

TSR

**COMMUNITY DEVELOPMENT
DISTRICT**

June 8, 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

June 1, 2022

Board of Supervisors
TSR Community Development District

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

Dear Board Members:

The Board of Supervisors of the TSR Community Development District will hold a Regular Meeting on June 8, 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. Continued Discussion: Firebush Shrub Replacement
 - Estimate #29254 for Cold Damaged Plant Replacements
4. Consideration of Down to Earth Landscape & Irrigation Estimates
 - A. Estimate #26333 for Perennial Peanut Beds at Intersection of SR-54 and Fence Post Ave
 - B. Estimate #32208 for Village 1 – Lake Blanche Ave
 - C. Estimate #32210 for Village 2 – Cattle Gap Trail
 - D. Estimate #32290 for Main Entrance East Cogan Removal
 - E. Estimate #32296 for Homestead Park Bahia Turf
 - F. Estimate #32305 for Main Entrance Turf and Grading
 - G. Estimate #32347 for SR-54 Frontage Plantings
5. Consideration of Resolution 2022-05, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
6. Continued Discussion: Welcome Center and Construction Options

- General Update

7. Discussion: Fourth of July Fireworks and Associated Community Event
8. Continued Discussion: No Trespassing at Certain Locations on Huckleberry Pond
9. Continued Discussion: Pond 15-2 Erosion/Drainage Concerns
10. Discussion/Consideration: Stormwater Management Needs Analysis Report
11. Acceptance of Unaudited Financial Statements as of April 30, 2022
12. Approval of May 11, 2022 Regular Meeting Minutes
13. Action & Completed Items
14. Staff Reports

A. District Counsel: *Kutak Rock, LLP*

B. District Engineer: *Heidt Design, LLC*

- I. Continued Discussion: Line of Sight Issues at Longspur and Heart Pine Avenue Intersection and at Longspur and Fence Post Drive Intersection
- II. Discussion/Consideration of Rocchetta A:DB (RADB) Proposal for Gunn Highway Landscape Maintenance Yard

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

- I. 4,216 Registered Voters in District as of April 15, 2022
- II. NEXT MEETING DATE: July 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*

- I. Monthly Summary Report
- II. Consideration of Clear-Tech Pools, Inc. Estimate 1500410007 for Continued Monthly Pool Services at Whitfield Park

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

3



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

Estimate: #29254

Customer Address

Pete Soety
1746 Greystone Court
Longwood, Florida 32779
psoety@sunscapeconsulting.com
(407) 489-7919

Billing Address

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

Physical Job Address

Starkey Ranch TSR CDD
2500 Heart Pine Ave
Odessa, FL 33556

Job

Cold Damaged plant
replacements East and West

Estimated Job Start Date

June 1, 2022

Proposed By

Gary L Hawkins

Due Date

April 6, 2022

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Dwarf Firebush	3 Gallon	707	\$12.00	\$8,484.00
Viburnum Obovatum - Walters Viburnum	3 Gallon	16	\$12.00	
Simpson Stopper	3 Gallon	18	\$12.00	\$216.00
Enhancement labor - Existing Cold damaged plant removal	Each	48	\$45.00	
Starkey Ranch Irrigation Tech Labor	Hours	24	\$55.00	\$1,320.00
Miscellaneous Fittings	Dollar	1	\$200.00	
Dripline	Foot	1200	\$0.42	\$504.00
			Subtotal	\$13,076.00
			Job Total	\$13,076.00

We hereby propose to provide all labor, materials and equipment necessary to complete the following work as per plans and specifications, including the installation of the above, for all other Terms & Conditions please visit <https://dtelandscape.com/terms-and-conditions/>.

please see the breakdown below of plant material for each area East and West

West side

Rangeland west

42 Firebush

16 Walter Viburnum standard

18 Simpson Stopper

Parcel A - Woods Ryder Loop

61 Firebush

Parcel B - Tallfield Lane , Ranchers Gap

58 Firebush

East side

Rangeland East round about at Cattle Gap Trail.

227 Firebush

Gunn Hwy Monument sign.

319 Firebush

Proposed By:

Agreed & Accepted By:

Gary L Hawkins
Down to Earth
Landscape & Irrigation

04/06/2022
Date

Starkey Ranch TSR CDD Date

TSR

COMMUNITY DEVELOPMENT DISTRICT

4A



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

Estimate: #26333

Customer Address

Sunscape Consulting
Pete Soety
1746 Greystone Court
Longwood, Florida 32779
psoety@sunscapeconsulting.com
(407) 489-7919

Billing Address

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

Physical Job Address

Starkey Ranch TSR CDD
2500 Heart Pine Ave
Odessa, FL 33556

Job

Perennial Peanut beds
intersection of SR-54 and Fence
Post Ave

Estimated Job Start Date

July 11, 2022

Proposed By

Gary L Hawkins

Due Date

June 3, 2022

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Perennial Peanut	1 Gallon	250	\$5.25	\$1,312.50
Fuel Surcharge (details at dtlandscape.com/fuel)	6%	1	\$105.12	\$105.12
Irrigation Labor	Each	8	\$55.00	\$440.00
			Subtotal	\$1,857.62
			Job Total	\$1,857.62

Replace Peanut vehicle damaged at the intersection of SR-54 and Fence Post Ave.

Proposed By:

Agreed & Accepted By:

Gary L Hawkins

Down to Earth
Landscape & Irrigation

06/01/2022

Date

Sunscape Consulting

Date

TSR

COMMUNITY DEVELOPMENT DISTRICT

4B



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

Estimate: #32208

Customer Address

Sunscape Consulting
Pete Soety
1746 Greystone Court
Longwood, Florida 32779
psoety@sunscapeconsulting.com
(407) 489-7919

Billing Address

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

Physical Job Address

Starkey Ranch TSR CDD
2500 Heart Pine Ave
Odessa, FL 33556

Job

Village 1 - Lake Blanche Ave

Estimated Job Start Date

July 11, 2022

Proposed By

Gary L Hawkins

Due Date

June 3, 2022

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Perennial Peanut	1 Gallon	1200	\$5.00	\$6,000.00
Dwarf Fakahatchee Grass	3 Gallon	21	\$13.00	
Firebush	3 Gallon	21	\$13.00	\$273.00
Cordgrass	3 Gallon	47	\$13.00	
Muhly Grass	3 Gallon	54	\$13.00	\$702.00
Fuel Surcharge (details at dtelandscape.com/fuel)	6%	1	\$542.46	
Drip Tube & Fittings	Each	1200	\$0.44	\$522.00
Irrigation Technician Labor	Hours	12	\$55.00	
			Subtotal	\$9,583.46
			Job Total	\$9,583.46

Plant replacements for aging and declining plant material landscape beds along Lake Blanche Ave.

Proposed By:

Agreed & Accepted By:

Gary L Hawkins

Down to Earth
Landscape & Irrigation

06/01/2022

Date

Sunscape Consulting

Date

We hereby propose to provide all labor, materials and equipment necessary to complete the following work as per plans and specifications, including the installation of the above, for all other Terms & Conditions please visit <https://dtelandscape.com/terms-and-conditions/>.

TSR

COMMUNITY DEVELOPMENT DISTRICT

4C



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

Estimate: #32210

Customer Address

Sunscape Consulting
Pete Soety
1746 Greystone Court
Longwood, Florida 32779
psoety@sunscapeconsulting.com
(407) 489-7919

Billing Address

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

Physical Job Address

Starkey Ranch TSR CDD
2500 Heart Pine Ave
Odessa, FL 33556

Job

Village 2 - Cattle Gap Trail.

Estimated Job Start Date

July 11, 2022

Proposed By

Gary L Hawkins

Due Date

June 3, 2022

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Perennial Peanut	1 Gallon	800	\$5.00	\$4,000.00
Dwarf Firefly Firebush	3 Gallon	15	\$15.00	
Muhly Grass	3 Gallon	12	\$15.00	\$180.00
Fuel Surcharge (details at dtlandscape.com/fuel)	6%	1	\$311.58	
Drip Tube & Fittings	Each	800	\$0.44	\$348.00
Irrigation Technician Labor	Hours	8	\$55.00	
			Subtotal	\$5,504.58
			Job Total	\$5,504.58

Plant replacements needed for the beds at the North and South end of Cattle Gap Trail.

Proposed By:

Agreed & Accepted By:

Gary L Hawkins

Down to Earth
Landscape & Irrigation

06/01/2022

Date

Sunscape Consulting

Date

We hereby propose to provide all labor, materials and equipment necessary to complete the following work as per plans and specifications, including the installation of the above, for all other Terms & Conditions please visit <https://dtlandscape.com/terms-and-conditions/>.

TSR

COMMUNITY DEVELOPMENT DISTRICT

4D



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

Estimate: #32290

Customer Address

Sunscape Consulting
Pete Soety
1746 Greystone Court
Longwood, Florida 32779
psoety@sunscapeconsulting.com
(407) 489-7919

Billing Address

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

Physical Job Address

Starkey Ranch TSR CDD
2500 Heart Pine Ave
Odessa, FL 33556

Job

Main Entrance East side Cogan
removal

Estimated Job Start Date

July 11, 2022

Proposed By

Gary L Hawkins

Due Date

June 3, 2022

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Enhancement Labor	Hours	16	\$45.00	\$720.00
Sand Cordgrass	3 Gallon	98	\$14.00	\$1,372.00
Starkey Ranch Irrigation Tech Labor	Hours	8	\$55.00	\$440.00
Drip Tube & Fittings	Each	800	\$0.44	\$352.00
Fuel Surcharge (details at dtlandscape.com/fuel)	6%	1	\$173.04	\$173.04
			Subtotal	\$3,057.04
			Job Total	\$3,057.04

Requested per the May 16th SunScape Consulting inspection report item # 4

mechanically remove all invasive Cogan grass and replant with Sand Cord grass a section of the front East side plant bed and re-install the irrigation drip tubing for proper irrigation coverage.

Proposed By:

Agreed & Accepted By:

Gary L Hawkins

Down to Earth
Landscape & Irrigation

06/02/2022

Date

Sunscape Consulting

Date

TSR

COMMUNITY DEVELOPMENT DISTRICT

4E



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

Estimate: #32296

Customer Address

Sunscape Consulting
Pete Soety
1746 Greystone Court
Longwood, Florida 32779
psoety@sunscapeconsulting.com
(407) 489-7919

Billing Address

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

Physical Job Address

Starkey Ranch TSR CDD
2500 Heart Pine Ave
Odessa, FL 33556

Job

Homestead Park Bahia turf

Estimated Job Start Date

July 11, 2022

Proposed By

Gary L Hawkins

Due Date

June 3, 2022

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Bahia Sod	Square Foot	800	\$0.75	\$600.00
Staples	Each	100	\$0.37	\$36.75
Fuel Surcharge (details at dtlandscape.com/fuel)	6%	1	\$38.20	\$38.20
			Subtotal	\$674.95
			Job Total	\$674.95

As requested on the May 16th SunScape Consulting inspection report item # 25

Replace damaged Bahia turf areas around the culvert area

Proposed By:

Agreed & Accepted By:

Gary L Hawkins

06/02/2022

Down to Earth
Landscape & Irrigation

Date

Sunscape Consulting

Date

TSR

COMMUNITY DEVELOPMENT DISTRICT

4F



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

Estimate: #32305

Customer Address

Sunscape Consulting
Pete Soety
1746 Greystone Court
Longwood, Florida 32779
psoety@sunscapeconsulting.com
(407) 489-7919

Billing Address

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

Physical Job Address

Starkey Ranch TSR CDD
2500 Heart Pine Ave
Odessa, FL 33556

Job

Main entrance Turf and Grading

Estimated Job Start Date

July 11, 2022

Proposed By

Gary L Hawkins

Due Date

June 3, 2022

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Fill Dirt	Cubic Yard	3	\$44.00	\$132.00
Top Soil	Cubic Yard	3	\$55.00	\$165.00
Zoysia Sod	Square Foot	1200	\$1.15	\$1,380.00
Fuel Surcharge (details at dtlandscape.com/fuel)	6%	1	\$174.42	\$174.42
Site Preparation	Hours	16	\$45.00	\$720.00
Equipment - Loader , Sod Cutter	Dollar	1	\$400.00	\$400.00
Starkey Ranch Irrigation Tech Labor	Hours	2	\$55.00	\$110.00
			Subtotal	\$3,081.42
			Job Total	\$3,081.42

At the main entrance to the community on the west side of Heart pine

Re-grade an area of turf using fill to eliminate low grade causing standing water and constant turf decline and flooding.

Proposed By:

Agreed & Accepted By:

Gary L Hawkins

Down to Earth
Landscape & Irrigation

06/02/2022

Date

Sunscape Consulting

Date

We hereby propose to provide all labor, materials and equipment necessary to complete the following work as per plans and specifications, including the installation of the above, for all other Terms & Conditions please visit <https://dtlandscape.com/terms-and-conditions/>.

TSR

COMMUNITY DEVELOPMENT DISTRICT

4G



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

Estimate: #32347

Customer Address

Sunscape Consulting
Pete Soety
1746 Greystone Court
Longwood, Florida 32779
psoety@sunscapeconsulting.com
(407) 489-7919

Billing Address

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

Physical Job Address

Starkey Ranch TSR CDD
2500 Heart Pine Ave
Odessa, FL 33556

Job

SR-54 frontage plantings

Estimated Job Start Date

July 11, 2022

Proposed By

Gary L Hawkins

Due Date

June 3, 2022

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Muhly Grass	3 Gallon	88	\$12.00	\$1,056.00
Dwarf Fakahatchee Grass	3 Gallon	172	\$12.00	
Viburnum "Walters"	3 Gallon	63	\$12.00	\$756.00
Cordgrass	3 Gallon	168	\$12.00	
Ilex Shillings	3 Gallon	96	\$12.00	\$1,152.00
Firebush	3 Gallon	73	\$12.00	
Coontie	3 Gallon	76	\$14.00	\$1,064.00
Starkey Ranch Irrigation Tech Labor	Hours	48	\$55.00	
Drip Tube & Fittings	Each	3600	\$0.44	\$1,584.00
Fuel Surcharge (details at dtelandscape.com/fuel)	6%	1	\$792.48	
			Subtotal	\$14,000.48
Job Total				\$14,000.48

Plant replacements for aging and declining plant material along the entire SR-54 frontage landscape.

Proposed By:

Agreed & Accepted By:

Gary L Hawkins

Down to Earth
Landscape & Irrigation

06/03/2022

Date

Sunscape Consulting

Date

We hereby propose to provide all labor, materials and equipment necessary to complete the following work as per plans and specifications, including the installation of the above, for all other Terms & Conditions please visit <https://dtelandscape.com/terms-and-conditions/>.

TSR

COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2022-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TSR COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the TSR Community Development District ("**District**") prior to June 15, 2022, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE: September 14, 2022

HOUR: 5:00 PM

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

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

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

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

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

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

PASSED AND ADOPTED THIS 8th DAY OF JUNE, 2022.

ATTEST:

**TSR COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2022/2023 Proposed Budget

**TSR
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2023**

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

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross O&M	\$ 3,873,273				\$ 4,065,507
Assessment levy: on-roll - gross trash	203,011				203,011
Allowable discounts (4%)	(163,051)				(170,741)
Assessment levy: on-roll - net	3,913,233	\$3,902,574	\$ 10,659	\$ 3,913,233	4,097,777
Trash collection assessments	49,068	13,865	5,565	19,430	49,068
Commerical shared costs	81,785	-	81,785	81,785	81,785
Program revenue	8,000	4,584	3,416	8,000	10,000
Interest	2,500	-	2,500	2,500	2,500
Donation from MPOA	-	289,500	-	289,500	-
Miscellaneous-rental revenue	9,600	8,956	644	9,600	15,000
Total revenues	<u>4,064,186</u>	<u>4,219,479</u>	<u>104,569</u>	<u>4,324,048</u>	<u>4,256,130</u>
EXPENDITURES					
Professional & administrative					
Supervisors	5,100	2,368	2,732	5,100	10,200
Management	42,070	21,035	21,035	42,070	42,070
Legal ¹	30,000	15,690	14,310	30,000	30,000
Engineering	20,000	5,600	14,400	20,000	20,000
Assessment administration	10,000	5,000	5,000	10,000	10,000
Audit	4,570	-	4,570	4,570	4,570
Arbitrage rebate calculation	3,000	750	2,250	3,000	3,000
Dissemination agent	13,000	6,500	6,500	13,000	13,000
Trustee	26,500	25,591	909	26,500	26,500
Telephone	250	125	125	250	250
Postage	1,500	275	1,225	1,500	1,500
Printing & binding	2,000	1,000	1,000	2,000	2,000
Legal advertising	3,500	765	2,735	3,500	3,500
Annual special district fee	175	175	-	175	175
Insurance	6,100	6,205	-	6,205	7,100
Other current charges	3,500	676	2,824	3,500	3,500
Office supplies	500	-	500	500	500
Website					
Hosting & maintenance	705	-	705	705	705
ADA compliance	200	-	200	200	200
Property taxes	687	-	687	687	687
Property appraiser & tax collector	81,526	78,345	3,181	81,526	85,370
Total professional & administrative	<u>254,883</u>	<u>170,100</u>	<u>84,888</u>	<u>254,988</u>	<u>264,827</u>

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

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

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

	Fiscal Year 2022			Total Actual & Projected	Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022		
Recreation facilities					
Amenity management staff/contract	296,429	136,805	159,624	296,429	360,800
Office rental	60,000	-	60,000	60,000	60,000
Office expenses	6,713	-	6,713	6,713	6,713
Office utilities	6,638	-	6,638	6,638	6,638
Office copy machine	4,875	-	4,875	4,875	4,875
Office supplies	-	929	-	929	-
Janitorial	24,480	6,603	17,877	24,480	24,480
Park A/C repairs and maintenance	5,000	-	5,000	5,000	5,000
Pool cleaning	26,280	10,940	15,340	26,280	27,594
Pool repairs & maintenance	2,500	-	2,500	2,500	2,500
Pool fence & gate repairs	2,000	-	2,000	2,000	2,000
Pool - electric	22,000	8,463	13,537	22,000	22,000
Pool - water	8,000	6,189	1,811	8,000	8,000
Pool permits and licensing	1,100	-	1,100	1,100	1,100
Pest services	500	250	250	500	500
Pool resurfacing	60,000	59,917	83	60,000	60,000
Insurance	54,900	45,436	9,464	54,900	69,706
Cable/internet/telephone/software	10,000	4,382	5,618	10,000	10,000
Access cards	5,500	-	5,500	5,500	5,500
Activities	28,000	12,650	15,350	28,000	30,000
Specialty programming	3,000	1,553	1,447	3,000	3,000
Recreational repairs	-	1,028	-	1,028	2,500
Pool signage	1,000	336	664	1,000	1,000
Holiday decorations	8,000	4,933	3,067	8,000	8,000
Other					
Contingency	20,000	27,583	-	27,583	20,000
Capital outlay	90,000	-	90,000	90,000	30,000
Total field operations	<u>3,741,158</u>	<u>1,582,628</u>	<u>2,173,336</u>	<u>3,755,964</u>	<u>3,976,387</u>
Total expenditures	<u>3,996,041</u>	<u>1,752,728</u>	<u>2,258,224</u>	<u>4,010,952</u>	<u>4,241,214</u>
Net increase/(decrease) of fund balance	68,145	2,466,751	(2,153,655)	313,096	14,916
Fund balance - beginning (unaudited)	592,922	498,680	2,965,431	498,680	811,776
Fund balance - ending (projected)	<u>\$ 661,067</u>	<u>\$ 2,965,431</u>	<u>\$ 811,776</u>	<u>\$ 811,776</u>	<u>\$ 826,692</u>

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

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

EXPENDITURES (continued)

Legal advertising	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	7,100
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	85,370
Field operations	
Contract services	
Field services	28,325
The District has contracted with Wrathell, Hunt and Associates, LLC to provide field management of contracts for the District such as landscape and lake maintenance. Services to include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails. This is a fixed fee service.	
Landscape maintenance	1,525,258
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	114,000
The District contracts with a certified arborists company for periodic structural pruning and aerifying of the large grandfather oaks.	

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

EXPENDITURES (continued)

Wetland maintenance	24,168
<p>The District has contracted with Florida Natives Nursery, Inc. to maintain wetlands located throughout the District. These areas are identified as: Areas 1, 2, 3, 4, 5, 6, 7, 8, 9, and M2B. Services include: nuisance/invasive vegetation control, and perimeter grass/brush control to delineated high water. These services are provided quarterly at a rate of \$6,041.91 per visit.</p>	
Wetland mitigation reporting	4,500
<p>The District has contracted with Ecological Consultants, Inc. and Florida Natives Nursery to provide scheduled monitoring of mitigation areas located throughout the District. The total amount budgeted is based on semi-annual visits.</p>	
Lake maintenance	97,000
<p>Represents estimated costs for maintenance to all lakes the District must maintain within District boundaries. The District has contracted with SOLitude Lake Management for these services.</p>	
Community trash hauling	300,000
<p>Represents estimated costs the District incurs for the scheduled trash collection of all residential lots sold to third parties during the fiscal year.</p>	
Off-duty traffic patrols	20,000
<p>Allows for the hiring of an off duty police officers for a 4 hour block each week to provide traffic and speed patrol services.</p>	
Repairs & maintenance	
Repairs - general	20,000
<p>Represents estimated costs for the general repairs and maintenance of various facilities throughout the District.</p>	
Operating supplies	8,000
<p>Represents estimated costs of supplies purchased for operating and maintaining common areas.</p>	
Plant replacement	70,000
<p>Represents estimated costs related to the replacement of any landscaping needed throughout the fiscal year.</p>	
Mulch	155,000
<p>Represents supply and install contract for mulching of landscape common areas.</p>	
Playground mulch	12,000
<p>Represents the estimated costs to mulch the District playgrounds once annually.</p>	
Sod	100,000
<p>Represents an aggressive initiative being introduced in fiscal year 2022 to upgrade areas of bahia sod to either Zoysia or Floratam sod.</p>	
Fertilizer/chemicals	20,000
<p>Represents estimated costs of top choice pesticide applications that may be needed throughout the fiscal year.</p>	
Irrigation repairs	30,000
<p>The District will incur costs related to repairing and maintaining its irrigation systems. The amount is based on estimated costs.</p>	

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

EXPENDITURES (continued)

Irrigation monitoring The District will incur costs related to GPRS irrigation communication services. The cost is based on 19 controllers at a rate of \$120 per year and is provided by Hunter Industries.	2,280
Security/alarms/camera/repair Represents estimated costs of maintaining security systems for the recreational facilities within the District and any maintenance needed to those systems.	1,000
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
Pressure washing Intended to cover the hiring of a qualified contractor to pressure wash all of the Districts Sidewalks once a year.	105,000
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 FY2023 includes increases to some payroll items such as Pool Attendants.	360,800
Office rental Anticipates the rental of the Welcome Center to continue to provide onsite office space for staff and for resident reception.	60,000
Office expenses Represents routine daily office expenses and cleaning.	6,713
Office utilities Represents cost of utilities for office such as Duke Electric, Pasco Utilities, Clearwater Gas, Spectrum, etc.	6,638

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

EXPENDITURES (continued)

Office copy machine	4,875
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.	
Park A/C repairs and maintenance	5,000
Covers the costs associated with preventative maintenance and repairs to the parks restroom AC units.	
Pool cleaning	27,594
Represents estimated costs of regular cleaning and treatments of the pools within the District. The District has contracted with Suncoast Pool Services to provide these services.	
Pool repairs & maintenance	2,500
The District will incur costs related to the repairs and maintenance of its pools.	
Pool fence & gate repairs	2,000
The District will incur costs related to the maintenance of fencing surrounding the pools as well as the gate.	
Pool - electric	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	69,706
The District will incur fees to insure items owned by the District for its property needs. Coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage for government agencies. Also, includes WTS GL and kayak coverage.	
Cable/internet/telephone/software	10,000
Represents the estimated cost of providing cable, internet and telephone services to the District's recreational facilities. Internet services are provided at Whitfield Park and Homestead Park. Internet and cable services are provided at Cunningham Park.	
Access cards	5,500
Represents the estimated cost for providing and maintaining an access card system.	
Activities	30,000

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

EXPENDITURES (continued)

<p>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.</p>	
Specialty programming	3,000
<p>Covers the provision of specialty programs such as swim lessons, gymnastics etc.</p>	
Pool signage	1,000
<p>Represents the replacement of miscellaneous signs located at the District's recreational facilities.</p>	
Holiday decorations	8,000
<p>The District will incur costs related to the decoration of common areas during the Holidays.</p>	
Special events	
<p>Intended to cover the costs of 4th of July Celebration for the community.</p>	
Other	
Contingency	20,000
<p>Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any standard category.</p>	
Capital outlay	30,000
Total expenditures	<u><u>\$ 4,241,214</u></u>

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2015
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual Through 3/31/2022	Projected Through 9/30/2022	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 688,645				\$ 688,645
Allowable discounts (4%)	(27,546)				(27,546)
Net assessment levy - on-roll	661,099	\$ 657,414	\$ 3,685	\$ 661,099	661,099
Interest	50	27	-	27	50
Total revenues	<u>661,149</u>	<u>657,441</u>	<u>3,685</u>	<u>661,126</u>	<u>661,149</u>
EXPENDITURES					
Debt service					
Principal - 11/1	195,000	195,000	-	195,000	195,000
Principal prepayment	-	295,000	15,000	310,000	-
Interest - 11/1	225,159	225,156	-	225,156	213,172
Interest - 5/1	220,894	-	213,550	213,550	208,906
Tax collector	13,773	13,148	625	13,773	13,773
Total expenditures	<u>654,826</u>	<u>728,304</u>	<u>229,175</u>	<u>957,479</u>	<u>630,851</u>
Excess/(deficiency) of revenues over/(under) expenditures	6,323	(70,863)	(225,490)	(296,353)	30,298
Beginning fund balance (unaudited)	<u>1,117,377</u>	<u>1,416,236</u>	<u>1,345,373</u>	<u>1,416,236</u>	<u>1,119,883</u>
Ending fund balance (projected)	<u><u>\$1,126,577</u></u>	<u><u>\$1,345,373</u></u>	<u><u>\$ 1,119,883</u></u>	<u><u>\$ 1,119,883</u></u>	<u><u>1,150,181</u></u>
Use of fund balance:					
Debt service reserve account balance (required)					(630,256)
Principal expense - November 1, 2023					(200,000)
Interest expense - November 1, 2023					(208,906)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u><u>\$ 111,019</u></u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/22	195,000.00	4.375%	213,171.88	408,171.88	8,325,000.00
05/01/23			208,906.25	208,906.25	8,325,000.00
11/01/23	200,000.00	4.375%	208,906.25	408,906.25	8,125,000.00
05/01/24			204,531.25	204,531.25	8,125,000.00
11/01/24	210,000.00	4.375%	204,531.25	414,531.25	7,915,000.00
05/01/25			199,937.50	199,937.50	7,915,000.00
11/01/25	220,000.00	4.375%	199,937.50	419,937.50	7,695,000.00
05/01/26			195,125.00	195,125.00	7,695,000.00
11/01/26	230,000.00	5.000%	195,125.00	425,125.00	7,465,000.00
05/01/27			189,375.00	189,375.00	7,465,000.00
11/01/27	245,000.00	5.000%	189,375.00	434,375.00	7,220,000.00
05/01/28			183,250.00	183,250.00	7,220,000.00
11/01/28	255,000.00	5.000%	183,250.00	438,250.00	6,965,000.00
05/01/29			176,875.00	176,875.00	6,965,000.00
11/01/29	270,000.00	5.000%	176,875.00	446,875.00	6,695,000.00
05/01/30			170,125.00	170,125.00	6,695,000.00
11/01/30	280,000.00	5.000%	170,125.00	450,125.00	6,415,000.00
05/01/31			163,125.00	163,125.00	6,415,000.00
11/01/31	295,000.00	5.000%	163,125.00	458,125.00	6,120,000.00
05/01/32			155,750.00	155,750.00	6,120,000.00
11/01/32	310,000.00	5.000%	155,750.00	465,750.00	5,810,000.00
05/01/33			148,000.00	148,000.00	5,810,000.00
11/01/33	325,000.00	5.000%	148,000.00	473,000.00	5,485,000.00
05/01/34			139,875.00	139,875.00	5,485,000.00
11/01/34	345,000.00	5.000%	139,875.00	484,875.00	5,140,000.00
05/01/35			131,250.00	131,250.00	5,140,000.00
11/01/35	360,000.00	5.000%	131,250.00	491,250.00	4,780,000.00
05/01/36			122,250.00	122,250.00	4,780,000.00
11/01/36	380,000.00	5.000%	122,250.00	502,250.00	4,400,000.00
05/01/37			112,750.00	112,750.00	4,400,000.00
11/01/37	395,000.00	5.125%	112,750.00	507,750.00	4,005,000.00
05/01/38			102,628.13	102,628.13	4,005,000.00
11/01/38	415,000.00	5.125%	102,628.13	517,628.13	3,590,000.00
05/01/39			91,993.75	91,993.75	3,590,000.00
11/01/39	440,000.00	5.125%	91,993.75	531,993.75	3,150,000.00
05/01/40			80,718.75	80,718.75	3,150,000.00
11/01/40	460,000.00	5.125%	80,718.75	540,718.75	2,690,000.00
05/01/41			68,931.25	68,931.25	2,690,000.00
11/01/41	485,000.00	5.125%	68,931.25	553,931.25	2,205,000.00
05/01/42			56,503.13	56,503.13	2,205,000.00
11/01/42	510,000.00	5.125%	56,503.13	566,503.13	1,695,000.00
05/01/43			43,434.38	43,434.38	1,695,000.00
11/01/43	535,000.00	5.125%	43,434.38	578,434.38	1,160,000.00

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/44			29,725.00	29,725.00	1,160,000.00
11/01/44	565,000.00	5.125%	29,725.00	594,725.00	595,000.00
05/01/45			15,246.88	15,246.88	595,000.00
11/01/45	595,000.00	5.125%	15,246.88	610,246.88	-
Total	8,520,000.00		6,193,784.42	14,713,784.42	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2015A
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Revenue & Expenditures	Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual Through 3/31/2022	Projected Through 9/30/2022		
REVENUES					
Assessment levy: on-roll	\$ 694,331				\$ 694,331
Allowable discounts (4%)	(27,773)				(27,773)
Net assessment levy - on-roll	666,558	\$ 662,842	\$ 3,716	\$ 666,558	666,558
Interest	-	26	-	26	-
Total revenues	666,558	662,868	3,716	666,584	666,558
EXPENDITURES					
Debt service					
Principal - 11/1	175,000	175,000	-	175,000	180,000
Principal prepayment	-	-	5,000	5,000	-
Interest - 11/1	238,244	238,244	-	238,244	234,384
Interest - 5/1	234,525	-	234,525	234,525	229,547
Tax collector	13,887	13,257	630	13,887	13,887
Total expenditures	661,656	426,501	239,525	666,656	657,818
Excess/(deficiency) of revenues over/(under) expenditures	4,902	236,367	(235,809)	(72)	8,740
Beginning fund balance (unaudited)	1,096,814	1,101,535	1,337,902	1,101,535	1,101,463
Ending fund balance (projected)	<u>\$ 1,101,716</u>	<u>\$ 1,337,902</u>	<u>\$1,102,093</u>	<u>\$ 1,101,463</u>	<u>1,110,203</u>
Use of fund balance:					
Debt service reserve account balance (required)					(651,844)
Principal expense - November 1, 2023					(190,000)
Interest expense - November 1, 2023					(229,547)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 38,812</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/22	180,000.00	5.375%	234,384.38	414,384.38	8,315,000.00
05/01/23			229,546.88	229,546.88	8,315,000.00
11/01/23	190,000.00	5.375%	229,546.88	419,546.88	8,125,000.00
05/01/24			224,440.63	224,440.63	8,125,000.00
11/01/24	200,000.00	5.375%	224,440.63	424,440.63	7,925,000.00
05/01/25			219,065.63	219,065.63	7,925,000.00
11/01/25	210,000.00	5.375%	219,065.63	429,065.63	7,715,000.00
05/01/26			213,421.88	213,421.88	7,715,000.00
11/01/26	225,000.00	5.375%	213,421.88	438,421.88	7,490,000.00
05/01/27			207,375.00	207,375.00	7,490,000.00
11/01/27	235,000.00	5.375%	207,375.00	442,375.00	7,255,000.00
05/01/28			201,059.38	201,059.38	7,255,000.00
11/01/28	245,000.00	5.375%	201,059.38	446,059.38	7,010,000.00
05/01/29			194,475.00	194,475.00	7,010,000.00
11/01/29	260,000.00	5.375%	194,475.00	454,475.00	6,750,000.00
05/01/30			187,487.50	187,487.50	6,750,000.00
11/01/30	275,000.00	5.375%	187,487.50	462,487.50	6,475,000.00
05/01/31			180,096.88	180,096.88	6,475,000.00
11/01/31	290,000.00	5.375%	180,096.88	470,096.88	6,185,000.00
05/01/32			172,303.13	172,303.13	6,185,000.00
11/01/32	305,000.00	5.375%	172,303.13	477,303.13	5,880,000.00
05/01/33			164,106.25	164,106.25	5,880,000.00
11/01/33	320,000.00	5.375%	164,106.25	484,106.25	5,560,000.00
05/01/34			155,506.25	155,506.25	5,560,000.00
11/01/34	340,000.00	5.375%	155,506.25	495,506.25	5,220,000.00
05/01/35			146,368.75	146,368.75	5,220,000.00
11/01/35	355,000.00	5.375%	146,368.75	501,368.75	4,865,000.00
05/01/36			136,828.13	136,828.13	4,865,000.00
11/01/36	375,000.00	5.625%	136,828.13	511,828.13	4,490,000.00
05/01/37			126,281.25	126,281.25	4,490,000.00
11/01/37	395,000.00	5.625%	126,281.25	521,281.25	4,095,000.00
05/01/38			115,171.88	115,171.88	4,095,000.00
11/01/38	420,000.00	5.625%	115,171.88	535,171.88	3,675,000.00
05/01/39			103,359.38	103,359.38	3,675,000.00
11/01/39	445,000.00	5.625%	103,359.38	548,359.38	3,230,000.00
05/01/40			90,843.75	90,843.75	3,230,000.00
11/01/40	470,000.00	5.625%	90,843.75	560,843.75	2,760,000.00
05/01/41			77,625.00	77,625.00	2,760,000.00
11/01/41	495,000.00	5.625%	77,625.00	572,625.00	2,265,000.00
05/01/42			63,703.13	63,703.13	2,265,000.00
11/01/42	520,000.00	5.625%	63,703.13	583,703.13	1,745,000.00
05/01/43			49,078.13	49,078.13	1,745,000.00
11/01/43	550,000.00	5.625%	49,078.13	599,078.13	1,195,000.00

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/44			33,609.38	33,609.38	1,195,000.00
11/01/44	580,000.00	5.625%	33,609.38	613,609.38	615,000.00
05/01/45			17,296.88	17,296.88	615,000.00
11/01/45	615,000.00	5.625%	17,296.88	632,296.88	-
Total	8,495,000.00		6,852,484.52	15,347,484.52	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2016
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual Through 3/31/2022	Projected Through 9/30/2022	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 682,986				\$ 682,986
Allowable discounts (4%)	(27,319)				(27,319)
Net assessment levy - on-roll	655,667	\$ 652,011	\$ 3,656	\$ 655,667	655,667
Interest	-	21	-	21	-
Total revenues	<u>655,667</u>	<u>652,032</u>	<u>3,656</u>	<u>655,688</u>	<u>655,667</u>
EXPENDITURES					
Debt service					
Principal - 11/1	195,000	195,000	-	195,000	200,000
Interest - 11/1	221,800	221,800	-	221,800	218,388
Interest - 5/1	218,388	-	218,388	218,388	218,388
Tax collector	13,660	13,040	620	13,660	13,660
Total expenditures	<u>648,848</u>	<u>429,840</u>	<u>219,008</u>	<u>648,848</u>	<u>650,436</u>
Excess/(deficiency) of revenues over/(under) expenditures	6,819	222,192	(215,352)	6,840	5,231
Beginning fund balance (unaudited)	925,187	931,245	1,153,437	931,245	938,085
Ending fund balance (projected)	<u>\$ 932,006</u>	<u>\$ 1,153,437</u>	<u>\$ 938,085</u>	<u>\$ 938,085</u>	<u>943,316</u>
Use of fund balance:					
Debt service reserve account balance (required)					(484,481)
Principal expense - November 1, 2023					(210,000)
Interest expense - November 1, 2023					(214,388)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 34,447</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/44			54,150.00	54,150.00	2,280,000.00
11/01/44	530,000.00	4.750%	54,150.00	584,150.00	1,750,000.00
05/01/45			41,562.50	41,562.50	1,750,000.00
11/01/45	555,000.00	4.750%	41,562.50	596,562.50	1,195,000.00
05/01/46			28,381.25	28,381.25	1,195,000.00
11/01/46	585,000.00	4.750%	28,381.25	613,381.25	610,000.00
05/01/47			14,487.50	14,487.50	610,000.00
11/01/47	610,000.00	4.750%	14,487.50	624,487.50	-
Total	9,490,000.00		6,919,162.56	16,409,162.56	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2017
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual Through 3/31/2022	Projected Through 9/30/2022	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 852,513				\$ 852,513
Allowable discounts (4%)	(34,101)				(34,101)
Net assessment levy - on-roll	818,412	\$ 813,850	\$ 4,562	\$ 818,412	818,412
Interest	-	21	-	21	-
Total revenues	818,412	813,871	4,562	818,433	818,412
EXPENDITURES					
Debt service					
Principal - 11/1	235,000	235,000	-	235,000	245,000
Principal prepayment	-	-	5,000	5,000	-
Interest - 11/1	282,194	282,194	-	282,194	277,816
Interest - 5/1	277,934	-	277,934	277,934	273,375
Tax collector	17,050	16,277	773	17,050	17,050
Total expenditures	812,178	533,471	283,707	817,178	813,241
Excess/(deficiency) of revenues over/(under) expenditures	6,234	280,400	(279,145)	1,255	5,171
Beginning fund balance (unaudited)	947,978	946,868	1,227,268	946,868	948,123
Ending fund balance (projected)	<u>\$ 954,212</u>	<u>\$ 1,227,268</u>	<u>\$ 948,123</u>	<u>\$ 948,123</u>	<u>953,294</u>
Use of fund balance:					
Debt service reserve account balance (required)					(403,163)
Principal expense - November 1, 2023					(250,000)
Interest expense - November 1, 2023					(273,375)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 26,756</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/22	245,000.00	3.625%	277,815.63	522,815.63	11,860,000.00
05/01/23			273,375.00	273,375.00	11,860,000.00
11/01/23	250,000.00	3.625%	273,375.00	523,375.00	11,610,000.00
05/01/24			268,843.75	268,843.75	11,610,000.00
11/01/24	260,000.00	4.125%	268,843.75	528,843.75	11,350,000.00
05/01/25			263,481.25	263,481.25	11,350,000.00
11/01/25	270,000.00	4.125%	263,481.25	533,481.25	11,080,000.00
05/01/26			257,912.50	257,912.50	11,080,000.00
11/01/26	285,000.00	4.125%	257,912.50	542,912.50	10,795,000.00
05/01/27			252,034.38	252,034.38	10,795,000.00
11/01/27	295,000.00	4.125%	252,034.38	547,034.38	10,500,000.00
05/01/28			245,950.00	245,950.00	10,500,000.00
11/01/28	305,000.00	4.125%	245,950.00	550,950.00	10,195,000.00
05/01/29			239,659.38	239,659.38	10,195,000.00
11/01/29	320,000.00	4.625%	239,659.38	559,659.38	9,875,000.00
05/01/30			232,259.38	232,259.38	9,875,000.00
11/01/30	335,000.00	4.625%	232,259.38	567,259.38	9,540,000.00
05/01/31			224,512.50	224,512.50	9,540,000.00
11/01/31	350,000.00	4.625%	224,512.50	574,512.50	9,190,000.00
05/01/32			216,418.75	216,418.75	9,190,000.00
11/01/32	365,000.00	4.625%	216,418.75	581,418.75	8,825,000.00
05/01/33			207,978.13	207,978.13	8,825,000.00
11/01/33	385,000.00	4.625%	207,978.13	592,978.13	8,440,000.00
05/01/34			199,075.00	199,075.00	8,440,000.00
11/01/34	400,000.00	4.625%	199,075.00	599,075.00	8,040,000.00
05/01/35			189,825.00	189,825.00	8,040,000.00
11/01/35	420,000.00	4.625%	189,825.00	609,825.00	7,620,000.00
05/01/36			180,112.50	180,112.50	7,620,000.00
11/01/36	440,000.00	4.625%	180,112.50	620,112.50	7,180,000.00
05/01/37			169,937.50	169,937.50	7,180,000.00
11/01/37	460,000.00	4.625%	169,937.50	629,937.50	6,720,000.00
05/01/38			159,300.00	159,300.00	6,720,000.00
11/01/38	480,000.00	4.625%	159,300.00	639,300.00	6,240,000.00
05/01/39			148,200.00	148,200.00	6,240,000.00
11/01/39	500,000.00	4.750%	148,200.00	648,200.00	5,740,000.00
05/01/40			136,325.00	136,325.00	5,740,000.00
11/01/40	525,000.00	4.750%	136,325.00	661,325.00	5,215,000.00
05/01/41			123,856.25	123,856.25	5,215,000.00
11/01/41	550,000.00	4.750%	123,856.25	673,856.25	4,665,000.00
05/01/42			110,793.75	110,793.75	4,665,000.00
11/01/42	575,000.00	4.750%	110,793.75	685,793.75	4,090,000.00
05/01/43			97,137.50	97,137.50	4,090,000.00
11/01/43	605,000.00	4.750%	97,137.50	702,137.50	3,485,000.00

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/44			82,768.75	82,768.75	3,485,000.00
11/01/44	635,000.00	4.750%	82,768.75	717,768.75	2,850,000.00
05/01/45			67,687.50	67,687.50	2,850,000.00
11/01/45	665,000.00	4.750%	67,687.50	732,687.50	2,185,000.00
05/01/46			51,893.75	51,893.75	2,185,000.00
11/01/46	695,000.00	4.750%	51,893.75	746,893.75	1,490,000.00
05/01/47			35,387.50	35,387.50	1,490,000.00
11/01/47	730,000.00	4.750%	35,387.50	765,387.50	760,000.00
05/01/48			18,050.00	18,050.00	760,000.00
11/01/48	760,000.00	4.750%	18,050.00	778,050.00	-
Total	12,105,000.00		9,183,365.67	21,288,365.67	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2018
FISCAL YEAR 2023

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual Through 3/31/2021	Projected Through 9/30/2021	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 681,735				\$ 681,735
Allowable discounts (4%)	(27,269)				(27,269)
Net assessment levy - on-roll	654,466	\$ 650,817	\$ 3,649	\$ 654,466	654,466
Interest	-	15	15	30	-
Total revenues	654,466	650,832	3,664	654,496	654,466
EXPENDITURES					
Debt service					
Principal - 11/1	165,000	165,000	-	165,000	170,000
Interest - 11/1	237,722	237,722	-	237,722	234,422
Interest - 5/1	234,422	-	234,422	234,422	231,022
Tax collector	13,635	13,015	620	13,635	13,635
Total expenditures	650,779	415,737	235,042	650,779	649,079
Excess/(deficiency) of revenues over/(under) expenditures	3,687	235,095	(231,378)	3,717	5,387
Beginning fund balance (unaudited)	727,492	731,081	966,176	731,081	734,798
Ending fund balance (projected)	<u>\$ 731,179</u>	<u>\$ 966,176</u>	<u>\$ 734,798</u>	<u>\$ 734,798</u>	<u>740,185</u>
Use of fund balance:					
Debt service reserve account balance (required)					(320,366)
Principal expense - November 1, 2023					(175,000)
Interest expense - November 1, 2023					(231,022)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 13,797</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/44			82,640.63	82,640.63	3,225,000.00
11/01/44	475,000.00	5.125%	82,640.63	557,640.63	2,750,000.00
05/01/45			70,468.75	70,468.75	2,750,000.00
11/01/45	495,000.00	5.125%	70,468.75	565,468.75	2,255,000.00
05/01/46			57,784.38	57,784.38	2,255,000.00
11/01/46	520,000.00	5.125%	57,784.38	577,784.38	1,735,000.00
05/01/47			44,459.38	44,459.38	1,735,000.00
11/01/47	550,000.00	5.125%	44,459.38	594,459.38	1,185,000.00
05/01/48			30,365.63	30,365.63	1,185,000.00
11/01/48	580,000.00	5.125%	30,365.63	610,365.63	605,000.00
05/01/49			15,503.13	15,503.13	605,000.00
11/01/49	605,000.00	5.125%	15,503.13	620,503.13	-
Total	9,465,000.00		8,175,090.88	17,640,090.88	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2019
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual Through 3/31/2022	Projected Through 9/30/2022	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 351,254				\$ 351,254
Allowable discounts (4%)	(14,050)				(14,050)
Net assessment levy - on-roll	337,204	\$ 335,324	\$ 1,880	\$ 337,204	337,204
Interest	-	7	7	14	-
Total revenues	337,204	335,331	1,887	337,218	337,204
EXPENDITURES					
Debt service					
Principal - 11/1	110,000	110,000	-	110,000	110,000
Interest - 11/1	109,425	109,425	-	109,425	107,775
Interest - 5/1	107,775	-	107,775	107,775	106,125
Tax collector	7,025	6,706	319	7,025	7,025
Total expenditures	334,225	226,131	108,094	334,225	330,925
Excess/(deficiency) of revenues over/(under) expenditures	2,979	109,200	(106,207)	2,993	6,279
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(4)	-	(4)	-
Total other financing sources/(uses)	-	(4)	-	(4)	-
Fund balance:					
Net increase/(decrease) in fund balance	2,979	109,196	(106,207)	2,989	6,279
Beginning fund balance (unaudited)	385,957	387,214	496,410	387,214	390,203
Ending fund balance (projected)	\$ 388,936	\$ 496,410	\$ 390,203	\$ 390,203	396,482
Use of fund balance:					
Debt service reserve account balance (required)					(165,100)
Principal expense - November 1, 2023					(115,000)
Interest expense - November 1, 2023					(106,125)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 10,257</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/44			39,400.00	39,400.00	1,970,000.00
11/01/44	250,000.00	4.000%	39,400.00	289,400.00	1,720,000.00
05/01/45			34,400.00	34,400.00	1,720,000.00
11/01/45	260,000.00	4.000%	34,400.00	294,400.00	1,460,000.00
05/01/46			29,200.00	29,200.00	1,460,000.00
11/01/46	270,000.00	4.000%	29,200.00	299,200.00	1,190,000.00
05/01/47			23,800.00	23,800.00	1,190,000.00
11/01/47	280,000.00	4.000%	23,800.00	303,800.00	910,000.00
05/01/48			18,200.00	18,200.00	910,000.00
11/01/48	290,000.00	4.000%	18,200.00	308,200.00	620,000.00
05/01/49			12,400.00	12,400.00	620,000.00
11/01/49	305,000.00	4.000%	12,400.00	317,400.00	315,000.00
05/01/50			6,300.00	6,300.00	315,000.00
11/01/50	315,000.00	4.000%	6,300.00	321,300.00	-
Total	5,600,000.00		3,797,256.28	9,397,256.28	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND AND DEBT SERVICE FUND
ASSESSMENT SUMMARY
FISCAL YEAR 2023**

On-Roll Assessments

Number of Units	Unit Type	Projected Fiscal Year 2023				Fiscal Year 2022 Total
		O&M	Trash Collection	DS	Total	
<u>Village 1 (Series 2015)</u>						
61	TH	1,570.30	111.30	901.00	2,582.60	2,508.35
60	SF 40'	1,570.30	111.30	1,201.00	2,882.60	2,808.35
35	SF 45'	1,570.30	111.30	1,201.00	2,882.60	2,808.35
85	SF 50'	1,570.30	111.30	1,501.00	3,182.60	3,108.35
90	SF 55'	1,570.30	111.30	1,501.00	3,182.60	3,108.35
101	SF 65'	1,570.30	111.30	1,726.00	3,407.60	3,333.35
45	SF 75'	1,570.30	111.30	1,877.00	3,558.60	3,484.35
477						
<u>Village 4 (Series 2015A)</u>						
201	SF 45'	1,570.30	111.30	1,343.00	3,024.60	2,950.35
240	SF 52'	1,570.30	111.30	1,343.00	3,024.60	2,950.35
77	SF 62'	1,570.30	111.30	1,343.00	3,024.60	2,950.35
518						
<u>Village 2, Parcel 7 (Series 2016)</u>						
32	TH	1,570.30	111.30	901.00	2,582.60	2,508.35
58	SF 34'	1,570.30	111.30	1,021.00	2,702.60	2,628.35
29	SF 40'	1,570.30	111.30	1,201.00	2,882.60	2,808.35
114	SF 45'	1,570.30	111.30	1,201.00	2,882.60	2,808.35
68	SF 50'	1,570.30	111.30	1,501.00	3,182.60	3,108.35
107	SF 55'	1,570.30	111.30	1,501.00	3,182.60	3,108.35
93	SF 65'	1,570.30	111.30	1,726.00	3,407.60	3,333.35
501						
<u>NW Area Parcels D E and F (Series 2017)</u>						
43	SF 40'	1,570.30	111.30	1,319.00	3,000.60	2,926.35
25	SF 45'	1,570.30	111.30	1,319.00	3,000.60	2,926.35
23	SF 50'	1,570.30	111.30	1,649.00	3,330.60	3,256.35
24	SF 55'	1,570.30	111.30	1,649.00	3,330.60	3,256.35
208	SF 65'	1,570.30	111.30	1,897.00	3,578.60	3,504.35
141	SF 75'	1,570.30	111.30	2,062.00	3,743.60	3,669.35
464						
<u>NW Area Parcels A B and C (Series 2018)</u>						
56	SF 40'/45'	1,570.30	111.30	1,325.00	3,006.60	2,932.35
137	SF 55'	1,570.30	111.30	1,655.00	3,336.60	3,262.35
200	SF 65'	1,570.30	111.30	1,904.00	3,585.60	3,511.35
393						

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND AND DEBT SERVICE FUND
ASSESSMENT SUMMARY
FISCAL YEAR 2023**

On-Roll Assessments

	Unit Type	Projected Fiscal Year 2023				Fiscal Year 2022 Total
		O&M	Trash Collection	DS	Total	
<u>Downtown</u>						
<u>Neighborhood (Series</u>						
<u>2019)</u>						
76	SF 34'	1,570.30	111.30	1,184.00	2,865.60	2,791.35
50	SF 40'	1,570.30	111.30	1,393.00	3,074.60	3,000.35
110	SF 50'	1,570.30	111.30	1,742.00	3,423.60	3,349.35
236						

TSR

COMMUNITY DEVELOPMENT DISTRICT

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**TSR
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
APRIL 30, 2022**

**TSR
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
APRIL 30, 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
ASSETS												
Cash	\$2,799,106	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,799,106
Investments												
Revenue	-	484,721	445,882	453,733	541,176	411,392	223,537	-	-	-	-	2,560,441
Reserve	-	630,256	652,500	481,322	403,163	320,366	165,100	-	-	-	-	2,652,707
Prepayment	-	16,851	5,000	-	5,000	-	-	-	-	-	-	26,851
Construction Interest	-	-	-	-	-	-	-	441	86	38,808	2,418,749	2,458,084
Interest	-	213,550	234,525	218,387	277,934	234,422	107,775	-	-	-	-	1,286,593
Undeposited funds	1,564	-	-	-	-	-	-	-	-	-	-	1,564
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	-	2,266	2,285	2,247	2,805	2,243	1,156	-	-	-	-	13,002
Utility deposit	1,500	-	-	-	-	-	-	-	-	-	-	1,500
Total assets	<u>\$2,883,377</u>	<u>\$1,347,644</u>	<u>\$1,340,192</u>	<u>\$1,155,689</u>	<u>\$1,269,929</u>	<u>\$968,423</u>	<u>\$497,568</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ 38,808</u>	<u>\$2,418,749</u>	<u>\$11,920,906</u>
LIABILITIES												
Liabilities:												
Credit card payable	\$ 794	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 794
Due to Developer	101,119	-	-	-	-	-	-	-	-	-	-	101,119
Due to debt service fund 2015	2,266	-	-	-	-	-	-	-	-	-	-	2,266
Due to debt service fund 2015A	2,285	-	-	-	-	-	-	-	-	-	-	2,285
Due to debt service fund 2016	2,247	-	-	-	-	-	-	-	-	-	-	2,247
Due to debt service fund 2017	2,805	-	-	-	-	-	-	-	-	-	-	2,805
Due to debt service fund 2018	2,243	-	-	-	-	-	-	-	-	-	-	2,243
Due to debt service fund 2019	1,156	-	-	-	-	-	-	-	-	-	-	1,156
Contracts payable	-	-	-	-	-	-	-	-	-	-	1,184	1,184
Accrued taxes payable	61	-	-	-	-	-	-	-	-	-	-	61
Total liabilities	<u>114,976</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,184</u>	<u>116,160</u>
DEFERRED INFLOWS OF RESOURCES												
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>
FUND BALANCES												
Assigned:												
Restricted for												
Debt service	-	1,347,644	1,340,192	1,155,689	1,230,078	968,423	497,568	-	-	-	-	6,539,594
Capital projects	-	-	-	-	-	-	-	441	86	38,808	2,417,565	2,456,900
Unassigned	2,688,354	-	-	-	-	-	-	-	-	-	-	2,688,354
Total fund balances	<u>2,688,354</u>	<u>1,347,644</u>	<u>1,340,192</u>	<u>1,155,689</u>	<u>1,230,078</u>	<u>968,423</u>	<u>497,568</u>	<u>441</u>	<u>86</u>	<u>38,808</u>	<u>2,417,565</u>	<u>11,684,848</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$2,883,377</u>	<u>\$1,347,644</u>	<u>\$1,340,192</u>	<u>\$1,155,689</u>	<u>\$1,269,929</u>	<u>\$968,423</u>	<u>\$497,568</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ 38,808</u>	<u>\$2,418,749</u>	<u>\$11,920,906</u>

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING APRIL 30, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 13,725	\$ 3,916,299	\$ 3,913,233	100%
Trash collection assessments	2,017	15,882	49,068	32%
Commercial shared costs	1,265	1,265	81,785	2%
Program revenue	1,327	5,911	8,000	74%
Interest	-	-	2,500	0%
Donation from MPOA	-	289,500	-	N/A
Miscellaneous	180	9,136	9,600	95%
Total revenues	<u>18,514</u>	<u>4,237,993</u>	<u>4,064,186</u>	104%
EXPENDITURES				
Professional & administrative				
Supervisors	431	2,799	5,100	55%
Management	3,506	24,541	42,070	58%
Legal	2,057	17,747	30,000	59%
Engineering	1,520	7,120	20,000	36%
Assessment administration	833	5,833	10,000	58%
Audit	-	-	4,570	0%
Arbitrage rebate calculation	750	1,500	3,000	50%
Dissemination agent	1,083	7,583	13,000	58%
Trustee	5,387	30,978	26,500	117%
Telephone	21	146	250	58%
Postage	42	318	1,500	21%
Printing & binding	167	1,167	2,000	58%
Legal advertising	93	859	3,500	25%
Annual special district fee	-	175	175	100%
Insurance	-	6,205	6,100	102%
Other current charges	107	783	3,500	22%
Office supplies	74	74	500	15%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	-	200	0%
Property appraiser	-	-	687	0%
Tax collector	276	78,619	81,526	96%
Total professional & administrative	<u>16,347</u>	<u>186,447</u>	<u>254,883</u>	73%
Field operations				
Contract services				
Field services	2,360	16,523	28,325	58%
Landscape maintenance	94,825	569,347	1,491,270	38%
Landscape consulting	5,000	40,481	60,000	67%
Landscape arbor care	40,388	89,478	99,000	90%
Wetland maintenance	-	5,540	24,168	23%
Wetland mitigation reporting	-	2,200	4,500	49%
Lake maintenance	8,209	55,935	94,000	60%
Community trash hauling	25,333	165,276	246,750	67%
Off-duty traffic patrols	720	2,920	20,000	15%
Repairs & maintenance				
Repairs - general	-	18,796	20,000	94%
Operating supplies	1,899	6,790	8,000	85%
Plant replacement	-	71,279	70,000	102%
Mulch	-	98,521	155,000	64%
Playground mulch	-	-	12,000	0%
Sod	-	59,100	100,000	59%
Fertilizer/chemicals	-	23,987	20,000	120%

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING APRIL 30, 2022**

	Current Month	Year to Date	Budget	% of Budget
Irrigation repairs	-	12,097	30,000	40%
Irrigation monitoring	-	600	2,280	26%
Security/alarms/repair	-	703	1,000	70%
Road & sidewalk	2,989	10,925	40,000	27%
Common area signage	-	-	3,000	0%
Bridge & deck maintenance	-	8,750	40,000	22%
Utilities - common area				
Electric	1,019	5,318	14,500	37%
Streetlights	48,044	195,709	340,000	58%
Irrigation - reclaimed water	5,557	30,284	70,000	43%
Gas	27	441	450	98%
Recreation facilities				
Amenity management staff/contract	28,200	165,006	296,429	56%
Office supplies	125	1,054	-	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	7,743	24,480	32%
Park A/C repairs & maintenance	-	-	5,000	0%
Pool cleaning	2,490	13,430	26,280	51%
Pool repairs & maintenance	1,678	1,678	2,500	67%
Pool fence & gate	-	-	2,000	0%
Pool - electric	1,924	10,386	22,000	47%
Pool - water	1,122	7,312	8,000	91%
Pool permits	-	-	1,100	0%
Pest services	-	250	500	50%
Pool resurfacing	-	59,917	60,000	100%
Insurance	-	45,436	54,900	83%
Cable/internet/telephone	476	4,858	10,000	49%
Access cards	2,920	2,920	5,500	53%
Activities	2,619	15,269	28,000	55%
Specialty programming	180	1,733	3,000	58%
Recreational repairs	-	1,028	-	N/A
Pool signage	-	336	1,000	34%
Holiday decorations	-	4,933	8,000	62%
Other				
Contingency	-	27,583	20,000	138%
Capital outlay	-	-	90,000	0%
Total field operations	<u>279,244</u>	<u>1,861,872</u>	<u>3,741,158</u>	50%
Total expenditures	<u>295,591</u>	<u>2,048,319</u>	<u>3,996,041</u>	51%
Net increase/(decrease) of fund balance	(277,077)	2,189,674	68,145	
Fund balance - beginning (unaudited)	2,965,431	498,680	592,922	
Fund balance - ending (projected)	<u>\$ 2,688,354</u>	<u>\$ 2,688,354</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 APRIL 30, 2022

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 2,312	\$ 659,726	\$ 661,099	100%
Interest	6	33	50	66%
Total revenues	<u>2,318</u>	<u>659,759</u>	<u>661,149</u>	100%
EXPENDITURES				
Debt service				
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	47	13,195	13,773	96%
Total expenditures	<u>47</u>	<u>728,351</u>	<u>654,826</u>	111%
Excess/(deficiency) of revenues over/(under) expenditures	2,271	(68,592)	6,323	
Beginning fund balance (unaudited)	1,345,373	1,416,236	1,117,377	
Ending fund balance (projected)	<u>\$ 1,347,644</u>	<u>\$ 1,347,644</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 APRIL 30, 2022

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy - on-roll	\$ 2,331	\$ 665,173	\$ 666,558	100%
Interest	6	30	-	N/A
Total revenues	<u>2,337</u>	<u>665,203</u>	<u>666,558</u>	100%
EXPENDITURES				
Debt service				
Principal - 11/1	-	175,000	175,000	100%
Interest - 11/1	-	238,244	238,244	100%
Interest - 5/1	-	-	234,525	0%
Tax collector	47	13,302	13,887	96%
Total expenditures	<u>47</u>	<u>426,546</u>	<u>661,656</u>	64%
Excess/(deficiency) of revenues over/(under) expenditures	2,290	238,657	4,902	
Beginning fund balance (unaudited)	<u>1,337,902</u>	<u>1,101,535</u>	<u>1,096,814</u>	
Ending fund balance (projected)	<u><u>\$1,340,192</u></u>	<u><u>\$1,340,192</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 APRIL 30, 2022

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 2,293	\$ 654,304	\$ 655,667	100%
Interest	5	26	-	N/A
Total revenues	<u>2,298</u>	<u>654,330</u>	<u>655,667</u>	100%
EXPENDITURES				
Debt service				
Principal - 11/1	-	195,000	195,000	100%
Interest - 11/1	-	221,800	221,800	100%
Interest - 5/1	-	-	218,388	0%
Tax collector	46	13,086	13,660	96%
Total expenditures	<u>46</u>	<u>429,886</u>	<u>648,848</u>	66%
Excess/(deficiency) of revenues over/(under) expenditures	2,252	224,444	6,819	
Beginning fund balance (unaudited)	<u>1,153,437</u>	<u>931,245</u>	<u>925,187</u>	
Ending fund balance (projected)	<u><u>\$1,155,689</u></u>	<u><u>\$1,155,689</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 APRIL 30, 2022

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy - on-roll	\$ 2,862	\$ 816,712	\$ 818,412	100%
Interest	5	26	-	N/A
Total revenues	<u>2,867</u>	<u>816,738</u>	<u>818,412</u>	100%
EXPENDITURES				
Debt service				
Principal - 11/1	-	235,000	235,000	100%
Interest - 11/1	-	282,194	282,194	100%
Interest - 5/1	-	-	277,934	0%
Tax collector	57	16,334	17,050	96%
Total expenditures	<u>57</u>	<u>533,528</u>	<u>812,178</u>	66%
Excess/(deficiency) of revenues over/(under) expenditures	2,810	283,210	6,234	
Beginning fund balance (unaudited)	<u>1,227,268</u>	<u>946,868</u>	<u>947,978</u>	
Ending fund balance (projected)	<u><u>\$1,230,078</u></u>	<u><u>\$1,230,078</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 APRIL 30, 2022

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 2,289	\$ 653,106	\$ 654,466	100%
Interest	4	19	-	N/A
Total revenues	<u>2,293</u>	<u>653,125</u>	<u>654,466</u>	100%
EXPENDITURES				
Debt service				
Principal - 11/1	-	165,000	165,000	100%
Interest - 11/1	-	237,722	237,722	100%
Interest - 5/1	-	-	234,422	0%
Tax collector	46	13,061	13,635	96%
Total expenditures	<u>46</u>	<u>415,783</u>	<u>650,779</u>	64%
Excess/(deficiency) of revenues over/(under) expenditures	2,247	237,342	3,687	
Beginning fund balance (unaudited)	<u>966,176</u>	<u>731,081</u>	<u>727,492</u>	
Ending fund balance (projected)	<u>\$ 968,423</u>	<u>\$ 968,423</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 APRIL 30, 2022

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 1,179	\$ 336,503	\$ 337,204	100%
Interest	2	9	-	N/A
Total revenues	<u>1,181</u>	<u>336,512</u>	<u>337,204</u>	100%
EXPENDITURES				
Debt service				
Principal - 11/1	-	110,000	110,000	100%
Interest - 11/1	-	109,425	109,425	100%
Interest - 5/1	-	-	107,775	0%
Tax collector	22	6,728	7,025	96%
Total expenditures	<u>22</u>	<u>226,153</u>	<u>334,225</u>	68%
Excess/(deficiency) of revenues over/(under) expenditures	1,159	110,359	2,979	
OTHER FINANCING SOURCES/(USES)				
Transfers out	(1)	(5)	-	N/A
Total other financing sources/(uses)	<u>(1)</u>	<u>(5)</u>	<u>-</u>	N/A
Fund balance:				
Net increase/(decrease) in fund balance	1,158	110,354	2,979	
Beginning fund balance (unaudited)	496,410	387,214	385,957	
Ending fund balance (projected)	<u>\$497,568</u>	<u>\$ 497,568</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 APRIL 30, 2022**

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

TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2016 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING APRIL 30, 2022

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

**TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2018 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING APRIL 30, 2022**

	Current Month	Year To Date
REVENUES		
Interest	\$ -	\$ 1
Total revenues	-	1
EXPENDITURES	-	-
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	1
Beginning fund balance (unaudited)	38,808	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 APRIL 30, 2022**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES		
Interest	\$ 10	\$ 70
Total revenues	<u>10</u>	<u>70</u>
EXPENDITURES		
Capital outlay - construction	<u>-</u>	<u>556</u>
Total expenditures	<u>-</u>	<u>556</u>
Excess/(deficiency) of revenues over/(under) expenditures	10	(486)
OTHER FINANCING SOURCES/(USES)		
Transfers in	<u>1</u>	<u>5</u>
Total other financing sources/(uses)	<u>1</u>	<u>5</u>
Net change in fund balance	11	(481)
Beginning fund balance (unaudited)	<u>2,417,554</u>	<u>2,418,046</u>
Ending fund balance (projected)	<u><u>\$2,417,565</u></u>	<u><u>\$2,417,565</u></u>

TSR CDD Check Detail April 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	0	04/05/2022	SUNTRUST BANK	101.002 · Suntrust #57080- O...		-868.58
				204.300 · Credit Card - SunTrust	-868.58	868.58
TOTAL					-868.58	868.58
Bill Pmt -Check	0	04/06/2022	FEDEX	101.002 · Suntrust #57080- O...		-10.14
Bill	7-706-64764	04/05/2022		519.410 · Postage	-10.14	10.14
TOTAL					-10.14	10.14
Bill Pmt -Check	0	04/13/2022	BRIGHT HOUSE NETWORKS	101.002 · Suntrust #57080- O...		-335.94
Bill	075551201040822	04/12/2022		572.416 · Amenity Cable/Internet	-157.97	157.97
Bill	075642404040622	04/12/2022		572.416 · Amenity Cable/Internet	-177.97	177.97
TOTAL					-335.94	335.94
Bill Pmt -Check	0	04/13/2022	DUKE ENERGY	101.002 · Suntrust #57080- O...		-25,695.71
Bill	8702 7826 040722	04/12/2022		531.307 · Street Lights	-1,975.59	1,975.59
Bill	8702 8786 033122	04/12/2022		531.301 · Electric	-30.47	30.47
Bill	8702 8059 033122	04/12/2022		531.301 · Electric	-30.50	30.50
Bill	8702 8629 033122	04/12/2022		531.301 · Electric	-30.50	30.50
Bill	8702 8702 033122	04/12/2022		531.301 · Electric	-30.42	30.42
Bill	8702 8554 033122	04/12/2022		531.301 · Electric	-30.42	30.42
Bill	8702 8413 033022	04/12/2022		531.307 · Street Lights	-2,554.67	2,554.67
Bill	8702 8322 040722	04/12/2022		531.307 · Street Lights	-1,714.93	1,714.93
Bill	8702 8471 033122	04/12/2022		531.301 · Electric	-30.44	30.44
Bill	8702 8223 041122	04/12/2022		531.321 · Electric - Pool	-816.43	816.43
Bill	8702 7991 033122	04/12/2022		531.301 · Electric	-36.77	36.77
Bill	8702 8140 032422	04/12/2022		531.307 · Street Lights	-12,780.71	12,780.71
Bill	8702 9216 041222	04/12/2022		531.307 · Street Lights	-1,334.90	1,334.90
Bill	8702 8869 033122	04/12/2022		531.301 · Electric	-30.42	30.42
Bill	8702 8942 033122	04/12/2022		531.301 · Electric	-52.63	52.63
Bill	8702 9951 033122	04/12/2022		531.301 · Electric	-30.42	30.42
Bill	8702 9109 033122	04/12/2022		531.301 · Electric	-30.42	30.42
Bill	8702 9761 041122	04/12/2022		531.307 · Street Lights	-818.45	818.45
Bill	8702 9836 033122	04/12/2022		531.301 · Electric	-30.45	30.45
Bill	8703 0061 033122	04/12/2022		531.301 · Electric	-30.42	30.42
Bill	8702 9430 033122	04/12/2022		531.301 · Electric	-30.46	30.46
Bill	8702 9365 031622	04/12/2022		531.307 · Street Lights	-483.90	483.90
Bill	8702 9696 33122	04/12/2022		531.301 · Electric	-30.45	30.45
Bill	8703 0178 033122	04/12/2022		531.301 · Electric	-30.45	30.45
Bill	8703 0425 040722	04/12/2022		531.307 · Street Lights	-973.51	973.51

TSR CDD Check Detail April 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	8703 0722 033122	04/12/2022		531.301 · Electric	-30.46	30.46
Bill	8703 0805 033122	04/12/2022		531.301 · Electric	-30.46	30.46
Bill	8703 0681 041122	04/12/2022		531.307 · Street Lights	-285.35	285.35
Bill	8703 0269 033122	04/12/2022		531.307 · Street Lights	-30.47	30.47
Bill	8703 0566 033122	04/12/2022		531.301 · Electric	-30.45	30.45
Bill	8703 0847 033122	04/12/2022		531.301 · Electric	-30.41	30.41
Bill	8703 0326 033122	04/12/2022		531.301 · Electric	-30.46	30.46
Bill	8712 3081 040722	04/12/2022		531.307 · Street Lights	-937.77	937.77
Bill	8712 3320 033122	04/12/2022		531.301 · Electric	-30.44	30.44
Bill	8712 3156 033122	04/12/2022		531.301 · Electric	-30.46	30.46
Bill	8712 3049 040722	04/12/2022		531.301 · Electric	-30.46	30.46
Bill	8712 3429 041122	04/12/2022		531.301 · Electric	-229.19	229.19
Bill	8703 0938 032222-1	04/12/2022		531.307 · Street Lights	-0.60	0.60
TOTAL					-25,695.71	25,695.71
Check	0	04/14/2022	SUNTRUST BANK	101.002 · Suntrust #57080- O...		-1,452.94
				204.300 · Credit Card - SunTrust	-1,452.94	1,452.94
TOTAL					-1,452.94	1,452.94
Bill Pmt -Check	0	04/20/2022	CITY OF CLEARWATER	101.002 · Suntrust #57080- O...		-26.95
Bill	4224446 041322	04/19/2022		532.306 · Propane Services - G...	-25.00	25.00
				532.306 · Propane Services - G...	-1.95	1.95
TOTAL					-26.95	26.95
Bill Pmt -Check	0	04/20/2022	DUKE ENERGY	101.002 · Suntrust #57080- O...		-23,701.04
Bill	8712 3263 041422	04/19/2022		531.321 · Electric - Pool	-1,107.15	1,107.15
Bill	8702 9365 041822	04/19/2022		531.307 · Street Lights	-483.90	483.90
Bill	8702 9620 041422	04/19/2022		531.307 · Street Lights	-710.85	710.85
Bill	8702 7933 041822	04/19/2022		531.307 · Street Lights	-2,462.11	2,462.11
Bill	8702 9274 041422	04/19/2022		531.301 · Electric	-30.75	30.75
Bill	8703 0938 041822	04/19/2022		531.307 · Street Lights	-3,570.90	3,570.90
Bill	8702 8413 041422	04/19/2022		531.307 · Street Lights	-2,554.67	2,554.67
Bill	8702 8140 041422	04/19/2022		531.307 · Street Lights	-12,780.71	12,780.71
TOTAL					-23,701.04	23,701.04

TSR CDD
Check Detail
April 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	0	04/20/2022	FEDEX	101.002 · Suntrust #57080- O...		-32.07
Bill	7-721-53137	04/19/2022		519.410 · Postage	-21.93	21.93
Bill	7-729-02378	04/19/2022		519.410 · Postage	-10.14	10.14
TOTAL					-32.07	32.07
Check	0	04/25/2022	SUNTRUST BANK	101.002 · Suntrust #57080- O...		-1,329.00
				204.300 · Credit Card - SunTrust	-1,329.00	1,329.00
TOTAL					-1,329.00	1,329.00
Bill Pmt -Check	0	04/27/2022	DUKE ENERGY	101.002 · Suntrust #57080- O...		-1,590.20
Bill	8703 0516 042122	04/26/2022		531.307 · Street Lights	-1,590.20	1,590.20
TOTAL					-1,590.20	1,590.20
Bill Pmt -Check	10819	04/06/2022	DOWN TO EARTH LANDSCA...	101.002 · Suntrust #57080- O...		-94,825.17
Bill	INV120184	04/05/2022		538.604 · Landscape Maintena...	-94,825.17	94,825.17
TOTAL					-94,825.17	94,825.17
Bill Pmt -Check	10820	04/06/2022	GRAU AND ASSOCIATES	101.002 · Suntrust #57080- O...		-750.00
Bill	22206	04/05/2022		513.203 · Arbitrage Rebate Cal...	-750.00	750.00
TOTAL					-750.00	750.00
Bill Pmt -Check	10821	04/06/2022	PASCO SHERIFF'S OFFICE	101.002 · Suntrust #57080- O...		-720.00
Bill	2022-06811	04/05/2022		538.620 · Off Duty Traffic Patrols	-720.00	720.00
TOTAL					-720.00	720.00
Bill Pmt -Check	10822	04/06/2022	SUNCOAST POOL SERVICE	101.002 · Suntrust #57080- O...		-2,490.00
Bill	8187	04/05/2022		572.712 · Pool Cleaning	-1,295.00	1,295.00
Bill	8202	04/05/2022		572.712 · Pool Cleaning	-1,195.00	1,195.00
TOTAL					-2,490.00	2,490.00

TSR CDD
Check Detail
April 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	10823	04/06/2022	TIGER PRINTING GROUP	101.002 · Suntrust #57080- O...		-373.90
Bill	032822-1	04/05/2022		538.602 · Roads & Sidewalk M...	-373.90	373.90
TOTAL					-373.90	373.90
Bill Pmt -Check	10824	04/06/2022	TRINITY HOUSEKEEPERS	101.002 · Suntrust #57080- O...		-1,140.00
Bill	83598	04/05/2022		572.301 · Janitorial Service	-1,140.00	1,140.00
TOTAL					-1,140.00	1,140.00
Bill Pmt -Check	10825	04/06/2022	WRATHELL, HUNT & ASSOC...	101.002 · Suntrust #57080- O...		-7,970.42
Bill	2021-0963	04/05/2022		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
				519.411 · Telephone	-20.83	20.83
				519.470 · Printing and Binding	-166.67	166.67
TOTAL					-7,970.42	7,970.42
Bill Pmt -Check	10826	04/06/2022	WTS INTERNATIONAL, LLC.	101.002 · Suntrust #57080- O...		-6,316.10
Bill	12332351	04/05/2022		538.121 · Amenity Management	-4,350.00	4,350.00
Bill	12334263	04/05/2022		538.121 · Amenity Management	-1,966.10	1,966.10
TOTAL					-6,316.10	6,316.10
Bill Pmt -Check	10827	04/13/2022	COUNTY SANITATION	101.002 · Suntrust #57080- O...		-25,332.83
Bill	24105725	04/12/2022		534.000 · Garbage/Solid Waste...	-24,881.93	24,881.93
Bill	24105726	04/12/2022		534.000 · Garbage/Solid Waste...	-450.90	450.90
TOTAL					-25,332.83	25,332.83
Bill Pmt -Check	10828	04/13/2022	LARRY SEKELY	101.002 · Suntrust #57080- O...		-150.00
Bill	41522	04/12/2022		572.300 · Amenity Managemen...	-150.00	150.00
TOTAL					-150.00	150.00

TSR CDD Check Detail April 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	10829	04/13/2022	PASCO COUNTY UTILITIES ...	101.002 · Suntrust #57080- O...		-60.90
Bill	16433686	04/12/2022		536.301 · Irrigation - Reclaimed...	-60.90	60.90
TOTAL					-60.90	60.90
Bill Pmt -Check	10830	04/13/2022	SMARTTECH ID COMPANY, I...	101.002 · Suntrust #57080- O...		-650.10
Bill	040822-SE_CDD	04/12/2022		529.306 · Access Cards	-650.10	650.10
TOTAL					-650.10	650.10
Bill Pmt -Check	10831	04/13/2022	SOLITUDE LAKE MANAGEM...	101.002 · Suntrust #57080- O...		-8,209.00
Bill	PI-A00786735	04/12/2022		538.700 · Lake Maintenance	-8,209.00	8,209.00
TOTAL					-8,209.00	8,209.00
Bill Pmt -Check	10832	04/13/2022	SUNSCAPE CONSULTING	101.002 · Suntrust #57080- O...		-5,000.00
Bill	10313	04/12/2022		538.606 · Landscape Consulting	-5,000.00	5,000.00
TOTAL					-5,000.00	5,000.00
Bill Pmt -Check	10833	04/13/2022	U.S. BANK	101.002 · Suntrust #57080- O...		-5,387.50
Bill	6470246	04/12/2022		513.105 · Trustee Fees	-5,387.50	5,387.50
TOTAL					-5,387.50	5,387.50
Bill Pmt -Check	10834	04/13/2022	WTS INTERNATIONAL, LLC.	101.002 · Suntrust #57080- O...		-10,419.07
Bill	12334687	04/12/2022		538.121 · Amenity Management	-10,391.57	10,391.57
Bill	12334876	04/12/2022		538.121 · Amenity Management	-27.50	27.50
TOTAL					-10,419.07	10,419.07
Check	10835	04/13/2022	TSR CDD	101.002 · Suntrust #57080- O...		-30,366.93
				207.201 · Due to Debt Service ...	-30,366.93	30,366.93
TOTAL					-30,366.93	30,366.93

**TSR CDD
Check Detail
April 2022**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	10836	04/13/2022	TSR CDD	101.002 · Suntrust #57080- O...		-30,617.66
				207.202 · Due to Debt Service ...	-30,617.66	30,617.66
TOTAL					-30,617.66	30,617.66
Check	10837	04/13/2022	TSR CDD	101.002 · Suntrust #57080- O...		-30,117.39
				207.203 · Due to debt service f...	-30,117.39	30,117.39
TOTAL					-30,117.39	30,117.39
Check	10838	04/13/2022	TSR CDD	101.002 · Suntrust #57080- O...		-37,592.96
				207.204 · Due to debt service f...	-37,592.96	37,592.96
TOTAL					-37,592.96	37,592.96
Check	10839	04/13/2022	TSR CDD	101.002 · Suntrust #57080- O...		-30,062.22
				207.205 · .Due to debt service f...	-30,062.22	30,062.22
TOTAL					-30,062.22	30,062.22
Check	10840	04/13/2022	TSR CDD	101.002 · Suntrust #57080- O...		-15,489.12
				207.206 · Due to Debt Service ...	-15,489.12	15,489.12
TOTAL					-15,489.12	15,489.12
Liability Check	10841	04/19/2022	UNITED STATES TREASURY	101.002 · Suntrust #57080- O...		-153.00
				215.000 · Accrued Taxes Paya...	-14.50	14.50
				215.000 · Accrued Taxes Paya...	-14.50	14.50
				215.000 · Accrued Taxes Paya...	-62.00	62.00
				215.000 · Accrued Taxes Paya...	-62.00	62.00
TOTAL					-153.00	153.00

TSR CDD
Check Detail
April 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	10842	04/20/2022	HEIDT DESIGN	101.002 · Suntrust #57080- O...		-1,520.00
Bill	43826	04/19/2022		519.320 · Engineering	-1,520.00	1,520.00
TOTAL					-1,520.00	1,520.00
Bill Pmt -Check	10843	04/20/2022	PASCO COUNTY UTILITIES ...	101.002 · Suntrust #57080- O...		-6,618.81
Bill	16435450	04/19/2022		536.301 · Irrigation - Reclaimed...	-61.60	61.60
Bill	16435455	04/19/2022		536.301 · Irrigation - Reclaimed...	-188.30	188.30
Bill	16434133	04/19/2022		536.301 · Irrigation - Reclaimed...	-2.10	2.10
Bill	16434130	04/19/2022		536.301 · Irrigation - Reclaimed...	-1.40	1.40
Bill	16434132	04/19/2022		536.301 · Irrigation - Reclaimed...	-262.50	262.50
Bill	16434433	04/19/2022		536.301 · Irrigation - Reclaimed...	-315.00	315.00
Bill	16434134	04/19/2022		536.301 · Irrigation - Reclaimed...	-444.50	444.50
Bill	16434680	04/19/2022		536.301 · Irrigation - Reclaimed...	-9.80	9.80
Bill	16435449	04/19/2022		536.301 · Irrigation - Reclaimed...	-78.40	78.40
Bill	16433687	04/19/2022		536.301 · Irrigation - Reclaimed...	-136.50	136.50
Bill	16433688	04/19/2022		536.301 · Irrigation - Reclaimed...	-10.50	10.50
Bill	16433684	04/19/2022		536.301 · Irrigation - Reclaimed...	-371.70	371.70
Bill	16433689	04/19/2022		536.301 · Irrigation - Reclaimed...	-166.60	166.60
Bill	16433674	04/19/2022		536.301 · Irrigation - Reclaimed...	-231.00	231.00
Bill	16433646	04/19/2022		536.301 · Irrigation - Reclaimed...	-185.88	185.88
Bill	16433682	04/19/2022		536.301 · Irrigation - Reclaimed...	-403.90	403.90
Bill	16433511	04/19/2022		536.301 · Irrigation - Reclaimed...	-32.20	32.20
Bill	16433673	04/19/2022		536.321 · Utility service - Pool	-928.91	928.91
Bill	16433773	04/19/2022		536.301 · Irrigation - Reclaimed...	-16.80	16.80
Bill	16433503	04/19/2022		536.301 · Irrigation - Reclaimed...	-46.20	46.20
Bill	16433125	04/19/2022		536.301 · Irrigation - Reclaimed...	-102.20	102.20
Bill	16433124	04/19/2022		536.301 · Irrigation - Reclaimed...	-237.30	237.30
Bill	16433345	04/19/2022		536.301 · Irrigation - Reclaimed...	-439.60	439.60
Bill	16433346	04/19/2022		536.301 · Irrigation - Reclaimed...	-173.60	173.60
Bill	16433434	04/19/2022		536.301 · Irrigation - Reclaimed...	-341.60	341.60
Bill	16433436	04/19/2022		536.301 · Irrigation - Reclaimed...	-156.10	156.10
Bill	16433119	04/19/2022		536.301 · Irrigation - Reclaimed...	-237.30	237.30
Bill	16433121	04/19/2022		536.301 · Irrigation - Reclaimed...	-43.40	43.40
Bill	16433122	04/19/2022		536.301 · Irrigation - Reclaimed...	-67.90	67.90
Bill	16433055	04/19/2022		536.301 · Irrigation - Reclaimed...	-441.00	441.00
Bill	16433437	04/19/2022		536.301 · Irrigation - Reclaimed...	-10.14	10.14
Bill	16433120	04/19/2022		536.301 · Irrigation - Reclaimed...	-281.40	281.40
Bill	16433446	04/19/2022		536.321 · Utility service - Pool	-193.48	193.48
TOTAL					-6,618.81	6,618.81

TSR CDD
Check Detail
April 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	10844	04/20/2022	SAFEGUARD BUSINESS SY...	101.002 · Suntrust #57080- O...		-73.90
Bill	034936964	04/19/2022		519.510 · Office Supplies	-73.90	73.90
TOTAL					-73.90	73.90
Bill Pmt -Check	10845	04/20/2022	THE DAVEY TREE EXPERT C...	101.002 · Suntrust #57080- O...		-40,388.00
Bill	916378704	04/19/2022		538.320 · Landscape Arbor Care	-14,720.00	14,720.00
Bill	916416728	04/19/2022		538.320 · Landscape Arbor Care	-4,876.00	4,876.00
Bill	916376817	04/19/2022		538.320 · Landscape Arbor Care	-2,944.00	2,944.00
Bill	916381788	04/19/2022		538.320 · Landscape Arbor Care	-8,832.00	8,832.00
Bill	916410188	04/19/2022		538.320 · Landscape Arbor Care	-9,016.00	9,016.00
TOTAL					-40,388.00	40,388.00
Bill Pmt -Check	10846	04/27/2022	CHAPMAN LAND SERVICES,...	101.002 · Suntrust #57080- O...		-2,615.00
Bill	2645	04/26/2022		538.602 · Roads & Sidewalk M...	-750.00	750.00
Bill	2650	04/26/2022		538.602 · Roads & Sidewalk M...	-1,865.00	1,865.00
TOTAL					-2,615.00	2,615.00
Bill Pmt -Check	10847	04/27/2022	CLEAR TECH, INC.	101.002 · Suntrust #57080- O...		-1,677.93
Bill	1490454951	04/26/2022		572.714 · Pool Repairs & Maint...	-1,374.60	1,374.60
Bill	1488386997	04/26/2022		572.714 · Pool Repairs & Maint...	-303.33	303.33
TOTAL					-1,677.93	1,677.93
Bill Pmt -Check	10848	04/27/2022	KUTAK ROCK LLP	101.002 · Suntrust #57080- O...		-2,057.00
Bill	3038702	04/26/2022		514.007 · District Counsel	-2,057.00	2,057.00
TOTAL					-2,057.00	2,057.00
Bill Pmt -Check	10849	04/27/2022	PALM PAPER SUPPLY	101.002 · Suntrust #57080- O...		-1,056.60
Bill	191513	04/26/2022		538.618 · Operating Supplies	-774.32	774.32
Bill	191788	04/26/2022		538.618 · Operating Supplies	-282.28	282.28
TOTAL					-1,056.60	1,056.60

TSR CDD Check Detail April 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	10850	04/27/2022	SMARTSOLUTIONS	101.002 · Suntrust #57080- O...		-2,269.99
Bill	STV31576	04/26/2022		529.306 · Access Cards	-2,269.99	2,269.99
TOTAL					-2,269.99	2,269.99
Bill Pmt -Check	10851	04/27/2022	TIMES PUBLISHING COMPA...	101.002 · Suntrust #57080- O...		-93.20
Bill	0000218734	04/26/2022		513.801 · Legal Advertising	-93.20	93.20
TOTAL					-93.20	93.20
Bill Pmt -Check	10852	04/27/2022	WTS INTERNATIONAL, LLC.	101.002 · Suntrust #57080- O...		-11,644.94
Bill	12336177	04/26/2022		538.122 · Program Incentives	-180.00	180.00
Bill	12336225	04/26/2022		538.121 · Amenity Management	-83.37	83.37
Bill	12336121	04/26/2022		538.121 · Amenity Management	-9,952.35	9,952.35
Bill	12336124	04/26/2022		538.121 · Amenity Management	-1,429.22	1,429.22
TOTAL					-11,644.94	11,644.94
Paycheck	10853	04/14/2022	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	10854	04/14/2022	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 May 11, 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
Jason Silber (via telephone)	Assistant Secretary

Also present were:

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

Residents present were:

Steve Tallman	Kelly Henderson	Frank Stalzer
Jessica Davis	Ben Roddey	Clay Grissom
Ben Devivo	Matt Mohr	Laura Devia
Andrea Hekimian-Williams	Cory Hekimian-Williams	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 5:03 p.m. Supervisors Liquori, Call and Comella were present, in person. Supervisor Silber was attending via telephone. Supervisor Green was not present.

SECOND ORDER OF BUSINESS

Public Comments [3 minutes per person]

43 Resident Steve Tallman stated he observed an illegally parked vehicle on Lake Blanche
44 Drive and thought it was the person who was supposed to replace the gate. Mr. Tallman voiced
45 his belief that fishing is not allowed in Esplanade and stated that he observed a person is
46 backyard fishing so he approached the person and advised them that fishing is not allowed.
47 The two debated about whether fishing is allowed. Mr. Tallman stated that the person fishing
48 told him about a 1,000-signature petition regarding fishing. He believed that the person fishing
49 was the vendor hired to install the “No Trespassing” sign; the sign was missing the next day.
50 Mr. Tallman asked if this was a discussion item in the CDD meeting.

51 Mr. Call stated that he was unaware of a petition; however, “catch and release” fishing
52 is allowed at the Huckleberry Pond, which is outside of Esplanade and within the Declarations
53 governing the entire community. He stated that nothing can be done to prevent fishing from
54 the lake bank until an agreement between the CDD and the HOA is established. Mr. Tallman
55 stated that the HOA is in the process of converting to Brown Homeowner Management and
56 that several members are in attendance.

57 Resident Frank Stalzer asked Mr. Adams if he knows whether the new sign is missing.
58 Mr. Adams stated he would contact the vendor, as this was his first time hearing that the sign
59 was missing. Mrs. Adams stated that the sign was removed and not reinstalled at the original
60 location; she is waiting on clarification from Ms. Hlebak as to where the “No Trespassing” sign is
61 supposed to be placed so it can be reinstalled.

62 A homeowner asked if Taylor Morrison and Starkey Ranch agreed there would be no
63 fishing in Esplanade. Mr. Liquori did not think so. He stated the Developer wanted catch and
64 release fishing allowed in the community and had it written into the Master POA Declaration
65 documents. Mr. Call stated that Esplanade changed its stance to “no fishing” allowed.

66 Resident Jessica Davis distributed photographs of the pond on the northwest side of
67 Night Star Trail and conveyed concerns on behalf of herself and her neighbors in attendance.
68 She asked the Board to address erosion issues and the pipes jutting out, since the water levels
69 are always low.

70 Ms. Comella referred to the area as Albritton Park – Pond 15-2 on Gavin Lane. Mr.
71 Wilkes stated that the design of the pond is correct. This is a maintenance issue and, once the
72 full buildout of the development occurs, the pond will naturally raise up to the expected levels
73 probably in another year. Mr. Adams was asked to obtain proposals to install sod to re-establish

74 the slope and to add littorals. Mr. Adams explained that dewatering during construction affects
75 water elevations. He reviewed the photographs, which showed some spot erosion that will
76 require adding soil and riprap; it will be necessary to work with homeowners to address run-off
77 between homes.

78 Resident Ben Roddy, a Licensed Site Contractor for Underground Utilities, voiced his
79 opinion that installing soil at the pond bank on the northwest side of Night Star Trail would not
80 be sufficient to address the significant gaps in the concrete. He recommended having the
81 existing site contractor evaluate the conditions and provide solutions or obtain other bids. Mr.
82 Adams agreed with Mr. Roddy's comments.

83 Residents Andrea and Cory Hekimian-Williams stated their home in Phase 2 was the first
84 one built. Ms. Hekimian-Williams presented photographs from 2019 and asked to have the
85 same concerns about low water levels addressed. She asked for a fountain to be installed. She
86 read Mr. Adams' email response. Mr. Adams explained the dewatering process. Mr. Hekimian-
87 Williams thought there might be a bigger issue because, three years ago, they were told this
88 would improve in a year or two but it has not.

89 Resident Clay Grissom stated he was told that artificial suppression of the pond stopped
90 last year. His observation was that other ponds in the community do not have the same erosion
91 issues as this pond.

92 Resident Ben Devivo asked if Mr. Adams received his email about having the wooden
93 bridge reinspected. Mr. Adams replied affirmatively; he is working on a response and finding a
94 contractor interested in doing the work on the bridge. Mr. Roddy would provide his contact
95 information to Mr. Adams and submit a bid for the project.

96 Resident Matt Mohr asked for an update on the installation of signs at Homestead Park.
97 He commented that residents should understand that the area around the pond is CDD
98 property so it is open to the public and the only way to prevent fishing at Huckleberry Pond
99 would be for the Esplanade HOA to purchase the 15' CDD-owned berm. Mr. Adams stated that
100 installation of the sign is in progress.

101 Mr. Mohr stated that Homestead Park will host its annual July 4th Fireworks Festival at
102 9:00 p.m. He advised that all safety and cleanup measures are in place and that viewers would
103 be kept at a safe distance. He noted the event has grown to be one of the largest events within

104 Starkey Ranch. He raises money to fund the fireworks show. He hoped the Activities Group will
105 participate in the event next year to make it an even larger event.

106 Discussion ensued regarding the CDD working with Mr. Mohr to hold the event in an
107 area other than behind Mr. Mohr's home, such as at the CDD Park that is on County property.
108 Mr. Adams stated that the suggested location would facilitate traffic and parking better and
109 bring in a lot of outside interest. Mr. Mohr stated that was a concern as he wanted to keep it to
110 a neighborhood event, rather than having it at a County location that would have additional
111 requirements; the fireworks he buys are the types that anyone can buy. It was noted that the
112 popularity of the event could possibly lead to it outgrowing the current location. Mr. Adams
113 noted CDD liability concerns if CDD property is involved. Regarding Homestead Park, Mr.
114 Adams suggested Mr. Mohr use the reservation system and submit a plan to obtain a County
115 permit, which would help remove the CDD from any liability. Ms. Willson echoed Mr. Adams
116 concerns about liability and stated that, since this is a known event and the CDD now has
117 knowledge that this could occur on CDD property, further review of the CDD's potential liability
118 is necessary.

119 Ms. Murphy stated they can help coordinate and advertise the event but she is
120 concerned about going further, as they typically would engage a licensed and insured vendor
121 and secure the fire and police departments for these types of events. Mr. Mohr stated that one
122 of the advantages of purchasing a consumer grade product is that it does not require obtaining
123 a license and the event costs less.

124 Resident Laura Devia voiced the same concerns previously mentioned about the pond
125 on the northwest side of Night Star Trail. She asked for the same materials to be installed to
126 hide the pump across from her residence as were used throughout Starkey Ranch. Mr. Call
127 stated that the County owns the lift station and he is uncertain if the Anclote Reserve HOA
128 (ARHOA) owns the landscape on that tract of land. Ms. Devia was directed to contact the
129 ARHOA. Ms. Murphy stated she would research it as well.

130 Mr. Stalzer asked for an update about Lake Blanche Road down to Starkey Road. Mr. Call
131 stated they hope to complete the project before the school year starts in August. Concrete
132 work is expected to begin next week, roadway pavement work will commence in June or July
133 and the traffic signal on Starkey Boulevard is expected to be online at the same time the road
134 opens.

135 Mr. Stalzer asked for an update on the hog problem and related landscape damage.
136 Mrs. Adams stated that a response from the trapper regarding the request for their LLC and
137 Certificate of Insurance is pending. She would confirm that the trapper is not charging for his
138 services and discuss the possibility of needing a different level of service in the future. If the
139 trapper is not paid, Ms. Willson suggested the CDD have an agreement in place that recognizes
140 compensation is not monetary but the items he removes from the property are his.

141 Mr. Adams stated that the HOA is responsible for the aesthetic items seen when driving
142 through the gate and into the community.

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144 **THIRD ORDER OF BUSINESS**

**Continued Discussion: DTE Credit for
Unworked Maintenance Team Hours**

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147 Mr. Adams stated that DTE is asking the Board to consider applying the credit against
148 upcoming replanting projects rather than the CDD taking a pro-rated credit for the remaining
149 five months of the Maintenance Agreement.

150 The Board and DTE representatives reviewed DTE's spreadsheet containing billing
151 information, which included fees for which DTE underbilled the CDD. DTE is still very interested
152 in continuing to service the CDD, felt that the settlement offer is fair and is willing to have the
153 CDD use the credit on sod or plant replacements.

154

155 **On MOTION by Mr. Liquori and seconded by Mr. Call, with all in favor,**
156 **accepting the \$75,850 amount of services not invoiced to the CDD, for the**
157 **remaining \$52,897 credit to be used on enhancements to be decided upon by**
158 **the CDD Board, was approved.**

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161 **Continued Discussion: Firebush Shrub Replacement**

162 **This item, previously the Eighth Order of Business, was presented out of order.**

163 Mr. Call discussed his conversation with Mr. Soety today and recommended waiting
164 another 30 days to evaluate the condition of the shrubs damaged by the frost. He suggested
165 applying any replacement costs against the DTE credit. Mr. Soety stated he would re-inspect,
166 re-evaluate and inventory the plant materials during his next inspection and present his
167 findings at the next meeting.

168

169 **FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-06,
Designating Dates, Times and Locations for
Regular Meetings of the Board of
Supervisors of the District for Fiscal Year
2022/2023 and Providing for an Effective
Date**

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Mr. Adams presented Resolution 2022-06.

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A homeowner, on behalf of himself and other working residents, asked for the Board to consider changing the start time of the CDD meetings to 6:00 p.m., so more residents can attend. The Board discussed and conveyed reasons for not changing the start time. Mr. Call stated there will be another opportunity to consider changing the meeting schedule, once the two new Supervisors are elected in November.

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**On MOTION by Mr. Call and seconded by Mr. Liquori, with all in favor,
Resolution 2022-06, Designating Dates, Times and Locations for Regular
Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023
and Providing for an Effective Date, was adopted.**

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189 **FIFTH ORDER OF BUSINESS**

**Review/Discussion: Landscape
Maintenance Contract and Specification
for Bidding Purposes**

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Mr. Adams reviewed the Landscape Maintenance Contract and Request for Proposals (RFP). He recommended extending the termination clause from 30 to 60 days and responded to questions. Regarding a Vendor Performance Score Card to ensure the vendor is compliant with the contract, Mr. Soety explained how performance is calculated. Mr. Adams was asked to work with Mr. Soety and Mr. Yahn to refine that section of the RFP.

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Mr. Adams stated that the mandatory on-site pre-bid meeting would be held in June and sealed bids will be due in July. The results will be presented at the August Meeting, along with interviewing the respondents. As the Evaluation Criteria with the point system was omitted, it will be included in the RFP package and ratified at the next meeting.

202

The following changes were made:

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204

Page 6, Item 3.01q: Change "Fiddler's Creek Community Development District #1" to "TSR Community Development District"

205 Page 16, Line 3: Change “thirty (30)” to “sixty (60)”
 206 Page 17, Last Paragraph: Change “Fiddlers Creek” to “TSR”
 207 Unspecified Location: Change “discount off list” to “cost plus margin determined by the
 208 vendor”
 209 Mr. Adams will send a list of the vendors invited to respond to the RFP to Ms. Anderson.

210

211 **On MOTION by Mr. Liquori and seconded by Ms. Comella, with all in favor, the**
 212 **Landscape Maintenance Request for Proposals and associated documents, in**
 213 **substantial form and subject to refinement and incorporating Ms. Willson’s**
 214 **comments, and authorizing Mr. Call to approve the final form of the RFP, was**
 215 **approved.**

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217

218 **SIXTH ORDER OF BUSINESS**218 **Discussion: Review of Cunningham Park**
219 **Gate Open/Closure Options**

219

220

221 **A. Dusk to Dawn Enforcement**222 **B. Signage**223 **C. Trespassing Agreement**

224 Mr. Adams felt that, after having several internal discussions on this matter, there is no
 225 easy way to make adjustments to the process of opening and closing the gate. He provided
 226 reasons not to automate the gate and discussed the homeowner who took it upon himself to
 227 close the gate at night. Mr. Call did not want Staff encouraging people to leave before closing
 228 the gate. He asked if installing larger signs on the gate and calling law enforcement to evict
 229 people from the park after a certain hour would be an appropriate way to handle this. Mr.
 230 Adams replied affirmatively; he would obtain information to engage the community outreach
 231 officer in the area. Ms. Hlebak was asked to obtain the costs for key cards and to install a
 232 camera that focuses solely on the gate. Mr. Adams stated the cost to engage a security firm for
 233 one roving patrol person and to purchasing a vehicle would be about \$100,000 per year.

234 Resident Kelly Henderson asked if cameras could be directed towards the landscaping
 235 too, as she thought drivers might go around the gate and damage the landscaping and, if they
 236 do, they should be responsible for the repairs.

237 A homeowner suggested the CDD engage a towing company, instead of contacting law
238 enforcement. Mr. Adams stated that would require amending the CDD Policies and Procedures
239 to include towing.

240

241 **SEVENTH ORDER OF BUSINESS**

**Continued Discussion: Welcome Center
and Construction Options**

242

243

244 **A. General Update**

245 Mr. Call conveyed the Developer's willingness to lease the Welcome Center to the CDD
246 for now, as they are not in a rush to sell it. He asked if the Developer's Counsel should send the
247 lease to Ms. Willson and to Mr. Silber, who is the designated point person. Mr. Silber stated he
248 would review the lease but he is not in favor of this, as there are less costly alternatives. Ms.
249 Comella felt that this is an option while the CDD proceeds with building a facility.

250 Ms. Murphy distributed information about current staffing levels that maintains the
251 current level of service. Discussion ensued regarding surveying the community and the options
252 available to build out the Community Center; the options were emailed to the Board prior to
253 the meeting.

254 **B. Procurement Process for Architectural Services and Potential Construction**

255 Ms. Willson gave an overview of the processes associated with engaging the District
256 Engineer and Architect to construct a facility. Discussion ensued regarding designating a new
257 landscape maintenance yard by December 31, 2022 and a potential location for a facility; the
258 amount budgeted for a yard is \$200,000. Ms. Comella was designated to work with CDD Staff to
259 develop a plan to present at the next meeting.

260

261 **On MOTION by Ms. Comella and seconded by Mr. Silber, with all in favor,**
262 **authorizing Staff to set up the landscape maintenance yard according to how**
263 **the Architect outlined the plan, including either renting or buying a trailer, and**
264 **prepare the yard for the landscape contractor, was approved.**

265

266

267 Mr. Call asked if there is the ability to rent out the additional space in the Welcome
268 Center for resident use if the CDD leases the whole building. Ms. Murphy replied affirmatively.

269 Discussion ensued regarding what to include in the survey.

270 **C. Potential Funding Options**

271 This item was not discussed.

272

273 **EIGHTH ORDER OF BUSINESS**

**Continued Discussion: Firebush Shrub
Replacement Bonita Springs, FL**

274

275

276 This item was presented following the Third Order of Business.

277

278 **NINTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
Statements as of March 31, 2022**

279

280

281 Mr. Adams presented the Unaudited Financial Statements as of March 31, 2022. The
282 financials were accepted.

283

284 **TENTH ORDER OF BUSINESS**

**Approval of April 13, 2022 Regular Meeting
Minutes**

285

286

287 Mr. Adams presented the April 13, 2022 Regular Meeting Minutes.

288

289 **On MOTION by Mr. Liquori and seconded by Mr. Call, with all in favor, the April**
290 **13, 2022 Regular Meeting Minutes, as presented, were approved.**

291

292

293 **ELEVENTH ORDER OF BUSINESS**

Action & Completed Items

294

295 The following Action Items were discussed:

296 Item 6: Mr. Adams confirmed the CDD owns the retaining wall on Tract B-1. She would
297 ensure a copy of the deed is in the CDD's files, as Ms. Willson stated the only dedication of the
298 area is on the plat.

299 Item 7: Partially completed.

300 Item 8: Revised description to clarify that Mr. Adams is to adjust the "Commercial
301 shared costs" and reduce trash assessment revenues in the proposed Fiscal Year 2023 budget.

302 Item 10: Partially completed. Upon establishing the staffing needs, Ms. Comella to work
303 with Staff to draft and circulate a survey to residents, including costs.

304 Item 14: Staff to obtain deeds for the Esplanade ponds that eventually will be conveyed
305 to the CDD. Mr. Call is working with Ms. Willson to convey preserve property and the roadside
306 swale to the CDD and eventually enter into an easement agreement with the Esplanade HOA to

307 maintain the roadway area and keep invasive species out of the preserve. It was noted that the
308 mitigation sites are still under the maintenance and monitoring program.

309 Items 2, 4, 5, 6, 8, 11 and 13 were completed.

310

311 **TWELFTH ORDER OF BUSINESS**

Staff Reports

312

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

314 There was no report.

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

316 Mr. Wilkes stated the Stormwater Management Needs Analysis Report was underway;
317 the Report must be submitted by June 30, 2022.

318 **I. Continued Discussion: Line of Sight Issues at Longspur and Heart Pine Avenue
319 Intersection and at Longspur and Fence Post Drive Intersection**

320 Mr. Wilkes stated that Pasco County Traffic Engineering Supervisor Mike Bunk indicated
321 that the CDD must submit a request on CDD letterhead to Mr. Venkat Vattikuti in order for the
322 County to consider turning the two intersections into four-way stops. The County will then
323 evaluate and determine if stop signs are warranted. Mr. Wilkes will provide contact information
324 and appropriate language to Mr. Adams for use in proceeding with the process.

325 Mr. Wilkes stated that he continues working with Ms. Willson on various conveyances to
326 the CDD.

327 Mr. Adams stated there are still two separate erosion issues that need to be addressed.
328 One was discussed earlier in the meeting and the other one involves erosion between two
329 homes, which can be corrected by running a pipe to the lake, instead of via the manhole. Ms.
330 Comella stated the location is Pond 15-2. Mr. Wilkes would follow up with the homeowners.

331 **II. Discussion/Consideration of Rocchetta A:DB (RADB) Proposal for Gunn
332 Highway Landscape Maintenance Yard**

333 Mr. Adams would work with Mr. Wilkes to determine a location for the maintenance
334 yard and where to locate the pad and fencing.

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

- 336 • **NEXT MEETING DATE: June 8, 2022 at 5:00 p.m.**

- 337 ○ **QUORUM CHECK**

338 All Supervisors confirmed their in-person attendance at the June 8, 2022 meeting.

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

340 • **Monthly Summary Report**

341 Ms. Hlebak reviewed the April 2022 Monthly Summary Report and action items. She
342 highlighted the Arch Amenities Group new logo and stated that Nicole was nominated and won
343 the Lifestyle Division's quarterly excellence award.

344 Ms. Hlebak asked how the Board wants to handle future events that she typically helped
345 oversee for the Developer, such as residents holding outside public marathon walk/run events
346 to raise funds for a great cause.

347 Ms. Hlebak stated that she received a request from a resident to turn a run into a main
348 annual event and to have a fire truck as a water station at Cunningham Park but she denied the
349 route, as it would require Board approval, due to liability concerns. The Board discussed their
350 concerns about setting precedent, possibly considering a compromise and how other CDDs hold
351 sponsored public events. The Board decided to wait until proposals are submitted before
352 making any decision. Mr. Adams will provide Ms. Hlebak guidance and templates of how other
353 CDDs handle these types of requests.

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

355 This item was not addressed.

356

357 **THIRTEENTH ORDER OF BUSINESS**

Supervisors' Requests

358

359 There were no Supervisors' requests.

360

361 **FOURTEENTH ORDER OF BUSINESS**

Adjournment

362

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

364

365 **On MOTION by Mr. Call and seconded by Mr. Liquori, with all in favor, the**
366 **meeting adjourned at 7:55 p.m.**

367

368

369

370

371

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

372
373
374
375
376
377
378

Secretary/Assistant Secretary

Chair/Vice Chair

TSR

COMMUNITY DEVELOPMENT DISTRICT

13

**TSR CDD
ACTION & COMPLETED ITEMS LIST
05.11.22 FOR 06.08.22 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	ACTION	Staff/Mr. Call reviewing road turnovers and release of maintenance bonds and preparing map of the same. 04.14.21 If not turned over to County, Staff to get proposals to restripe for Fiscal Year 2022 budget. 12.01.21 Ms. Willson to discuss including the bridge in the conveyance of the roads to the County.	X			
2	08.11.21	AGENDA	Mr. Wilkes to provide list of areas to determine if cross-walk is needed and advise at the next meeting. 10.13.21 Staff collecting other items; work in progress. 11.10.21 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			
3	03.09.22	ACTION/AGENDA	05.11.22 Mr. Adams to incorporate edits discussed and work with Mark, Pete & Alyssa to revise and finalize the landscape bid specifications to present at the June meeting and publish, then present bid submittals at the August meeting.	X			
4	03.09.22	ACTION/AGENDA	Mr. Adams to find vendor to review FDOT Bridge Inspection Report. 05.11.22 Resident Roddy to submit bid for the project to Mr. Adams.	X			
5	04.13.22	ACTION	Upon establishing a requirement of staffing needs 05.11.22 Ms. Comella to work with Staff to draft and circulate a survey to residents, which included costs.	X			
6	04.13.22	ACTION	Mr. Adams to have the District Engineer review the Rocchetta proposals, add his fees and bring the project under Heidt Design LLC. 05.11.22 Ongoing discussions continue.	X			
7	04.13.22	ACTION	Ms. Willson to forward pond deed documents to TM for execution. 05.11.22 Staff to obtain deeds as Mr. Call is working with Ms. Willson to transfer preserve property and roadside "swale" area to the CDD and ultimately issue the Esplanade HOA an easement agreement to maintain the roadway area to keep invasive species out of the preserve.	X			
8	04.13.22	ACTION	Mr. Adams to review trespass agreements that are already in place and determine if they can be amended and to check on who authorized placement of the "No fishing" on Lake Blanche.	X	X		

**TSR CDD
ACTION & COMPLETED ITEMS LIST
05.11.22 FOR 06.08.22 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
9	05.11.22	ACTION	Mr. Adams to ensure a copy of the deed for the retaining wall on Tract B-1 is in the CDD's files.	X			
10	05.11.22	ACTION	Staff to prepare an Agreement between the CDD and the HOA to prevent fishing at the CDD lake banks.	X			
11	05.11.22	ACTION	Mr. Adams to ask vendor about missing new "No trespassing" sign in Esplanade. Ms. Hlebak to advise Mrs. Adams where it is to be re-installed.	X			
12	05.11.22	ACTION/AGENDA	Mr. Wilkes to address erosion issues of the pond on the northwest side of Night Star Trail, pipes jutting out on the residence side and the two residences at an additional pond that need the pipes running into the lake. Mr. Adams to obtain proposals to add sod to re-establish the slope and add littorals at Night Star Trail – Lake 15-2.	X			
13	05.11.22	ACTION	Mr. Mohn to use the reservation system and submit a plan regarding the July 4 th event and copy of the County permit to Mr. Adams. Ms. Willson to review the CDD's potential liability.	X			
14	05.11.22	ACTION	Mrs. Adams to confirm with the hog trapper there are no fees for his services and check on the status of submitting a copy of the LLC and Certificate of Insurance to her. Once confirmed, Ms. Willson to prepare some type of agreement noting compensation are items removed from the property; they are not monetary.	X			
15	05.11.22	ACTION/AGENDA	Mr. Soety to present his findings in evaluating the firebush shrubs damaged by frost and DTE proposals for replacement.	X			
16	05.11.22	ACTION	Mr. Adams, Mr. Soety and Mr. Yahn to refine the section of the RFP for Landscape Maintenance Contract on performance score card and include the evaluation criteria with the point system in the package and ratify at the next meeting. Mr. Adams to provide Ms. Anderson a list of the vendors invited to respond to the RFP.	X			
17	05.11.22	ACTION/AGENDA	Mr. Adams to obtain and present information on engaging a community outreach officer to monitor Cunningham Park at the next meeting. Ms. Hlebak to obtain proposals for key cards and to install a camera that focuses solely on the gate.	X			

**TSR CDD
ACTION & COMPLETED ITEMS LIST
05.11.22 FOR 06.08.22 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
18	05.11.22	ACTION	Ms. Willson to review Welcome Center lease upon receipt from Developer's Counsel and provide copy to Mr. Silber to review. Ms. Comella to work with CDD Staff to come up with a plan for the new landscape maintenance yard and present at the next meeting.	X			
19	05.11.22	ACTION	Mr. Wilkes to provide Mr. Adams with contact information and language to prepare letter on CDD letterhead to the County to consider making Longspur & Heart Pine Avenue and Longspur & Fence Post Drive intersections into a four-way stops.	X			
20	05.11.22	ACTION	Mr. Adams to provide Ms. Hlebak guidance and templates of how other CDDs handle homeowners' requests to sponsor public events.	X			

**TSR CDD
ACTION & COMPLETED ITEMS LIST
05.11.22 FOR 06.08.22 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	10.13.21	ACTION	Ms. Hlebak to copy Mr. Silber on emails regarding when SMARTSolutions is expected onsite, as he wanted to witness setup. 11.10.21 Waiting on COI before forwarding Agreement to Ms. Willson and submit invoice for deposit and schedule project.			X	12.01.21
2	11.10.21	ACTION	Ms. Hlebak to order signs for fire pit.			X	12.01.21
3	11.10.21	ACTION	Ms. Desclafani to send status update of fire pit inspection to Mr. Adams to email to the Board.			X	12.01.21
4	11.10.21	ACTION	Mr. Yahn to tell DTE about worker on phone. 12.01.21 DTE terminated employee.			X	12.01.21
5	11.10.21	ACTION	Mr. Adams to revisit DTE contact determine number of crew dedicated to TSR, and if needed, execute the termination clause.			X	12.01.21
6	11.10.21	ACTION AGENDA	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
7	11.10.21	ACTION	Mr. Adams to implement Pasco County Sheriff Office to provide off-duty patrol to the CDD once a week.			X	12.01.21
8	11.10.21	ACTION	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
9	11.10.21	ACTION	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
10	11.10.21	ACTION AGENDA	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
11	11.10.21	ACTION	Mrs. Adams to have Mr. Yahn add Board Member names to the distribution list when sending report.			X	12.01.21
12	11.10.21	ACTION	Mrs. Adams to verify if DTE was doing top choice application at Monroe Commons to address fire ants.			X	12.01.21

**TSR CDD
ACTION & COMPLETED ITEMS LIST
05.11.22 FOR 06.08.22 MEETING**

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
13	11.10.21	ACTION	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
14	11.10.21	ACTION	Mr. Yahn to amend SunScapes contract & provide Management Services for turf projects at 5% and for large project at 7.5% 12.01.21 Ms. Willson to update contract.			X	01.12.22
15	11.10.21	ACTION AGENDA	Include on the January agenda, a Draft of the County Agreement allowing trail access into the Wilderness Preserve.			X	01.12.22
16	12.01.21	ACTION	Mr. Adams to contact State to determine who was assigned to inspect bridge, as D'Angelo Brothers is no longer in business. 01.12.22 Mr. Adams emailing new contact info to the Board.			X	01.12.22
17	12.01.21	ACTION	Mr. Soety to confirm correct homeowner address before Davey Tree treats the oak tree between 3462 and 3456 Forsythia Drive.			X	01.12.22
18	12.01.21	ACTION	Ms. Hlebak to coordinate w/ Mr. Silber the install dates to ensure access system properly installed. Deposition pending. 01.12.22 Ms. Hlebak coordinated with contractor to ensure all is good.			X	01.12.22
19	12.01.21	ACTION	Mr. Adams to email the Board the off-duty patrol schedule and the County Attorney's email deeming all roads as public roads. 01.12.22 Staff emailing Off-Duty Patrol Reports to the Board.			X	01.12.22
20	12.01.21	ACTION	Mrs. Adams to email insurance carrier documentation re: resident Fisher's accident & request for reimbursement of damaged phone.			X	01.12.22
21	12.01.21	ACTION	Ms. Hlebak to inspect the water bowl at the dog park for leaks.			X	01.12.22
22	12.01.21	ACTION	Mr. Call: Follow-up on Parcels C & E landscaping turnover to CDD. 01.12.22 Taylor Morrison given Parcel E punch list. Mrs. Adams emailed Drew about pond construction debris complaints.			X	02.09.22
23	01.12.22	ACTION AGENDA	Mr. Adams to convey to Mr. Wilkes to present proposal to prepare the 20-Year Stormwater Needs Analysis Report.			X	02.09.22
24	12.01.21	ACTION	Mrs. Adams to request Accounting Dept. recode the "Pool repairs & maintenance" expense to the "Pool cleaning" budget line item.			X	02.09.22

**TSR CDD
ACTION & COMPLETED ITEMS LIST
05.11.22 FOR 06.08.22 MEETING**

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
25	12.01.21	ACTION	Mr. Adams/Mr. Yahn to review DTE crew count, rank performance & negotiate financial credit with DTE. 01.12.22 Mr. Adams & Mr. Call reviewing SCI Report on crew count & working on credit from DTE. Results to be presented to the Board at the next meeting.			X	02.09.22
26	12.01.21	ACTION AGENDA	Ms. Hlebak to obtain other options and proposals to replace mini-split A/C units and depending on progress, provide at the January or February meeting. 01.12.22 The existing Contractor's suggested keeping the existing systems due to the way the buildings were constructed. He felt the best route was to replace the compressor.			X	02.09.22
27	08.11.21	AGENDA	Mr. Silber & Staff to negotiate leasing Starkey Ranch Welcome Center. 10.13.21 Combined Action Item #13. Mr. Call to send Ms. Willson Welcome Center Lease. 11.10.21 Ms. Comella & Mr. Wilkes to review site plan for Cunningham CDD owned land and provide building scenarios in the next few months.			X	03.09.22
28	01.12.22	ACTION AGENDA	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	03.09.22
29	01.12.22	ACTION AGENDA	Ms. Willson to prep letter and complaint for small claims court to homeowners at 13286 Batten Lane to submit payment to the CDD.			X	03.09.22
30	02.09.22	ACTION	Mr. Adams: Post after-hours emergency numbers on CDD website.			X	03.09.22
31	02.09.22	ACTION	Mr. Adams: Ask Sheriff to focus patrols on Night Star Trail.			X	03.09.22
32	02.09.22	ACTION	Mr. Adams to research commercial shared costs revenues are escalating according to the agreements. Also research source of trash assessment revenue and apprise the Chair.			X	03.09.22
33	07.14.21	AGENDA	Mr. Adams to include purchasing vacant parcel east of Publix, including cost. 08.11.21 Developer donating the property & establishing value of donation. 09.08.21 Ms. Willson to ensure donating is in correct format. Real Estate Counsel to review documents re tax. 12.01.21 Appraisal sent to Mr. Call. 03.09.22 Mr. Silber to follow-up. 04.13.22 Remove item from list.			X	04.13.22

**TSR CDD
ACTION & COMPLETED ITEMS LIST
05.11.22 FOR 06.08.22 MEETING**

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
34	01.12.22	ACTION	Mr. Wilkes to work with Ms. Comella to identify locations to build or rent. Mr. Wilkes to contact the County regarding the development options for the strip of land next to Publix.			X	04.13.22
35	02.09.22	ACTION	Mr. Adams to assist Ms. Hlebak in finding other vendors for the repairs to the structure on Lyon Pine Lane and Chapin Pass. 03.09.22 The sidewalk repairs at both locations were completed. A proposal to Mr. Hlebak to build a structure at the junction box was pending.			X	04.13.22
36	02.09.22	ACTION	Mr. Adams to provide the CDD's after-hours emergency telephone numbers for irrigation issues to the Welcome Center, to post on their website.			X	04.13.22
37	03.09.22	ACTION	Mr. Adams to have boards on Rangeland wooden bridge reinspected.			X	04.13.22
38	03.09.22	ACTION	Mr. Adams pursuing proposal from Engineer servicing concrete bridges to perform the study on the wooden bridges.			X	04.13.22
39	03.09.22	ACTION	Mr. Adams to add certain signage on the other side of the lake at Rangeland and Esplanade.			X	04.13.22
40	03.09.22	ACTION	Mrs. Adams to have Solitude inspect the dirt pond on Mellon Drive and the area before asking Taylor Morrison to address homeowners' complaints about construction debris behind the silt fence at Westmore Court.			X	04.13.22
41	03.09.22	ACTION	Mr. Adams to ask patrol to focus on Night Star & Barbour Tr.			X	04.13.22
42	03.09.22	ACTION	Ms. Willson to review the current Hog Contractor Agreement and discuss with the CDD's insurance provider, best practices and ability to permit homeowners to hunt in the preserve.			X	04.13.22
43	03.09.22	ACTION	Mr. Yahn going over billing with DTE.			X	04.13.22
44	02.09.22	ACTION/AGENDA	Mr./Mrs. Adams to solicit bids from sidewalk cleaning contractors. 3.09.22 Mr. Adams to incorporate Ms. Hlebak's proposal & others into a spreadsheet to present at the next mtg.			X	05.11.22

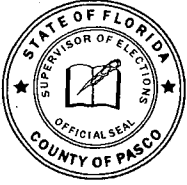
**TSR CDD
ACTION & COMPLETED ITEMS LIST
05.11.22 FOR 06.08.22 MEETING**

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
45	02.10.21	ACTION	Staff to ensure that the Heidt plan and as-built drawings are exhibits to proposal for M11-A washout repairs. 04.14.21 Heidt to review upon project completion. 05.12.21 Staff waiting on survey to be completed. 08.11.21 Project would commence after rainy season. 10.13.21 Staff received surveys; project would commence in three months. 01.12.22 Contract or contacted to commence project. 4.13.22 Project is scheduled to commence on Monday, April 18 th and be completed in three weeks, weather permitting.			X	05.11.22
46	12.01.21	ACTION AGENDA	Mr. Adams to ask Mr. Wilkes to report on Mr. Silber's request to make Longspur & Fence Post Drive intersection a four-way stop and turn some of the parking spaces into plant beds, at the next meeting. 03.09.22 Mr. Adams to call Mr. Wilkes tomorrow.			X	05.11.22
47	03.09.22	ACTION	Mr. Adams to research deed to determine ownership of retaining wall on Tract B-1 and review similar process with the Builder for homeowner or HOA maintaining wall.			X	05.11.22
48	03.09.22	ACTION/ AGENDA	Mr. Adams to present landscape bid specs at May meeting.			X	05.11.22
49	03.09.22	ACTION/ AGENDA	Mr. Adams to include in the proposed Fiscal Year 2023 budget: 1. Adjust the "Commercial shared costs" and reduce trash assessment revenue from \$49,000 to \$10,000 or \$15,000. 2. Insert funds to purchase benches along Huckleberry Pond. 3. Add funds for bridge repairs and to redo the brick pavers on the bridge.			X	05.11.22
50	04.13.22	ACTION	Per Mr. Silber, Staff to establish a requirement of staffing needs.			X	05.11.22
51	04.13.22	ACTION	Mr. Call to call for info on the current meeting location site.			X	05.11.22
52	04.13.22	ACTION	Mr. Adams & Mr. Yahn to present counter offer to DTE & request pro-ration of the credit for 6 months & report back.			X	05.11.22

TSR

COMMUNITY DEVELOPMENT DISTRICT

14CI



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

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

April 19, 2022

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

Dear Daphne Gillyard:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2022.

- | | |
|--|-------|
| • Abbott Square Community Development District | 0 |
| • Avalon Park West Community Development District | 3 |
| • Heritage Pines Community Development District | 1,995 |
| • Parkview at Long Lake Ranch Community Development District | 142 |
| • Silverado Community Development District | 692 |
| • Summerstone Community Development District | 106 |
| • TSR Community Development District | 4,216 |

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

Sincerely,

Tiffannie A. Alligood
Chief Administrative Officer

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

TSR

COMMUNITY DEVELOPMENT DISTRICT

14CII

TSR COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE

LOCATION

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
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 14, 2022	Public Hearing and Regular Meeting	5:00 PM

**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		
REVENUES					
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>
EXPENDITURES					
Professional & administrative					
Supervisors	-	646	2,000	2,646	5,100
Management	42,070	21,035	21,035	42,070	42,070
Legal ¹	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		
Field operations					
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>

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

TSR

COMMUNITY DEVELOPMENT DISTRICT

14DI



Monthly Summary Report

May, 2022

Submitted by:

Renee Hlebak, Starkey Ranch Lifestyle Director

Alex Murphy, Operations Director



Starkey.

R A N C H

Where life takes root.



MAY PROGRAM HIGHLIGHTS

PROGRAM	CATEGORY	PARTICIPATION
May the 4th	Family Social	60
Cinco De Mayo	Adult Social / Pick Up	110
Mother Knows Best	Family Social	75
Yippy Hour	Family & Dog Social	13 Dogs & Owners
Yappy Hour	Family & Dog Social	6 Dogs & Owners
Food Truck Friday	Family Social	150+
Kid's Night Out	Kids Social	25
Crafty Kids Afternoon	Kids Social	35
Meet & Mingle	Adult Social	10
Too Cool for School	Kids Social	35+
Drink This, Make That	Adult Social	13
Music in the Park	Family Social	150+
Memorial Day Celebration	Family Social	50+
What's for Dinner?	Family Social	100+
Toddler Time	Family Social	10 Toddlers/Week
Yoga & Zumba	Group Fitness	8/Class

MAY PROGRAM PHOTOS



MAY AMENITY RENTALS

AMENITY LOCATION	FREQUENCY	REVENUE
Cunningham Hall	5 Days /25 Hours	\$1,250
Whitfield Park Pavilion	7 Days/27 Hours	\$405
Homestead Park Pavilion	5 Days/11 Hours	\$315
Albritton Park – Coming Soon!	N/A	N/A
Rentals usually take place Friday – Sunday, pending Lifestyle Programs and needed access to the facilities. Resident Clubs, Fitness and Community Associations are not included in these numbers. Deposits for Cunningham Hall and Damage Costs are not included. Damage costs are rarely charged/a concern after rentals. Deposit Checks for Cunningham Hall are held until the Monday after the rental, they are then returned or shred per the resident’s request.		

JUNE PROGRAM FORECAST

PROGRAM	DATE
Splash into Summer	June 4th
Yippy Hour	June 7th
Yappy Hour	June 9th
CPR	June 9th
Food Truck Friday	June 10th
Meet & Mingle	June 14 th
Kid's Night Out	June 17th
Dad's & Dudes	June 19 th
Drink This, Make That	June 22 nd
Music in the Park	June 24 th
What's for Dinner	June 28 th
Summer Cocktail Hour	June 29th
Toddler Time	Every Monday (No Class on May 30 th)
Yoga & Zumba	Every Monday & Tuesday
Group, ISR & Private Swim Lessons	Daily Based on Request & Weather



RESIDENT CONNECTIONS

POSITIVE (+) OR NEGATIVE (-)	COMMENT	ACTION TAKEN
-	<p style="text-align: center;">Park & Pool Signs</p> <p>The Lifestyle Team has received complaints the signage is not enough in the community. We need larger signs or more of them throughout the CDD Parks. One resident stated no one knows who TSR CDD is and stated many families come regularly to our parks and pools that don't live here. They have overheard them talking when they meet other families or they have put their little one over the gate to open the door. Another neighbor complained its not clear how old you have to be to use the pools or canoes/kayaks.</p>	<p>The Lifestyle Director has responded to each of these residents letting them know the signs and age requirements are listed everywhere. When entering almost every angle of the parks, every pool gate, in every community update and app notification reminder that goes out. Residents are responsible to know the policies and rules when closing on their homes.</p>
+	<p style="text-align: center;">Mother Knows Best Brunch</p> <p>Residents expressed how much they enjoyed Miss. Nikole's Mother's Day Brunch this year. Having a more exclusive feeling, catered sit down event.</p>	<p>The Lifestyle Team likes to take different events and change them up. We enjoy trying something new or adjusting different activities to try and appease as many as possible. Sometimes it works and some times it's all trial & error.</p>
-	<p style="text-align: center;">Motorized Mini Bikes on Sidewalks & Trails</p> <p>A neighbor reached out via email about an experience he had with a group of teenagers on Motorized Mini Bikes on the trails and that the situation needs to be address by the CDD/Community Security.</p>	<p>The team did let the resident know they forwarded their email to the Lifestyle Director and she sent it to District Management. Staff runs into this more and more in the parks and even with parents teaching their children to ride them in the grass of Homestead Park. Most families are very understanding, but the argument of the Lifestyle Team enforcing Gold Carts and Motorized Scooters is nothing new, but our team can't be everywhere and we constantly have to explain we do not have security.</p>

RESIDENT INTERACTIONS

TOTAL VISITS BY DAY/MONTH	
Monday	89
Tuesday	99
Wednesday	43
Thursday	77
Friday	101
Saturday	62
Sunday	36
TOTAL CALLS & EMAILS BY DAY/MONTH (Does NOT include Program or Rental Requests)	
Monday	71
Tuesday	44
Wednesday	27
Thursday	30
Friday	21
Saturday	76
Sunday	19

OVERALL UTILIZATION	
Total Visits (Mon – Sat 10am to 5pm, Sun 12pm to 5pm)	507
Total Calls & Emails (Does NOT include Program or Rental Requests)	288

FACILITY OPERATIONS & MAINTENANCE

ITEM	STATUS	CONCLUSION
Leaks at Cunningham Hall	Completed	Roof repaired and no leaks since.
Broken Dog Water Bowl at Houndstead Park	Complete	Dog bowl was over flowing and water would not shut off. Field Staff came out on a Saturday, got all the parts and had it replaced in just a few hours.
Pool Chair Repairs	In Progress	Repair kits arrived. Perfect rainy day task.
Spraying Wasps and Bees Nests	Complete	Several nests/hives have started to pop up in the pool/playground areas. Staff sprays/knocks them down when they can or when they are reported.
Bathroom Light Fixture Issues	Complete	Fixture received and installed.
Install New Changing Stations	In Progress	Baby Changing Stations damaged again, one bent beyond repair at each pool. New ones on order.
Fungus on Trail	Complete	Asphalt replaced and so far no regrowth.
Maintenance on Gator/Field Cart	Complete	Our Field Specialists completed maintenance on the Gator/Field Cart. Oil change, filters, etc.
Junction Box at Pocket Park	In Progress	Chapman Land Services has repaired the Junction Box and just waiting on SOD to complete project.
Touch-up painting, pressure washing, filling holes at the dog parks, replacing boards & bricks on pedestrian walk ways.	In Progress	Ongoing projects in the community continually needing to be addressed. This does not include daily Park Attendant duties such as trash, park checks, rentals, etc.

THANK YOU.



TSR

COMMUNITY DEVELOPMENT DISTRICT

14DII



Clear Tech Pools, Inc.
 PO Box 41750
 St. Pete, FL 33743
 727-347-6770
 License #CPC-1459346
 License #EC13009571

BILL TO

Whitfield Park Starkey Ranch
 2500 Heart Pine Avenue
 Odessa, FL 33556 USA

ESTIMATE 1500410007	ESTIMATE DATE May 31, 2022
-------------------------------	--------------------------------------

JOB ADDRESS

Whitfield Park Starkey Ranch
 2500 Heart Pine Avenue
 Odessa, FL 33556 USA

Job: 1499642134

ESTIMATE DETAILS

Pool Cleaning Service: Service for the pool at the above address in Odessa to include (3) full service visits, and (2) chemical check only visits per week including chemicals at a rate of \$2050.00 per monthly billing period.

Full Service will include the following:

- Balancing Water Chemistry to Code
- Maintain Log Books
- Clean Equipment Rooms as Needed
- Adding Necessary Chemicals
- Adjusting ORP Control Systems
- Emptying Pump & Skimmer Baskets every
- Cleaning Tiles
- Brushing Walls
- Skimming Surface
- Backwashing / Cleaning Filters
- Vacuuming
- Designated Uniformed Service Personnel
- Designated Account Manager
- Faster Response for Repairs
- 24 Hour Availability

TASK	DESCRIPTION	QTY
Commercial Service	Commercial Service: Monthly Commercial Pool Service	1.00

SUB-TOTAL \$2,050.00

TOTAL

\$2,050.00

We sincerely appreciate your business. Payment is due upon receipt. Total services rendered. Thank you