

**TSR**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**March 9, 2022**

**BOARD OF SUPERVISORS**

**REGULAR MEETING**

**AGENDA**

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

March 2, 2022

Board of Supervisors  
TSR Community Development District

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

The Board of Supervisors of the TSR Community Development District will hold a Regular Meeting on March 9, 2022, at 5:00 p.m., at Cunningham Park, 12131 Rangeland Boulevard, Odessa, Florida 33556. The agenda is as follows:


1. Call to Order/Roll Call
2. Public Comments [3 minutes per person]
3. Consideration of Resident Proposal to Hunt Wild Hogs
4. Consideration of Gulf Coast Air Systems, Inc., Estimate #67760834 for Mini Split Install
5. Consideration of Resolution 2022-04, Designating a Registered Agent and Registered Office of the TSR Community Development District
6. Continued Discussion: Starkey Ranch Sidewalk Cleaning
7. Continued Discussion: District Office
8. Update: DTE Credit
9. Acceptance of Unaudited Financial Statements as of January 31, 2022
10. Approval of February 9, 2022 Regular Meeting Minutes
11. Action & Completed Items
12. Staff Reports
  - A. District Counsel: *Kutak Rock, LLP*
  - B. District Engineer: *Heidt Design, LLC*

- Continued Discussion: Line of Sight Issues at Longspur and Heart Pine Avenue Intersection
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
- NEXT MEETING DATE: April 13, 2022 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*
- Monthly Summary Report
- E. Operations Manager: *Wrathell, Hunt and Associates, LLC*
13. Supervisors' Requests
14. Adjournment

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

Sincerely,  
  
Chesley E. Adams, Jr.  
District Manager

# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **4**



Gulf Coast Air Systems, Inc.  
 5411 Comfort Drive,  
 Tampa, Florida 33610 United States  
 (813) 689-2086

**BILL TO**

Starkey Ranch Pool Houses  
 2500 Heart Pine Avenue  
 Odessa, FL 33556 USA

<b>ESTIMATE</b> 67760834	<b>ESTIMATE DATE</b> Mar 02, 2022
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**JOB ADDRESS**

Starkey Ranch Pool Houses  
 2500 Heart Pine Avenue  
 Odessa, FL 33556 USA

**Job:**

**ESTIMATE DETAILS**

revised changeout proposal/ in addition to previous proposal: Re run both copper line sets and add condensate pumps to both new high wall air handlers with drains to terminate outside of building

TASK	DESCRIPTION	QTY	PRICE	TOTAL
GEN 005	CONDENSATE PUMP INSTALLATION	2.00	\$556.00	\$1,112.00
GEN MISC2	Re run copper lines	2.00	\$879.00	\$1,758.00

<b>MEMBER SAVINGS</b>	\$318.90
<b>SUB-TOTAL</b>	\$2,870.00
<b>TOTAL</b>	\$2,870.00
<b>EST. FINANCING</b>	\$0.00

Thank you for doing business with Gulf Coast Air Systems!

**CUSTOMER AUTHORIZATION**

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. The summary above is furnished by Gulf Coast Air Systems, Inc. as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed.

Sign here

Date



UPC

65

ONDUIT ABOVE GROUND & BELOW GROUND

2" PVC TYPE 1 SCH 40 NSF dwv

GLASS REINFORCED POLYESTER PIPE

















# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **5**

**RESOLUTION 2022-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TSR COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A REGISTERED AGENT AND REGISTERED OFFICE OF THE TSR COMMUNITY DEVELOPMENT DISTRICT.**

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

**WHEREAS**, the District is statutorily required to designate a registered agent and a registered office location for the purposes of accepting any process, notice, or demand required or permitted by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes*.

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

**SECTION 1.** Alyssa Willson of Kutak Rock LLP is hereby designated as the Registered Agent for the TSR Community Development District.

**SECTION 2.** The District’s Registered Office shall be located at the office of Kutak Rock LLP, 107 West College Avenue, Tallahassee, Florida 32301.

**SECTION 3.** In accordance with Section 189.014, *Florida Statutes*, the District’s Secretary is hereby directed to file certified copies of this Resolution with Pasco County and the Florida Department of Economic Opportunity.

**SECTION 4.** This Resolution shall become effective immediately upon adoption and any provisions of any previous resolutions in conflict with the provisions hereof are hereby superseded.

**PASSED AND ADOPTED** this 9th day of March, 2022.

**ATTEST:**

**TSR COMMUNITY DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairperson, Board of Supervisors

# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **9**

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
JANUARY 31, 2022**



**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
JANUARY 31, 2022**

	General Fund	Debt Service Fund Series 2015	Debt Service Fund Series 2015A	Debt Service Fund Series 2016	Debt Service Fund Series 2017	Debt Service Fund Series 2018	Debt Service Fund Series 2019	Capital Projects Fund Series 2015A	Capital Projects Fund Series 2016	Capital Projects Fund Series 2018	Capital Projects Fund Series 2019	Total Governmental Funds
<b>ASSETS</b>												
Cash	\$ 3,664,434	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,664,434
Investments												
Revenue	-	647,514	634,579	621,788	758,732	596,444	306,085	-	-	-	-	3,565,142
Reserve	-	647,106	652,500	481,322	403,162	320,366	165,100	-	-	-	-	2,669,556
Prepayment	-	1	170	-	2,881	-	-	-	-	-	-	3,052
Construction	-	-	-	-	-	-	-	441	86	38,808	2,418,717	2,458,052
Undeposited funds	57,989	-	-	-	-	-	-	-	-	-	-	57,989
Accounts receivable	23	-	-	-	-	-	-	-	-	-	-	23
Due from Developer C	53,909	-	-	-	-	-	-	-	-	-	-	53,909
Due from Homes by West Bay	25,957	-	-	-	39,851	-	-	-	-	-	-	65,808
Due from other	1,318	-	-	-	-	-	-	-	-	-	-	1,318
Due from general fund	-	13,222	12,813	13,108	16,034	12,216	6,085	-	-	-	-	73,478
Utility deposit	1,500	-	-	-	-	-	-	-	-	-	-	1,500
Total assets	<u>\$ 3,805,130</u>	<u>\$ 1,307,843</u>	<u>\$ 1,300,062</u>	<u>\$ 1,116,218</u>	<u>\$ 1,220,660</u>	<u>\$ 929,026</u>	<u>\$ 477,270</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ 38,808</u>	<u>\$ 2,418,717</u>	<u>\$ 12,614,261</u>
<b>LIABILITIES</b>												
Liabilities:												
Due to Developer	\$ 137,977	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 137,977
Due to debt service fund 2015	13,222	-	-	-	-	-	-	-	-	-	-	13,222
Due to debt service fund 2015A	12,813	-	-	-	-	-	-	-	-	-	-	12,813
Due to debt service fund 2016	13,108	-	-	-	-	-	-	-	-	-	-	13,108
Due to debt service fund 2017	16,034	-	-	-	-	-	-	-	-	-	-	16,034
Due to debt service fund 2018	12,216	-	-	-	-	-	-	-	-	-	-	12,216
Due to debt service fund 2019	6,085	-	-	-	-	-	-	-	-	-	-	6,085
Contracts payable	-	-	-	-	-	-	-	-	-	-	627	627
Accrued taxes payable	62	-	-	-	-	-	-	-	-	-	-	62
Total liabilities	<u>211,517</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>627</u>	<u>212,144</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>												
Unearned revenue	181	-	-	-	-	-	-	-	-	-	-	181
Deferred receipts	79,866	-	-	-	39,851	-	-	-	-	-	-	119,717
Total deferred inflows of resources	<u>80,047</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>39,851</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>119,898</u>
<b>FUND BALANCES</b>												
Assigned:												
Restricted for												
Debt service	-	1,307,843	1,300,062	1,116,218	1,180,809	929,026	477,270	-	-	-	-	6,311,228
Capital projects	-	-	-	-	-	-	-	441	86	38,808	2,418,090	2,457,425
Unassigned	3,513,566	-	-	-	-	-	-	-	-	-	-	3,513,566
Total fund balances	<u>3,513,566</u>	<u>1,307,843</u>	<u>1,300,062</u>	<u>1,116,218</u>	<u>1,180,809</u>	<u>929,026</u>	<u>477,270</u>	<u>441</u>	<u>86</u>	<u>38,808</u>	<u>2,418,090</u>	<u>12,282,219</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 3,805,130</u>	<u>\$ 1,307,843</u>	<u>\$ 1,300,062</u>	<u>\$ 1,116,218</u>	<u>\$ 1,220,660</u>	<u>\$ 929,026</u>	<u>\$ 477,270</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ 38,808</u>	<u>\$ 2,418,717</u>	<u>\$ 12,614,261</u>

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDING JANUARY 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 66,903	\$ 3,675,301	\$ 3,913,233	94%
Assessment levy - off-roll O&M	-	-	-	N/A
Trash collection assessments	5,029	11,186	49,068	23%
Commercial shared costs	-	-	81,785	0%
Program revenue	718	3,412	8,000	43%
Interest	-	-	2,500	0%
Donation from MPOA	-	289,500	-	N/A
Miscellaneous	2,504	5,656	9,600	59%
Total revenues	<u>75,154</u>	<u>3,985,055</u>	<u>4,064,186</u>	98%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Supervisors	431	1,722	5,100	34%
Management	3,506	14,023	42,070	33%
Legal	-	8,193	30,000	27%
Engineering	680	2,405	20,000	12%
Assessment administration	833	3,333	10,000	33%
Audit	-	-	4,570	0%
Arbitrage rebate calculation	-	750	3,000	25%
Dissemination agent	1,083	4,333	13,000	33%
Trustee	-	14,816	26,500	56%
Telephone	21	83	250	33%
Postage	42	185	1,500	12%
Printing & binding	167	667	2,000	33%
Legal advertising	-	538	3,500	15%
Annual special district fee	-	175	175	100%
Insurance	-	6,205	6,100	102%
Other current charges	97	403	3,500	12%
Office supplies	-	-	500	0%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	-	200	0%
Property appraiser	-	-	687	0%
Tax collector	1,632	73,800	81,526	91%
Total professional & administrative	<u>8,492</u>	<u>131,631</u>	<u>254,883</u>	52%
<b>Field operations</b>				
<b>Contract services</b>				
Field services	2,360	9,442	28,325	33%
Landscape maintenance	94,825	286,472	1,491,270	19%
Landscape consulting	5,000	20,000	60,000	33%
Landscape arbor care	49,090	49,090	99,000	50%
Wetland maintenance	-	5,540	24,168	23%
Wetland mitigation reporting	-	-	4,500	0%
Lake maintenance	7,827	31,308	94,000	33%
Community trash hauling	24,045	91,353	246,750	37%
Off-duty traffic patrols	-	-	20,000	0%
<b>Repairs &amp; maintenance</b>				
Repairs - general	12,003	14,072	20,000	70%
Operating supplies	16	2,484	8,000	31%
Plant replacement	1,252	1,252	70,000	2%
Mulch	-	5,000	155,000	3%
Playground mulch	-	-	12,000	0%
Sod	-	-	100,000	0%

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDING JANUARY 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
Fertilizer/chemicals	918	19,870	20,000	99%
Irrigation repairs	4,495	6,136	30,000	20%
Irrigation monitoring	-	-	2,280	0%
Security/alarms/repair	-	703	1,000	70%
Road & sidewalk	295	4,916	40,000	12%
Common area signage	-	-	3,000	0%
Bridge & deck maintenance	-	-	40,000	0%
Utilities - common area				
Electric	1,218	2,308	14,500	16%
Streetlights	9,004	49,744	340,000	15%
Irrigation - reclaimed water	3,989	17,050	70,000	24%
Gas	278	359	450	80%
Recreation facilities				
Amenity management staff/contract	24,613	85,354	296,429	29%
Office supplies	230	504	-	N/A
Office rental	-	-	60,000	0%
Office expenses	-	-	6,713	0%
Office utilities	-	-	6,638	0%
Office copy machine	-	-	4,875	0%
Janitorial	1,140	4,323	24,480	18%
Park A/C repairs & maintenance	-	-	5,000	0%
Pool cleaning	1,690	7,560	26,280	29%
Pool repairs & maintenance	-	-	2,500	0%
Pool fence & gate	-	-	2,000	0%
Pool - electric	2,174	5,998	22,000	27%
Pool - water	415	2,334	8,000	29%
Pool permits	-	-	1,100	0%
Pest services	-	125	500	25%
Pool resurfacing	47,134	47,134	60,000	79%
Insurance	-	45,436	54,900	83%
Cable/internet/telephone	456	2,632	10,000	26%
Access cards	-	-	5,500	0%
Activities	785	7,152	28,000	26%
Specialty programming	210	1,463	3,000	49%
Recreational repairs	-	284	-	N/A
Pool signage	-	336	1,000	34%
Holiday decorations	-	4,933	8,000	62%
Other				
Contingency	-	5,871	20,000	29%
Capital outlay	-	-	90,000	0%
Total field operations	<u>295,462</u>	<u>838,538</u>	<u>3,741,158</u>	22%
Total expenditures	<u>303,954</u>	<u>970,169</u>	<u>3,996,041</u>	24%
Net increase/(decrease) of fund balance	(228,800)	3,014,886	68,145	
Fund balance - beginning (unaudited)	3,742,366	498,680	592,922	
Fund balance - ending (projected)	<u>\$ 3,513,566</u>	<u>\$ 3,513,566</u>	<u>\$ 661,067</u>	

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND SERIES 2015 BONDS  
STATEMENT OF REVENUES, EXENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDING JANUARY 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 11,270	\$ 619,128	\$ 661,099	94%
Interest	4	18	50	36%
Total revenues	<u>11,274</u>	<u>619,146</u>	<u>661,149</u>	94%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	195,000	195,000	100%
Principal prepayment	-	295,000	-	N/A
Interest - 11/1	-	225,156	225,159	100%
Interest - 5/1	-	-	220,894	0%
Tax collector	226	12,383	13,773	90%
Total expenditures	<u>226</u>	<u>727,539</u>	<u>654,826</u>	111%
Excess/(deficiency) of revenues over/(under) expenditures	11,048	(108,393)	6,323	
Beginning fund balance (unaudited)	1,296,795	1,416,236	1,117,377	
Ending fund balance (projected)	<u>\$ 1,307,843</u>	<u>\$1,307,843</u>	<u>\$1,123,700</u>	

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND SERIES 2015A BONDS  
STATEMENT OF REVENUES, EXENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDING JANUARY 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 11,363	\$ 624,240	\$ 666,558	94%
Interest	4	15	-	N/A
Total revenues	<u>11,367</u>	<u>624,255</u>	<u>666,558</u>	94%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	175,000	175,000	100%
Interest - 11/1	-	238,244	238,244	100%
Interest - 5/1	-	-	234,525	0%
Tax collector	227	12,484	13,887	90%
Total expenditures	<u>227</u>	<u>425,728</u>	<u>661,656</u>	64%
Excess/(deficiency) of revenues over/(under) expenditures	11,140	198,527	4,902	
Beginning fund balance (unaudited)	<u>1,288,922</u>	<u>1,101,535</u>	<u>1,096,814</u>	
Ending fund balance (projected)	<u><u>\$1,300,062</u></u>	<u><u>\$1,300,062</u></u>	<u><u>\$1,101,716</u></u>	

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND SERIES 2016 BONDS  
STATEMENT OF REVENUES, EXENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDING JANUARY 31, 2022**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 11,178	\$ 614,040	\$ 655,667	94%
Interest	3	13	-	N/A
Total revenues	<u>11,181</u>	<u>614,053</u>	<u>655,667</u>	94%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	195,000	195,000	100%
Interest - 11/1	-	221,800	221,800	100%
Interest - 5/1	-	-	218,388	0%
Tax collector	223	12,280	13,660	90%
Total expenditures	<u>223</u>	<u>429,080</u>	<u>648,848</u>	66%
Excess/(deficiency) of revenues over/(under) expenditures	10,958	184,973	6,819	
Beginning fund balance (unaudited)	<u>1,105,260</u>	<u>931,245</u>	<u>925,187</u>	
Ending fund balance (projected)	<u><u>\$1,116,218</u></u>	<u><u>\$1,116,218</u></u>	<u><u>\$ 932,006</u></u>	

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND SERIES 2017 BONDS  
STATEMENT OF REVENUES, EXENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDING JANUARY 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 13,952	\$ 766,454	\$ 818,412	94%
Interest	3	12	-	N/A
Total revenues	<u>13,955</u>	<u>766,466</u>	<u>818,412</u>	94%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	235,000	235,000	100%
Interest - 11/1	-	282,194	282,194	100%
Interest - 5/1	-	-	277,934	0%
Tax collector	279	15,331	17,050	90%
Total expenditures	<u>279</u>	<u>532,525</u>	<u>812,178</u>	66%
Excess/(deficiency) of revenues over/(under) expenditures	13,676	233,941	6,234	
Beginning fund balance (unaudited)	<u>1,167,135</u>	<u>946,868</u>	<u>947,978</u>	
Ending fund balance (projected)	<u><u>\$1,180,811</u></u>	<u><u>\$1,180,809</u></u>	<u><u>\$ 954,212</u></u>	



**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND SERIES 2018 BONDS  
STATEMENT OF REVENUES, EXENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDING JANUARY 31, 2022**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 11,157	\$ 612,916	\$ 654,466	94%
Interest	2	8	-	N/A
Total revenues	<u>11,159</u>	<u>612,924</u>	<u>654,466</u>	94%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	165,000	165,000	100%
Interest - 11/1	-	237,722	237,722	100%
Interest - 5/1	-	-	234,422	0%
Tax collector	222	12,257	13,635	90%
Total expenditures	<u>222</u>	<u>414,979</u>	<u>650,779</u>	64%
Excess/(deficiency) of revenues over/(under) expenditures	10,937	197,945	3,687	
Beginning fund balance (unaudited)	918,089	731,081	727,492	
Ending fund balance (projected)	<u>\$ 929,026</u>	<u>\$ 929,026</u>	<u>\$ 731,179</u>	

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND SERIES 2019 BONDS  
STATEMENT OF REVENUES, EXENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDING JANUARY 31, 2022**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 5,749	\$ 315,796	\$ 337,204	94%
Interest	1	4	-	N/A
Total revenues	<u>5,750</u>	<u>315,800</u>	<u>337,204</u>	94%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	110,000	110,000	100%
Interest - 11/1	-	109,425	109,425	100%
Interest - 5/1	-	-	107,775	0%
Tax collector	115	6,316	7,025	90%
Total expenditures	<u>115</u>	<u>225,741</u>	<u>334,225</u>	68%
Excess/(deficiency) of revenues over/(under) expenditures	5,635	90,059	2,979	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers out	(1)	(3)	-	N/A
Total other financing sources/(uses)	<u>(1)</u>	<u>(3)</u>	<u>-</u>	N/A
Fund balance:				
Net increase/(decrease) in fund balance	5,634	90,056	2,979	
Beginning fund balance (unaudited)	471,636	387,214	385,957	
Ending fund balance (projected)	<u>\$477,270</u>	<u>\$ 477,270</u>	<u>\$ 388,936</u>	

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
CAPITAL PROJECTS FUND SERIES 2015A BONDS  
STATEMENT OF REVENUES, EXENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDING JANUARY 31, 2022**

	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 JANUARY 31, 2022**

	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 2018 BONDS  
STATEMENT OF REVENUES, EXENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDING JANUARY 31, 2022**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 1	\$ 1
Total revenues	1	1
<b>EXPENDITURES</b>		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	1	1
Beginning fund balance (unaudited)	38,807	38,807
Ending fund balance (projected)	\$ 38,808	\$ 38,808

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
CAPITAL PROJECTS FUND SERIES 2019 BONDS  
STATEMENT OF REVENUES, EXENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDING JANUARY 31, 2022**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 10	\$ 41
Total revenues	10	41
<b>EXPENDITURES</b>		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	10	41
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfers in	1	3
Total other financing sources/(uses)	1	3
Net change in fund balance	11	44
Beginning fund balance (unaudited)	2,418,079	2,418,046
Ending fund balance (projected)	\$2,418,090	\$2,418,090

## TSR CDD Check Detail January 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>0</b>	<b>01/03/2022</b>	<b>BRIGHT HOUSE NETWORKS</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-259.57</b>
Bill	081855702122521	12/29/2021		572.416 · Amenity Cable/Internet	-259.57	259.57
TOTAL					-259.57	259.57
<b>Bill Pmt -Check</b>	<b>0</b>	<b>01/05/2022</b>	<b>FEDEX</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-10.14</b>
Bill	7-613-16978	01/04/2022		519.410 · Postage	-10.14	10.14
TOTAL					-10.14	10.14
<b>Check</b>	<b>0</b>	<b>01/12/2022</b>	<b>SUNTRUST BANK</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-923.55</b>
				204.300 · Credit Card - SunTrust	-923.55	923.55
TOTAL					-923.55	923.55
<b>Bill Pmt -Check</b>	<b>0</b>	<b>01/12/2022</b>	<b>BRIGHT HOUSE NETWORKS</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-315.94</b>
Bill	075642404010622	01/11/2022		572.416 · Amenity Cable/Internet	-162.97	162.97
Bill	075551201010822	01/11/2022		572.416 · Amenity Cable/Internet	-152.97	152.97
TOTAL					-315.94	315.94
<b>Bill Pmt -Check</b>	<b>0</b>	<b>01/12/2022</b>	<b>DUKE ENERGY</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-1,435.18</b>
Bill	8712 3049 011122	01/11/2022		531.301 · Electric	-48.73	48.73
Bill	8702 9216 011022	01/11/2022		531.307 · Street Lights	-1,386.45	1,386.45
TOTAL					-1,435.18	1,435.18
<b>Bill Pmt -Check</b>	<b>0</b>	<b>01/12/2022</b>	<b>FEDEX</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-24.06</b>
Bill	7-626-34832	01/11/2022		519.410 · Postage	-24.06	24.06
TOTAL					-24.06	24.06
<b>Check</b>	<b>0</b>	<b>01/18/2022</b>	<b>SUNTRUST BANK</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-2,338.36</b>
				204.300 · Credit Card - SunTrust	-2,338.36	2,338.36
TOTAL					-2,338.36	2,338.36



**TSR CDD**  
**Check Detail**  
 January 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>0</b>	<b>01/19/2022</b>	<b>CITY OF CLEARWATER</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-278.35</b>
Bill	4224446 011422	01/18/2022		532.306 · Propane Services - G...	-26.37	26.37
				532.306 · Propane Services - G...	-1.95	1.95
				532.306 · Propane Services - G...	-250.03	250.03
TOTAL					-278.35	278.35
<b>Bill Pmt -Check</b>	<b>0</b>	<b>01/19/2022</b>	<b>DUKE ENERGY</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-7,965.64</b>
Bill	8712 3263 011822	01/18/2022		531.321 · Electric - Pool	-981.18	981.18
Bill	8703 0681 111021	01/18/2022		531.307 · Street Lights	-296.24	296.24
Bill	8703 0938 011222	01/18/2022		531.307 · Street Lights	-3,933.30	3,933.30
Bill	8712 3429 011221	01/18/2022		531.301 · Electric	-243.45	243.45
Bill	8702 9274 011822	01/18/2022		531.301 · Electric	-30.59	30.59
Bill	8703 0681 120821	01/18/2022		531.307 · Street Lights	-297.24	297.24
Bill	8702 8223 011221	01/18/2022		531.321 · Electric - Pool	-1,192.45	1,192.45
Bill	8702 9620 011822	01/18/2022		531.307 · Street Lights	-707.29	707.29
Bill	8703 0681 011222	01/18/2022		531.307 · Street Lights	-283.90	283.90
TOTAL					-7,965.64	7,965.64
<b>Bill Pmt -Check</b>	<b>0</b>	<b>01/19/2022</b>	<b>FEDEX</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-8.23</b>
Bill	7-633-06293	01/18/2022		519.410 · Postage	-8.23	8.23
TOTAL					-8.23	8.23
<b>Bill Pmt -Check</b>	<b>0</b>	<b>01/26/2022</b>	<b>DUKE ENERGY</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-2,063.70</b>
Bill	8703 0516 012122	01/25/2022		531.307 · Street Lights	-1,582.23	1,582.23
Bill	8702 9365 011922	01/25/2022		531.307 · Street Lights	-481.47	481.47
TOTAL					-2,063.70	2,063.70
<b>Check</b>	<b>10703</b>	<b>01/03/2022</b>	<b>TSR CDD</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-35,394.16</b>
				207.205 · .Due to debt service f...	-35,394.16	35,394.16
TOTAL					-35,394.16	35,394.16

## TSR CDD Check Detail January 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	10704	01/03/2022	TSR CDD	101.002 · Suntrust #57080- O...		-35,752.91
				207.201 · Due to Debt Service ...	-35,752.91	35,752.91
TOTAL					-35,752.91	35,752.91
Check	10705	01/03/2022	TSR CDD	101.002 · Suntrust #57080- O...		-36,048.12
				207.202 · Due to Debt Service ...	-36,048.12	36,048.12
TOTAL					-36,048.12	36,048.12
Check	10706	01/03/2022	TSR CDD	101.002 · Suntrust #57080- O...		-35,459.11
				207.203 · Due to debt service f...	-35,459.11	35,459.11
TOTAL					-35,459.11	35,459.11
Check	10707	01/03/2022	TSR CDD	101.002 · Suntrust #57080- O...		-44,260.58
				207.204 · Due to debt service f...	-44,260.58	44,260.58
TOTAL					-44,260.58	44,260.58
Check	10708	01/03/2022	TSR CDD	101.002 · Suntrust #57080- O...		-18,236.33
				207.206 · Due to Debt Service ...	-18,236.33	18,236.33
TOTAL					-18,236.33	18,236.33
Bill Pmt -Check	10709	01/03/2022	DUKE ENERGY	101.002 · Suntrust #57080- O...		-11,287.24
Bill	8702 7826 122821	12/29/2021		531.307 · Street Lights	-1,916.82	1,916.82
Bill	8702 8140	12/29/2021		531.307 · Street Lights	-5,020.20	5,020.20
Bill	8702 8322 122821	12/29/2021		531.307 · Street Lights	-1,696.78	1,696.78
Bill	8702 8413 122921	12/29/2021		531.307 · Street Lights	-2,653.44	2,653.44
TOTAL					-11,287.24	11,287.24

## TSR CDD Check Detail January 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>10710</b>	<b>01/03/2022</b>	<b>EZ MULCH</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-5,000.00</b>
Bill	6940	12/29/2021		538.607 · Landscape - Mulch	-5,000.00	5,000.00
<b>TOTAL</b>					<b>-5,000.00</b>	<b>5,000.00</b>
<b>Bill Pmt -Check</b>	<b>10711</b>	<b>01/03/2022</b>	<b>WTS INTERNATIONAL, LLC.</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-10,315.57</b>
Bill	12328391	12/29/2021		538.122 · Program Incentives	-890.00	890.00
Bill	12328379	12/29/2021		538.121 · Amenity Management	-9,425.57	9,425.57
<b>TOTAL</b>					<b>-10,315.57</b>	<b>10,315.57</b>
<b>Bill Pmt -Check</b>	<b>10712</b>	<b>01/05/2022</b>	<b>DUKE ENERGY</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-931.32</b>
Bill	8702 8554 120221	01/04/2022		531.301 · Electric	-16.14	16.14
Bill	8702 8554 123121	01/04/2022		531.301 · Electric	-16.28	16.28
Bill	8702 8629 120221	01/04/2022		531.301 · Electric	-17.29	17.29
Bill	8702 8629 123121	01/04/2022		531.301 · Electric	-17.56	17.56
Bill	8702 8471 120221	01/04/2022		531.301 · Electric	-16.79	16.79
Bill	8702 8471 123121	01/04/2022		531.301 · Electric	-16.79	16.79
Bill	8702 7991 120221	01/04/2022		531.301 · Electric	-46.99	46.99
Bill	8702 8059 120221	01/04/2022		531.301 · Electric	-19.61	19.61
Bill	8702 8059 123121	01/04/2022		531.301 · Electric	-18.84	18.84
Bill	8702 7991 123221	01/04/2022		531.301 · Electric	-51.61	51.61
Bill	8702 8942 123121	01/04/2022		531.301 · Electric	-55.82	55.82
Bill	8702 8786 120221	01/04/2022		531.301 · Electric	-18.22	18.22
Bill	8702 9430 120221	01/04/2022		531.301 · Electric	-17.68	17.68
Bill	8702 8942 120221	01/04/2022		531.301 · Electric	-56.85	56.85
Bill	8702 9109 120221	01/04/2022		531.301 · Electric	-16.14	16.14
Bill	8702 9696 120221	01/04/2022		531.301 · Electric	-17.18	17.18
Bill	8702 9430 123121	01/04/2022		531.301 · Electric	-17.56	17.56
Bill	8702 9109 123121	01/04/2022		531.301 · Electric	-16.28	16.28
Bill	8702 8702 123121	01/04/2022		531.301 · Electric	-15.76	15.76
Bill	8702 8702 120221	01/04/2022		531.301 · Electric	-15.90	15.90
Bill	8702 8786 123121	01/04/2022		531.301 · Electric	-18.07	18.07
Bill	8702 9696 123121	01/04/2022		531.301 · Electric	-17.29	17.29
Bill	8703 0326 120221	01/04/2022		531.301 · Electric	-17.56	17.56
Bill	8703 0178 123121	01/04/2022		531.301 · Electric	-17.18	17.18
Bill	8703 0061 123121	01/04/2022		531.301 · Electric	-16.28	16.28
Bill	8702 9951 120221	01/04/2022		531.301 · Electric	-16.03	16.03
Bill	8703 0269 120221	01/04/2022		531.307 · Street Lights	-18.07	18.07
Bill	8703 0178 120221	01/04/2022		531.301 · Electric	-16.53	16.53
Bill	8703 0269 123121	01/04/2022		531.307 · Street Lights	-17.83	17.83
Bill	8702 9836 120221	01/04/2022		531.301 · Electric	-17.29	17.29
Bill	8702 9951 123121	01/04/2022		531.301 · Electric	-16.14	16.14

## TSR CDD Check Detail January 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	8702 9836 123121	01/04/2022		531.301 · Electric	-17.83	17.83
Bill	8703 0061 120221	01/04/2022		531.301 · Electric	-16.14	16.14
Bill	8703 0326 123121	01/04/2022		531.301 · Electric	-18.71	18.71
Bill	8703 0805 120221	01/04/2022		531.301 · Electric	-17.56	17.56
Bill	8703 0847 123121	01/04/2022		531.301 · Electric	-15.64	15.64
Bill	8712 3156 123121	01/04/2022		531.301 · Electric	-17.56	17.56
Bill	8712 3156 120221	01/04/2022		531.301 · Electric	-17.83	17.83
Bill	8703 0722 123121	01/04/2022		531.301 · Electric	-17.43	17.43
Bill	8703 0722 120221	01/04/2022		531.301 · Electric	-17.56	17.56
Bill	8703 0805 123121	01/04/2022		531.301 · Electric	-17.43	17.43
Bill	8703 0566 123121	01/04/2022		531.301 · Electric	-17.56	17.56
Bill	8703 0847 120221	01/04/2022		531.301 · Electric	-15.64	15.64
Bill	8712 3320 123121	01/04/2022		531.301 · Electric	-16.90	16.90
Bill	8703 0566 120221	01/04/2022		531.301 · Electric	-17.18	17.18
Bill	8712 3320 120221	01/04/2022		531.301 · Electric	-16.79	16.79
TOTAL					-931.32	931.32
<b>Bill Pmt -Check</b>	<b>10713</b>	<b>01/05/2022</b>	<b>PASCO COUNTY UTILITIES ...</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-1,061.90</b>
Bill	1738620	01/04/2022		536.301 · Irrigation - Reclaimed...	-1,061.90	1,061.90
TOTAL					-1,061.90	1,061.90
<b>Bill Pmt -Check</b>	<b>10714</b>	<b>01/05/2022</b>	<b>SUNCOAST POOL SERVICE</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-1,690.00</b>
Bill	7949	01/04/2022		572.712 · Pool Cleaning	-795.00	795.00
Bill	7933	01/04/2022		572.712 · Pool Cleaning	-895.00	895.00
TOTAL					-1,690.00	1,690.00
<b>Bill Pmt -Check</b>	<b>10715</b>	<b>01/05/2022</b>	<b>TRINITY HOUSEKEEPERS</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-1,140.00</b>
Bill	83595	01/04/2022		572.301 · Janitorial Service	-1,140.00	1,140.00
TOTAL					-1,140.00	1,140.00
<b>Bill Pmt -Check</b>	<b>10716</b>	<b>01/05/2022</b>	<b>WRATHELL, HUNT &amp; ASSOC...</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-7,970.42</b>
Bill	2021-0577	01/04/2022		513.100 · District Management	-3,505.84	3,505.84
				513.310 · Assessment Roll Pre...	-833.33	833.33
				513.312 · Dissemination Agent	-1,083.33	1,083.33
				538.120 · Field Services	-2,360.42	2,360.42

## TSR CDD Check Detail January 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
				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>10717</b>	<b>01/05/2022</b>	<b>WTS INTERNATIONAL, LLC.</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-6,316.10</b>
Bill	12328108	01/04/2022		538.121 · Amenity Management	-4,350.00	4,350.00
Bill	12328583	01/04/2022		538.121 · Amenity Management	-1,966.10	1,966.10
TOTAL					-6,316.10	6,316.10
<b>Paycheck</b>	<b>10718</b>	<b>01/13/2022</b>	<b>Jason Silber</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-184.70</b>
				511.110 · Supervisor's Fees	-200.00	200.00
				511.110 · Supervisor's Fees	-12.40	12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				511.110 · Supervisor's Fees	-2.90	2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
TOTAL					-184.70	184.70
<b>Paycheck</b>	<b>10719</b>	<b>01/13/2022</b>	<b>Mary E Comella</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-184.70</b>
				511.110 · Supervisor's Fees	-200.00	200.00
				511.110 · Supervisor's Fees	-12.40	12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				511.110 · Supervisor's Fees	-2.90	2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
TOTAL					-184.70	184.70
<b>Bill Pmt -Check</b>	<b>10720</b>	<b>01/19/2022</b>	<b>CLEAR TECH, INC.</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-47,133.60</b>
Bill	0000020588	01/19/2022		572.885 · Pool Resurfacing	-5,891.70	5,891.70
Bill	0000020589	01/19/2022		572.885 · Pool Resurfacing	-20,620.95	20,620.95
Bill	0000020590	01/19/2022		572.885 · Pool Resurfacing	-20,620.95	20,620.95
TOTAL					-47,133.60	47,133.60

**TSR CDD**  
**Check Detail**  
 January 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>10721</b>	<b>01/19/2022</b>	<b>COUNTY SANITATION</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-24,044.78</b>
Bill	21117790	01/18/2022		534.000 · Garbage/Solid Waste...	-212.95	212.95
Bill	21117789	01/18/2022		534.000 · Garbage/Solid Waste...	-23,831.83	23,831.83
TOTAL					-24,044.78	24,044.78
<b>Bill Pmt -Check</b>	<b>10722</b>	<b>01/19/2022</b>	<b>DOWN TO EARTH LANDSCA...</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-2,169.67</b>
Bill	INV115333	01/18/2022		538.651 · Replace Plants, Shru...	-1,252.00	1,252.00
Bill	INV113983	01/18/2022		538.611 · Fertilizer/Chemicals	-917.67	917.67
TOTAL					-2,169.67	2,169.67
<b>Bill Pmt -Check</b>	<b>10723</b>	<b>01/19/2022</b>	<b>GULF COAST AIR SYSTEMS,...</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-10,427.00</b>
Bill	62844214	01/18/2022		538.601 · General Repair & Mai...	-10,427.00	10,427.00
TOTAL					-10,427.00	10,427.00
<b>Bill Pmt -Check</b>	<b>10724</b>	<b>01/19/2022</b>	<b>PASCO COUNTY UTILITIES ...</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-13.30</b>
Bill	16021755	01/18/2022		536.301 · Irrigation - Reclaimed...	-13.30	13.30
TOTAL					-13.30	13.30
<b>Bill Pmt -Check</b>	<b>10725</b>	<b>01/19/2022</b>	<b>SOLITUDE LAKE MANAGEM...</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-7,827.00</b>
Bill	PI-A00737294	01/18/2022		538.700 · Lake Maintenance	-7,827.00	7,827.00
TOTAL					-7,827.00	7,827.00
<b>Bill Pmt -Check</b>	<b>10726</b>	<b>01/19/2022</b>	<b>TIGER PRINTING GROUP</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-295.00</b>
Bill	011422-1	01/18/2022		538.602 · Roads & Sidewalk M...	-295.00	295.00
TOTAL					-295.00	295.00

## TSR CDD Check Detail January 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Liability Check	10727	01/11/2022	UNITED STATES TREASURY	101.002 · Suntrust #57080- O...		-183.60
				215.000 · Accrued Taxes Paya...	-17.40	17.40
				215.000 · Accrued Taxes Paya...	-17.40	17.40
				215.000 · Accrued Taxes Paya...	-74.40	74.40
				215.000 · Accrued Taxes Paya...	-74.40	74.40
TOTAL					-183.60	183.60
Check	10728	01/12/2022	TSR CDD	101.002 · Suntrust #57080- O...		-76,501.31
				207.205 · .Due to debt service f...	-76,501.31	76,501.31
TOTAL					-76,501.31	76,501.31
Check	10729	01/12/2022	TSR CDD	101.002 · Suntrust #57080- O...		-77,276.71
				207.201 · Due to Debt Service ...	-77,276.71	77,276.71
TOTAL					-77,276.71	77,276.71
Check	10730	01/12/2022	TSR CDD	101.002 · Suntrust #57080- O...		-77,914.78
				207.202 · Due to Debt Service ...	-77,914.78	77,914.78
TOTAL					-77,914.78	77,914.78
Check	10731	01/12/2022	TSR CDD	101.002 · Suntrust #57080- O...		-76,641.69
				207.203 · Due to debt service f...	-76,641.69	76,641.69
TOTAL					-76,641.69	76,641.69
Check	10732	01/12/2022	TSR CDD	101.002 · Suntrust #57080- O...		-95,665.27
				207.204 · Due to debt service f...	-95,665.27	95,665.27
TOTAL					-95,665.27	95,665.27

**TSR CDD**  
**Check Detail**  
 January 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	10733	01/12/2022	TSR CDD	101.002 · Suntrust #57080- O...		-39,416.18
				207.206 · Due to Debt Service ...	-39,416.18	39,416.18
TOTAL					-39,416.18	39,416.18
Bill Pmt -Check	10734	01/12/2022	DOWN TO EARTH LANDSCA...	101.002 · Suntrust #57080- O...		-4,494.76
Bill	INV110030	01/11/2022		538.609 · Irrigation Repairs & ...	-4,494.76	4,494.76
TOTAL					-4,494.76	4,494.76
Bill Pmt -Check	10735	01/12/2022	GULF COAST AIR SYSTEMS,...	101.002 · Suntrust #57080- O...		-1,575.90
Bill	203122	01/11/2022		538.601 · General Repair & Mai...	-630.00	630.00
Bill	204671	01/11/2022		538.601 · General Repair & Mai...	-945.90	945.90
TOTAL					-1,575.90	1,575.90
Bill Pmt -Check	10736	01/12/2022	HEIDT DESIGN	101.002 · Suntrust #57080- O...		-680.00
Bill	42867	01/11/2022		519.320 · Engineering	-680.00	680.00
TOTAL					-680.00	680.00
Bill Pmt -Check	10737	01/12/2022	SUNSCAPE CONSULTING	101.002 · Suntrust #57080- O...		-5,000.00
Bill	10066	01/11/2022		538.606 · Landscape Consulting	-5,000.00	5,000.00
TOTAL					-5,000.00	5,000.00
Bill Pmt -Check	10738	01/12/2022	WTS INTERNATIONAL, LLC.	101.002 · Suntrust #57080- O...		-9,144.40
Bill	1328770	01/11/2022		538.121 · Amenity Management	-9,072.21	9,072.21
Bill	12329592	01/11/2022		538.121 · Amenity Management	-72.19	72.19
TOTAL					-9,144.40	9,144.40
Bill Pmt -Check	10739	01/26/2022	DOWN TO EARTH LANDSCA...	101.002 · Suntrust #57080- O...		-94,825.17
Bill	INV111551	01/25/2022		538.604 · Landscape Maintena...	-94,825.17	94,825.17
TOTAL					-94,825.17	94,825.17



## TSR CDD Check Detail January 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>10740</b>	<b>01/26/2022</b>	<b>PASCO COUNTY TAX COLLE...</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-293.65</b>
Bill	21-26-17-0070 9100	01/25/2022		513.315 · Tax Collector	-293.65	293.65
TOTAL					-293.65	293.65
<b>Bill Pmt -Check</b>	<b>10741</b>	<b>01/26/2022</b>	<b>PASCO COUNTY UTILITIES ...</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-3,328.73</b>
Bill	16021733	01/25/2022		536.301 · Irrigation - Reclaimed...	-196.00	196.00
Bill	16021736	01/25/2022		536.301 · Irrigation - Reclaimed...	-14.00	14.00
Bill	6021735	01/25/2022		536.301 · Irrigation - Reclaimed...	-134.40	134.40
Bill	16021734	01/25/2022		536.301 · Irrigation - Reclaimed...	-193.20	193.20
Bill	16021732	01/25/2022		536.301 · Irrigation - Reclaimed...	-144.20	144.20
Bill	16021737	01/25/2022		536.301 · Irrigation - Reclaimed...	-56.00	56.00
Bill	16021746	01/25/2022		536.321 · Utility service - Pool	-212.38	212.38
Bill	16021739	01/25/2022		536.301 · Irrigation - Reclaimed...	-174.30	174.30
Bill	16021744	01/25/2022		536.301 · Irrigation - Reclaimed...	-81.20	81.20
Bill	16021742	01/25/2022		536.301 · Irrigation - Reclaimed...	-114.80	114.80
Bill	16021745	01/25/2022		536.301 · Irrigation - Reclaimed...	-10.14	10.14
Bill	16021743	01/25/2022		536.301 · Irrigation - Reclaimed...	-195.30	195.30
Bill	16021741	01/25/2022		536.301 · Irrigation - Reclaimed...	-40.60	40.60
Bill	16021740	01/25/2022		536.301 · Irrigation - Reclaimed...	-121.10	121.10
Bill	16021748	01/25/2022		536.301 · Irrigation - Reclaimed...	-14.00	14.00
Bill	16021747	01/25/2022		536.301 · Irrigation - Reclaimed...	-18.20	18.20
Bill	16022695	01/25/2022		536.301 · Irrigation - Reclaimed...	-1.40	1.40
Bill	16021759	01/25/2022		536.301 · Irrigation - Reclaimed...	-16.10	16.10
Bill	16022696	01/25/2022		536.301 · Irrigation - Reclaimed...	-172.90	172.90
Bill	16021752	01/25/2022		536.301 · Irrigation - Reclaimed...	-152.60	152.60
Bill	16021753	01/25/2022		536.301 · Irrigation - Reclaimed...	-89.60	89.60
Bill	16021749	01/25/2022		536.301 · Irrigation - Reclaimed...	-1.40	1.40
Bill	16021751	01/25/2022		536.321 · Utility service - Pool	-202.93	202.93
Bill	16021750	01/25/2022		536.301 · Irrigation - Reclaimed...	-185.88	185.88
Bill	16021758	01/25/2022		536.301 · Irrigation - Reclaimed...	-19.60	19.60
Bill	16021757	01/25/2022		536.301 · Irrigation - Reclaimed...	-10.50	10.50
Bill	16022697	01/25/2022		536.301 · Irrigation - Reclaimed...	-133.00	133.00
Bill	16024556	01/25/2022		536.301 · Irrigation - Reclaimed...	-89.60	89.60
Bill	16024558	01/25/2022		536.301 · Irrigation - Reclaimed...	-65.80	65.80
Bill	16022727	01/25/2022		536.301 · Irrigation - Reclaimed...	-169.40	169.40
Bill	16024557	01/25/2022		536.301 · Irrigation - Reclaimed...	-26.60	26.60
Bill	16022726	01/25/2022		536.301 · Irrigation - Reclaimed...	-56.00	56.00
Bill	16022698	01/25/2022		536.301 · Irrigation - Reclaimed...	-2.10	2.10
Bill	16022725	01/25/2022		536.301 · Irrigation - Reclaimed...	-213.50	213.50
TOTAL					-3,328.73	3,328.73

**TSR CDD**  
**Check Detail**  
 January 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>10742</b>	<b>01/26/2022</b>	<b>PRESSTIGE PRINTING</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-2,160.92</b>
Bill	140727	09/30/2021		519.410 · Postage	-2,160.92	2,160.92
TOTAL					-2,160.92	2,160.92
<b>Bill Pmt -Check</b>	<b>10743</b>	<b>01/26/2022</b>	<b>THE DAVEY TREE EXPERT C...</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-49,090.00</b>
Bill	916252665	01/25/2022		538.320 · Landscape Arbor Care	-6,100.00	6,100.00
Bill	916274403	01/25/2022		538.320 · Landscape Arbor Care	-15,120.00	15,120.00
Bill	916248649	01/25/2022		538.320 · Landscape Arbor Care	-20,740.00	20,740.00
Bill	916278374	01/25/2022		538.320 · Landscape Arbor Care	-7,130.00	7,130.00
TOTAL					-49,090.00	49,090.00
<b>Bill Pmt -Check</b>	<b>10744</b>	<b>01/26/2022</b>	<b>WTS INTERNATIONAL, LLC.</b>	<b>101.002 · Suntrust #57080- O...</b>		<b>-9,362.59</b>
Bill	12329823	01/25/2022		538.121 · Amenity Management	-9,152.59	9,152.59
Bill	12329928	01/25/2022		538.122 · Program Incentives	-210.00	210.00
TOTAL					-9,362.59	9,362.59

# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **10**

**DRAFT**

**MINUTES OF MEETING  
TSR  
COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the TSR Community Development District held a Regular Meeting on February 9, 2022, at 5:00 p.m., at Cunningham Park, 12131 Rangeland Boulevard, Odessa, Florida 33556.

**Present were:**

Mike Liquori	Chair
Matt Call	Vice Chair
Mary Comella	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Cleo Adams	Assistant District Manager
Alyssa Willson (via telephone)	District Counsel
Brian Wilkes	District Engineer
Gary Hawkins	Down to Earth Landscape & Irrigation (DTE)
Renee Hlebak	WTS Starkey Ranch Lifestyle Director
Peter Soety (via telephone)	SunScape Consulting, Inc. (SCI)
Mark Yahn (via telephone)	SunScape Consulting, Inc. (SCI)
Ray Celeste	Resident
Jack Lemons	Resident
Ally Shumar	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 5:00 p.m. Supervisors Liquori, Call and Comella were present, in person. Supervisors Silber and Green were not present.

**SECOND ORDER OF BUSINESS**

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

Resident Ray Celeste voiced his opinion that a new traffic study on speed limits and new signage are needed to address the recent spate of automobile accidents in the CDD. He thought that additional contact information about who to call after hours to manage

40 emergencies, like a geyser on Rangeland Boulevard, should be posted on the CDD website or  
41 TSR residents' website. He felt that there is a hog problem that needs to be addressed, hogs  
42 are damaging the property and the Florida Wildlife Commission (FWC) should be consulted  
43 about the best way to control the hogs.

44 The Board and Staff discussed the CDD's hog contractor, the conservation area, hog  
45 damage, developing and posting an after-hours emergency phone numbers list, signage and  
46 striping plan, County road ownership, weekly law enforcement presence in the community and  
47 repainting the crosswalks. Mr. Adams would develop and have after-hours emergency phone  
48 numbers posted on the websites.

49 Resident Jack Lemons voiced his concerns about speeding on Night Star Trail, suggested  
50 reducing the speed limit from 35 to 20 miles per hour (mph) and expressed his opinion that the  
51 lake on Barber Trail is trashy and should be maintained by the CDD instead of by residents. Staff  
52 would contact Taylor Morrison (TM) regarding lake maintenance. Mr. Adams stated the CDD  
53 engaged the Sheriff to patrol the neighborhood and suggested that Mr. Lemons share his  
54 experiences with the police whenever he sees them in the neighborhood. A Board Member  
55 asked Mr. Adams to ask the coordinator at the Sheriff's Department to specifically focus their  
56 patrols on Mr. Lemons' street.

57 Resident Ally Shumar had safety concerns about residents parking on the sidewalks and  
58 endangering her 10-year-old child who rides her bike to school. Ms. Shumar asked if there is a  
59 policy that addresses illegal parking. Board Members suggested that Ms. Shumar email a  
60 photograph of the vehicle or vehicles blocking sidewalks and the addresses to Ms. Jennifer  
61 Connerty and posting a reminder on Facebook.

62 Asked if the Fourth, Sixth and Ninth Orders of Business could be addressed now to  
63 accommodate the landscapers participating via telephone, Mr. Liquori replied affirmatively.

64 **▪ Consideration: Davey Tree Expert Company Proposal #20071275-1636637109 for**  
65 **Cunningham Park and Huckleberry Pond Oak Pruning**

66 **This item, previously the Fourth Order of Business, was presented out of order.**

67 Mrs. Adams presented the Davey Tree Expert Company Proposal #20071275-  
68 1636637109 for Cunningham Park and Huckleberry Pond Oak Pruning.

69 Discussion ensued regarding moss removal, tree height, funding source and the urgency  
70 of the work. The consensus was to defer tree pruning to the Fiscal Year 2022/2023 budget.

71 ▪ **Consideration: Down to Earth Landscape & Irrigation Estimate #25671 for Removal of**  
72 **Pine Trees in Common Area Next to 3122 Chapin Pass**

73 **This item, previously the Sixth Order of Business, was presented out of order.**

74 Mr. Hawkins presented the Down to Earth Landscape & Irrigation (DTE) Estimate #25671  
75 for Removal of Pine Trees in Common Area Next to 3122 Chapin Pass.

76

77 **On MOTION by Mr. Call and seconded by Mr. Liquori, with all in favor, the**  
78 **Down to Earth Landscape & Irrigation Estimate #25671 for Removal of Pine**  
79 **Trees in Common Area Next to 3122 Chapin Pass, in the amount of \$900, was**  
80 **approved.**

81

82

83 ▪ **Update: Plant and Turf Replacement Project**

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

85 The following was reported:

86 ➤ Both replacement projects were successfully completed.

87 ➤ The total cost of the combined areas was \$61,758, with an overall savings of \$2,658, and  
88 Mark's fee was \$2,955.

89 Ms. Comella voiced her opinion that the new grass looks beautiful, the pocket parks on  
90 Barber Trail look nice and the work should be sustained.

91

92 **THIRD ORDER OF BUSINESS**

**Consideration: Heidt Design, LLC, Proposal**  
**for Stormwater Needs Analysis (provided**  
**under a separate cover)**

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96 Referencing a handout, Mr. Adams presented the Heidt Design, LLC, Proposal for  
97 preparation of the Stormwater Needs Analysis Report. The proposed cost is \$12,500.

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**On MOTION by Mr. Call and seconded by Mr. Liquori, with all in favor, the**  
**Heidt Design, LLC, Proposal to prepare the Stormwater Needs Analysis Report,**  
**in the amount of \$12,500, was approved.**

102 **FOURTH ORDER OF BUSINESS**

**Consideration: Davey Tree Expert  
Company Proposal #20071275-1636637109  
for Cunningham Park and Huckleberry  
Pond Oak Pruning**

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This item was presented following the Second Order of Business.

109 **FIFTH ORDER OF BUSINESS**

**Continued Discussion: Starkey Ranch  
Sidewalk Cleaning**

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Ms. Hlebak stated only two of the eight pressure-washing companies she contacted agreed to submit bids for the project. One of the bidders, who resides in the community and was referred by Mr. Silber, asked for more time to decide if he would take the job and to determine the cost of the project.

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Discussion ensued regarding the scope of work, using multiple contractors versus one, chemicals, pressure-washing equipment, soliciting bids from larger companies with bigger equipment, project costs, deferring the project to the Fiscal Year 2023 budget and the landscape maintenance agreement.

121 **SIXTH ORDER OF BUSINESS**

**Consideration: Down to Earth Landscape &  
Irrigation Estimate #25671 for Removal of  
Pine Trees in Common Area Next to 3122  
Chapin Pass**

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This item was presented following the Second Order of Business.

128 **SEVENTH ORDER OF BUSINESS**

**Discussion: Offices at Cunningham Park**

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Referencing a handout, Ms. Comella presented a conceptual site plan for offices at Cunningham Park and stated the CDD needs offices and possibly a few conference rooms. Mr. Liquori stated the Board was asked by the Master Developer to provide a building blueprint for their architect. The goal is to determine the square footage for a building that could fit within the available space, with provision for a second smaller building in the south. The project is in the preliminary, planning stages and not fully-engineered or permitted.

136 Discussion ensued regarding the location of the proposed building, purpose of the  
137 building, square footage, whether to purchase property and construct a building or rent office  
138 space off site, construction costs, forming a subcommittee to gauge resident opinions regarding  
139 the proposed structure, engaging an architect, producing and circulating a survey, a CDD-  
140 owned parcel of land near a Publix, the County and landscape and maintenance needs.

141

**142 EIGHTH ORDER OF BUSINESS****Update: DTE Credit**

143

144 Referencing handouts, Mr. Adams stated that he attempted to quantify the value on the  
145 shortage on the labor hours and reviewed the Landscape Maintenance Services Deficiency  
146 Analysis for 10 months and the TSR CDD Staffing plan. It was discovered that DTE shorted the  
147 CDD 6,243 hours of work based on the number of hours specified in the approved proposal. The  
148 6,243 hours was multiplied by an hourly rate of \$34.12, equating to a total of \$212,989.72  
149 owed to the CDD for undelivered services. Mr. Adams stated that one way to resolve this would  
150 be to negotiate with DTE to give the CDD a monthly credit of \$26,623.72, commencing through  
151 with the February billing and going through September 30, 2022.

152 Discussion ensued regarding whether this is approach is possible, from a contractual  
153 standpoint.

154 Mr. Adams responded to questions about the monthly credit amount calculation, hourly  
155 rate used by Mr. Adams, value of the contract and the landscape crews. Mr. Adams would  
156 commence the negotiations with DTE and provide an update at the next meeting.

157

**158 NINTH ORDER OF BUSINESS****Update: Plant and Turf Replacement  
Project**

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160

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

162

**163 TENTH ORDER OF BUSINESS****Consideration: Resolution 2022-03,  
Implementing Section 190.006(3), Florida  
Statutes, and Requesting that the Pasco  
County Supervisor of Elections Begin  
Conducting the District's General Elections;  
Providing for Compensation; Setting Forth**

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169 the Terms of Office; Authorizing Notice of  
 170 the Qualifying Period; and Providing for  
 171 Severability and an Effective Date  
 172

173 Mr. Adams presented Resolution 2022-03. Seats 1 and 2, currently held by Supervisors  
 174 Liquori and Call, respectively, will transition to the General Election process and be up for  
 175 election at the November 2022 General Election.  
 176

177 **On MOTION by Mr. Liquori and seconded by Mr. Call, with all in favor,**  
 178 **Resolution 2022-03, Implementing Section 190.006(3), Florida Statutes, and**  
 179 **Requesting that the Pasco County Supervisor of Elections Begin Conducting the**  
 180 **District’s General Elections; Providing for Compensation; Setting Forth the**  
 181 **Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for**  
 182 **Severability and an Effective Date, adopted.**

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 185 **ELEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
 Statements as of December 31, 2021**

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 187  
 188 Mr. Adams presented the Unaudited Financial Statements as of December 31, 2021. He  
 189 responded to questions regarding the “Commercial shared cost” line item, on Page 2, and the  
 190 trash collection assessment. Mr. Adams would have a conference call with Lennar about shared  
 191 revenue, find out which entity does the trash collection billing and notify the Board.

192 The financials were accepted.  
 193

194 **TWELFTH ORDER OF BUSINESS**

**Approval of January 12, 2022 Regular  
 Meeting Minutes**

195  
 196  
 197 Mr. Adams presented the January 12, 2022 Regular Meeting Minutes. The following  
 198 changes were made:

199 Line 66: Change “maintaining equipment” to “maintenance equipment”

200 Line 69: Delete “and residents” and change “want” to “wants”

201 Lines 80 and 81: Change “no heavy machinery is used” to “heavy machinery drives  
 202 through the existing creek/jeep crossing”

203 Line 86: Change “total cost to construct Point A” to “construction cost”

204 Line 112: Change "Mr. Silber" to "Mr. Call"

205

206 **On MOTION by Mr. Liquori and seconded by Mr. Call, with all in favor, the**  
 207 **January 12, 2022 Regular Meeting Minutes, as amended, were approved.**

208

209

210 **THIRTEENTH ORDER OF BUSINESS**

**Action & Completed Items**

211

212 Mr. Adams reviewed the Action & Completed Items List.

213 The following Action Items were discussed:

214 Item 2: In progress; project started on Monday. An additional \$5,000 would be needed  
 215 for the project.

216 Item 5: Per Mr. Wilkes, Pasco County officials suggested that the CDD request a meeting  
 217 once it pinpoints exactly what it needs; the County has a very limited budget but is willing to  
 218 help the CDD depending on what is being requested. Discussion ensued regarding which items  
 219 to present to the County.

220 Item 8: Approved in substantial form. Staff is awaiting approval from the County and  
 221 SWFWMD as well.

222 Item 9: The two concrete span bridges were inspected in early November; D'Angelo  
 223 Brothers transmitted the report to the County and Staff is awaiting the CDD's copy.

224 Items 3, 6, 7, 10, 11, 13, 14, 15, 16, 17 and 20 were completed.

225 Items 12 and 18: Remain ongoing.

226 Item 19: Mr. Soety met with the builders for Parcels C and D; progress is being made to  
 227 get both landscaping packages turned over.

228

229 **FOURTEENTH ORDER OF BUSINESS**

**Staff Reports**

230

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

232 There was no report.

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

234 • **Discussion: Line of Sight Issues at Longspur and Heart Pine Avenue Intersection**

235 Mr. Wilkes reported the following:

236 ➤ Staff conferred with the County about the line-of-sight issues at Long Spur and Heart  
237 Pine Avenue.

238 ➤ Board approval of the landscape plans for the area and ensuring that the landscape is  
239 being maintained within the sight line requirements of the County was recommended.

240 ➤ There should be a crossing guard at the North Lake roundabout area.

241 ➤ The County requests a traffic study from the CDD in order to help make upgrades or  
242 resolve specific traffic issues.

243 A resident stated there is a traffic guard shortage in the community and residents do not  
244 heed the directions of the crossing guards.

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

246 • **NEXT MEETING DATE: March 9, 2022 at 5:00 p.m.**

247 ○ **QUORUM CHECK**

248 The next meeting would be held on March 9, 2022.

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

250 **I. Monthly Summary Report**

251 Ms. Hlebak reviewed the January 2022 Monthly Summary Report and discussed various  
252 events and activities, facility rentals and the status of the Monthly Summary Report Current  
253 Action Items List. She presented a change order from Smart Solutions to replace a camera line,  
254 install an additional camera at Homestead and Whitfield; their goal is to tie everything together  
255 into a single system for security and access. She confirmed that Mr. Silber reviewed the change  
256 order.

257

258 **On MOTION by Mr. Call and seconded by Mr. Liquori, with all in favor, the**  
259 **Smart Solutions change order to replace a camera line and for an additional**  
260 **camera at Homestead and Whitfield, in the amount of \$1,778.58, was**  
261 **approved.**

262

263

264 Mr. Call mentioned a structure/pipe at Lyon Pine Lane and Chapin Pass with a  
265 depression. He thought that it might be necessary to find a vendor that has more utility  
266 experience because the pipe might need to be plugged if the issue is in the joint and, although

267 Chapman Land Services might be capable of performing the work, it is not their specialty. He  
268 asked for Mr. Adams and/or Mr. Wilkes to assist in finding specialized vendors to make the  
269 repairs.

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

271 Mrs. Adams stated that an additional \$5,000 is necessary to complete the M11-A  
272 washout repairs, due to price increases for the materials.

273

274 **On MOTION by Mr. Liquori and seconded by Mr. Call, with all in favor, the**  
275 **additional \$5,000 necessary to complete the M11-A washout repairs, was**  
276 **approved.**

277

278

279 **FIFTEENTH ORDER OF BUSINESS**

**Supervisors' Requests**

280

281 There were no Supervisor's requests.

282

283 **SIXTEENTH ORDER OF BUSINESS**

**Adjournment**

284

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

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287 **On MOTION by Mr. Liquori and seconded by Mr. Silber, with all in favor, the**  
288 **meeting adjourned at 7:18 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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297  
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Secretary/Assistant Secretary

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Chair/Vice Chair

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**11**

**TSR CDD  
ACTION & COMPLETED ITEMS LIST  
02.09.22 FOR 03.09.22 MEETING**

#	MTG DATE ADDED TO LIST	ACTION AGENDA	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
1	01.13.21	<b>ACTION</b>	Staff/Mr. Call reviewing road turnovers and release of maintenance bonds and preparing map of the same. <b>04.14.21</b> If not turned over to County, Staff to get proposals to restripe for Fiscal Year 2022 budget. <b>12.01.21</b> Ms. Willson to discuss including the bridge in the conveyance of the roads to the County.	X			
2	02.10.21	<b>ACTION</b>	Staff to ensure that the Heidt plan and as-built drawings are exhibits to proposal for M11-A washout repairs. <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. <b>10.13.21</b> Staff received surveys; project would commence in three months. <b>01.12.22</b> Contracted contacted to commence project.	X			
3	08.11.21	<b>AGENDA</b>	Mr. Silber designated to work with District Staff to negotiate leasing the Starkey Ranch Welcome Center. <b>10.13.21</b> Combined Action Item #13. Mr. Call to send Ms. Willson Welcome Center Lease, upon receipt. <b>11.10.21</b> Ms. Comella to work with Mr. Wilkes to review site plan for Cunningham CDD owned land and provide scenarios to build to the Board in the next couple of months.	X			
4	08.11.21	<b>AGENDA</b>	Mr. Wilkes to provide list of areas to determine if cross-walk is needed and advise at the next meeting. <b>10.13.21</b> Staff collecting other items; work in progress. <b>11.10.21</b> Mr. Wilkes preparing designs and would provide Mr. Adams a list of resources and provide updates with Pasco County regarding cost share for pedestrian safety improvements.	X			
5	12.01.21	<b>ACTION AGENDA</b>	Mr. Adams to ask Mr. Wilkes to report on Mr. Silber's request to make the intersection of Longspur and Fence Post Drive a four-way stop and turn some of the parking spaces into plant beds, at the next meeting.	X			
6	01.12.22	<b>ACTION AGENDA</b>	Mr. Adams and Ms. Willson to review language in the HOA covenants and Petition to determine who is responsible for maintenance obligations for the sidewalk, curb and gutters and report back to the board.	X			





**TSR CDD  
ACTION & COMPLETED ITEMS LIST  
02.09.22 FOR 03.09.22 MEETING**

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
1	01.13.21	<b>ACTION</b>	Mr. Adams to review paving schedule, inspect roads into Whitfield Park, parking spaces, crosswalks, etc., and have "Lake Blanche Avenue" sign corrected to "Lake Blanche Drive" <b>04.14.21</b> Mr. Adams to forward the County link to determine road ownership to the Board and, if CDD owned, obtain and include proposals to restripe in the FY 2022 budget. 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
2	02.10.21	<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
3	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
4	05.12.21	<b>ACTION</b>	Mr. Adams to obtain loan info for FY22 Landscape Work Order projects. <b>07.14.21</b> Mr. Adams to send comparable documents to the Boards.			X	08.11.21
5	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
6	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
7	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
8	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
9	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

**TSR CDD  
ACTION & COMPLETED ITEMS LIST  
02.09.22 FOR 03.09.22 MEETING**

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
10	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
11	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
12		<b>ACTION AGENDA</b>	Continue monitoring Lake Blanche drainage issue. Defer to June or July, 2021.			X	08.11.21
13	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	09.08.21
14	07.14.21	<b>ACTION</b>	Ms. Hlebak to obtain add'l proposals for security & camera services, pool resurfacing & fence removal to present.			X	09.08.21
15	08.11.21	<b>AGENDA</b>	Mr. Adams to provide a breakdown of the costs of the "Cable, internet/telephone/software" budget line item to Mr. Silber to review for potential cost savings.			X	09.08.21
16	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	09.08.21
17	03.10.21	<b>ACTION</b>	Mr. Wilkes working on closing out Capital Projects Funds for Series 2015A, 2016 and 2017- on Balance Sheet.			X	10.13.21
18	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	10.13.21
19	09.08.21	<b>ACTION</b>	Ms. Weiser requested official public records for all Agreements between the Master Association, District and Esplanade.			X	10.13.21
20	09.08.21	<b>ACTION</b>	Mr. Devivo requested items mentioned in the Mailed Notice, necessary to submit a community wide appeal; verbatim record of proceedings, testimony and evidence.			X	10.13.21
21	09.08.21	<b>ACTION</b>	Mr. Naser wants appeal materials identified in Mr. Adams' 08.19.21 letter.			X	10.13.21
22	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	11.10.21

**TSR CDD  
ACTION & COMPLETED ITEMS LIST  
02.09.22 FOR 03.09.22 MEETING**

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
23	09.08.21	<b>ACTION</b>	POA Staff to contact County to obtain language for “No Roadside Parking” and report at the next meeting. <b>10.13.21</b> Mrs. Adams to buy and have four permanent signs installed that meet FDOT standards, before the next meeting, report to the Board and forward documents to Ms. Willson. Mr. Adams to contact Meadow Brooks Mgmt for their opinion on whether the County Traffic Agreement and signs proved successful. Ms. Willson to draft Agreement, subject to Mr. Adams conversation with Meadow Brooks and present at the next meeting.			X	11.10.21
24	10.13.21	<b>ACTION AGENDA</b>	Mr. Soety to obtain proposals to install Zoysia and St. Augustine sod at all the Pocket Parks and present at the next meeting.			X	11.10.21
25	10.13.21	<b>ACTION</b>	Davey Tree awarded contract to provide Plant Healthcare and Tree Pruning services. Mr. Adams to transfer \$8,280 out of contingency funds to offset overage. <b>11.10.21</b> Project started this week.			X	11.10.21
26	10.13.21	<b>ACTION AGENDA</b>	Mr. Adams to present FHP and County Off Duty Traffic cost comparison forms and sample agreements at the next meeting.			X	11.10.21
27	10.13.21	<b>AGENDA</b>	Ratify engagement of Kutak Rock Law Firm at next meeting.			X	11.10.21
28	10.13.21	<b>ACTION</b>	Ms. Willson to send the Florida Statute and written answer regarding process of removing a Board Member to Mr. Adams for inclusion in the meeting minutes.			X	11.10.21
29	10.13.21	<b>ACTION AGENDA</b>	Ms. Hlebak to order signs for the fire pit, as the amenity policy would likely be adopted at the next meeting.			X	11.10.21
30	10.13.21	<b>ACTION AGENDA</b>	Ms. Willson to prepare contract addendum to reflect SunScape’s new rate increase.			X	11.10.21
31	10.13.21	<b>ACTION AGENDA</b>	Mr. Adams to ensure the Fiscal Year 2022 adopted Budget Summary Pages and include in every agenda package, behind the Meeting Schedule. <b>11.10.21</b> To remain a monthly ongoing activity.			X	11.10.21
32	10.13.21	<b>ACTION</b>	Ms. Hlebak to copy Mr. Silber on emails regarding when SMARTSolutions is expected onsite, as he wanted to witness setup. <b>11.10.21</b> Waiting on COI before forwarding Agreement to Ms. Willson and submit invoice for deposit and schedule project.			X	12.01.21

**TSR CDD  
ACTION & COMPLETED ITEMS LIST  
02.09.22 FOR 03.09.22 MEETING**

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
33	11.10.21	<b>ACTION</b>	Ms. Hlebak to order signs for fire pit.			X	12.01.21
34	11.10.21	<b>ACTION</b>	Ms. Desclafani to send status update of fire pit inspection to Mr. Adams to email to the Board.			X	12.01.21
35	11.10.21	<b>ACTION</b>	Mr. Yahn to tell DTE about worker on their phone. 12.01.21 DTE terminated employee.			X	12.01.21
36	11.10.21	<b>ACTION</b>	Mr. Adams to revisit DTE contact determine number of crew dedicated to TSR, and if needed, execute the termination clause.			X	12.01.21
37	11.10.21	<b>ACTION AGENDA</b>	Mr. Adams to define level of services. Mr. Wilkes to certify traffic marking & signage meet code before County will execute Traffic Enforcement Agreement. 12.01.21 Agreement not necessary. County deemed all CDD and County owned roads public.			X	12.01.21
38	11.10.21	<b>ACTION</b>	Mr. Adams to implement Pasco County Sheriff Office to provide off-duty patrol to the CDD once a week.			X	12.01.21
39	11.10.21	<b>ACTION</b>	CDD Accountant to determine if CDD would have to pay taxes on the \$289,500 the Master Property Owner's Association donated.			X	12.01.21
40	11.10.21	<b>ACTION</b>	Mr. Adams to forward the signature page of the Kutak Rock Fee Agreement, to Ms. Willson to execute. Ms. Willson to forward completed executed document to the Board.			X	12.01.21
41	11.10.21	<b>ACTION AGENDA</b>	Ms. Hlebak to obtain additional proposals to replace air conditioning unit in the men's restroom at Homestead Park, and provide warranty information at the next meeting.			X	12.01.21
42	11.10.21	<b>ACTION</b>	Mrs. Adams to have Mr. Yahn add Board Member names to the distribution list when sending report.			X	12.01.21
43	11.10.21	<b>ACTION</b>	Mrs. Adams to verify if DTE was doing top choice application at Monroe Commons to address fire ants.			X	12.01.21
44	11.10.21	<b>ACTION</b>	Mr. Yahn to investigate if Bahia sod at Rangeland East is a sod or installation issue and if it made sense to reduce some of the beds and lay more turf in the common areas at Monroe Common, and report to the Board. 01.12.22 4 areas were reduced & slight modification made to the irrigation at 2 additional areas.			X	01.12.22

**TSR CDD  
ACTION & COMPLETED ITEMS LIST  
02.09.22 FOR 03.09.22 MEETING**

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
45	11.10.21	<b>ACTION</b>	Mr. Yahn, to amend the SunScapes contract and provide Management Services for any turf projects at 5% and for large project at 7.5% 12.01.21 Ms. Willson to update contract.			X	01.12.22
46	11.10.21	<b>ACTION AGENDA</b>	Include on the January agenda, a Draft of the County Agreement allowing trail access into the Wilderness Preserve.			X	01.12.22
47	12.01.21	<b>ACTION</b>	Mr. Adams to contact State to determine who was assigned to inspect the bridge, as D'Angelo Brothers was no longer in business. <b>01.12.22</b> Mr. Adams emailing the new contact information to the Board.			X	01.12.22
48	12.01.21	<b>ACTION</b>	Mr. Soety to confirm the correct homeowner address before Davey Tree proceeds with treating the oak tree. Between 3462 and 3456 Forsythia Drive.			X	01.12.22
49	12.01.21	<b>ACTION</b>	Ms. Hlebak to coordinate with Mr. Silber the install dates for vendor to be on site, to ensure the access system is properly installed. Deposition was pending. <b>01.12.22</b> Ms. Hlebak is coordinated with the contractor to ensure everything is good.			X	01.12.22
50	12.01.21	<b>ACTION</b>	Mr. Adams to email the Board the off-duty patrol schedule and the County Attorney's email deeming all roads as public roads. <b>01.12.22</b> Staff emailing Off-Duty Patrol Reports to the Board.			X	01.12.22
51	12.01.21	<b>ACTION</b>	Mrs. Adams to email the CDD insurance carrier documentation regarding resident Nicholas Fisher's accident and request for reimbursement of damaged phone.			X	01.12.22
52	12.01.21	<b>ACTION</b>	Ms. Hlebak to inspect the water bowl at the dog park for leaks.			X	01.12.22
53	12.01.21	<b>ACTION</b>	Mr. Call to follow-up on the status of the turnover of landscaping in Parcels C and E to the CDD. <b>01.12.22</b> Taylor Morrison was provided punch list items for Parcel E to address. Mrs. Adams emailed Drew about addressing homeowners' complaints about construction debris around the ponds.			X	02.09.22



**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**12C**

**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>
<b>October 13, 2021</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>November 10, 2021</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>December 1, 2021</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>January 12, 2022</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>February 9, 2022</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>March 9, 2022</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>April 13, 2022</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>May 11, 2022</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>June 8, 2022</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>July 13, 2022</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>August 10, 2022</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>September 14, 2022</b>	<b>Public Hearing and Regular Meeting</b>	<b>5:00 PM</b>



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

	Fiscal Year 2021			Total Actual & Projected	Adopted Budget FY 2022
	Adopted Budget	Actual through 3/31/2021	Projected through 9/30/2021		
<b>REVENUES</b>					
Assessment levy: on-roll - gross O&M	\$ 2,638,549				\$ 3,873,273
Assessment levy: on-roll - gross trash	158,491				203,011
Allowable discounts (4%)	(111,882)				(163,051)
Assessment levy: on-roll - net	<u>2,685,158</u>	\$2,601,434	\$ 83,724	\$ 2,685,158	<u>3,913,233</u>
Assessment levy: off-roll O&M					
Taylor Morrison of Florida	284,728	-	279,814	279,814	-
MI Homes of Tampa	73,716	-	73,716	73,716	-
Homes by West Bay: parcel A/B	119,174	59,587	59,587	119,174	-
Homes by West Bay: parcel D/E/F	63,887	31,944	31,943	63,887	-
Lot closing	-	4,914	-	4,914	-
Trash collection assessments	48,963	15,629	5,565	21,194	49,068
Commerical shared costs	81,785	77,995	3,790	81,785	81,785
Program revenue	15,000	7,266	7,734	15,000	<u>8,000</u>
Interest	2,500	-	2,500	2,500	2,500
Insurance proceeds	-	3,030	-	3,030	-
Miscellaneous-rental revenue	9,600	4,125	5,475	9,600	9,600
Total revenues	<u>3,384,511</u>	<u>2,805,924</u>	<u>553,848</u>	<u>3,359,772</u>	<u>4,064,186</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	-	646	2,000	2,646	5,100
Management	42,070	21,035	21,035	42,070	42,070
Legal <sup>1</sup>	30,000	17,725	12,275	30,000	30,000
Engineering	5,000	500	15,000	15,500	20,000
Assessment administration	10,000	5,000	5,000	10,000	10,000
Audit	4,570	-	4,570	4,570	4,570
Arbitrage rebate calculation	3,000	600	2,400	3,000	3,000
Dissemination agent	13,000	6,500	6,500	13,000	13,000
Trustee	26,937	25,591	-	25,591	26,500
Telephone	250	125	125	250	250
Postage	1,500	451	1,049	1,500	1,500
Printing & binding	2,000	1,000	1,000	2,000	2,000
Legal advertising	3,500	964	2,536	3,500	3,500
Annual special district fee	175	175	-	175	175
Insurance	5,668	5,810	-	5,810	6,100
Credit card discount	-	344	-	344	-
Other current charges	3,500	1,155	2,345	3,500	3,500
Office supplies	500	12	488	500	500
Website					
Hosting & maintenance	705	-	705	705	705
ADA compliance	200	-	200	200	200
Property taxes	687	-	687	687	687
Property appraiser & tax collector	55,941	52,029	3,912	55,941	81,526
Total professional & administrative	<u>209,203</u>	<u>139,662</u>	<u>81,827</u>	<u>221,489</u>	<u>254,883</u>

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

	Fiscal Year 2021			Total Actual & Projected	Adopted Budget FY 2022
	Adopted Budget	Actual through 3/31/2021	Projected through 9/30/2021		
<b>Field operations</b>					
Contract services					
Field services	28,325	14,163	14,162	28,325	28,325
Landscape maintenance	1,521,000	636,557	650,000	1,286,557	1,491,270
Landscape consulting	51,000	25,500	25,500	51,000	60,000
Landscape Arbor Care	20,000	6,200	13,800	20,000	99,000
Wetland maintenance	24,168	11,625	12,543	24,168	24,168
Wetland edge maintenance	8,248	-	-	-	-
Wetland mitigation reporting	4,500	550	3,950	4,500	4,500
Lake maintenance	94,000	23,481	70,519	94,000	94,000
Community trash hauling	198,660	107,416	110,000	217,416	246,750
Off-duty traffic patrols	-	-	-	-	20,000
Repairs & maintenance					
Repairs - general	15,000	3,834	11,166	15,000	20,000
Operating supplies	8,000	4,966	3,034	8,000	8,000
Plant replacement	70,000	35,247	34,753	70,000	70,000
Mulch	-	-	-	-	155,000
Playground mulch	7,200	11,485	-	11,485	12,000
Sod	-	-	-	-	100,000
Fertilizer/chemicals	15,000	11,600	3,400	15,000	20,000
Irrigation repairs	30,000	16,882	25,000	41,882	30,000
Irrigation monitoring	2,280	-	2,280	2,280	2,280
Security/alarms/camera/repair	1,000	125	875	1,000	1,000
Road & sidewalk	15,000	4,443	10,557	15,000	40,000
Common area signage	3,000	-	1,500	1,500	3,000
Bridge & Deck maintenance	30,000	10,682	19,318	30,000	40,000
Pressure washing	3,000	-	-	-	-
Utilities - common area					
Electric	9,000	7,025	7,000	14,025	14,500
Streetlights	326,340	167,671	170,000	337,671	340,000
Irrigation - reclaimed water	85,000	19,509	30,000	49,509	70,000
Gas	350	159	191	350	450

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

	Fiscal Year 2021			Total Actual & Projected	Adopted Budget FY 2022
	Adopted Budget	Actual through 3/31/2021	Projected through 9/30/2021		
Recreation facilities					
Amenity management staff/contract	297,662	102,536	150,000	252,536	296,429
Misc operating expenses-WTS	1,000	1,057	1,200	2,257	-
Office rental	-	-	-	-	60,000
Office expenses	-	-	-	-	6,713
Office utilities	-	-	-	-	6,638
Office copy machine	-	-	-	-	4,875
Janitorial	14,040	10,178	3,862	14,040	24,480
Park A/C repairs and maintenance					5,000
Pool cleaning	26,280	10,940	15,340	26,280	26,280
Pool repairs & maintenance	2,500	-	2,500	2,500	2,500
Pool fence & gate repairs	2,000	-	2,000	2,000	2,000
Pool - electric	22,000	10,578	11,422	22,000	22,000
Pool - water	10,000	2,448	5,000	7,448	8,000
Pool permits and licensing	705	-	705	705	1,100
Pest services	500	250	250	500	500
Pool resurfacing	-	-	-	-	60,000
Insurance	41,000	44,063	-	44,063	54,900
Cable/internet/telephone/software	7,000	3,182	3,818	7,000	10,000
Access cards	5,500	250	5,250	5,500	5,500
Activities	28,000	13,489	14,511	28,000	28,000
Specialty programming	-	1,336	1,600	2,936	3,000
Recreational repairs	5,000	-	2,500	2,500	-
Pool signage	1,000	24	976	1,000	1,000
Holiday decorations	15,000	6,000	-	6,000	8,000
Special events	-	-	-	-	-
Other					
Contingency	20,000	-	-	-	20,000
Capital outlay	-	-	-	-	90,000
Total field operations	<u>3,069,258</u>	<u>1,325,451</u>	<u>1,440,482</u>	<u>2,765,933</u>	<u>3,741,158</u>
Total expenditures	<u>3,278,461</u>	<u>1,465,113</u>	<u>1,522,309</u>	<u>2,987,422</u>	<u>3,996,041</u>
Net increase/(decrease) of fund balance	106,050	1,340,811	(968,461)	372,350	68,145
Fund balance - beginning (unaudited)	-	220,572	1,561,383	220,572	592,922
Fund balance - ending (projected)	<u>\$ 106,050</u>	<u>\$ 1,561,383</u>	<u>\$ 592,922</u>	<u>\$ 592,922</u>	<u>\$ 661,067</u>

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

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**12D**



# MONTHLY SUMMARY REPORT

February 2022

Submitted by:

Renee Hlebak, Lifestyle Director

Alex Murphy, Operations Director



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# FEBRUARY PROGRAM HIGHLIGHTS

PROGRAM	CATEGORY	PARTICIPATION
Food Truck Friday/Teen Bonfire	Family Social/Teen Social	About 100/5
Wildlife Seminar	Family Social	75
Yippy Hour/Yappy Hour	Family & Dog Social	(Yippy Hour Cancelled) 7 Dogs & Owners
Toddler Time	Family Social	12 to 15 Per Week
Movie in the Park	Family Social	About 150
Crafty Kids Afternoon	Kids Social	40
Meet & Mingle	Adult Social	15
Kid's Night Out	Kids Social	25
Trivia	Adult Social	15
Drink This, Make That	Adult Social	25
Food Truck Friday	Family Social	Over 120
Mardi Gras 5k	Family Social/Fitness	20
Yoga in the Park	Family Social/Fitness	9
What's for Dinner?	Family Social	Over 200
Yoga & Zumba	Group Fitness	(No Zumba this Month) 6/ Class
Private Rentals (Pavilions & Hall)	N/A	8 Rentals

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# FEBRUARY PROGRAM HIGHLIGHTS



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# RESIDENT CONNECTIONS

POSITIVE (+) OR NEGATIVE (-)	RESIDENT FEEDBACK	ACTION TAKEN (ALWAYS THANKED FOR FEEDBACK)
+	<p style="text-align: center;">Resident Request</p> <p>A sweet resident reached out requesting the District considered adding benches along the sides of Huckleberry Pond like we currently have around Cannon Lake</p>	<p>We informed the resident that we could pass this request to the CDD/ Board to consider for the a future improvement to the community.</p>
+	<p style="text-align: center;">Meet &amp; Mingle</p> <p>Our Lifestyle Coordinator has received several emails of positive feedback on this program.</p>	<p>A revamp on an old program has real brought many of our residents to get to know each other while enjoying a local eatery and having a great time.</p>
-	<p style="text-align: center;">Appropriate Use of CDD Property</p> <p>The Lifestyle Team has experienced a few disagreements with residents on what some of our green spaces and amenities can be used for. A few residents lately have felt very strong about not seeing eye to eye with the team on how the Policies of the community can be read.</p>	<p>The Lifestyle Director has stepped in several times to explain and stop certain situations. As explained to them, the team just enforces the policies and we are just trying to be fair to all residents. Sometimes the resident's point of view is a very compelling argument and we try to see all sides, but sadly we can not accommodate all requests of facilities or allow certain residents to monopolize park areas for non-residents friends to use. The Lifestyle Director does her best to always loop in District Management and is always willing to listen to find a solution or a happy medium if we can. These are spaces for all residents to enjoy, but sometimes there is a fine line.</p>

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# AMENITIES & OPERATIONS

ITEM	STATUS	CONCLUSION
Bathroom Light Fixture Issues	In Progress	Working with manufacturer for replacement LED strips that are out in one of the pool bathrooms. Might be under warranty.
Sidewalk Repair on Lake Blanche/Blamey Trail	Complete	Contractors came out and addressed a safety issue on one of the main sidewalks from Monroe Commons to the school.
Battery Replacements in Bathrooms	Complete	Testing and replacing all the batteries on the toilets in the bathrooms at the parks.
Fungus Issue on the Trail	In Progress	An area of asphalt trail along Cannon Lake seems to be breaking up due to a fungus growing under the trail. Working with Landscaping to kill off the issue and may need a contractor to repair the trail.
Pool Chair Repairs	In Progress	We are ordering 10 more repair kits and looks like we will want to order a few more chairs. Still looking to maintenance a few more pieces we have at the pools to save from ordering new furniture.
Replacement Signage & New Signs	Complete	New & Replacement Signs have been replaced and added per our insurance carrier's request.
Restroom A/C	Complete	All units have been repaired and are being checked before summer starts..
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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# MARCH PROGRAM FORECAST

UPCOMING PROGRAMMING	DATE(S)
Food Truck Friday	March 4
Yippy Hour/Yappy Hour	March 8 & 10
St. Patty's Party	March 11
Shamrock Run 5k	March 12
Girl's Day Out	March 15
Boy's Day Out	March 17
Teen Kickball	March 18
Crafty Kids Afternoon	March 20
Meet & Mingle	March 22
Kids' Night Out	March 25
Green Thumb Seminar	March 26
What's for Dinner	March 29
Drink This, Make That	March 30
Toddler Time	Every Monday
Yoga & Zumba	Every Monday/Tuesday

**WHAT'S FOR DINNER**



*Grab the family and a blanket and head down to Whitfield Park to enjoy some dinner from Baton Roux Food Truck!*

**Tuesday, March 29th**  
Whitfield Park  
6pm-8pm

## Girls Day Out!

**GIRL POWER**

ATTENTION ALL GIRLS AGES 5-12! COME ON OUT TO GIRLS DAY OUT TO MEET SOME NEW FRIENDS WHILE PARTICIPATING IN CRAFTS, ENJOYING SOME SNACKS, AND PLAYING GAMES!

FEE: \$5  
\*THIS WILL BE A DROP-OFF PROGRAM AND SIGNATURES IN AND OUT ARE REQUIRED!\*

TUESDAY, MARCH 15TH  
12PM-2PM  
HOMESTEAD PARK

RSVP TO [FUN@STARKEYRANCH.COM](mailto:fun@starkeyranch.com) NO LATER THAN FRIDAY, MARCH 11TH

## BOYS DAY OUT

Calling all boys ages 5-12! Join the lifestyle team for an assortment of games and snacks as well as the opportunity to meet new neighbors!

Thursday, March 17th  
12pm-2pm  
Homestead Park

FEE: \$5  
\*This will be a drop-off program and signatures in and out are required!\*

Rsvp to [fun@starkeyranch.com](mailto:fun@starkeyranch.com) no later than Friday, March 11th

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# CURRENT ACTION ITEMS

TASK	WHO WILL DO THIS?	STATUS/DUE DATE
Whitfield Park Pool Resurfacing	Renee	Should be ready to open mid March
Security Cameras for Pool Areas	Renee	Complete
Parking Stoppers in Cunningham Park	Renee	Waiting on poles to be delivered/moved
Amenity Access Upgrade	Renee	March 7 <sup>th</sup> – 10 <sup>th</sup>
Sand/Crushed Shell Fill	Renee	Waiting on quote to be sent over

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