

**TSR**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**March 8, 2023**

**BOARD OF SUPERVISORS  
REGULAR  
MEETING AGENDA**

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA**

**LETTER**

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

March 1, 2023

Board of Supervisors  
TSR Community Development District

**ATTENDEES:**  
Please identify yourself each  
time you speak to facilitate  
accurate transcription of  
meeting minutes.

**NOTE: Meeting Time**

Dear Board Members:

The Board of Supervisors of the TSR Community Development District will hold a Regular Meeting on March 8, 2023 at 6:00 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. Developer Updates
  - A. Construction – Landscape Plans
  - B. Landscape Yard – Conversations with LMP
4. Continued Discussion/Recommendation: Landscaping Maintenance Staging Area
5. Update: Frontier’s Repairs to Damaged Sod
6. Update: Welcome Center Lease Negotiations
7. Acceptance of Unaudited Financial Reports as of January 31, 2023
8. Approval of February 8, 2023 Regular Meeting Minutes
9. Action & Completed Items
10. Staff Reports
  - A. District Counsel: *Kutak Rock, LLP*
  - B. District Engineer: *Heidt Design, LLC*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - NEXT MEETING DATE: April 12, 2023 at 6:00 PM

○ QUORUM CHECK

SEAT 1	DAVID DEENIHAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	FRANK STALZER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	JASON SILBER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	RAY SZELEST	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	MARY COMELLA	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

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

11. Supervisors' Requests

12. Adjournment

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

Sincerely,

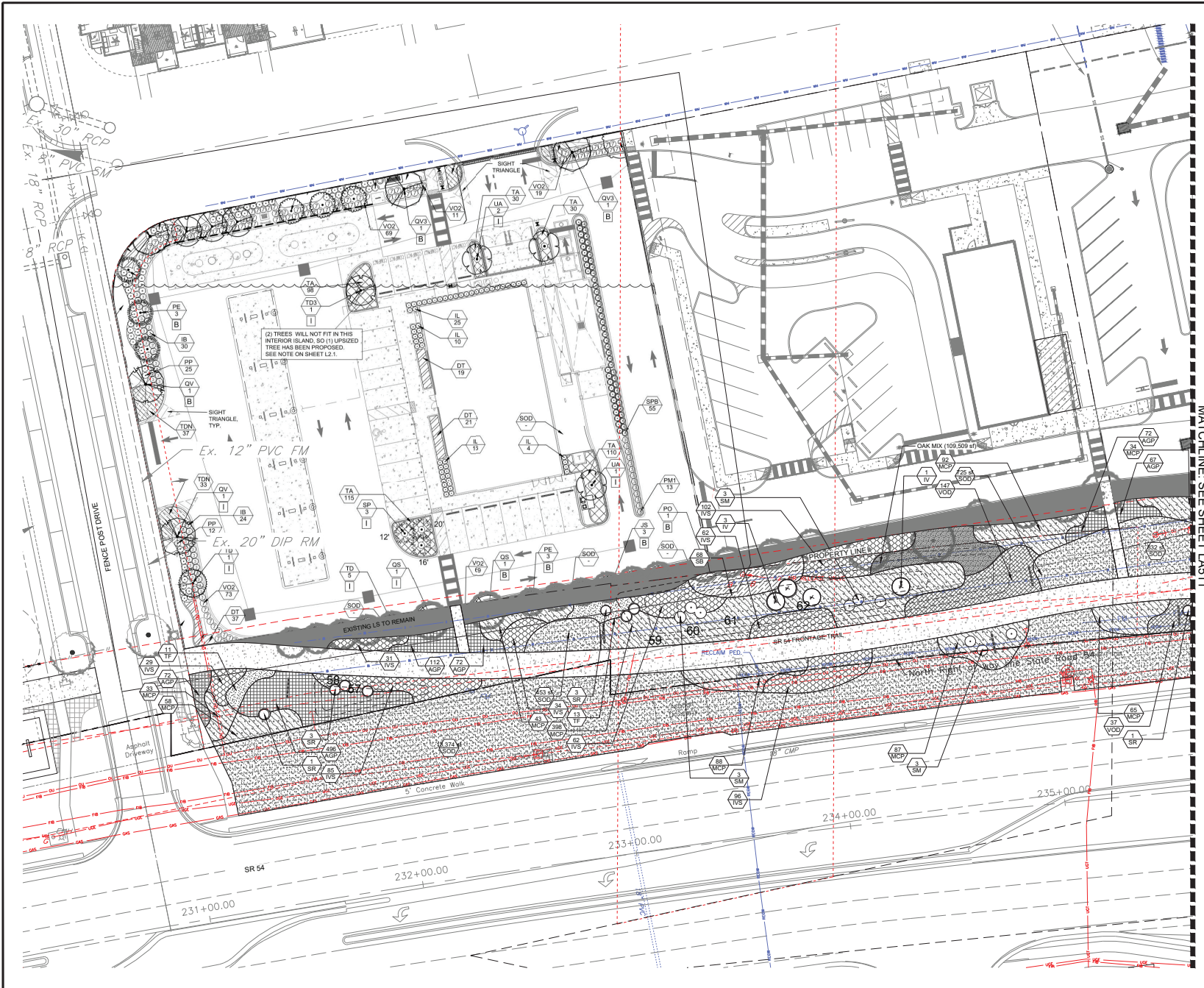


Chesley E. Adams, Jr.  
District Manager

**TSR**

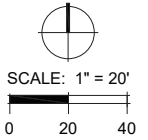
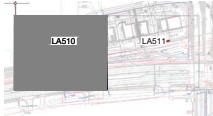
**COMMUNITY DEVELOPMENT DISTRICT**


**3A**



MATCHLINE: SEE SHEET LA511

KEY PLAN



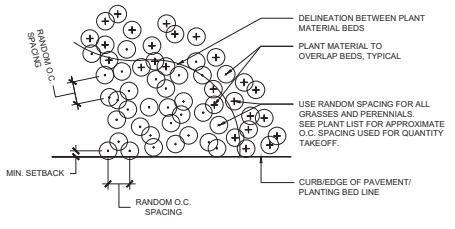


**DIX-HITE**  
155 WEST BIRCH AVENUE  
LONGWOOD, FLORIDA 32750  
407.647.1777

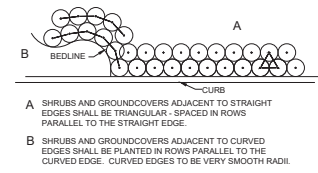
Date:	08/30/22
Drawn by:	AF
Reviewed by:	SH, TH, KS
Job Number:	210204
Issued for:	Date:
<p><b>SR 54 FRONTAGE PHASE 2</b> Pasco County, Florida</p> <p>Gentry Land Company 521 13th Street, Saint Cloud 34769</p>	
100% CONSTRUCTION DOCUMENTS	LANDSCAPE PLAN
NOT FOR CONSTRUCTION	
Sheet Number: <b>LA510</b>	



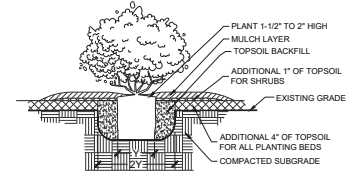
- NOTES:
1. THE CONTRACTOR SHALL LAYOUT A TEST AREA WITH TWO DIFFERENT PLANT MIXES ADJOINING FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
  2. THE PERIMETER OF ALL ALIGNING PLANTING BEDS SHALL OVERLAP RANDOMLY INTO NEIGHBORING BEDS.
  3. INTERIOR PORTIONS OF EACH BED SHALL BE PLANTED AT APPROPRIATE AVERAGE SPACING ACCORDING TO THE PLANT LIST.
  4. SOME SELECT SPECIES WILL BE PLANTED ON REGULAR TRIANGULATED SPACING AS DIRECTED BY LANDSCAPE ARCHITECT.
  5. SETBACKS ARE APPLICABLE TO ALL HARDSCAPE ITEMS.
    - 18" MIN. SETBACK FOR SHRUBS
    - 12" MIN. SETBACK FOR GROUNDCOVERS



**1** RANDOM PLANT LAYOUT  
LA600 SCALE: N.T.S.



**2** TYPICAL SHRUB LAYOUT  
LA600 SCALE: N.T.S.



**3** SHRUB PLANTING  
LA600 SCALE: N.T.S.



TREE PLANTER BOX CHARACTER IMAGE

\* NOTE  
PER EXISTING UTILITY LAYOUT, CONTRACTOR TO PROVIDE ALL PROPOSED TREES TO OCCUR WITHIN TREE FARM PLANTER BOX PER IMAGE ABOVE. CONTRACTOR TO PROVIDE SUBMITTAL OF PLANTER BOX DESIGN FOR REVIEW APPROVAL. SEE PLANT SCHEDULE (\*) FOR APPLICABLE PLANTS TO OCCUR WITHIN PLANTER BOX.

**LANDSCAPE NOTES**

1. CONTRACTOR IS EXPECTED TO CARRY OUT ALL RESPONSIBILITIES SET FORTH IN THESE LANDSCAPE NOTES AND IN THE LANDSCAPE SPECIFICATIONS. THEY WILL BE STRICTLY ENFORCED BY THE OWNER/LA.
2. ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER ACCORDING TO THE CURRENT NURSERY GRADES AND STANDARDS.
3. ALL PLANT BEDS SHALL BE DRESSED WITH 3" LAYER OF MULCH. ALL OTHER AREAS SHALL RECEIVE SOD (SEE PLAN FOR TYPE).
4. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO INSTALLATION.
5. ALL PLANTS SHALL MEET SIZE, CONTAINER, AND SPACING SPECIFICATIONS. ANY MATERIAL NOT MEETING SPECIFICATIONS SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
6. CONTRACTOR SHALL BE RESPONSIBLE TO RECEIVE THE LANDSCAPE ARCHITECT'S APPROVAL OF ALL PLANT BED LAYOUTS AND TREE LOCATIONS PRIOR TO INSTALLATION. IF PLANT MATERIAL IS INSTALLED PRIOR TO LANDSCAPE ARCHITECT'S APPROVAL, CONTRACTOR WILL BE SUBJECT TO RELOCATING THE MATERIAL AT THE LANDSCAPE ARCHITECT'S REQUEST AND THE CONTRACTOR'S OWN EXPENSE.
7. ALL SHRUBS SHALL BE PLANTED 1'-1/2" AND TREES 2'-1/2" ABOVE GRADE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER PLANT HEALTH IN ON-SITE SOILS.
8. CONTRACTOR SHALL PERFORM SOIL TESTING PRIOR TO CONSTRUCTION 1) TO DETERMINE NUTRIENT STATUS AND PH OF SOIL AND 2) TO DETERMINE THE SOIL TEXTURE IN THE TOP 0" - 12" OF SOIL, AND THEN AMEND THE SOIL BASED ON THE RESULTS OF THE TESTS. SEE THE LANDSCAPE SPECIFICATIONS FOR MORE INFORMATION.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING. GRADING SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
10. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
11. CONTRACTOR SHALL SUBMIT UNIT PRICES FOR ALL BID ITEMS.
12. SOIL SHALL BE FREE FROM LIME ROCK AND CONSTRUCTION DEBRIS.
13. IN THE EVENT OF A CONFLICT BETWEEN QUANTITIES REPRESENTED ON THE PLAN VS. QUANTITIES SHOWN ON THE PLANT LIST, THE PLAN SHALL CONTROL.
14. CONTRACTOR SHALL MAINTAIN TREES IN A STRAIGHT AND PLUMB POSITION FOR ONE YEAR. CONTRACTOR SHALL STAKE ALL TREES IF REQUIRED BY THE JURISDICTION.
15. PRIOR TO REMOVAL OF ANY TREES, THE TREES TO BE RETAINED SHALL HAVE PROTECTIVE TREE BARRIERS.
16. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THEIR OWN TAKE OFFS AND QUANTITIES. THE QUANTITIES ON THE PLANT LIST SERVE ONLY AS A GUIDE TO THE OWNER AND L.A. THIS INCLUDES SOD AND MULCH QUANTITIES OF WHICH THE CONTRACTOR SHALL BE HELD TO BID QUANTITIES.
17. SUCCESSFUL BIDDER SHALL LOCK UP ALL MATERIALS IMMEDIATELY AFTER CONTRACT ASSIGNMENT. PLANTS SHALL BE HELD DURING THE PERIOD FROM CONTRACT TO INSTALLATION TO ALLOW ADDITIONAL GROWTH. ALL PLANTS WILL BE REQUIRED TO BE FULL AND HEALTHY. CONTRACTOR SHALL ARRANGE FOR PLANT APPROVAL PRIOR TO DELIVERY, EITHER BY SAMPLES, PHOTOS, OR NURSERY VISITS.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR WARRANTY OF HEALTH OF PLANTS IN ON-SITE SOILS. IF, DURING DIGGING, CONTRACTOR DISCOVERS WATERLOGGED, CLAYEY, COMPACTED OR SIMILARLY POORLY DRAINED SOILS, IT SHOULD BE BROUGHT TO THE ATTENTION OF OWNER/LANDSCAPE ARCHITECT FOR REMEDIAL ACTION.
19. CONTRACTOR SHALL ANTICIPATE THE FIRST FIVE FEET AROUND BUILDING PERIMETER WILL BE COMPACTED AND FOUNDATION BEDS SHOULD BE TILLED AND IMPROVED TO SUSTAIN VIGOROUS, HEALTHY PLANT GROWTH.

**PLANT SCHEDULE**

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	REMARKS
PE1	3	Pinus elliotti	Slash Pine	30 gal	3" Cal. 8'-10" Ht. Full, Healthy
PO	5	Platanus occidentalis	American Sycamore	65 gal	3.25" Cal. 16' Ht. 6" Spd. Full + Healthy
QV3	1	Quercus virginiana	Southern Live Oak	100 gal	4.75" Cal. 18' Ht. 10" Spd. Full, Healthy
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	REMARKS
IV	13	Ilex vomitoria	Yaupon Holly	15 gal	6" Ht x 5" Spd. Multi-trunk, Full, Healthy
SM	17	Sabal minor	Dwarf Palmetto	7 gal	30" Ht, 30" Spd. Full + Healthy
SR	33	Serenoa repens 'Cinerea'	Silver Saw Palmetto	15 gal	18"-18" Full, Healthy
SB2	7	Spartina bakeri	Sand Cordgrass	1 gal	24"-30" Ht., 36" O.C., Full, Healthy
ZF	3	Zamia floridana	Florida Coontie	3 gal	15"-18" Ht., Full, Healthy
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT	REMARKS
CA-MIX	1,296	Callicarpa americana	American Beautyberry	3 gal	18" Ht. x 14" Spd., Full, Healthy 10% @ 48" O.C.
HPC-MX	6,911	Hamelia patens 'Compacta'	Dwarf Scarlet Bush	3 gal	18" Ht. x 14" Spd., Full, Healthy 30% @ 36" O.C.
SM-MIX	830	Sabal minor	Dwarf Palmetto	7 gal	22"-28" Ht., Full, Healthy 10% @ 60" O.C.
TF-MIX	3,240	Tripsacum floridanum	Dwarf Fakahatchee Grass	1 gal	18"-24" Ht., Full, Healthy 25% @ 48" O.C.
VD-MIX	3,456	Viburnum obovatum 'Densa'	Dwarf Walter's Viburnum	3 gal	14" Ht. x 14" Spd., Full, Healthy 15% @ 36" O.C.
ZF-MIX	1,893	Zamia floridana	Coontie Palm	3 gal	15"-18" Ht., Full, Healthy 10% @ 42" O.C.
IVS	1,157	Ilex vomitoria 'Stokes Dwarf'	Dwarf Yaupon	3 gal	16" x 20", Full, Healthy 30" O.C.
MCP	1,902	Muhlenbergia capillaris	Pink Muhly	1 gal	18"-24" Ht., Full, Healthy 30" O.C.
SB	68	Spartina bakeri	Sand Cord Grass	1 gal	24"-30" Ht., 36" O.C., Full, Healthy 36" O.C.
TF	24	Tripsacum floridanum	Dwarf Fakahatchee Grass	1 gal	24"-30" Ht., Full, Healthy 48" O.C.
VOD	380	Viburnum obovatum 'Densa'	Dwarf Walter's Viburnum	3 gal	16" Ht. x 14" Spd., Full, Healthy 30" O.C.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	REMARKS
AGP	1,681	Arachis glabrata 'Ecoturf'	Perennial Peanut	Quart	1 Quart, 6" Ht. 24" O.C., Full Healthy
SOD	36,642 sq ft	Bahia sod	Bahia sod-no mow	Sod	Disease & Weed Free



Date: 08/30/22  
 Drawn by: AF  
 Reviewed by: SH, TH, KS  
 Job Number: 210294  
 Issued for: \_\_\_\_\_ Date: \_\_\_\_\_

SR 54 FRONTAGE PHASE 2  
 Pasco County, Florida  
 Gentry Land Company  
 521 1 3th Street, Saint Cloud 34769

100% CONSTRUCTION DOCUMENTS  
 LANDSCAPE DETAILS, NOTES, AND  
 PLANT SCHEDULE

NOT FOR CONSTRUCTION

Sheet Number:  
**LA600**



# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **4**

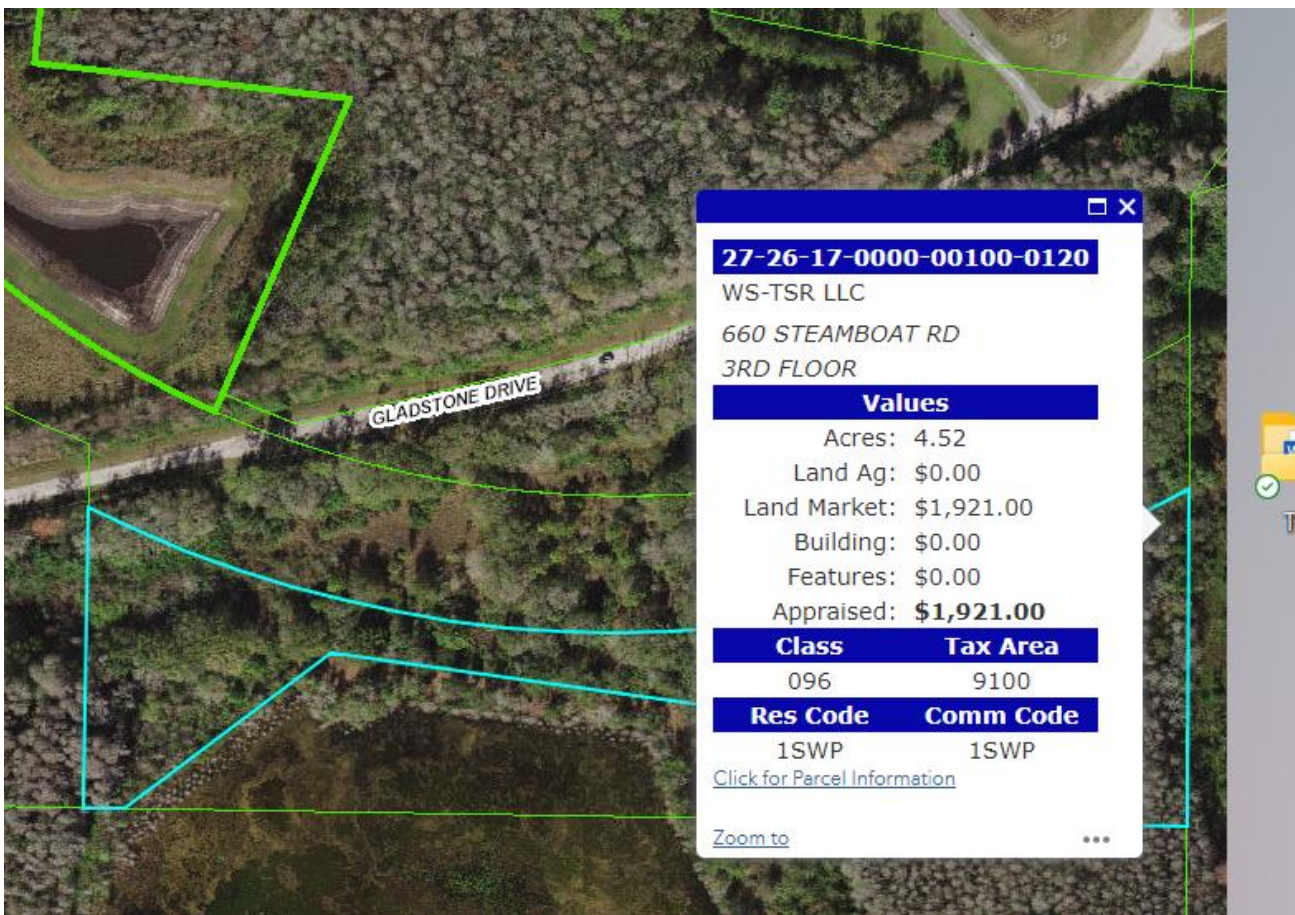
## LANDSCAPE MAINTENANCE STAGING AREA DISCUSSION

In a recent landscaping meeting, the discussion of the landscaping maintenance staging area came up again. LMP has several employees that live within proximity to Starkey Ranch. There is a tremendous cost savings and time savings to have these employees report to work at Starkey Ranch, with their equipment already on site. Sunscape Consulting, LMP and Operations all agree that it is of critical importance to create the proposed landscaping maintenance staging area.

As the Board may recall, a proposal for fencing was obtained in October from Florida State Fence to assist with planning the costs for elements of the proposed staging area. The proposal is in the amount of \$22,124.00, which is for 600 ft of fencing. This would include fencing and two drive gates.

According to the proposal provided by LMP, the district would save \$21,000 per year off their contract if the staging area was completed. After year one, the district would come close to breaking even on the fencing based on the initial proposal that we received. Over the course of three years, the district would save \$63,000 off their maintenance contract.

Operations recommendation is that the board negotiate with the developer to take possession of the property suggested for the landscaping maintenance staging area, working with the developer to efficiently clear the site, and secure the proposed fencing for the site. In discussions with LMP, it seems like they would have some willingness to potentially fund the balance of the items needed. This way the District could allow them to pursue any additional requirements they need for the site, including but not limited to water, electric, and portables. By working together, splitting the responsibilities, we are able to do so at a much lower expense than if the District took on all the responsibility of creating the site.



**EXHIBIT 2 - FEE SUMMARY**

Contractor: Landscape Maintenance Professionals, Inc.  
 Address: PO BOX 267 Seffner, FL 33583  
 Phone: (813) 757-6500  
 Email: [scott.carson@lmp.com](mailto:scott.carson@lmp.com)  
 Contact: Scott A. Carlson (813) 784-7990

Property: Starkey Ranch TSR CDD  
 Address: 9220 Bonita Beach Rd. Suite 214  
 Bonita Springs, FL 34135  
 Phone: 239-464-7114  
 Email: [Adams@wbhassociates.com](mailto:Adams@wbhassociates.com)  
 Contact: Chuck Adams

Dates: 1/1/23 through 12/31/23

2023	2023	2023	2023	2023	2023	2023	2023	2023	2023	2023	2023	2023	2023	TOTAL
JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC			
<b>GENERAL SERVICES (Schedule A)</b>	128,112	83,272	81,094	91,704	123,327	105,269	116,924	105,814	105,814	117,469	92,704	121,273		\$1,272,776
<b>GENERAL SERVICE (Schedule A)</b> <i>Perennial Peanut Plantings</i>	2,000	2,500	3,500	6,000	7,000	7,000	7,000	5,000	5,000	5,000	5,000	5,000		\$60,000
<b>TURF CARE (Schedule B)</b>	3,454	3,131	27,310	8,616	28,077	26,983	14,425	14,102	14,102	21,821	3,131	14,102		\$179,254
<b>TREE/SHRUB CARE (Schedule C)</b>	501	9,603	501	501	501	501	9,603	501	501	9,603	501	501		\$33,318
<b>BEDDING PLANTS (Schedule D)</b> <i>0 Units Per Rotation</i>														\$0
<b>BED DRESSING (Schedule D)</b> <i>0 Bales of Pine Straw</i>														\$0
<b>PALM TRIMMING (Schedule D)</b> <i>46 Sabal</i>						1,380								\$1,380
<b>IRRIGATION MAINT. (Schedule E)</b> <i>1,100 Number of Zones</i>	13,200	13,200	13,200	13,200	13,200	13,200	13,200	13,200	13,200	13,200	13,200	13,200		\$158,400
<b>TOTAL FEE PER MONTH:</b>	\$147,267	\$111,706	\$125,605	\$120,021	\$172,105	\$154,333	\$161,152	\$138,617	\$138,617	\$167,093	\$114,536	\$154,076		\$1,705,128
<b>Flat Fee Schedule</b>	\$142,094	\$142,094	\$142,094	\$142,094	\$142,094	\$142,094	\$142,094	\$142,094	\$142,094	\$142,094	\$142,094	\$142,094		\$1,705,128

Total if CDD provides onsite landscape staging area **\$1,684,128.00**

**ONSITE LANDSCAPE STAGING AREA PRICE REDUCTION WOULD BE \$1,750.00 PER MONTH \$21,000.00 PER YEAR**

**PRICING BASED ON :**  
 ONSITE STORAGE BEING FENCED IN WITH AN 8 FT HIGH FENCE AND 2 DRIVING GATES  
 GRAVEL BASE OF SIX INCHES ESTABLISHED FROM THE ENTRANCE GATE TO DRIVE GATE  
 ESTABLISHMENT OF ELECTRICAL SERVICE

LMP Bid v10.25.22.01



**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
JANUARY 31, 2023**

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
JANUARY 31, 2023**

	General Fund	Debt Service Fund Series 2015	Debt Service Fund Series 2015A	Debt Service Fund Series 2016	Debt Service Fund Series 2017	Debt Service Fund Series 2018	Debt Service Fund Series 2019	Capital Projects Fund Series 2015A	Capital Projects Fund Series 2016	Capital Projects Fund Series 2018	Capital Projects Fund Series 2019	Total Governmental Funds
<b>ASSETS</b>												
Cash	\$ 4,647,502	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,647,502
Investments												
Revenue	-	674,283	634,166	628,161	758,313	598,693	310,632	-	-	-	-	3,604,248
Reserve	-	625,494	651,844	481,322	403,162	320,366	165,100	-	-	-	-	2,647,288
Prepayment	-	1,614	1,749	-	-	-	-	-	-	-	-	3,363
Construction	-	-	-	-	-	-	-	441	86	-	257,242	257,769
Undeposited funds	26,298	-	-	-	-	-	-	-	-	-	-	26,298
Due from Developer C	53,909	-	-	-	-	-	-	-	-	-	-	53,909
Due from SMC Starkey LLC	7,483	-	-	-	-	-	-	-	-	-	-	7,483
Due from BW 54 Gunn West LLC	3,947	-	-	-	-	-	-	-	-	-	-	3,947
Due from PRD Real Estate 2 LLC	1,062	-	-	-	-	-	-	-	-	-	-	1,062
Due from BHBMC LLC	12,535	-	-	-	-	-	-	-	-	-	-	12,535
Due from FRMP-Odessa LLC	88,817	-	-	-	-	-	-	-	-	-	-	88,817
Due from Byron-Odessa LLC	4,011	-	-	-	-	-	-	-	-	-	-	4,011
Due from Ranch Development LLC	3,393	-	-	-	-	-	-	-	-	-	-	3,393
Due from Rockwell Fence Post LLC	3,120	-	-	-	-	-	-	-	-	-	-	3,120
Due from Starkey Ranch Asset	31,329	-	-	-	-	-	-	-	-	-	-	31,329
Due from Homes by West Bay	25,957	-	-	-	39,851	-	-	-	-	-	-	65,808
Due from other	1,318	-	-	-	-	-	-	-	-	-	-	1,318
Due from general fund	-	3,918	3,950	3,886	4,850	3,879	1,998	-	-	-	-	22,481
Utility deposit	2,405	-	-	-	-	-	-	-	-	-	-	2,405
Total assets	<u>\$ 4,913,086</u>	<u>\$1,305,309</u>	<u>\$1,291,709</u>	<u>\$1,113,369</u>	<u>\$1,206,176</u>	<u>\$922,938</u>	<u>\$477,730</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ -</u>	<u>\$ 257,242</u>	<u>\$11,488,086</u>
<b>LIABILITIES</b>												
Liabilities:												
Accounts payable	\$ 30,557	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,557
Credit card payable	2,932	-	-	-	-	-	-	-	-	-	-	2,932
Due to Developer	101,119	-	-	-	-	-	-	-	-	-	-	101,119
Due to other	28	-	-	-	-	-	-	-	-	-	-	28
Due to debt service fund 2015	3,918	-	-	-	-	-	-	-	-	-	-	3,918
Due to debt service fund 2015A	3,950	-	-	-	-	-	-	-	-	-	-	3,950
Due to debt service fund 2016	3,886	-	-	-	-	-	-	-	-	-	-	3,886
Due to debt service fund 2017	4,850	-	-	-	-	-	-	-	-	-	-	4,850
Due to debt service fund 2018	3,879	-	-	-	-	-	-	-	-	-	-	3,879
Due to debt service fund 2019	1,998	-	-	-	-	-	-	-	-	-	-	1,998
Contracts payable	-	-	-	-	-	-	-	-	-	-	15,797	15,797
Accrued taxes payable	122	-	-	-	-	-	-	-	-	-	-	122
Total liabilities	<u>157,239</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>15,797</u>	<u>173,036</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>												
Unearned revenue	957	-	-	-	-	-	-	-	-	-	-	957
Deferred receipts	235,564	-	-	-	39,851	-	-	-	-	-	-	275,415
Total deferred inflows of resources	<u>236,521</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>39,851</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>276,372</u>
<b>FUND BALANCES</b>												
Restricted for												
Debt service	-	1,305,309	1,291,709	1,113,369	1,166,325	922,938	477,730	-	-	-	-	6,277,380
Capital projects	-	-	-	-	-	-	-	441	86	-	241,445	241,972
Unassigned	4,519,326	-	-	-	-	-	-	-	-	-	-	4,519,326
Total fund balances	<u>4,519,326</u>	<u>1,305,309</u>	<u>1,291,709</u>	<u>1,113,369</u>	<u>1,166,325</u>	<u>922,938</u>	<u>477,730</u>	<u>441</u>	<u>86</u>	<u>-</u>	<u>241,445</u>	<u>11,038,678</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 4,913,086</u>	<u>\$ 1,305,309</u>	<u>\$ 1,291,709</u>	<u>\$ 1,113,369</u>	<u>\$ 1,206,176</u>	<u>\$ 922,938</u>	<u>\$ 477,730</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ -</u>	<u>\$ 257,242</u>	<u>\$ 11,488,086</u>

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDING JANUARY 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 27,868	\$ 4,215,280	\$4,606,136	92%
Assessment levy - off-roll O&M	10,041	10,041	-	N/A
Trash collection assessments	1,443	5,595	11,404	49%
Commercial shared costs	16,999	16,999	112,045	15%
Program revenue	1,336	6,645	12,000	55%
Interest	-	-	2,500	0%
Specialty program revenue	-	-	6,000	0%
Miscellaneous	2,125	5,675	15,000	38%
Total revenues	<u>59,812</u>	<u>4,260,235</u>	<u>4,765,085</u>	89%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Supervisors	861	2,153	10,200	21%
Management	3,506	14,023	42,070	33%
Legal	2,561	17,594	30,000	59%
Engineering	1,550	3,153	20,000	16%
Assessment administration	833	3,333	10,000	33%
Audit	-	-	4,570	0%
Arbitrage rebate calculation	-	750	3,000	25%
Dissemination agent	1,083	4,333	13,000	33%
Trustee	-	17,779	26,500	67%
Telephone	21	83	250	33%
Postage	123	363	1,500	24%
Printing & binding	167	667	2,000	33%
Legal advertising	538	794	3,500	23%
Annual special district fee	-	175	175	100%
Insurance	-	6,464	7,100	91%
Other current charges	130	450	3,500	13%
Office supplies	-	161	500	32%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	-	200	0%
Property appraiser	-	-	687	0%
Tax collector	557	86,844	95,961	90%
Total professional & administrative	<u>11,930</u>	<u>159,119</u>	<u>275,418</u>	58%
<b>Field operations</b>				
<b>Contract services</b>				
Field services	2,360	9,442	28,325	33%
Landscape maintenance	113,500	340,500	1,700,000	20%
Landscape consulting	5,000	20,000	60,000	33%
Landscape arbor care	6,083	18,689	155,000	12%
Wetland maintenance	-	-	68,168	0%
Wetland mitigation reporting	-	9,950	4,500	221%
Lake maintenance	8,878	25,457	100,000	25%
Community trash hauling	30,075	116,005	330,000	35%
Off-duty traffic patrols	-	200	20,000	1%
<b>Repairs &amp; maintenance</b>				
Repairs - general	-	4,935	20,000	25%
Operating supplies	5,868	8,207	8,000	103%
Plant replacement	-	11,598	70,000	17%
Mulch	-	-	200,000	0%
Playground mulch	-	-	18,000	0%
Sod	-	542	200,000	0%
Fertilizer/chemicals	-	-	30,000	0%

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDING JANUARY 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
Irrigation repairs	2,569	2,569	30,000	9%
Irrigation monitoring	-	-	2,280	0%
Security/alarms/repair	-	233	1,500	16%
Road & sidewalk	-	284	40,000	1%
Signage maintenance	-	480	-	N/A
Common area signage	-	785	3,000	26%
Bridge & deck maintenance	8,750	17,570	40,000	44%
Pressure washing	-	240	105,000	0%
Utilities - common area				
Electric	1,004	3,110	14,500	21%
Streetlights	33,433	99,069	380,000	26%
Irrigation - reclaimed water	1,957	12,668	70,000	18%
Gas	28	84	450	19%
Recreation facilities				
Amenity management staff/contract	25,900	98,674	389,820	25%
Office supplies	747	1,192	-	N/A
Office rental	-	-	80,000	0%
Office expenses	-	-	8,950	0%
Office utilities	-	-	8,850	0%
Office copy machine	992	2,457	4,875	50%
Janitorial	1,740	4,020	24,480	16%
Park A/C repairs & maintenance	-	630	5,000	13%
Pool cleaning	1,985	7,855	27,594	28%
Pool repairs & maintenance	140	385	2,500	15%
Pool fence & gate	-	631	2,000	32%
Pool - electric	2,582	7,093	36,000	20%
Pool - water	325	1,647	10,000	16%
Pool permits	-	-	1,100	0%
Pest services	-	125	500	25%
Insurance	-	54,411	69,706	78%
Cable/internet/telephone	1,096	4,325	10,000	43%
Access cards	991	991	5,500	18%
Activities	5,575	18,764	30,000	63%
Specialty programming	888	1,341	6,000	22%
Recreational repairs	-	-	2,500	0%
Pool signage	-	-	1,000	0%
Holiday decorations	-	8,000	8,000	100%
Other				
Contingency	-	2,990	20,000	15%
Capital outlay	-	-	30,000	0%
Total field operations	<u>262,466</u>	<u>918,148</u>	<u>4,483,098</u>	20%
Total expenditures	<u>274,396</u>	<u>1,077,267</u>	<u>4,758,516</u>	23%
Net increase/(decrease) of fund balance	(214,584)	3,182,968	6,569	
Fund balance - beginning (unaudited)	4,733,910	1,336,358	811,776	
Fund balance - ending (projected)	<u>\$ 4,519,326</u>	<u>\$ 4,519,326</u>	<u>\$ 818,345</u>	



**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND SERIES 2015 BONDS**  
**STATEMENT OF REVENUES, EXENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDING JANUARY 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 3,998	\$ 604,707	\$ 661,099	91%
Interest	5	17	50	34%
Total revenues	<u>4,003</u>	<u>604,724</u>	<u>661,149</u>	91%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	195,000	195,000	100%
Principal prepayment	-	5,000	-	N/A
Interest - 11/1	-	213,172	213,172	100%
Interest - 5/1	-	-	208,906	0%
Tax collector	81	12,093	13,773	88%
Total expenditures	<u>81</u>	<u>425,265</u>	<u>630,851</u>	67%
Excess/(deficiency) of revenues over/(under) expenditures	3,922	179,459	30,298	
Beginning fund balance (unaudited)	1,301,387	1,125,850	1,119,883	
Ending fund balance (projected)	<u>\$ 1,305,309</u>	<u>\$ 1,305,309</u>	<u>\$ 1,150,181</u>	

**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND SERIES 2015A BONDS**  
**STATEMENT OF REVENUES, EXENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDING JANUARY 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 4,031	\$ 609,700	\$ 666,558	91%
Interest	4	17	-	N/A
Total revenues	<u>4,035</u>	<u>609,717</u>	<u>666,558</u>	91%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	180,000	180,000	100%
Principal prepayment	-	15,000	-	N/A
Interest - 11/1	-	234,384	234,384	100%
Interest - 5/1	-	-	229,547	0%
Tax collector	80	12,193	13,887	88%
Total expenditures	<u>80</u>	<u>441,577</u>	<u>657,818</u>	67%
Excess/(deficiency) of revenues over/(under) expenditures	3,955	168,140	8,740	
Beginning fund balance (unaudited)	<u>1,287,754</u>	<u>1,123,569</u>	<u>1,101,463</u>	
Ending fund balance (projected)	<u><u>\$1,291,709</u></u>	<u><u>\$1,291,709</u></u>	<u><u>\$1,110,203</u></u>	

**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND SERIES 2016 BONDS**  
**STATEMENT OF REVENUES, EXENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDING JANUARY 31, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 3,965	\$ 599,737	\$ 655,667	91%
Interest	4	14	-	N/A
Total revenues	<u>3,969</u>	<u>599,751</u>	<u>655,667</u>	91%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	200,000	200,000	100%
Interest - 11/1	-	218,387	218,388	100%
Interest - 5/1	-	-	218,338	0%
Tax collector	79	11,993	13,660	88%
Total expenditures	<u>79</u>	<u>430,380</u>	<u>650,386</u>	66%
Excess/(deficiency) of revenues over/(under) expenditures	3,890	169,371	5,281	
Beginning fund balance (unaudited)	<u>1,109,479</u>	<u>943,998</u>	<u>938,085</u>	
Ending fund balance (projected)	<u><u>\$1,113,369</u></u>	<u><u>\$1,113,369</u></u>	<u><u>\$ 943,366</u></u>	

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND SERIES 2017 BONDS  
STATEMENT OF REVENUES, EXENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDING JANUARY 31, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 4,949	\$ 748,601	\$ 818,412	91%
Interest	4	13	-	N/A
Total revenues	<u>4,953</u>	<u>748,614</u>	<u>818,412</u>	91%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	245,000	245,000	100%
Interest - 11/1	-	277,816	277,816	100%
Interest - 5/1	-	-	273,375	0%
Tax collector	99	14,970	17,050	88%
Total expenditures	<u>99</u>	<u>537,786</u>	<u>813,241</u>	66%
Excess/(deficiency) of revenues over/(under) expenditures	4,854	210,828	5,171	
Beginning fund balance (unaudited)	<u>1,161,471</u>	<u>955,497</u>	<u>948,123</u>	
Ending fund balance (projected)	<u><u>\$1,166,325</u></u>	<u><u>\$1,166,325</u></u>	<u><u>\$ 953,294</u></u>	

**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND SERIES 2018 BONDS**  
**STATEMENT OF REVENUES, EXENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDING JANUARY 31, 2023**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 3,958	\$ 598,639	\$ 654,466	91%
Interest	3	10	-	N/A
Total revenues	<u>3,961</u>	<u>598,649</u>	<u>654,466</u>	91%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	170,000	170,000	100%
Interest - 11/1	-	234,422	234,422	100%
Interest - 5/1	-	-	231,022	0%
Tax collector	79	11,969	13,635	88%
Total expenditures	<u>79</u>	<u>416,391</u>	<u>649,079</u>	64%
Excess/(deficiency) of revenues over/(under) expenditures	3,882	182,258	5,387	
Beginning fund balance (unaudited)	<u>919,056</u>	<u>740,680</u>	<u>734,798</u>	
Ending fund balance (projected)	<u>\$ 922,938</u>	<u>\$ 922,938</u>	<u>\$ 740,185</u>	

**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND SERIES 2019 BONDS**  
**STATEMENT OF REVENUES, EXENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDING JANUARY 31, 2023**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 2,039	\$ 308,440	\$ 337,204	91%
Interest	2	6	-	N/A
Total revenues	<u>2,041</u>	<u>308,446</u>	<u>337,204</u>	91%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	110,000	110,000	100%
Interest - 11/1	-	107,775	107,775	100%
Interest - 5/1	-	-	106,125	0%
Tax collector	41	6,169	7,025	88%
Total expenditures	<u>41</u>	<u>223,944</u>	<u>330,925</u>	68%
Excess/(deficiency) of revenues over/(under) expenditures	2,000	84,502	6,279	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers out	(1)	(3)	-	N/A
Total other financing sources/(uses)	<u>(1)</u>	<u>(3)</u>	<u>-</u>	N/A
Fund balance:				
Net increase/(decrease) in fund balance	1,999	84,499	6,279	
Beginning fund balance (unaudited)	475,731	393,231	390,203	
Ending fund balance (projected)	<u>\$477,730</u>	<u>\$ 477,730</u>	<u>\$ 396,482</u>	

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
CAPITAL PROJECTS FUND SERIES 2015A BONDS  
STATEMENT OF REVENUES, EXENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDING JANUARY 31, 2023**

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

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
CAPITAL PROJECTS FUND SERIES 2016 BONDS  
STATEMENT OF REVENUES, EXENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDING JANUARY 31, 2023**

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



**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
CAPITAL PROJECTS FUND SERIES 2018 BONDS  
STATEMENT OF REVENUES, EXENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDING JANUARY 31, 2023**

	Current Month	Year To Date
<b>REVENUES</b>	\$ -	\$ -
Total revenues	-	-
 <b>EXPENDITURES</b>		
Capital outlay	-	38,809
Total expenditures	-	38,809
 Excess/(deficiency) of revenues over/(under) expenditures	-	(38,809)
 Beginning fund balance (unaudited)	-	38,809
Ending fund balance (projected)	\$ -	\$ -

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
CAPITAL PROJECTS FUND SERIES 2019 BONDS  
STATEMENT OF REVENUES, EXENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDING JANUARY 31, 2023**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 2	\$ 33
Total revenues	2	33
<b>EXPENDITURES</b>		
Capital outlay - construction	89	2,160,929
Total expenditures	89	2,160,929
Excess/(deficiency) of revenues over/(under) expenditures	(87)	(2,160,896)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfers in	1	3
Total other financing sources/(uses)	1	3
Net change in fund balance	(86)	(2,160,893)
Beginning fund balance (unaudited)	241,531	2,402,338
Ending fund balance (projected)	\$ 241,445	\$ 241,445

## TSR CDD Check Detail January 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	0	01/02/2023	SUNTRUST BANK	101.002 · Suntrust #570803-O...		-1,499.81
				204.300 · Credit Card - SunTrust	-1,499.81	1,499.81
TOTAL					-1,499.81	1,499.81
Bill Pmt -Check	0	01/04/2023	BRIGHT HOUSE NETWORKS	101.002 · Suntrust #570803-O...		-294.86
Bill	081855702122522	01/03/2023		572.416 · Amenity Cable/Internet	-294.86	294.86
TOTAL					-294.86	294.86
Bill Pmt -Check	0	01/04/2023	DUKE ENERGY	101.002 · Suntrust #570803-O...		-770.59
Bill	8702 9109 010323	01/03/2023		531.301 · Electric	-30.41	30.41
Bill	8702 7991 010323	01/03/2023		531.301 · Electric	-40.32	40.32
Bill	8702 8471 010323	01/03/2023		531.301 · Electric	-30.43	30.43
Bill	8702 8554 010323	01/03/2023		531.301 · Electric	-30.43	30.43
Bill	8702 8702 010323	01/03/2023		531.301 · Electric	-30.41	30.41
Bill	8702 8629 010323	01/03/2023		531.301 · Electric	-30.46	30.46
Bill	8702 8786 010323	01/03/2023		531.301 · Electric	-30.47	30.47
Bill	8702 8942 010323	01/03/2023		531.301 · Electric	-60.39	60.39
Bill	8702 8869 010323	01/03/2023		531.301 · Electric	-30.45	30.45
Bill	8702 8059 010323	01/03/2023		531.301 · Electric	-30.56	30.56
Bill	3212 0055 010323	01/03/2023		531.301 · Electric	-30.45	30.45
Bill	8703 0178 010323	01/03/2023		531.301 · Electric	-30.45	30.45
Bill	8703 0269 010323	01/03/2023		531.307 · Street Lights	-30.46	30.46
Bill	8703 0566 010323	01/03/2023		531.301 · Electric	-30.45	30.45
Bill	8703 0326 010323	01/03/2023		531.301 · Electric	-30.49	30.49
Bill	8703 0722 010323	01/03/2023		531.301 · Electric	-30.46	30.46
Bill	8703 0805 010323	01/03/2023		531.301 · Electric	-30.45	30.45
Bill	8712 3156 010322	01/03/2023		531.301 · Electric	-30.46	30.46
Bill	8703 0847 010323	01/03/2023		531.301 · Electric	-30.41	30.41
Bill	8703 0061 010323	01/03/2023		531.301 · Electric	-30.42	30.42
Bill	8702 9951 010322	01/03/2023		531.301 · Electric	-30.42	30.42
Bill	8702 9696 010323	01/03/2023		531.301 · Electric	-30.45	30.45
Bill	8702 9430 010323	01/03/2023		531.301 · Electric	-30.46	30.46
Bill	8712 3320 010323	01/03/2023		531.301 · Electric	-30.43	30.43
TOTAL					-770.59	770.59

## TSR CDD Check Detail January 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>0</b>	<b>01/04/2023</b>	<b>WELLS FARGO VENDOR FIN...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-399.83</b>
Bill	1055727325	01/03/2023		572.915 · Office Copy Machine	-399.83	399.83
TOTAL					-399.83	399.83
<b>Bill Pmt -Check</b>	<b>0</b>	<b>01/13/2023</b>	<b>BRIGHT HOUSE NETWORKS</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-335.94</b>
Bill	075551201010823	01/12/2023		572.416 · Amenity Cable/Internet	-157.97	157.97
Bill	075642404010623	01/12/2023		572.416 · Amenity Cable/Internet	-177.97	177.97
TOTAL					-335.94	335.94
<b>Bill Pmt -Check</b>	<b>0</b>	<b>01/13/2023</b>	<b>DEX IMAGING</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-192.30</b>
Bill	AR8729155	01/12/2023		572.915 · Office Copy Machine	-192.30	192.30
TOTAL					-192.30	192.30
<b>Bill Pmt -Check</b>	<b>0</b>	<b>01/13/2023</b>	<b>DUKE ENERGY</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-25,861.46</b>
Bill	3807 3819 011223	01/12/2023		156.001 · Deposit	-100.00	100.00
Bill	3807 5598 101223	01/12/2023		156.001 · Deposit	-755.00	755.00
Bill	8702 9836 010523	01/12/2023		531.301 · Electric	-30.44	30.44
Bill	8702 8322 010423	01/12/2023		531.307 · Street Lights	-1,630.93	1,630.93
Bill	8702 8223 011123	01/12/2023		531.321 · Electric - Pool	-1,291.37	1,291.37
Bill	8702 9216 011223	01/12/2023		531.307 · Street Lights	-1,349.00	1,349.00
Bill	8702 8413 010923	01/12/2023		531.307 · Street Lights	-2,581.63	2,581.63
Bill	8702 9761 011023	01/12/2023		531.307 · Street Lights	-837.14	837.14
Bill	8702 8140 010923	01/12/2023		531.307 · Street Lights	-13,063.16	13,063.16
Bill	8702 7826 010423	01/12/2023		531.307 · Street Lights	-1,864.99	1,864.99
Bill	8712 3049 010523	01/12/2023		531.301 · Electric	-30.48	30.48
Bill	8712 3429 011123	01/12/2023		531.301 · Electric	-172.29	172.29
Bill	8712 3081 010423	01/12/2023		531.307 · Street Lights	-947.68	947.68
Bill	8703 0425 010423	01/12/2023		531.307 · Street Lights	-919.00	919.00
Bill	8703 0681 011023	01/12/2023		531.307 · Street Lights	-288.35	288.35
TOTAL					-25,861.46	25,861.46
<b>Bill Pmt -Check</b>	<b>0</b>	<b>01/13/2023</b>	<b>FEDEX</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-10.45</b>
Bill	8-002-87670	01/12/2023		519.410 · Postage	-10.45	10.45
TOTAL					-10.45	10.45

## TSR CDD Check Detail January 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Check</b>	<b>0</b>	<b>01/13/2023</b>	<b>SUNTRUST BANK</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-2,159.33</b>
				204.300 · Credit Card - SunTrust	-2,159.33	2,159.33
TOTAL					-2,159.33	2,159.33
<b>Bill Pmt -Check</b>	<b>0</b>	<b>01/18/2023</b>	<b>DUKE ENERGY</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-9,634.99</b>
Bill	8712 3263 011723	01/17/2023		531.321 · Electric - Pool	-1,290.59	1,290.59
Bill	8702 7933 011723	01/17/2023		531.307 · Street Lights	-3,410.95	3,410.95
Bill	8702 9365 011723	01/17/2023		531.307 · Street Lights	-489.01	489.01
Bill	8702 9274 011723	01/17/2023		531.301 · Electric	-30.41	30.41
Bill	8703 0938 011723	01/17/2023		531.307 · Street Lights	-3,695.69	3,695.69
Bill	8702 9620 011723	01/17/2023		531.307 · Street Lights	-718.34	718.34
TOTAL					-9,634.99	9,634.99
<b>Bill Pmt -Check</b>	<b>0</b>	<b>01/25/2023</b>	<b>BRIGHT HOUSE NETWORKS</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-169.98</b>
Bill	097080201011823	01/24/2023		572.416 · Amenity Cable/Internet	-169.98	169.98
TOTAL					-169.98	169.98
<b>Bill Pmt -Check</b>	<b>0</b>	<b>01/25/2023</b>	<b>CITY OF CLEARWATER</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-27.95</b>
Bill	422446 011323	01/24/2023		532.306 · Propane Services - G...	-25.00	25.00
				532.306 · Propane Services - G...	-2.95	2.95
TOTAL					-27.95	27.95
<b>Bill Pmt -Check</b>	<b>0</b>	<b>01/25/2023</b>	<b>COASTAL WASTE &amp; RECYC...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-248.94</b>
Bill	SW0000249072	01/24/2023		534.000 · Garbage/Solid Waste...	-248.94	248.94
TOTAL					-248.94	248.94
<b>Bill Pmt -Check</b>	<b>0</b>	<b>01/25/2023</b>	<b>DUKE ENERGY</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-1,606.99</b>
Bill	8703 0516 012023	01/24/2023		531.307 · Street Lights	-1,606.99	1,606.99
TOTAL					-1,606.99	1,606.99

## TSR CDD Check Detail January 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	0	01/25/2023	WELLS FARGO VENDOR FIN...	101.002 · Suntrust #570803-O...		-399.83
Bill	5023509543	01/24/2023		572.915 · Office Copy Machine	-399.83	399.83
TOTAL					-399.83	399.83
Check	0	01/27/2023	SUNTRUST BANK	101.002 · Suntrust #570803-O...		-2,931.67
				538.618 · Operating Supplies	-2,931.67	2,931.67
TOTAL					-2,931.67	2,931.67
Check	0	01/27/2023	SUNTRUST BANK	101.002 · Suntrust #570803-O...		-2,931.67
				204.300 · Credit Card - SunTrust	-2,931.67	2,931.67
TOTAL					-2,931.67	2,931.67
Check	11130	01/03/2023	TSR CDD	101.002 · Suntrust #570803-O...		-11,014.30
				207.201 · Due to Debt Service ...	-11,014.30	11,014.30
TOTAL					-11,014.30	11,014.30
Check	11131	01/03/2023	TSR CDD	101.002 · Suntrust #570803-O...		-11,105.24
				207.202 · Due to Debt Service ...	-11,105.24	11,105.24
TOTAL					-11,105.24	11,105.24
Check	11132	01/03/2023	TSR CDD	101.002 · Suntrust #570803-O...		-10,923.79
				207.203 · Due to debt service f...	-10,923.79	10,923.79
TOTAL					-10,923.79	10,923.79
Check	11133	01/03/2023	TSR CDD	101.002 · Suntrust #570803-O...		-13,635.23
				207.204 · Due to debt service f...	-13,635.23	13,635.23
TOTAL					-13,635.23	13,635.23

## TSR CDD Check Detail January 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	11134	01/03/2023	TSR CDD	101.002 · Suntrust #570803-O...		-10,903.78
				207.205 · .Due to debt service f...	-10,903.78	10,903.78
TOTAL					-10,903.78	10,903.78
Check	11135	01/03/2023	TSR CDD	101.002 · Suntrust #570803-O...		-5,618.01
				207.206 · Due to Debt Service ...	-5,618.01	5,618.01
TOTAL					-5,618.01	5,618.01
Bill Pmt -Check	11136	01/03/2023	FLORIDA NATIVES NURSER...	101.002 · Suntrust #570803-O...		-9,950.00
Bill	18896	12/27/2022		538.616 · Wetland Mitigation re...	-9,950.00	9,950.00
TOTAL					-9,950.00	9,950.00
Bill Pmt -Check	11137	01/03/2023	KUTAK ROCK LLP	101.002 · Suntrust #570803-O...		-9,767.16
Bill	3156272	12/27/2022		514.007 · District Counsel	-9,767.16	9,767.16
TOTAL					-9,767.16	9,767.16
Bill Pmt -Check	11138	01/03/2023	SHENANDOAH GENERAL C...	101.002 · Suntrust #570803-O...		-4,935.00
Bill	94566	12/27/2022		538.601 · General Repair & Mai...	-4,935.00	4,935.00
TOTAL					-4,935.00	4,935.00
Bill Pmt -Check	11139	01/03/2023	WTS INTERNATIONAL, LLC.	101.002 · Suntrust #570803-O...		-10,745.76
Bill	12357022	12/27/2022		538.121 · Amenity Management	-87.03	87.03
Bill	12357099	12/27/2022		538.121 · Amenity Management	-10,658.73	10,658.73
TOTAL					-10,745.76	10,745.76
Bill Pmt -Check	11140	01/04/2023	BARRY MAZZONI	101.002 · Suntrust #570803-O...		-14.00
Bill	122722	01/03/2023		519.410 · Postage	-14.00	14.00
TOTAL					-14.00	14.00

## TSR CDD Check Detail January 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>11141</b>	<b>01/04/2023</b>	<b>BRIGHTVIEW LANDSCAPE S...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-1,400.00</b>
Bill	5381929	01/03/2023		538.320 · Landscape Arbor Care	-500.00	500.00
Bill	5381929B	01/03/2023		538.320 · Landscape Arbor Care	-900.00	900.00
TOTAL					-1,400.00	1,400.00
<b>Bill Pmt -Check</b>	<b>11142</b>	<b>01/04/2023</b>	<b>PALM PAPER SUPPLY</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-1,285.83</b>
Bill	206693	01/03/2023		538.618 · Operating Supplies	-1,285.83	1,285.83
TOTAL					-1,285.83	1,285.83
<b>Bill Pmt -Check</b>	<b>11143</b>	<b>01/04/2023</b>	<b>SOLITUDE LAKE MANAGEM...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-8,877.50</b>
Bill	PSI-34113	01/03/2023		538.700 · Lake Maintenance	-8,752.50	8,752.50
Bill	PSI-06415	01/03/2023		538.700 · Lake Maintenance	-125.00	125.00
TOTAL					-8,877.50	8,877.50
<b>Bill Pmt -Check</b>	<b>11144</b>	<b>01/04/2023</b>	<b>TRINITY HOUSEKEEPERS</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-1,740.00</b>
Bill	83593	01/03/2023		572.301 · Janitorial Service	-1,140.00	1,140.00
Bill	134705	01/03/2023		572.301 · Janitorial Service	-600.00	600.00
TOTAL					-1,740.00	1,740.00
<b>Bill Pmt -Check</b>	<b>11145</b>	<b>01/04/2023</b>	<b>WTS INTERNATIONAL, LLC.</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-4,880.00</b>
Bill	12357622	01/03/2023		538.122 · Program Incentives	-530.00	530.00
Bill	12356575	01/03/2023		538.121 · Amenity Management	-4,350.00	4,350.00
TOTAL					-4,880.00	4,880.00
<b>Paycheck</b>	<b>11146</b>	<b>01/12/2023</b>	<b>Mary E Comella</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-184.70</b>
				511.110 · Supervisor's Fees	-200.00	200.00
				511.110 · Supervisor's Fees	-12.40	12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				511.110 · Supervisor's Fees	-2.90	2.90



1:12 PM

03/01/23

**TSR CDD**  
**Check Detail**  
 January 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
				215.000 · Accrued Taxes Paya...	2.90	-2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
TOTAL					-184.70	184.70
<b>Paycheck</b>	<b>11147</b>	<b>01/12/2023</b>	<b>David Deenihan</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-184.70</b>
				511.110 · Supervisor's Fees	-200.00	200.00
				511.110 · Supervisor's Fees	-12.40	12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				511.110 · Supervisor's Fees	-2.90	2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
TOTAL					-184.70	184.70
<b>Paycheck</b>	<b>11148</b>	<b>01/12/2023</b>	<b>Frank Stalzer</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-184.70</b>
				511.110 · Supervisor's Fees	-200.00	200.00
				511.110 · Supervisor's Fees	-12.40	12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				511.110 · Supervisor's Fees	-2.90	2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
TOTAL					-184.70	184.70
<b>Paycheck</b>	<b>11149</b>	<b>01/12/2023</b>	<b>Jason Silber</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-184.70</b>
				511.110 · Supervisor's Fees	-200.00	200.00
				511.110 · Supervisor's Fees	-12.40	12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				511.110 · Supervisor's Fees	-2.90	2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
TOTAL					-184.70	184.70

## TSR CDD Check Detail January 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>11150</b>	<b>01/13/2023</b>	<b>FLORIDA NATIVES NURSER...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-15,915.00</b>
Bill	18758	09/30/2022		538.616 · Wetland Mitigation re...	-10,625.00	10,625.00
Bill	18796	09/30/2022		538.616 · Wetland Mitigation re...	-5,290.00	5,290.00
TOTAL					-15,915.00	15,915.00
<b>Bill Pmt -Check</b>	<b>11151</b>	<b>01/13/2023</b>	<b>SUNCOAST POOL SERVICE</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-1,985.00</b>
Bill	8952	01/12/2023		572.712 · Pool Cleaning	-1,055.00	1,055.00
Bill	8966	01/12/2023		572.712 · Pool Cleaning	-930.00	930.00
TOTAL					-1,985.00	1,985.00
<b>Bill Pmt -Check</b>	<b>11152</b>	<b>01/13/2023</b>	<b>SUNSCAPE CONSULTING</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-5,000.00</b>
Bill	11059	01/12/2023		538.606 · Landscape Consulting	-5,000.00	5,000.00
TOTAL					-5,000.00	5,000.00
<b>Bill Pmt -Check</b>	<b>11153</b>	<b>01/13/2023</b>	<b>TIMES PUBLISHING COMPA...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-399.50</b>
Bill	0000263655	01/12/2023		513.801 · Legal Advertising	-128.00	128.00
Bill	0000261748	01/12/2023		513.801 · Legal Advertising	-271.50	271.50
TOTAL					-399.50	399.50
<b>Bill Pmt -Check</b>	<b>11154</b>	<b>01/13/2023</b>	<b>WRATHELL, HUNT &amp; ASSOC...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-7,970.42</b>
Bill	2021-2608	01/12/2023		513.100 · District Management	-3,505.84	3,505.84
				513.310 · Assessment Roll Pre...	-833.33	833.33
				513.312 · Dissemination Agent	-1,083.33	1,083.33
				538.120 · Field Services	-2,360.42	2,360.42
				519.411 · Telephone	-20.83	20.83
				519.470 · Printing and Binding	-166.67	166.67
TOTAL					-7,970.42	7,970.42
<b>Bill Pmt -Check</b>	<b>11155</b>	<b>01/13/2023</b>	<b>WTS INTERNATIONAL, LLC.</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-10,132.42</b>
Bill	12357916	01/12/2023		538.121 · Amenity Management	-10,132.42	10,132.42
TOTAL					-10,132.42	10,132.42

## TSR CDD Check Detail January 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>11156</b>	<b>01/18/2023</b>	<b>DOWN TO EARTH LANDSCA...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-120,751.90</b>
Bill	INV144785	01/17/2023		538.604 · Landscape Maintena...	-113,500.00	113,500.00
Bill	INV146949	01/17/2023		538.609 · Irrigation Repairs & ...	-1,189.96	1,189.96
Bill	INV146948	01/17/2023		538.609 · Irrigation Repairs & ...	-1,379.44	1,379.44
Bill	NV147814	01/17/2023		538.320 · Landscape Arbor Care	-4,682.50	4,682.50
TOTAL					-120,751.90	120,751.90
<b>Bill Pmt -Check</b>	<b>11157</b>	<b>01/18/2023</b>	<b>KIMLEY-HORN</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-1,550.00</b>
Bill	23665637	01/17/2023		519.320 · Engineering	-1,550.00	1,550.00
TOTAL					-1,550.00	1,550.00
<b>Bill Pmt -Check</b>	<b>11158</b>	<b>01/18/2023</b>	<b>LARRY SEKELY</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-150.00</b>
Bill	12123	01/17/2023		572.300 · Amenity Managemen...	-150.00	150.00
TOTAL					-150.00	150.00
<b>Bill Pmt -Check</b>	<b>11159</b>	<b>01/18/2023</b>	<b>PASCO COUNTY UTILITIES ...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-1,897.15</b>
Bill	17768428	01/17/2023		536.301 · Irrigation - Reclaimed...	-109.50	109.50
Bill	17768431	01/17/2023		536.301 · Irrigation - Reclaimed...	-180.00	180.00
Bill	17768435	01/17/2023		536.301 · Irrigation - Reclaimed...	-216.00	216.00
Bill	17768437	01/17/2023		536.301 · Irrigation - Reclaimed...	-57.75	57.75
Bill	17768438	01/17/2023		536.301 · Irrigation - Reclaimed...	-9.00	9.00
Bill	17768439	01/17/2023		536.301 · Irrigation - Reclaimed...	-27.00	27.00
Bill	17768441	01/17/2023		536.301 · Irrigation - Reclaimed...	-117.75	117.75
Bill	17768442	01/17/2023		536.301 · Irrigation - Reclaimed...	-39.75	39.75
Bill	17768542	01/17/2023		536.301 · Irrigation - Reclaimed...	-102.75	102.75
Bill	17768808	01/17/2023		536.301 · Irrigation - Reclaimed...	-59.05	59.05
Bill	17768606	01/17/2023		536.301 · Irrigation - Reclaimed...	-39.00	39.00
Bill	17768604	01/17/2023		536.301 · Irrigation - Reclaimed...	-45.75	45.75
Bill	17768660	01/17/2023		536.301 · Irrigation - Reclaimed...	-20.25	20.25
Bill	17768613	01/17/2023		536.321 · Utility service - Pool	-179.77	179.77
Bill	17768666	01/17/2023		536.301 · Irrigation - Reclaimed...	-13.50	13.50
Bill	17768777	01/17/2023		536.301 · Irrigation - Reclaimed...	-174.31	174.31
Bill	17768799	01/17/2023		536.321 · Utility service - Pool	-145.69	145.69
Bill	17768800	01/17/2023		536.301 · Irrigation - Reclaimed...	-66.00	66.00
Bill	17768805	01/17/2023		536.301 · Irrigation - Reclaimed...	-161.25	161.25
Bill	17769772	01/17/2023		536.301 · Irrigation - Reclaimed...	-3.00	3.00
Bill	17769524	01/17/2023		536.301 · Irrigation - Reclaimed...	-48.75	48.75
Bill	17768880	01/17/2023		536.301 · Irrigation - Reclaimed...	-9.00	9.00
Bill	17768809	01/17/2023		536.301 · Irrigation - Reclaimed...	-9.75	9.75

## TSR CDD Check Detail January 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	17768607	01/17/2023		536.301 · Irrigation - Reclaimed...	-12.33	12.33
Bill	17770541	01/17/2023		536.301 · Irrigation - Reclaimed...	-30.00	30.00
Bill	17770536	01/17/2023		536.301 · Irrigation - Reclaimed...	-7.50	7.50
Bill	17770535	01/17/2023		536.301 · Irrigation - Reclaimed...	-12.75	12.75
TOTAL					-1,897.15	1,897.15
<b>Bill Pmt -Check</b>	<b>11160</b>	<b>01/18/2023</b>	<b>SUNNYBUNNY</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-2,224.00</b>
Bill	INV2971014449	01/17/2023		572.300 · Amenity Managemen...	-2,224.00	2,224.00
TOTAL					-2,224.00	2,224.00
<b>Bill Pmt -Check</b>	<b>11161</b>	<b>01/18/2023</b>	<b>THE MAGIC OF SAVVAS</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-350.00</b>
Bill	215764	01/17/2023		572.300 · Amenity Managemen...	-350.00	350.00
TOTAL					-350.00	350.00
<b>Check</b>	<b>11162</b>	<b>01/25/2023</b>	<b>TSR CDD</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-12,733.79</b>
				207.201 · Due to Debt Service ...	-12,733.79	12,733.79
TOTAL					-12,733.79	12,733.79
<b>Check</b>	<b>11163</b>	<b>01/25/2023</b>	<b>TSR CDD</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-12,838.93</b>
				207.202 · Due to Debt Service ...	-12,838.93	12,838.93
TOTAL					-12,838.93	12,838.93
<b>Check</b>	<b>11164</b>	<b>01/25/2023</b>	<b>TSR CDD</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-12,629.14</b>
				207.203 · Due to debt service f...	-12,629.14	12,629.14
TOTAL					-12,629.14	12,629.14
<b>Check</b>	<b>11165</b>	<b>01/25/2023</b>	<b>TSR CDD</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-15,763.88</b>
				207.204 · Due to debt service f...	-15,763.88	15,763.88
TOTAL					-15,763.88	15,763.88

## TSR CDD Check Detail January 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	11166	01/25/2023	TSR CDD	101.002 · Suntrust #570803-O...		-12,606.02
				207.205 · .Due to debt service f...	-12,606.02	12,606.02
TOTAL					-12,606.02	12,606.02
Check	11167	01/25/2023	TSR CDD	101.002 · Suntrust #570803-O...		-6,495.07
				207.206 · Due to Debt Service ...	-6,495.07	6,495.07
TOTAL					-6,495.07	6,495.07
Bill Pmt -Check	11168	01/25/2023	EDDIE MCCONNELL ENTER...	101.002 · Suntrust #570803-O...		-200.00
Bill	2023-1	01/24/2023		572.300 · Amenity Managemen...	-200.00	200.00
TOTAL					-200.00	200.00
Bill Pmt -Check	11169	01/25/2023	KUTAK ROCK LLP	101.002 · Suntrust #570803-O...		-2,560.74
Bill	3168813	01/24/2023		514.007 · District Counsel	-2,560.74	2,560.74
TOTAL					-2,560.74	2,560.74
Bill Pmt -Check	11170	01/25/2023	PASCO COUNTY UTILITIES ...	101.002 · Suntrust #570803-O...		-382.94
Bill	17769226	01/24/2023		536.301 · Irrigation - Reclaimed...	-101.25	101.25
Bill	17768811	01/24/2023		536.301 · Irrigation - Reclaimed...	-59.25	59.25
Bill	17768807	01/24/2023		536.301 · Irrigation - Reclaimed...	-27.44	27.44
Bill	17769227	01/24/2023		536.301 · Irrigation - Reclaimed...	-165.75	165.75
Bill	17768810	01/24/2023		536.301 · Irrigation - Reclaimed...	-29.25	29.25
TOTAL					-382.94	382.94
Bill Pmt -Check	11171	01/25/2023	SMARTTECH ID COMPANY, I...	101.002 · Suntrust #570803-O...		-991.00
Bill	010423-SR_ACC	01/24/2023		529.306 · Access Cards	-991.00	991.00
TOTAL					-991.00	991.00

**TSR CDD**  
**Check Detail**  
 January 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>11172</b>	<b>01/25/2023</b>	<b>SOUTHERN LAND SERVICE...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-8,750.00</b>
Bill	010623-2	01/24/2023		538.610 · Bridge & Deck Maint...	-8,750.00	8,750.00
TOTAL					-8,750.00	8,750.00
<b>Bill Pmt -Check</b>	<b>11173</b>	<b>01/25/2023</b>	<b>WTS INTERNATIONAL, LLC.</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-11,747.16</b>
Bill	12359398	01/24/2023		538.122 · Program Incentives	-358.00	358.00
Bill	12359709	01/24/2023		538.121 · Amenity Management	-11,389.16	11,389.16
TOTAL					-11,747.16	11,747.16
<b>Liability Check</b>	<b>11174</b>	<b>01/24/2023</b>	<b>UNITED STATES TREASURY</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-183.60</b>
				215.000 · Accrued Taxes Paya...	-17.40	17.40
				215.000 · Accrued Taxes Paya...	-17.40	17.40
				215.000 · Accrued Taxes Paya...	-74.40	74.40
				215.000 · Accrued Taxes Paya...	-74.40	74.40
TOTAL					-183.60	183.60

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**

**DRAFT**  
**MINUTES OF MEETING**  
**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the TSR Community Development District held a Regular Meeting on February 8, 2023, at 5:00 p.m., at Cunningham Park, 12131 Rangeland Boulevard, Odessa, Florida 33556.

**Present were:**

Jason Silber	Chair
Mary Comella	Vice Chair
David Deenihan	Assistant Secretary
Frank Stalzer	Assistant Secretary
Ray Szelest	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Alyssa Willson (via telephone)	District Counsel
Barry Mazzoni	Operations Manager
Mark Yahn (via telephone)	SunScape Consulting, Inc., (SCI)
Peter Soety (via telephone)	SunScape Consulting, Inc., (SCI)
Gary Hawkins	LMP Landscape Maintenance Professionals
Mike Newsome	LMP Landscape Maintenance Professionals
Rene Hlebak	WTS Starkey Ranch Lifestyle Director
Illiana Santiago	WTS Starkey Ranch Lifestyle Activities Director Coordinator
Alex Murphy	WTS Starkey Ranch Operations Director
Matt Call	Developer

**Residents present were:**

Jim Herring	Gene Magrini	Neal Johnsky	Kristy Abbasciano	Karen Anderson
Billy Garcia	Steve Gomez	Elena Boyen	Deedee Deenihan	Other Residents

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 5:00 p.m. Supervisors Silber, Comella, Deenihan and Stalzer were present. One seat was vacant.

**SECOND ORDER OF BUSINESS**

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

*Disclaimer: These summary minutes are intended to only highlight the topics discussed, items being considered and actions taken.*



44  
45 Resident Elena Boyen provided photographs of unsightly common areas. Mr. Silber  
46 stated it will be addressed later in the meeting. Ms. Boyen asked why the wetland mitigation  
47 budget line item already exceeded budget. Mr. Adams explained that the wetland is still under  
48 a five-year reporting requirement; it is a fluctuating expense. They will discuss increasing the  
49 budget line item during the Fiscal Year 2024 budget presentation. Ms. Boyen asked if the Board  
50 plans to increase the “Specialty programming” budget to avoid exceeding the budget. Ms.  
51 Hlebak explained that the line item budget expenses is supported by revenue fees.

52 Resident Jim Herring asked when the budget is adopted. Mr. Adams stated the  
53 proposed budget is presented in May or June and it will be adopted in August or September.  
54 Mr. Herring asked about the sidewalk cleaning program and who proactively inspects the  
55 property. Mr. Mazzoni discussed field operations; he inspects the property weekly, submits  
56 reports monthly and follows up with vendors.

57 Resident Billy Garcia asked for extra trash cans to be installed to stop residents from  
58 throwing bags of dog waste into the bushes. Ms. Hlebak stated there are over 50 trash cans in  
59 the community and noted some residents are requesting removal in front of their homes.

60

61 **THIRD ORDER OF BUSINESS**

**Consider Appointment to Fill Unexpired  
Term of Seat 4; Term Expires November  
2024**

62

63  
64  
65 Mr. Adams stated that the e-blast about the vacant seat resulted in five candidates  
66 responding with letters of interest and resumes, which he emailed to the Board prior to the  
67 meeting. Board Members commented on the candidates’ and the number of responses. The  
68 Board was glad to see so many qualified candidates expressing interest in the position.

69 **A. Candidates**

70 **I. Karen A. Anderson**

71 **II. Matt Bruno**

72 **III. Drew Cooke**

73 **IV. Gene Magrini**

74 **V. Ray Szelest**

75 Candidates Anderson, Magrini and Szelest spoke about their personal and professional  
76 background, qualifications and CDD topics. Each responded to follow up questions.

77 Candidates Bruno and Cooke were not present.

78 The Board hoped the candidates will run in the next General Election, which they must  
79 qualify with the County's Supervisors of Elections office during the qualifying period.

80 Ms. Comella nominated Ms. Karen Anderson to fill Seat 4.

81

82 **On MOTION by Ms. Comella and seconded by Mr. Stalzer, with Ms. Comella**  
83 **and Mr. Stalzer in favor and Mr. Deenihan and Mr. Silber dissenting,**  
84 **appointment of Ms. Karen Anderson to fill Seat 4, was not approved. [Motion**  
85 **failed 2-2]**

86

87

88 Mr. Silber nominated Mr. Ray Szelest to fill Seat 4.

89

90 **On MOTION by Mr. Silber and seconded by Mr. Deenihan, with all in favor,**  
91 **appointment of Mr. Ray Szelest to fill Seat 4, was approved.**

92

93

94 Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath  
95 of Office to Mr. Ray Szelest. Mr. Szelest declined compensation. Mr. Adams reviewed the  
96 following items:

97 **B. Administration of Oath of Office to Newly Appointed Supervisor (*the following will be***  
98 ***provided in a separate package*)**

99 **I. Guide to Sunshine Amendment and Code of Ethics for Public Officers and**  
100 **Employees**

101 **II. Membership, Obligations and Responsibilities**

102 **III. Financial Disclosure Forms**

103 **a. Form 1: Statement of Financial Interests**

104 **b. Form 1X: Amendment to Form 1, Statement of Financial Interests**

105 **c. Form 1F: Final Statement of Financial Interests**

106 **IV. Form 8B – Memorandum of Voting Conflict**

107 **C. Consideration of Resolution 2023-03, Designating Certain Officers of the District, and**  
108 **Providing for an Effective Date**

109 Mr. Adams presented Resolution 2023.03. Mr. Deenihan nominated the following slate:

110 Jason Silber

Chair

111	Mary Comella	Vice Chair
112	Fank Stalzer	Assistant Secretary
113	David Deenihan	Assistant Secretary
114	Ray Szelest	Assistant Secretary
115	Craig Wrathell	Assistant Secretary

116 No other nominations were made. Prior appointments by the Board for Secretary,  
117 Treasurer and Assistant Treasurer remain unaffected by this Resolution.

118

119 **On MOTION by Mr. Deenihan and seconded by Mr. Stalzer, with all in favor,**  
120 **Resolution 2023-03, Designating Certain Officers of the District, as nominated,**  
121 **and Providing for an Effective Date, was adopted.**

122

123

124 **FOURTH ORDER OF BUSINESS**

**Discussion/Consideration: Change CDD  
Meeting Time from 5:00 PM to 6:30 PM**

125

126

127 Mr. Stalzer felt that there would be more community involvement if the CDD meetings  
128 are held later. He provided historical data that addresses concerns about lengthy meetings.

129 The Board agreed to hear public comments.

130 Discussion ensued regarding the suggestion to offer meetings virtually, interruptions  
131 and difficulty hearing audio when attending virtually, whether changing the time will increase  
132 attendance, changing the time on a trial basis and timely posting of minutes on the website.

133

134 **On MOTION by Mr. Stalzer and seconded by Mr. Deenihan, with Mr. Stalzer,**  
135 **Mr. Deenihan, Mr. Silber and Mr. Szelest in favor, and Ms. Comella dissenting,**  
136 **changing the CDD meeting times from 5:00 p.m. to 6:00 p.m., was approved.**  
137 **[Motion passed 4-1]**

138

139

140 Mr. Adams was asked to make sure approved minutes are on the website within one  
141 week of being approved.

142

143 **FIFTH ORDER OF BUSINESS**

**Discussion/Recommendation: Landscaping  
Maintenance Staging Area**

144

145

146 Mr. Mazzone discussed the landscape maintenance staging area detailing costs, benefits  
147 and steps needed to create the staging area, which is dependent on the CDD acquiring a parcel  
148 from the Developer.

149 Mr. Silber asked Mr. Call for an update on the parcel. Mr. Call asked to wait until  
150 discussions are finished.

151 Discussion ensued regarding the comment that the landscape contract bids "did"  
152 include costs with and without an on-site staging area, this not being a renegotiation with LMP,  
153 a lack of funds in the Fiscal Year 2023 budget for this expense and not using surplus funds for it.

154 Mr. Mazzone stated, if the Board wants to proceed with on-site staging, Staff needs  
155 authorization to ask the Developer if the property can be secured. Regarding budget concerns,  
156 he noted that pressure washing quotes were below the \$105,000 budgeted.

157 A resident voiced her concern about chemicals being stored on site.

158 Mr. Mike Newson, of LMP, reiterated that LMP is not renegotiating the contract; LMP is  
159 offering a cost savings option to the CDD if their crews can start the day on site.

160 This item was deferred while LMP negotiates preparing the area directly with the  
161 Developer. Mr. Mazzone will report his findings at the next meeting.

162

163 **SIXTH ORDER OF BUSINESS**

**Consideration of LMP, Inc., Proposal for  
164 Drainage Concerns [3349 Heart Pine Ave.]**

165

166 Mr. Mazzone presented the LMP proposal. Supporting photos are behind Tab 16E.

167

168 **On MOTION by Mr. Silber and seconded by Ms. Comella, with all in favor, LMP,  
169 Inc., Estimate #81380, in a not-to-exceed amount of \$2,365.25, was approved.**

170

171

172 **SEVENTH ORDER OF BUSINESS**

**Consideration of The Davie Tree Expert  
173 Company, Proposals for Arbor Care  
174 Services**

175

176 Mr. Yahn presented the SCI schedule and cost summary prioritizing all arbor care  
177 projects, specific to pruning or plant healthcare, and the associated proposal, including the  
178 proposal for Huckleberry Pond and Cunningham Park that was approved at the last meeting.

179

180  
181  
182  
183

**On MOTION by Mr. Szelest and seconded by Mr. Silber, with all in favor, the SCI Schedule and Cost Summary for Arbor Care Services in Fiscal Year 2023, and associated vendor proposals, in a not-to-exceed amount of \$130,678.80, were approved.**

184  
185

186 **EIGHTH ORDER OF BUSINESS**

**Consideration of LMP, Inc., Addendum 1 to Landscape Maintenance Services Agreement [Woods Rider Loop]**

187  
188  
189

190 Mr. Mazzoni presented LMP Addendum #1 to add the CDD property behind the Woods  
191 Rider Loop homes to the new contract. Homeowners were originally maintaining the areas,  
192 which is why they were not included in the prior vendor's contract or the new LMP contract.

193 Ms. Willson stated the CDD's name in the Addendum must be corrected.

194

195  
196  
197  
198  
199

**On MOTION by Ms. Comella and seconded by Mr. Stalzer, with all in favor, the LMP, Inc. Addendum 1 to the Landscape Maintenance Services Agreement, as amended to correct name to TSR CDD, to add CDD "Parcel A" property behind the Woods Rider Loop homes, in a not-to-exceed amount of \$500 per month, resulting in an increase from \$142,084 to \$142,594 per month, was approved.**

200  
201

202 **NINTH ORDER OF BUSINESS**

**Consideration of Pressure Washing Quotes for Sidewalk Cleaning**

203  
204

205 Mr. Mazzoni presented multiple proposals for sidewalk cleaning; some did not provide  
206 water. Proposals to purchase the equipment are behind Tab 16E.

207 Mr. Mazzoni suggested engaging Riptide since their proposal was extremely detailed  
208 and responded to questions about scope of work and budget. Ms. Comella commended Mr.  
209 Mazzoni on doing a great job.

210 Discussion ensued regarding the area map, in-house crew working on certain areas and  
211 a suggestion to table purchasing equipment due to a staffing shortage.

212

213  
214  
215  
216  
217

**On MOTION by Ms. Comella and seconded by Mr. Szelest, with all in favor, the Riptide Pressure Washing, LLC proposal for sidewalk cleaning, subject to Mr. Mazzoni working with vendor to confirm the contract includes all CDD property in common areas and the trails, curbs and gutters, in a not-to-exceed amount of \$68,578.75, was approved.**

218

219

220 **TENTH ORDER OF BUSINESS**220 **Discussion/Consideration: TSR CDD**

221

221 **Welcome Center Options**

222

223 Mr. Mazzone presented options and supporting documents for the following:

224 ➤ Build a new structure or expand the structure at Cunningham Park.

225 ➤ Rent or purchase an off-site facility for office space.

226 ➤ Enter into a long-term lease for the Welcome Center with ability to purchase it.

227 ➤ Lease or purchase a new modular unit; the vendor will only lease new units.

228 Mr. Call presented the Developer's best and final terms to lease the Welcome Center for

229 \$25 per square foot. The Developer will pay the property taxes and liability coverage and the

230 utilities will be transferred to the CDD's name. The lease will have an initial term of six months,

231 starting on April 1, 2023 and ending on September 30, 2023, with a two-year lease to follow.

232 Discussion ensued regarding the terms, which entity is responsible for maintenance,

233 furniture, scheduling a workshop to discuss other options, current market conditions and the

234 Developer receiving interest from real estate firms.

235 Mr. Silber felt that, of the options presented, leasing the Welcome Center is the best

236 option. He prefers building a two-year lease option into the six-month lease.

237 Discussion ensued about proceeding with the lease option and holding a workshop with

238 resident participation to explore options and determine what is best for the community.

239 Mr. Silber will continue working with Ms. Willson and negotiating with the Developer to

240 build a first-year annual extension into the initial six-month lease and to clarify maintenance

241 items, such as the pump station and utility costs. He will report his findings at the next meeting.

242

243 **ELEVENTH ORDER OF BUSINESS**243 **Consideration of Responses to RFQ for  
244 Engineering Services**

245

246 **A. Affidavit/Proof of Publication**247 **B. RFQ Package**248 **C. Respondents**249 **I. Johnson Engineering, Inc.**250 **II. Lighthouse Engineering, Inc.**

251 Ms. Comella felt both respondents look good and she would be happy with either one

252 but she ranked Johnson Engineering, Inc. slightly higher.

253 **D. Competitive Selection Criteria/Ranking**

254 Ms. Comella stated she scored Johnson Engineering the highest and will email her  
255 results to Mr. Adams.

256 Mr. Adams presented the overall scores and ranking results from the three Board  
257 Members, with the exception of Ms. Comella's scores, as follows:

258 #1 Johnson Engineering, Inc. 249 points

259 #2 Lighthouse Engineering, Inc. 223 points

260 **E. Award of Contract**

261

262 **On MOTION by Mr. Deenihan and seconded by Ms. Comella, with all in favor,**  
263 **authorizing Ms. Willson to send a 30-Day Termination Notice to Heidt Design,**  
264 **LLC, accepting the scoring and rankings, ranking Johnson Engineering as the #1**  
265 **ranked respondent to the Request for Qualifications for Engineering Services**  
266 **and authorizing Mr. Adams and Ms. Willson to finalize a Professional Services**  
267 **Agreement with Johnson Engineering, the #1 ranked respondent, was**  
268 **approved.**

269

270

271 **TWELFTH ORDER OF BUSINESS**

272 **Consideration of Request for Transfer of**  
273 **Environmental Resource Permit for the**  
274 **Perpetual Operation and Maintenance**  
275 **Equity**

276

277 Mr. Adams stated this request for transfer from construction to operations is a  
278 formality; area M17C is already part of the maintenance contract.

279

280 **On MOTION by Mr. Silber and seconded by Ms. Comella, with all in favor, the**  
281 **Request and Transfer of the Environmental Resource Permit for the Perpetual**  
282 **Operation and Maintenance for the Starkey M17C Mitigation Pond, was**  
283 **approved.**

284

285

286 **THIRTEENTH ORDER OF BUSINESS**

287 **Acceptance of Unaudited Financial Reports**  
288 **as of December 31, 2022**

289

290 Mr. Adams presented the Unaudited Financial Statements as of December 31, 2022.  
The commercial shared costs letters were mailed about a week ago. He could not recall the  
outcome on the "Due from Developer C" line item so he will email it to the Board.

291 Mr. Adams stated that now that conditions have changed, he will ask the Sherriff's  
292 Department if they can initiate Off-duty traffics patrols, instead of reallocating these funds.

293 Resident Kristy Abbasciano feels that there is the potential for a head-on collision due to  
294 people parking around the curve on Barbour Trail instead of in their driveways. She asked if  
295 another entity can be engaged to patrol that area and notify residents about parking. Mr.  
296 Mazzoni suggested residents contact the Sherrif's Department directly, as they typically will not  
297 address it until a significant number of reports are received.

298 Resident and MPOA Treasurer Neal Johnsky stated the MPOA has done a good job  
299 issuing citations and engaged the Florida Highway Patrol (FHP) for after-hours parking  
300 enforcement. He suggested the CDD assign funds to the MPOA so it can increase patrols.

301 Discussion ensued about blocked sidewalks and installing additional "No Parking" signs.  
302 The financials were accepted.

303

304 **FOURTEENTH ORDER OF BUSINESS**

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

305

306

307 Mr. Adams presented the January 11, 2023 Regular Meeting Minutes.

308 The following changes were made:

309 Line 23: Change "Paulson" to "Carlson"

310 Line 26: Change "Roy" to "Ray"

311 Line 95: Delete

312 Mr. Adams was asked to make sure the CDD website is updated with the new after-  
313 hours contact information for irrigation.

314

315 **On MOTION by Mr. Stalzer and seconded by Mr. Szelest, with all in favor, the**  
316 **January 11, 2023 Regular Meeting Minutes, as amended, were approved.**

317

318

319 **FIFTEENTH ORDER OF BUSINESS**

**Action & Completed Items**

320

321 Mr. Adams will update the list after the meeting.

322

323 **SIXTEENTH ORDER OF BUSINESS**

**Staff Reports**

324

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



326 Ms. Willson reported the following:

327 ➤ Fireworks: Regarding liability, the Insurance Agent advised that, as long as the CDD is  
328 not authorizing fireworks events or use near or on CDD property, they will accept claims  
329 associated with non-authorized fireworks use, but approval will be subject to the nature of the  
330 claim. Storage or fireworks use on CDD property are excluded from the policy. The Agent  
331 reiterated the need to make it clear that the CDD does not authorize use of fireworks, which is  
332 already included in the Amenity Policy. Sending a letter to the individual advising that the CDD  
333 does not give consent to hold any fireworks on or adjacent to CDD property was suggested.

334 The Board directed Ms. Willson to send the letter.

335 ➤ WestBay is reviewing the CDD's timeline of events and demand letter requesting  
336 payment for the damages caused by the irrigation break.

337 ➤ The construction easement from the Developer is completed and will be sent to the  
338 Chair for review and comment.

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

340 There was no report.

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

- 342 • **NEXT MEETING DATE: March 8, 2023 at 5:00 p.m.**

- 343 ○ **QUORUM CHECK**

344 The next meeting will be held on March 8, 2023.

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

346 Ms. Hlebak reviewed the monthly report. She suggested changing housekeeping service  
347 vendors from Trinity Housekeepers Corp, who intends on raising its fees, to Fairy Dust  
348 Housekeepers, which includes cleaning supplies in its fees.

349

350 **On MOTION by Mr. Szelest and seconded by Mr. Silber, with all in favor, the**  
351 **Fairy Dust Housekeepers proposal dated February 8, 2023 for housekeeping**  
352 **services at Albritton Park, Cunninham Park/Hall, Homestead Park and**  
353 **Whitfield Park, in a not-to-exceed amount of \$2,000 monthly, \$500 per**  
354 **location, subject to Ms. Willson's review of insurance coverage, and effective**  
355 **within 30-days of sending the termination letter to Trinity Housekeeping Corp.,**  
356 **was approved.**

357

358

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

360 Mr. Mazzone presented the Monthly Field Operations Report.

361 Mr. Call stated that the Assistant County Attorney advised that the County has no  
362 interest in reimbursing the CDD for maintaining landscaping in the Right-of-Way (ROW) on Lake  
363 Blanch Road. He suggested Mr. Mazzone work with the vendor to reduce the costs. He thinks  
364 Blueberry Farm should be responsible for whatever encases its property.

365

**SEVENTEENTH ORDER OF BUSINESS**

**Supervisors' Requests**

367

368 Mr. Stalzer stated that County Commissioner Starkey arranged for a traffic study on Lake  
369 Blanche Drive, which resulted in the recommendation to install a three-way stop sign. The Parks  
370 and Recreation Director is working with Staff on a plan to enhance security or limit access at the  
371 park. He sent a letter to the Sherriff, on behalf of the CDD, to schedule a meeting, as they are  
372 the only party not responding to CDD issues.

373

**EIGHTEENTH ORDER OF BUSINESS**

**Adjournment**

374

375

376

**On MOTION by Mr. Silber and seconded by Mr. Deenihan, with all in favor, the meeting adjourned at 9:25 p.m.**

379

380

381

382

383

384

385

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

386  
387  
388  
389  
390  
391

---

Secretary/Assistant Secretary

---

Chair/Vice Chair

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**ACTION &  
COMPLETED  
ITEMS**

**TSR CDD  
ACTION & COMPLETED ITEMS LIST  
02.08.23 FOR 03.08.23 MEETING**

#	MTG DATE ADDED	ACTION AGENDA	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY DONE BEFORE NXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
1	08.10.22	<b>ACTION</b>	Mr. Wiles: Research Long Spur & other Village I areas & determine what areas the County & CDD should each be maintaining.	X			
2	11.29.22	<b>ACTION</b>	Ms. Willson: Prep License Agreement for Developer to complete additional improvements.	X			
3	01.11.23	<b>ACTION/AGENDA</b>	Ms. Willson: Email Developer's draft Welcome Center lease to the Board.	X			
4	01.11.23	<b>ACTION/AGENDA</b>	Ms. Willson: Send sample Welcome Center lease to Board to discuss at nxt mtg. Mr. Call: Get Developer's best, final lease terms & present at nxt mtg. <b>02.08.23</b> Mr. Silber & Ms. Willson: Work on negotiating extending lease and clarify maintenance items with the Developer.	X			
5	01.11.23	<b>ACTION</b>	Mr. Adams: Research Financials items-report findings at nxt mtg. <b>02.08.23</b> Email findings to the Board.	X			
6	01.11.23	<b>ACTION</b>	Mr. Adams: Ensure October minutes are posted on the CDD website. <b>02.08.23</b> Ensure approved minutes are posted to website within one week of being approved.	X			
7	01.11.23	<b>ACTION/AGENDA</b>	Mr. Deenihan: Present info on process to transition to in-house pressure washing. <b>02.08.23</b> Mr. Mazzone: Work with Riptide to confirm contract includes all CDD property in common areas & the trails, curbs and gutters.	X			
8	01.11.23	<b>ACTION</b>	Ms. Willson: Ask insurance carrier about resident's fireworks event & passive use of CDD property without Board consent & the Board's liability concerns. Give update at next meeting. <b>02.08.23</b> Send letter to the resident indicating the CDD does not consent to his fireworks activity.	X			
9	01.11.23	<b>ACTION</b>	Mr. Adams: Ask County to reimburse the CDD before considering maintaining ROW on Lake Blanch Road. <b>02.08.23</b> Mr. Mazzone: Work with vendor to reduce costs.	X			
10	01.11.23	<b>ACTION/AGENDA</b>	Mr. Mazzone: Discuss other options with LMP to maintain areas abutting Woods Rider Loop, to address access and bottleneck issues. <b>02.08.23</b> LMP to correct name in Addendum #1 to TSR CDD.	X			
11	02.08.23	<b>ACTION</b>	Ms. Willson: Send termination notice to Hedit Design, LLC and finalize Professional Services Agreement with Johnson Engineering, Inc.	X			
12	02.08.23	<b>ACTION</b>	Mr. Adams: Ask Sheriff's Department to initiate off-duty patrol.	X			

**TSR CDD  
ACTION & COMPLETED ITEMS LIST  
02.08.23 FOR 03.08.23 MEETING**

#	MTG DATE ADDED	ACTION AGENDA	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY DONE BEFORE NXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
13	02.08.23	<b>ACTION</b>	Ms. Willson: Review & ensure Fairy Dust Housekeepers' insurance coverage is sufficient before preparing contract & sending termination letter to Trinity Housekeeping Corp.	X			
14	02.08.23	<b>ACTION</b>	Mr. Adams: Ensure irrigation after-hours contact information is on CDD website.	X			

**TSR CDD**  
**ACTION & COMPLETED ITEMS LIST**  
**02.08.23 FOR 03.08.23 MEETING**

#	MTG DATE ADDED	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY DONE BEFORE NXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
1	01.13.21	<b>ACTION</b>	Staff/Mr. Call: Review road turnovers & release of maint bonds. Prep map. <b>04.14.21</b> Staff: If not turned over to County, get proposals to restripe for FY2022 budget. <b>12.01.21</b> Ms. Willson: Discuss including bridge in conveyance of the roads to the County.			X	01.11.23
2	06.08.22	<b>ACTION</b>	Mr. Adams: Find out if Taylor Morrison or CDD is responsible for tree removal. <b>07.13.22</b> Huckleberry Pond tree being addressed today.			X	01.11.23
3	07.13.22	<b>ACTION</b>	Mr. Adams: Revisit Eco-Logic proposal for # of monitoring events in Esplanade community with Mr. Nabor with regard to frequency.			X	01.11.23
4	09.07.22	<b>ACTION</b>	Mr. Adams: Tell Mr. Wilkes to email the Board an update regarding Longspur and Village 1 Areas, Road Maintenance Responsibility.			X	01.11.23
5	11.29.22	<b>ACTION</b>	Ms. Willson: Prep LMP landscape & irrigation maintenance services contract & send Notice of Award letters.			X	01.11.23
6	11.29.22	<b>ACTION</b>	Mr. Call: Ask Developer to keep \$22,500 in escrow before CDD will consider taking maintenance responsibilities & monitoring costs of 1.07 acres of mitigation area along Lake Blanche Drive.			X	01.11.23
7	11.29.22	<b>ACTION</b>	Mr. Adams: Obtain proposal from LMP before CDD considers maintaining Lake Blanch Rd ROW & ask County to reimburse the CDD.			X	01.11.23
8	11.29.22	<b>ACTION</b>	District Staff: Purchase Worker's Comp Policy from Egis.			X	01.11.23
9	11.29.22	<b>ACTION</b>	Ms. Willson: Have tax attorney research tax laws re: CDD subletting part of Welcome Center. <b>01.11.23</b> Subletting not an option.			X	01.11.23
10	11.29.22	<b>ACTION</b>	Mr. Adams: Advertise Engineering RFQ in Jan, present bid at Feb mtg.			X	01.11.23
11	11.29.22	<b>ACTION</b>	Ms. Willson: Prep proposed Addendum to Coastal Waste & Recycling of Central Florida Recycling Waste Agreement Assignment.			X	01.11.23
12	11.29.22	<b>ACTION</b>	Mr. Call: Email letter from Homes by WestBay regarding agreement to pay 50% of DTE Invoice to Mr. Adams. Mr. Adams: Email the Board.			X	01.11.23
13	11.29.22	<b>AGENDA</b>	Mr. Adams: Include Mr. Green's resignation on next agenda.			X	01.11.23
14	11.29.22	<b>ACTION</b>	Ms. Hlebak: Coordinate replacing bollards back to the trails.			X	01.11.23
15	11.29.22	<b>ACTION/AGENDA</b>	Mr. Call: Send Ms. Willson sample lease for Welcome Center & ask for dates to coordinate with CDD's Fiscal Year. Present at next mtg.			X	01.11.23
16	11.29.22	<b>AGENDA</b>	Mr. Adams: Add review financial reports in detail to a future agenda.			X	01.11.23





**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**

**REPORTS**

**C**

**TSR COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE**

**LOCATION**

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

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 12, 2022</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>November 9, 2022 CANCELED</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>November 29, 2022</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>December 7, 2022 CANCELED</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>January 11, 2023</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>February 8, 2023</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>March 8, 2023</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>April 12, 2023</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>May 10, 2023</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>June 14, 2023</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>July 12, 2023</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>August 9, 2023</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>September 13, 2023</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>

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

	Fiscal Year 2022				Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross O&M	\$ 3,873,273				\$ 4,538,284
Assessment levy: on-roll - gross trash	203,011				259,774
Allowable discounts (4%)	(163,051)				(191,922)
Assessment levy: on-roll - net	3,913,233	\$3,902,574	\$ 10,659	\$ 3,913,233	4,606,136
Trash collection assessments	49,068	13,865	5,565	19,430	11,404
Commerical shared costs	81,785	-	81,785	81,785	112,045
Program revenue	8,000	4,584	3,416	8,000	12,000
Interest	2,500	-	2,500	2,500	2,500
Donation from MPOA	-	289,500	-	289,500	-
Specialty program revenue	-	-	-	-	6,000
Miscellaneous-rental revenue	9,600	8,956	644	9,600	15,000
Total revenues	4,064,186	4,219,479	104,569	4,324,048	4,765,085
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	5,100	2,368	2,732	5,100	10,200
Management	42,070	21,035	21,035	42,070	42,070
Legal <sup>1</sup>	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	95,961
Total professional & administrative	254,883	170,100	84,888	254,988	275,418

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

	Fiscal Year 2022				Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
<b>Field operations</b>					
Contract services					
Field services	28,325	14,163	14,162	28,325	28,325
Landscape maintenance	1,491,270	474,522	1,016,748	1,491,270	1,700,000
Landscape consulting	60,000	35,481	24,519	60,000	60,000
Landscape Arbor Care	99,000	49,090	49,910	99,000	155,000
Wetland maintenance	24,168	5,540	18,628	24,168	68,168
Wetland mitigation reporting	4,500	2,200	2,300	4,500	4,500
Lake maintenance	94,000	47,726	46,274	94,000	100,000
Community trash hauling	246,750	139,944	106,806	246,750	330,000
Off-duty traffic patrols	20,000	2,200	17,800	20,000	20,000
Repairs & maintenance					
Repairs - general	20,000	18,796	1,204	20,000	20,000
Operating supplies	8,000	4,891	3,109	8,000	8,000
Plant replacement	70,000	71,279	-	71,279	70,000
Mulch	155,000	98,521	56,479	155,000	200,000
Playground mulch	12,000	-	12,000	12,000	18,000
Sod	100,000	59,100	40,900	100,000	200,000
Fertilizer/chemicals	20,000	23,987	-	23,987	30,000
Irrigation repairs	30,000	12,097	17,903	30,000	30,000
Irrigation monitoring	2,280	600	1,680	2,280	2,280
Security/alarms/camera/repair	1,000	703	297	1,000	1,500
Road & sidewalk	40,000	7,936	32,064	40,000	40,000
Common area signage	3,000	-	3,000	3,000	3,000
Bridge & deck maintenance	40,000	8,750	31,250	40,000	40,000
Pressure washing	-	-	-	-	105,000
Utilities - common area					
Electric	14,500	4,299	10,201	14,500	14,500
Streetlights	340,000	147,665	192,335	340,000	380,000
Irrigation - reclaimed water	70,000	24,727	45,273	70,000	70,000
Gas	450	414	36	450	450

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

	Fiscal Year 2022			Total Actual & Projected	Adopted 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	389,820
Office rental	60,000	-	60,000	60,000	80,000
Office expenses	6,713	-	6,713	6,713	8,950
Office utilities	6,638	-	6,638	6,638	8,850
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	36,000
Pool - water	8,000	6,189	1,811	8,000	10,000
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	-
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	6,000
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>4,483,098</u>
Total expenditures	<u>3,996,041</u>	<u>1,752,728</u>	<u>2,258,224</u>	<u>4,010,952</u>	<u>4,758,516</u>
Net increase/(decrease) of fund balance	68,145	2,466,751	(2,153,655)	313,096	6,569
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>\$ 818,345</u>

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

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS  
D**



ARCH  
AMENITIES  
GROUP

From the experts at  
WTS International, LifeStart  
and Meet Hospitality

## Monthly Summary Report

*February, 2023*

**Submitted by:**

Renee Hlebak, Starkey Ranch Lifestyle Director

Alex Murphy, Operations Director



**Starkey**  
RANCH

*Where life takes root.*

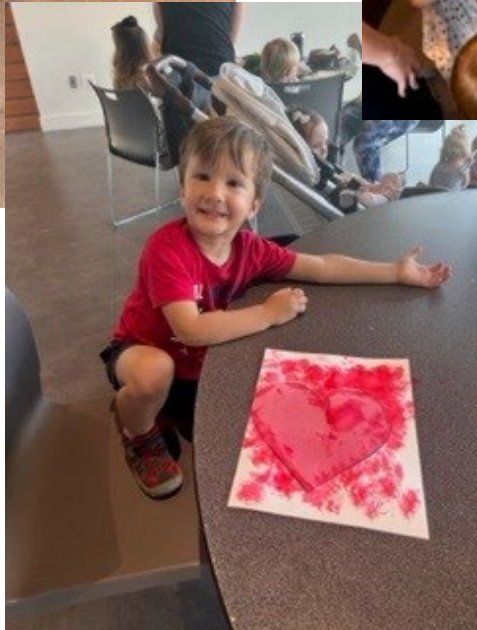


# FEBRUARY PROGRAM HIGHLIGHTS

PROGRAM	CATEGORY	PARTICIPATION
Adult Smash Room	Adult Social	12
One Blood Bus	Health & Wellness	30
Food Truck Friday	Family Social	100+
Showdown Hoedown	Family Social	Rescheduled to March 25th
Yippy Hour	Family & Dog Social	5 Dogs
Yappy Hour	Family & Dog Social	No One Showed
Music in the Park	Family Social	100+
Gator Talk	Educational	20
Sip & Solve	Adult Social	Moved to March 2nd
What's for Dinner?	Family Social	Less than 50
Drink This, Make That	Adult Social	Cancelled
Kid's Night Out	Kids Social	25
Little Mini Wednesdays (Twice/Month)	Parent & Child	21/Class
Fitness	Group Fitness	10/Class



# FEBRUARY PROGRAMS



# FEBRUARY AMENITY RENTALS

AMENITY LOCATION	FREQUENCY	REVENUE
Cunningham Hall	4 Days /19 Hours	\$950
Whitfield Park Pavilion	3 Days/14 Hours	\$210
Homestead Park Pavilion	4 Days/15 Hours	\$225
Albritton Park Pavilion	7 Days/28 Hours	\$420
<p>***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.***</p>		

# MARCH PROGRAM FORECAST

PROGRAM	DATE
You've Been Pinched	March 1 <sup>st</sup>
Sip & Solve	March 2 <sup>nd</sup>
Yippy Hour	March 7 <sup>th</sup>
Yappy Hour	March 9 <sup>th</sup>
Movie in the Park/Food Truck Friday	March 10 <sup>th</sup>
Shamrock Run	March 11 <sup>th</sup>
Girls Day Out	March 14 <sup>th</sup>
Boys Day Out	March 16 <sup>th</sup>
Florida Candle Workshop	March 18 <sup>th</sup>
Brudder's Books Painting Class	March 20 <sup>th</sup>
Drink This, Make That	March 22 <sup>nd</sup>
Financial Wellness Seminar	March 23 <sup>rd</sup>
Pure Bar in the Park	March 25 <sup>th</sup>
CPR Class	March 30 <sup>th</sup>
Kid's Night Out	March 31 <sup>st</sup>
Little Mini Wednesdays	Every Other Wednesday
Fitness Classes	Monday & Tuesday Weekly

Adult Participation is REQUIRED

**LITTLE MINI WEDNESDAY**  
WITH:  
*Krewe De Forti*



Program Itinerary

10:00-10:05: Arrival Time  
10:06-10:25: Story Time With Krewe De Forti  
10:25-10:40: Craft  
10:40-10:45: Snack  
10:45-10:55: Free Play  
11: Clean-Up/Goodbye



**RSVP REQUIRED**

March 15th | 10 AM  
Cunningham Hall

Come and Join the Lifestyle Team with Ocean Sands Event to create a Charcuterie Cone. There are only 30 spots to experience the fun!



**DRINK THIS, MAKE THAT.**

Mar 22, 2023  
6-9 PM  
Cunningham Hall

**FEE:**  
\$70 Per Person

RSVP By Email:  
Fun@starkeyranch.com

**RSVP IS REQUIRED**

*You've been Pinched*



March 1st - March 17th

*How to Play:*

If the Starkey Ranch Leprechaun comes by, keep the game going by making 2 more bags and drop them off to your neighbors.

Don't get caught!

**FINANCIAL WELLNESS SEMINAR**

Our neighbor, Dave Duquette, Financial Advisor, and President of Impact Wealth Advisors will be joining us to teach debt repayment strategies.

RSVP to fun@starkeyranch.com by March 20th to reserve your spot today!

March 23rd, 2023  
6pm-8pm | Cunningham Hall

# FACILITY OPERATIONS & MAINTENANCE

ITEM	STATUS	CONCLUSION
Replace Guest Waiver Boxes at Pools	Complete	Boxes broken and being used as door stoppers for the pool gates. Replaced and moved locations to not be easily reached from the gates.
Bollards Repaired Again	Complete	Staff had to repair the bollards again in the sidewalk crossing. Will be adding a few more to help with visibility.
Homestead Pool Gate	In Progress	Issues with Maglock and communication to bathroom gate. Confirming under warranty.
Maintenance on Gator & Pressure Washer	Complete	Gator needed a tune up and new seats. The pressure washer and trailer needed a new part for the sprayer and a wheel repairs. All done by the Field Specialist.
Whitfield Park Fire Pit	In Progress	Working with new contact on individual parts.
Removed Art Work	Complete	Creative drawings scratched into locations in Albritton Park. Staff sanded them out.
Replaced Parking Poles at Cunningham	Complete	Duke Energy provided us free utility poles that were taken down for replacement parking poles at Cunningham Park.
Replaced Baby Changing Table Broken	Complete	New changing table purchased and installed in Cunningham Park and two others repaired. One at Whitfield and one at Albritton.
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**

**STAFF  
REPORTS  
E**



**Wrathell, Hunt and Associates, LLC**

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

---

**Storm Drain Inspection / Repair:** Shenandoah has completed the repairs and clean-out projects at Wildgrass and the two areas of concern on Villamore. The issue at the corner of Chapin and Barn Cat Run is pending completion.

**Heart Pine Avenue Bridge Project:** Operations has confirmed and scheduled the service during Pasco County Schools Spring Break to avoid the issues of school and other vehicular traffic concerns. The work is scheduled to begin the week of March 13<sup>th</sup>, with a planning session to occur the week prior. The Welcome Center staff have been notified and will be sending out communication to residents as the date of the project approaches.

**Sidewalk Cleaning:** The signed proposal has been executed by the District. We are in the process of scheduling a walk-through of the project with the vendor and confirming the start dates.

**Natural Trailbuilding:** There will be a maintenance day scheduled for the week ending March 4<sup>th</sup>. The rebuild will be scheduled soon, with a specific day being provided once there is open availability on the vendor's schedule.

**Basket repairs:** The onsite team reported damage to the Gabion baskets at the roundabout at Berrypick & Rangeland. Still efforting a representative from Crosspoint Landscape to come up to provide a proposal for the repair.

**Pond Bank Repairs:** After some delay, Cornerstone had a team on-site earlier in the week of February 21st. They have work scheduled on pond M11-A again on Friday, February 24th to finalize the pre-concrete site work. Once this is complete, they are scheduling the concrete work which is expected to begin the week of March 6th. During that same week, they scheduled the site work to commence on the pond at 4818 Night Star Trail.

**Sidewalk & Asphalt Repairs:** We are working with the supervisory lead at Rose Paving on the remaining three areas of the proposal that were not completed. No payments have been issued to date.

**Hog Hunt & Controlled Burns (SWFWMD):** According to our point of contact, "In the next couple of weeks or so the District plans on holding a hog hunt in the Anclote Tract of Starkey Wilderness Preserve. The Anclote tract is the land located south of the Anclote River and is the closest to Starkey Ranch. Additionally, as weather conditions improve, the District will be conducting prescribed burns in that area to reduce hazardous fuels and improve habitat conditions for wildlife."

Our point of contact also offered the opportunity to host a seminar on Land Management Services for residents. We have accepted that offer and the lifestyle team will be coordinating with our point of contact to set up the seminar.

**West Bay Homes Landscaping Damage at Endcap:** District Counsel and I had a call with Tim Green regarding the damage to sod alleged by West Bay Homes. We have a recommended plan that will have Westbay Homes return the applicable end-cap to WestBay's standard. It will then be inspected by Field Operations and the landscaping team. If accepted, all matters in this issue would be resolved.

**Frontier Project:** We have been in communication with the point of contact regarding the work being performed to install high-speed fiber-optic cable throughout Starkey Ranch. In coordination and consultation with our landscaping partners, I have made the following process recommendations back to Frontier's representatives.

- 1) The District is requesting that our landscaping vendor provide rates and pricing for irrigation repairs, a plant / sod replacement and installation pricing sheet, and anything else that they believe would be need to be considered. We will forward that information to the representative, and they can provide it to upper management for review. This is an extra step

on our part to ensure District property is restored to the Board's satisfaction. I do not have a time frame for delivery of this sheet as it will take some time to assemble but will forward it when available.

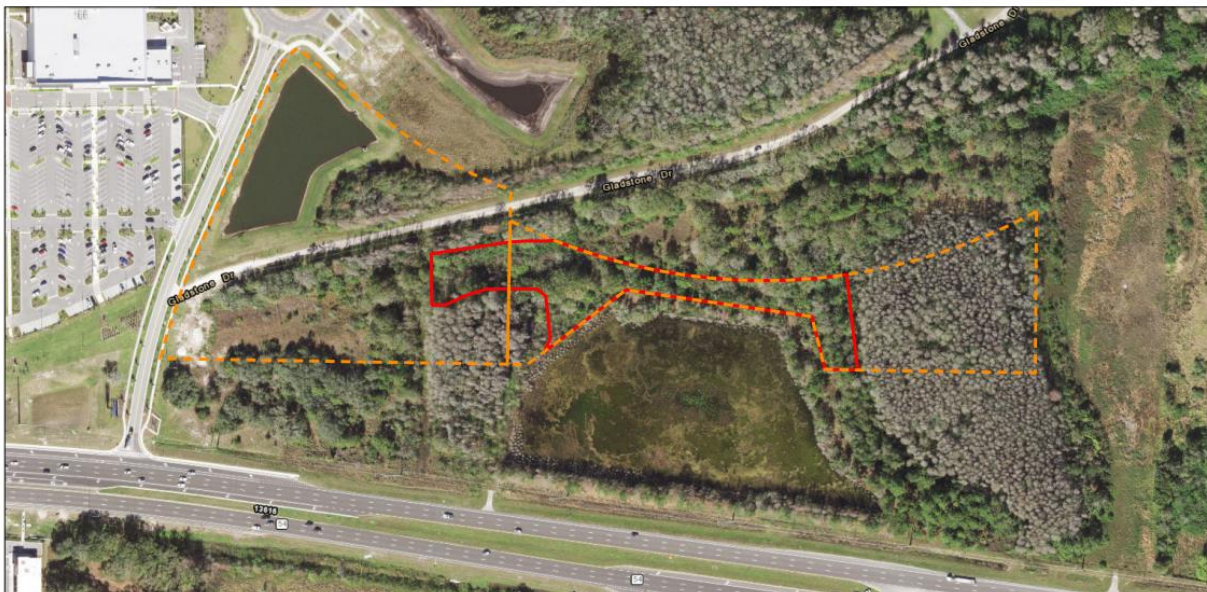
- 2) The District's landscaping management team and its vendor will evaluate the areas where Frontier's installation has already occurred. We will report back to the Board. Once we have their directions, we will supply Frontier with any District repair requests, as authorized by the Board. We continue to review areas upon completion of any installations. I have supplied Frontier with a map of the CDD. We are requesting that Frontier communicate completion of CDD areas as they occur so we may conduct inspections and work through the review process.
- 3) Once Frontier's upper management reviews the pricing sheet and the District's repair requests, it should respond with its plan of action. If Frontier denies any or all repair requests, does not take the District up on its offer and/ or chooses to make remediations and repairs on its own, we will provide that information to the Board. They will determine whether or not they wish to pursue any claims against Frontier for damages. Only the Board will have authority to accept whatever is proposed as a resolution by Frontier and its management or determine the action it wishes to take.

In our communications, we also received the following assurances from Frontier:

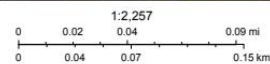
***"As we have stated before we have made a commitment that all restorations that are a result of our construction operations will be restored to 100% the original condition or better. We are not going to avoid that responsibility and will cooperate with the Starkey Ranch CDD to ensure that is the result. Our commitment also does not have an expiration date. If we damage something that is not discovered until months from now, we will still take full responsibility for it. We want the Starkey Ranch property owners, and the management companies know that Frontier is in this for the long term and can rely on our partnership."***

**Landscaping Maintenance Staging Area:** Productive meetings have been occurring on the landscaping maintenance staging area front. LMP has shown interest in using their teams to clear the land, which would eliminate another direct cost to the district. The Developer is seeking whether the District would be willing to reimburse the developer for the cost of surveying the property. The estimate for this cost is about \$3000. This would mean the only other cost to the District, to get the property ready, would be the fencing, which we estimated based on the proposal, at about \$22,000. That total may be reduced because the size of the usable area that LMP intends to use may be less due to the wetland buffer. So all in, The estimated cost of this project is under \$30,000 total to the district, rather than the original nearly \$300,000 plan.

The rest of the process would depend on negotiations between the District, the Developer, and LMP for their respective parts of the project.



September 12, 2022



Esri, HERE, Garmin, (c) OpenStreetMap contributors, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community. Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community