential damages, and no claim for damages*

*shall be greater in amount than the Price of this Contract. No free or specially priced items will be installed unless all invoices have been paid in full and on time.*

***Draws are due on the morning work is to be completed for designated stages. If full payment is not on site the morning of completion, work shall not be commenced on that day and a \$500 trip charge will be billed to Purchaser. This or any late payment will void any credits, special discounts or free items included in this Contract.***

### ***Modifications to Contract***

*This Contract may not be modified except by written instrument signed by both parties. All changes or additions to this Contract shall be authorized by a signed addendum (the "Addendum") executed by the Purchaser and the Contractor. Charges for such items shall become due when billed and paid for in accordance with the provisions of the Addendum. Any notice given under this Contract shall be in writing and shall be delivered personally or mailed to the other party at the above stated address. The Contract price listed above is valid for Ninety (90) days from date listed on Page 1.*

### ***Acceptance by Purchaser***

*The terms and conditions of this Contract are fully understood by the Purchaser. The prices, specifications, conditions, and payment schedule are satisfactory and are hereby accepted. It is understood that this Contract may be cancelled without penalty within three (3) days following the date of Purchaser's signature or verbal authorization for the work to be performed.*

### ***Warranty***

*The Contractor warrants its work to be free from defects in material and workmanship's for a period of One (1) years after the completion date or pool has been filled with water. If any defects should appear within such a time, the Contractor shall remedy such defect without any cost to the Purchaser that has complied in full with the terms of payment and other conditions of this Contract. Purchaser's failure to make full payment to Contractor according to this Contract and work orders shall void all warranty's. The Contractor warrants the concrete shell on new pool construction against structural defects to the original Purchaser for One (1) year after completion. Should manufacturers warranty exceed the one (1) year Contractor's warranty, all claims should be directed to the manufacturer. Imperfections, such as plaster and deck discoloration, hairline cracks in pool, tile, expansion cracks in decks and tile, which is inherent to this type of construction, are not warranted. Etching, pitting and scaling of the interior pool finish is caused by improper water chemistry and will not be warranted. Interior finishes are warranted only in areas where the material touches. Other areas such as existing plumbing, skimmers, main drains and light niches, unless replaced as a part of this contract or separately as an addendum to this contract, are not warranted. All equipment shall be new unless otherwise specified. Defects or failures caused by mistreatment or neglect shall be repaired or serviced at Purchaser's expense. There are no other warranties, either expressed or implied.*

### ***Arbitration***

*The parties hereby elect binding arbitration as their exclusive method of resolving controversies existing between them relating to this Contract. Arbitration proceedings shall be conducted in accordance with the Rules of Arbitration and the procedures adopted by the local Chapter of the Florida Swimming Pool Association (FSPA) which are incorporated by reference into this Contract provided that the Contractor remains a Florida Swimming Pool Association member in good standing. Binding arbitration is recognized under Florida law as judicially enforceable means of dispute resolution.*

*The parties to this Contract release the officers members and staff of the FSPA and its chapters from all liabilities, claims or demands whatsoever arising from any arbitration proceeding. This release is given freely and voluntarily by the undersigned who are authorized representatives of the parties to this Contract.*

**ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS [713.001-713.37](#), FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.**

**FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND - FOR CONTRACTS OVER \$2,500.00**

**PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS: CONSTRUCTION INDUSTRY LICENSING BOARD- 2601 BLAIRSTONE RD., TALLAHASSEE, FL 32399-1039 - PHONE 850-487-1395**

X \_\_\_\_\_ Date: \_\_\_\_\_  
Name:  
Property Owner

X \_\_\_\_\_ Date: \_\_\_\_\_  
Contractor  
Authorized Representative, Clear-Tech Pools.

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**14DIIIb**



6846 N. Dale Mabry Hwy., Tampa, Florida 33614
Phone: (813) 886-9119 • Fax: (813) 884-1829
State Certified Licensed Contractor CPCO56918 Since 1987

Name: STARKEY RANCH Date: 8/18/2021 Consultant: Jay Masher
Address: 2500 HEART PINE City: ODESSA State: FLA Zip: 33556
813-925-9777 OFFICE
Phone #: 440-567-0899 Renee Email: Renee@starkeyRanch.com

- REMODELING PROPOSAL -

BASE POOL 51R

Opt 1 - Int. Finish WETEDGE QUARTZ LUNA \$ 31500.00
Opt 2 - Int. Finish WETEDGE 51R Pebble SATIN \$ 33,800.00
Resurface Includes: Bondcoat, new drain covers, pool & spa returns, Instructions & warranty info, chemical start up
Spa \$
Swimout 2 LADLE / LARGE STEPS \$ INC
Depth \$
New Pump \$
New Filter \$
Salt Generator \$

TOTAL \$

TILE & ELECTRICAL

New Tile 2x6 water line tile \$ 3800.00
Accent Tiles \$
Cap Tile 2x6 non skid step & bench tile \$ 4210.00
Tile RegROUT \$
Pool Light \$
Spa Light \$
Heater \$
Heat Pump \$

TOTAL \$

DECKING

Resurface Type \$
Cantilever \$
Riser \$
Cracks w/Epoxy \$
Remodel Coping \$
Install Deco Drain \$
Fill Planters \$
Add Decking \$

TOTAL \$

SCREEN & MISC.

Total Rescreen \$
Partial Rescreen \$
Door \$
Screen Track Replacement \$

TOTAL \$

OTHER

waterblast 2 layers \$ 9450.00
3-4 way MAIN DRAIN COVER & FRAM \$ 780.00 10x10
GRIND OUT 10 FLOOR RETURNS \$ 220.00
24-2x4 Gutter Grates w/2" Extender \$ 550.00

TOTAL REMODELING PACKAGE

\$

(Proposal is valid for 30 days)



**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**14DIIIc**



## Starkey Ranch Pool Refinish Revised

**Prepared For**

Renee Gillooly-Hlebak  
Starkey Ranch

**Created By**

KC Horner  
Exterior Escapes  
813-793-4383  
kc@extescapes.com  
<http://www.extescapes.com>



## Who We Are

Exterior Escapes is a unique company that offers Florida aquatic facility owners/managers, the benefits of working with a state licensed general contractor and commercial pool contractor. This combination of licenses allows us to build, repair, or renovate any building or aquatic facility in the state. Though we specialize in watershape projects, we do much more! Regardless of the nature of any project we do, clients come to us because they know that our company excels in experience, customer service and customer satisfaction.

Customers also get the attention of an involved owner who makes it his business to oversee every project our company does. Owner involvement is a rarity in our industry, but we feel it is a necessity. We take the time to get to know our customers, the project, and all of the goals and constraints. We utilize the latest technologies to deliver unmatched communication and pride ourselves on being there after the project is completed. Through experience and continuing education we are able to constantly deliver successfully completed projects on time and on budget. This is what sets us apart from other companies.

Exterior Escapes is proud to work with select homeowners, highly respected architects, engineers, and the leading property management companies in the Tampa Bay Area. We look forward to being part of your next commercial renovation project and if you have any questions during any stage of the project, our knowledgeable team is here for you.

## Project Summary

The Starkey Ranch community pool is located at 2500 Heart Pine Ave, Odessa, FL 33556 . It has a surface area of ~2230sqft. The current finish is in very poor condition. It is showing multiple signs of pitting and delamination. The upper scum gutter tile is in good condition and does not need to be replaced. The lower scum gutter tile does not meet the pool code for non-skid tile and must be replaced. The most likely cause of the shortened life of the current finish is from poor chemical management. A chemical controller SHOULD BE installed to ensure proper chemical addition to the pool and for the longest life of the new finish.

## Site Images

Project images are only available on the web version of the proposal

# Project Estimate

## Services

**Pool Prep Refinish** **\$4,190.00**

Draining of pool, removal of all loose and failing existing finish up to 5% of total surface area, undercut all perimeter tile borders (if tile is not being replaced) and fixtures (lights, drains, etc.), pressure sweep, acid wash, and installation of SGM BondKote. Please note that additional failing finish over the 5% (112sqft) could result in additional costs.

**Marquis Level 1** **\$21,200.00**

Installation of MarbleTite Marquis quartz pool finish in Bluestone or Natural color up to 2230sqft, 230LF of scum gutter, and 64LF of bench. Price includes startup and balancing of pool water including daily brushing (Mon - Fri), monitoring of pH level, controlling calcium and hardness, limiting chlorine availability, and metal sequestering agents

**Commercial Whitegood Package** **\$1,390.00**

Installation of 18 floor return fittings, safety vac lock cover (if applicable), 26 scum gutter grates, and (3) 24"x 24" Waterway Plastics or equal white anti-entrapment grates

**2x6 Mudcap Non-Slip** **\$9,170.00**

Installation of NPT or equal NON-SKID 2x6 bullnose tile in COBALT color at lower scum gutter, bench, and steps up to 491LF

*optional*  **Pentair IntelliChem** **\$1,860.00**

Installation of Pentair IntelliChem controller for monitoring and precise dispersion of water balancing chemicals

*optional*  **Heat Pump** **\$12,740.00**

Installation of (2) Pentair UltraTemp 140 143k BTU heat pump with 60amp 230v circuit installed in series to allow for a 10 degree temperature rise. Initial investigation concluded that the necessary electrical requirements are met but final determination will be determined by a licensed electrical contractor.

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**Total cost:    \$35,950.00**

## Agreement Terms

### "PAYMENT"

Standard payment terms are as follows unless a separate payment schedule has been agreed upon. Any payments not made by specified time period are subject to a late charge and any costs of collection, including reasonable attorney fees.

**Deposit Payment** of 10% is due (5) Days before project starts

**First Draw** of 40% is due within (5) Days after pool has been drained, prepped, and ready to finish

**Second Draw** of 50% is due within (5) Days upon completion

### "WARRANTY"

All work performed by Exterior Escapes LLC will be warranted for a period of (1) ONE year against defects in workmanship. For warranty against discoloration, staining, pitting, etching of pool finishes, or any product used in the renovation please refer to manufacture warranty of installed product. If leak detection and repair is not included in above pricing it will not be warranted. Any existing cracks in decking and pools are considered structural and cannot be warranted. Any stains caused by fill water are not warranted.

***"ACCEPTANCE OF PROPOSAL"***

The above prices, specifications, products, selections, and conditions are satisfactory and are hereby accepted. Exterior Escapes LLC is authorized to do the work as specified. By signing or electronically accepting this proposal I authorize Exterior Escapes LLC to purchase materials on my behalf and am liable for any payments due for such material.

Signed by:

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Starkey Ranch

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Date