

TSR

**COMMUNITY DEVELOPMENT
DISTRICT**

April 12, 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

April 5, 2023

Board of Supervisors
TSR Community Development District

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

Dear Board Members:

The Board of Supervisors of the TSR Community Development District will hold a Regular Meeting on April 12, 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. Update: Welcome Center Lease Agreement
4. Ratification of Termination of Trinity HouseKeepers Corp. Agreement
5. Consideration of Deidra Jowers, d/b/a/ Fairy Dust Housekeepers, Agreement for Janitorial Maintenance Services
6. Consideration of Cornerstone Solutions Group, Land Services Proposal for Pond Bank Restoration
7. Discussion/Consideration: Landscape Maintenance Professionals, Inc., Water Restrictions Notification
8. Consideration of SOLitude Lake Management, LLC, Services Contract for Water Testing (4A, 4B, 5A, ESP1A & ESP1B)
9. Consideration of Standard Brick Pavers, LLC, Invoice 2377 for Heart Pine Bridge Paver Installation
10. Discussion: Adding Security Locks to the Community Garden for Controlled Access
11. Update/Status: MI Homes Final Irrigation Hook-Up Within Albritton

12. Update/Status: West Bay Homes Completion of Remaining Irrigation and Sodding of Final Common Areas
13. Update: Letter (Pete) Sent to Developer Regarding Incorrectly Installed Irrigation Within Albritton Park
14. Discussion: Seek Bids For Video Conferencing Within Cunningham Hall
15. Discussion: Public Address (PA) System for CDD/Community Functions
16. Discussion: Pond Clean Up From Construction and Resident Debris
17. Discussion: Designating a Community Clean Up Day in April
18. Discussion: Welcome Center Entrance Signs for Community Updates
19. Discussion: Seek Bids to Add Electrical Outlets Throughout Community Parks
20. Acceptance of Unaudited Financial Reports as of February 28, 2023
21. Approval of March 8, 2023 Regular Meeting Minutes
22. Action & Completed Items
23. Staff Reports
 - A. District Counsel: *Kutak Rock, LLP*
 - B. District Engineer: *Johnson Engineering, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: May 10, 2023 at 6:00 PM [Presentation of Fiscal Year 2024 Budget]

○ 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

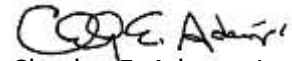
- D. Lifestyle Director & Amenity Manager: *WTS International*
- E. Operations Manager: *Wrathell, Hunt and Associates, LLC*

24. Supervisors' Requests

25. 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

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[INSERT DISTRICT LETTERHEAD]

April __, 2023

Via U.S. Mail and Electronic Delivery

Trinity HouseKeepers Corp.
Attn: _____
3620 Heron Island Drive
New Port Richey, Florida 34655
E-Mail: _____

Re: TSR Community Development District
Notice of Termination of Agreement

Dear _____:

As you are aware, this firm represents the TSR Community Development District (the "District"). The District and Trinity HouseKeepers Corp. ("Trinity") entered into that certain *Agreement Between the TSR Community Development District and Trinity Housekeepers Corp for Janitorial Maintenance Services*, dated _____, 2021 (the "Agreement").

Pursuant to Section 11 of the Agreement, the District may terminate the Agreement by providing thirty (30) days' written notice. The District hereby provides this written notice of termination of the Agreement effective as of _____, 2023.

The District appreciates the services you have provided.

Sincerely,

Chuck Adams
District Manager

cc: Alyssa Willson, District Counsel

TSR

COMMUNITY DEVELOPMENT DISTRICT

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**AGREEMENT BETWEEN THE TSR COMMUNITY DEVELOPMENT DISTRICT AND
DEIDRA JOWERS, D/B/A FAIRY DUST HOUSEKEEPERS FOR JANITORIAL
MAINTENANCE SERVICES**

THIS AGREEMENT (“Agreement”) is made and entered into this ____ day of _____ 2023, by and between:

TSR Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Pasco County, Florida, and whose mailing address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“District”); and

Deidra Jowers, d/b/a Fairy Dust Housekeepers with a mailing address of 8004 Laurel Vista Loop, Port Richey, Florida 34668 (“Contractor”, together with District, “Parties”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (“Act”), by ordinance adopted by Pasco County; and

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District owns, operates and maintains certain amenity and park facilities (“Facilities”); and

WHEREAS, the District desires to enter into an agreement with an independent contractor to provide janitorial maintenance services for the Facilities; and

WHEREAS, Contractor submitted a proposal and represents that it is qualified to provide janitorial maintenance services and has agreed to provide to the District those services identified in **Exhibit A**, attached hereto and incorporated by reference herein (“Services”); and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. DESCRIPTION OF WORK AND SERVICES.

A. The District desires that the Contractor provide professional janitorial maintenance services within presently accepted standards. Upon all Parties signing this Agreement, the Contractor shall provide the District with the Services identified in **Exhibit A**.

B. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.

C. The Contractor shall provide the Services as shown in **Section 3** of this Agreement. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.

D. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.

SECTION 3. SCOPE OF JANITORIAL MAINTENANCE SERVICES. The Contractor will provide janitorial maintenance services for the community areas described on **Exhibit A** three (3) days per week, one (1) of which will be a Saturday or Sunday. The duties, obligations, and responsibilities of Contractor are to provide the material, tools, skill and labor necessary for the Services attached as **Exhibit A**, pursuant to the schedule provided therein. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this Agreement controls.

SECTION 4. MANNER OF CONTRACTOR'S PERFORMANCE. The Contractor agrees, as an independent contractor, to undertake work and/or perform such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of the Services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

A. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.

B. The Contractor agrees that the District shall not be liable for the payment of any work or services not included in **Section 3** unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.

C. The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information,

interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.

(1) The District hereby designates the District Manager to act as its representative.

(2) Upon request by the District Manager, the Contractor agrees to meet with the District's representative to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.

D. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

SECTION 5. COMPENSATION; TERM.

A. As compensation for the Services described in this Agreement, the District agrees to pay the Contractor Two Thousand Dollars and No Cents (\$2,000.00) per month. The term of this Agreement shall be from _____, 2023 through _____, 2024 unless terminated earlier by either party in accordance with the provisions of this Agreement. The Agreement shall be automatically renewed for additional one (1) year terms, unless written notice is provided by either party thirty (30) days prior to the expiration of the Agreement.

B. If the District should desire additional work or services, or to add additional areas to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.

C. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation (if statutorily required), Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

D. The Contractor shall maintain records conforming to usual accounting practices. As soon as may be practicable at the beginning of each month, the Contractor shall invoice

the District for all services performed in the prior month and any other sums due to the Contractor. The District shall pay the invoice amount within thirty (30) days after the invoice date. The Contractor may cease performing services under this Agreement if any payment due hereunder is not paid within thirty (30) days of the invoice date. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.

SECTION 6. INSURANCE.

A. The Contractor shall maintain throughout the term of this Agreement the following insurance:

(1) Worker's Compensation Insurance to the extent required by the laws of the State of Florida.

(2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than One Million Dollars (\$1,000,000.00) combined single limit bodily injury and property damage liability, and covering at least the following hazards:

(i) Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.

(23) Employer's Liability Coverage with limits of at least One Million Dollars (\$1,000,000.00) per accident or disease.

(34) Automobile Liability Insurance for bodily injuries in limits of not less than One Million Dollars (\$1,000,000.00) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

B. The District, its staff, consultants and supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

C. If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 7. INDEMNIFICATION.

A. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

SECTION 8. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 9. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 10. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason

of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 11. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 12. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 13. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

SECTION 14. TERMINATION. The District agrees that the Contractor may terminate this Agreement without cause by providing sixty (60) days' written notice of termination to the District. The Contractor can terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

SECTION 15. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

SECTION 16. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 17. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 18. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 19. ENFORCEMENT OF AGREEMENT. A default by either Party under this Agreement shall entitle the other Party to all remedies available at law or in equity. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing Party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 20. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement.

SECTION 21. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the Parties.

SECTION 22. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 23. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

A. If to District: TSR Community Development District
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue

Tallahassee, Florida 32301
Attn: District Counsel

B. If to the Contractor: Deidra Jowers, d/b/a Fairy Dust
Housekeepers
8004 Laurel Vista Loop
Port Richey, Florida 34668
Attn: Deidra Jowers

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notices on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth in this Agreement.

SECTION 24. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 25. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Pasco County, Florida.

SECTION 26. COMPLIANCE WITH PUBLIC RECORDS LAWS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Chuck Adams** (“Public Records Custodian”). Among other requirements and to the extent applicable by law, the Contractor shall: 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public

records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (561) 571-0010, ADAMSC@WHHASSOCIATES.COM, OR 2300 GLADES ROAD, SUITE 410W, BOCA RATON, FLORIDA 33431.

SECTION 27. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 28. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 29. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.

SECTION 30. E-VERIFY REQUIREMENTS. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.09(1), *Florida Statutes*.

If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 31. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

SECTION 32. SCRUTINIZED COMPANIES STATEMENT. Contractor certifies it: (i) is not in violation of Section 287.135, *Florida Statutes*, (ii) is not on the Scrutinized Companies with Activities in Sudan List; (iii) is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; (iv) does not have business operations in Cuba or Syria; (v) is not on the on the Scrutinized Companies that Boycott Israel List; and (vi) is not participating in a boycott of Israel. If the Contractor is found to have submitted a false statement with regards to the prior sentence, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List, has engaged in business operations in Cuba or Syria, and/or has engaged in a boycott of Israel, the District may immediately terminate this Agreement.

[CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Parties hereto have signed and sealed this Agreement on the day and year first written above.

ATTEST:

**TSR COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

**DEIDRA JOWERS, D/B/A FAIRY DUST
HOUSEKEEPERS**

Witness

By: _____
Its: _____

Exhibit A: Proposal

Exhibit A

Proposal



8004 Laurel Vista Loop
Port Richey, FL 34688
727-271-1507
fdhousekeepers@gmail.com

TSR-CDD (Starkey Ranch)

February 8, 2023

Locations of Service: Albritton Park, Cunningham Park/Hall, Homestead Park, Whitfield Park

Days of Service: 3 Days/ Week (2 Days Monday – Friday/ 1 Day Saturday or Sunday)

Scope of Services:

Park Restrooms:

Empty trash and remove to designated area

Check and replace toilet paper and hand towels as necessary

High dust all horizontal surfaces up to 8'

Low dust all horizontal surfaces

Clean and disinfect all fixtures

Clean all mirrors

Damp clean all counters

Clean all drinking fountains

Broom sweep hard surfaced floors

Damp mop hard surfaced floors

Hall/Indoor Facility:

Empty trash and remove to designated area

Clean two sinks

Damp wipe all counters

Damp wipe the front of the refrigerator and the ice machine

Clean microwave inside and out

Dust mop hard surfaced floor

High dust all horizontal surfaces up to 8'

Low dust all horizontal surfaces

Damp mop hard surfaced floor

Clean glass doors

Additional services provided upon request at additional cost(s) outside of contracted services. Cleaning supplies included in monthly rate. If for any reason the regular cleaner assigned to your location is unavailable for a scheduled cleaning(s)/date(s); every effort will be made for either a replacement cleaner to fulfill the contracted duties or at the client's approval a new date(s) of service will be scheduled.

Cost of Services (Billed Monthly): \$2,000.00 (\$500.00/Location listed above)

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COMMUNITY DEVELOPMENT DISTRICT

6

LAND SERVICES PROPOSAL

TO: Barry Mazzone
Wrathell, Hunt & Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

FROM: Cornerstone Solutions Group

DATE: March 17, 2023

SUBJECT: Starkey Ranch Pond Bank Restoration

Cornerstone proposes to furnish all labor, materials, equipment and supervision necessary to provide, as an independent contractor, the following described work:

This proposal is based on the construction documents referenced above.

Item	Description	Unit	Cost
	Option A - Installation of sod on pond bank extending down from the existing sod line within 1' of current water line. Approximate square footage: 40,000 Sq Ft		\$ 23,552.00
	Option B - Installation of sod on pond bank extending down from the existing sod half way to existing water line. Approximate square footage: 21,000 Sq Ft		\$ 14,927.00
	Option C - Installation of sod on pond bank extending down 18" from existing sod line.		\$ 3,080.00
			\$ -

Clarifications:

Price is based on regular working hours (no nights or weekends)

Price is for work listed above. Any other work will be subject to change order.

ACCEPTANCE AND AUTHORIZATION TO PROCEED

¹ Pre-Payment

The Client will make an initial payment of \$0.00 30 days prior to service commencement in order to release materials. This pre-payment shall be held by Cornerstone Solutions Group, Inc. and applied to the final invoice for the project services.

² Payment Schedule

- 2.1 Client/Owner agrees to carefully read all billing invoices/statements and promptly notify Cornerstone Solutions Group, Inc. in writing of any claimed errors or discrepancies within fifteen (15) days from the date of the invoice/statement. If Cornerstone Solutions Group, Inc. does not hear from Client in writing, it is presumed that Client/Owner agrees with correctness, accuracy, and fairness of the billing invoice/statement. Payment is then due within 30 days of receipt of invoices unless draw schedule above indicates other.
- 2.2 Should the scope of work be increased, Client agrees to an increase in the fee based on the increased responsibility assumed, time to be expended and liability to be incurred.
- 3 The Proposal/Agreement is open for acceptance by Client within 30 days of dated agreement on page one, after which it will be withdrawn by Cornerstone Solutions Group, Inc. and may be subject to re-negotiation.
- 4 The Proposal/Agreement satisfactory sets forth Client's entire understanding of the agreement. Please sign the enclosed copy of this agreement in the scope provided and return it to Cornerstone Solutions Group, Inc. as authorization to proceed with the work.

5 CHAPTER 588 NOTICE OF CLAIM

CHAPTER 558, FLORIDA STATUTES, CONTAINS IMPORTANT REQUIREMENTS YOU MUST FOLLOW BEFORE YOU MAY BRING ANY LEGAL ACTION FOR AN ALLEGED CONSTRUCTION DEFECT. SIXTY DAYS BEFORE YOU BRING ANY LEGAL ACTION, YOU MUST DELIVER TO THE OTHER PARTY TO THIS CONTRACT A WRITTEN NOTICE REFERRING TO CHAPTER 558, OF ANY CONSTRUCTION CONDITIONS YOU ALLEGE ARE DEFECTIVE AND PROVIDE SUCH PERSON THE OPPURTUNITY TO INSPECT THE ALLEGED CONSTRUCTION DEFECTS. YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER WHICH MAY BE MADE. THERE ARE STRICT DEADLINES AND PROCEDURES UNDER THIS FLORIDA LAW WHICH MUST BE MET AND FOLLOWED TO PROTECT YOUR INTERESTS.

7 Owner/Client Authorization

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal

Accepted this _____ day of _____ 2023

Signature

Print Name and Title

Representing (Name of Firm)

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COMMUNITY DEVELOPMENT DISTRICT

7



P.O. BOX 267 SEFFNER, FL 33583 – (877) 567-7761 – FAX (813) 757-6501 – SALES@LMPPRO.COM

March 15, 2023

RE: LANDSCAPE DROUGHT STRESS AND WATER RESTRICTIONS

Dear Customer,

As we transition out of winter, Spring is upon us and we are experiencing higher than normal temperatures and dryer conditions. With that said, we now are experiencing drought-like conditions impacting landscapes around the Bay area. It is our duty as your landscape maintenance provider to communicate our concerns and make you aware of current conditions and the potential impact to your landscape as well as offer solutions.

We take pride in looking out for your largest uninsured asset. It is our duty to inform you of the possible options to consider during this time period. Uncommon conditions call for uncommon solutions, which is why you have Landscape Maintenance Professionals as your vendor of choice.

For a complete list of current water restrictions by city and county, I'd encourage you to log on to www.watermatters.org or follow this link for full details:

<http://www.swfwmd.state.fl.us/conservation/restrictions/swfwmd.php>

Please sign below to indicate the best option for your property:

1. Please increase the number of irrigation watering days and disregard any local watering restrictions. Customer will assume responsibility for all irrigation fines and fees associated with these adjustments.

2. Please provide supplemental watering via water tanker to the areas of the property showing signs of stress. Landscape Maintenance Professionals, Inc. agrees to provide this service at a minimum charge of \$500.00 plus an hourly rate of \$55.00 per hour. Before any services will be performed, customer will have to approve in writing the date and hours of service needed. Customer also agrees to allow LMP the opportunity to refill water tank on property, if water is available.

3. Continue to perform monthly inspections and adjustments as currently being done. In essence, keep the level of service the same with no changes. Customer understands there is potential for plant and turf damage or loss due to current weather conditions.

4. Apply a wetting agent to the turf and plant material to keep moisture stored so that the plants can uptake it as needed. The cost to apply the agent is \$12.50 per 1,000 sq. ft. treated area with a minimum charge of \$500.00.

5. Assist property in water variance application process through the local governmental regulatory agency. The administrative costs to help with the process will start at \$200.00. The timetable for this process, if approved, is roughly 3-4 months.

We truly appreciate your business and look forward to getting through the current conditions with you as a partner. If you have any questions at all, please do not hesitate to contact our office, or feel free to email me at scott.carlson@lmppro.com.

Property Name: _____

Respectfully,
Scott A. Carlson - General Manager

TSR

COMMUNITY DEVELOPMENT DISTRICT

8

SERVICES CONTRACT

CUSTOMER NAME: Starkey Ranch CDD
SUBMITTED TO: Barry Mazzoni
CONTRACT DATE: March 10, 2023
SUBMITTED BY: Jason Jaszak
SERVICES: Water Testing (4A, 4B, 5A, ESP1A & ESP1B)

This agreement (the "Agreement") is made as of the date indicated above, and is by and between SOLitude Lake Management, LLC ("Solitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. The Services. SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:
2. PAYMENT TERMS. The total fee for services is **\$4,500.00**. The Customer shall pay 50% of this service fee upon execution of this Agreement. The balance (remaining 50% of fee) will be invoiced to Customer by SOLitude following completion of the Services.

For any work completed or materials in storage on the customer's behalf at the end of each month, the company will invoice and the customer will be responsible for paying the percent of the total work completed as of that date, less any previous deposit paid. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, customer will be invoiced and responsible for paying said additional taxes in addition to the fee above. Customer agrees to pay all invoices within thirty (30) days of invoice date. The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Company shall be reimbursed by the Customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on the Company by the Customer that are not covered specifically by the written specifications of this contract.

3. TERM AND EXPIRATION. This Agreement is for a one-time service as described in the attached Schedule A. Any additional services will be provided only upon additional terms as agreed to by the parties in writing.

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



4. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude.

Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The customer is responsible for notifying SOLitude in advance of the contract signing and the start of the contract if they utilize any of the water in their lakes or ponds for irrigation purposes. The customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of SOLitude.

Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of the SOLitude, unless there is willful negligence on the part of SOLitude.

While SOLitude Lake Management LLC makes every effort to thoroughly inspect the site before providing this contract proposal or beginning any work, it is possible, without fault or negligence, that unforeseen circumstances may arise, or that hidden conditions on the site might be found in the course of the performance of the contract work, which would result in additional time or material costs that exceed this contract pricing. Should this occur, the customer will be notified of these unforeseen circumstances or conditions and be responsible for the costs associated with remedying. By signing this agreement, the customer acknowledges that they have informed SOLitude Lake Management® of all known and relevant current site conditions that would be reasonable to expect could affect our ability to successfully complete the contract work.

5. INSURANCE AND LIMITATION OF LIABILITY. Solitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.

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6. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

7. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

8. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.

9. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

10. NOTICE. Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.

11. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

12. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

13. E-Verify. Solitude Lake Management LLC utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SÖLitude Lake Management. Recipients may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SÖLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Starkey Ranch

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

**1320 Brookwood Drive Suite H
Little Rock AR 72202**

Customer's Address for Notice Purposes:

Please Mail All Contracts to:

**2844 Crusader Circle, Suite 450
Virginia Beach, VA 23453**

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipients may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



SCHEDULE A - SERVICES

4 X Enhanced Waterbody Assessment

- **Testing included:**
 - **Water column profile for temperature and dissolved oxygen**
 - **Secchi disk reading**
 - **Surface and bottom sample analysis for the following**
 - **total phosphorus, total nitrogen, ammonia, total alkalinity, pH, conductivity, and turbidity**
- **Specialized Equipment: at depth water sampler, dissolved oxygen and temperature meter, pH meter, gps unit, and depth finder**
- **A formal report will be provided along with recommendations to improve overall waterbody condition**

Permitting (when applicable):

1. SOLitude staff will be responsible for the following:
 - a. Obtaining any Federal, state, or local permits required to perform any work specified in this contract where applicable.
 - b. Attending any public hearings or meetings with regulators as required in support of the permitting process.
 - c. Filing of any notices or year-end reports with the appropriate agency as required by any related permit.
 - d. Notifying the Customer of any restrictions or special conditions put on the site with respect to any permit received, where applicable.

Customer Responsibilities (when applicable):

1. Customer will be responsible for the following:
 - a. Providing information required for the permit application process upon request.
 - b. Providing Certified Abutters List for abutter notification where required.
 - c. Perform any public filings or recordings with any agency or commission associated with the permitting process, if required.
 - d. Compliance with any other special requirements or conditions required by the local municipality.
 - e. Compliance and enforcement of temporary water-use restrictions where applicable.

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General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipients may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.

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COMMUNITY DEVELOPMENT DISTRICT

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Standard Brick Pavers LLC
213 S. Howard Ave.
Tampa, FL 33606 US
jessica@standardbrickpavers.com



BILL TO

TSR Community
Development District - Heart
Pine Bridge
2500 Heart Pine Ave.
Odessa, FL 33556

INVOICE 2377

DATE 03/10/2023 TERMS Net 30

DUE DATE 04/09/2023

P.O. NUMBER

Heart Pine Bridge

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Paver Installation	Pick up and palletize 3,000 SF of clay brick and re-install existing clay brick.	1	15,348.00	15,348.00
	Pavers	Additional pavers required, 330 sq. ft. or 3 cubes	1	2,281.00	2,281.00

TOTAL DUE \$17,629.00

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COMMUNITY DEVELOPMENT DISTRICT

**UNAUDITED
FINANCIAL
STATEMENTS**

**TSR
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
FEBRUARY 28, 2023**

**TSR
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
FEBRUARY 28, 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
ASSETS												
Cash	\$ 5,105,357	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,105,357
Investments												
Revenue	-	678,207	638,121	632,051	763,168	602,575	312,632	-	-	-	-	3,626,754
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	-	257,244	257,771
Undeposited funds	348	-	-	-	-	-	-	-	-	-	-	348
Due from Developer C	53,910	-	-	-	-	-	-	-	-	-	-	53,910
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 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	-	47,034	47,423	46,648	58,226	46,562	23,991	-	-	-	-	269,884
Utility deposit	2,405	-	-	-	-	-	-	-	-	-	-	2,405
Total assets	<u>\$ 5,236,236</u>	<u>\$ 1,352,349</u>	<u>\$ 1,339,137</u>	<u>\$ 1,160,021</u>	<u>\$ 1,264,407</u>	<u>\$ 969,503</u>	<u>\$ 501,723</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ -</u>	<u>\$ 257,244</u>	<u>\$ 12,081,147</u>
LIABILITIES												
Liabilities:												
Accounts payable	\$ 55,849	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,849
Due to Developer	101,119	-	-	-	-	-	-	-	-	-	-	101,119
Due to other	28	-	-	-	-	-	-	-	-	-	-	28
Due to debt service fund 2015	47,034	-	-	-	-	-	-	-	-	-	-	47,034
Due to debt service fund 2015A	47,423	-	-	-	-	-	-	-	-	-	-	47,423
Due to debt service fund 2016	46,648	-	-	-	-	-	-	-	-	-	-	46,648
Due to debt service fund 2017	58,226	-	-	-	-	-	-	-	-	-	-	58,226
Due to debt service fund 2018	46,562	-	-	-	-	-	-	-	-	-	-	46,562
Due to debt service fund 2019	23,991	-	-	-	-	-	-	-	-	-	-	23,991
Contracts payable	-	-	-	-	-	-	-	-	-	-	16,077	16,077
Accrued taxes payable	245	-	-	-	-	-	-	-	-	-	-	245
Total liabilities	<u>427,125</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>16,077</u>	<u>443,202</u>
DEFERRED INFLOWS OF RESOURCES												
Unearned revenue	957	-	-	-	-	-	-	-	-	-	-	957
Deferred receipts	126,808	-	-	-	39,851	-	-	-	-	-	-	166,659
Total deferred inflows of resources	<u>127,765</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>39,851</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>167,616</u>
FUND BALANCES												
Restricted for												
Debt service	-	1,352,349	1,339,137	1,160,021	1,224,556	969,503	501,723	-	-	-	-	6,547,289
Capital projects	-	-	-	-	-	-	-	441	86	-	241,167	241,694
Unassigned	4,681,346	-	-	-	-	-	-	-	-	-	-	4,681,346
Total fund balances	<u>4,681,346</u>	<u>1,352,349</u>	<u>1,339,137</u>	<u>1,160,021</u>	<u>1,224,556</u>	<u>969,503</u>	<u>501,723</u>	<u>441</u>	<u>86</u>	<u>-</u>	<u>241,167</u>	<u>11,470,329</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 5,236,236</u>	<u>\$ 1,352,349</u>	<u>\$ 1,339,137</u>	<u>\$ 1,160,021</u>	<u>\$ 1,264,407</u>	<u>\$ 969,503</u>	<u>\$ 501,723</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ -</u>	<u>\$ 257,244</u>	<u>\$ 12,081,147</u>

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING FEBRUARY 28, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 334,557	\$ 4,549,837	\$4,606,136	99%
Assessment levy - off-roll O&M	-	10,041	-	N/A
Trash collection assessments	4,490	10,085	11,404	88%
Commercial shared costs	104,744	121,744	112,045	109%
Program revenue	485	7,130	12,000	59%
Interest	-	-	2,500	0%
Specialty program revenue	-	-	6,000	0%
Miscellaneous	1,600	7,275	15,000	49%
Total revenues	<u>445,876</u>	<u>4,706,112</u>	<u>4,765,085</u>	99%
EXPENDITURES				
Professional & administrative				
Supervisors	861	3,014	10,200	30%
Management	3,506	17,529	42,070	42%
Legal	3,737	21,330	30,000	71%
Engineering	-	3,153	20,000	16%
Assessment administration	833	4,167	10,000	42%
Audit	-	-	4,570	0%
Arbitrage rebate calculation	750	1,500	3,000	50%
Dissemination agent	1,083	5,417	13,000	42%
Trustee	5,388	23,166	26,500	87%
Telephone	21	104	250	42%
Postage	2,460	2,823	1,500	188%
Printing & binding	167	833	2,000	42%
Legal advertising	-	794	3,500	23%
Annual special district fee	-	175	175	100%
Insurance	-	6,464	7,100	91%
Other current charges	104	553	3,500	16%
Office supplies	-	161	500	32%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	-	200	0%
Property appraiser	-	-	687	0%
Tax collector	6,691	93,535	95,961	97%
Total professional & administrative	<u>25,601</u>	<u>184,718</u>	<u>275,418</u>	67%
Field operations				
Contract services				
Field services	2,360	11,802	28,325	42%
Landscape maintenance	160,094	500,594	1,700,000	29%
Landscape consulting	5,000	25,000	60,000	42%
Landscape arbor care	1,644	20,333	155,000	13%
Wetland maintenance	-	-	68,168	0%
Wetland mitigation reporting	-	9,950	4,500	221%
Lake maintenance	8,753	34,210	100,000	34%
Community trash hauling	249	116,254	330,000	35%
Off-duty traffic patrols	-	200	20,000	1%
Repairs & maintenance				
Repairs - general	-	4,935	20,000	25%
Operating supplies	1,034	9,536	8,000	119%
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 FEBRUARY 28, 2023**

	Current Month	Year to Date	Budget	% of Budget
Irrigation repairs	2,647	5,216	30,000	17%
Irrigation monitoring	-	-	2,280	0%
Security/alarms/repair	-	233	1,500	16%
Road & sidewalk	4,547	4,830	40,000	12%
Signage maintenance	-	480	-	N/A
Common area signage	-	785	3,000	26%
Bridge & deck maintenance	-	17,570	40,000	44%
Pressure washing	-	240	105,000	0%
Utilities - common area				
Electric	1,119	4,229	14,500	29%
Streetlights	33,433	132,502	380,000	35%
Irrigation - reclaimed water	2,122	14,789	70,000	21%
Gas	28	112	450	25%
Recreation facilities				
Amenity management staff/contract	10,905	109,579	389,820	28%
Office supplies	265	1,456	-	N/A
Office rental	-	-	80,000	0%
Office expenses	-	-	8,950	0%
Office utilities	-	-	8,850	0%
Office copy machine	602	3,059	4,875	63%
Janitorial	1,740	5,760	24,480	24%
Park A/C repairs & maintenance	-	630	5,000	13%
Pool cleaning	1,985	9,840	27,594	36%
Pool repairs & maintenance	259	644	2,500	26%
Pool fence & gate	-	631	2,000	32%
Pool - electric	2,722	9,815	36,000	27%
Pool - water	300	1,947	10,000	19%
Pool permits	-	-	1,100	0%
Pest services	125	250	500	50%
Insurance	-	54,411	69,706	78%
Cable/internet/telephone	646	4,971	10,000	50%
Access cards	-	991	5,500	18%
Activities	10,045	29,802	30,000	99%
Specialty programming	202	1,543	6,000	26%
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>252,826</u>	<u>1,172,259</u>	<u>4,483,098</u>	26%
Total expenditures	<u>278,427</u>	<u>1,356,977</u>	<u>4,758,516</u>	29%
Net increase/(decrease) of fund balance	167,449	3,349,135	6,569	
Fund balance - beginning (unaudited)	4,513,897	1,332,211	811,776	
Fund balance - ending (projected)	<u>\$ 4,681,346</u>	<u>\$ 4,681,346</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 FEBRUARY 28, 2023

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 47,994	\$ 652,701	\$ 661,099	99%
Interest	6	22	50	44%
Total revenues	<u>48,000</u>	<u>652,723</u>	<u>661,149</u>	99%
EXPENDITURES				
Debt service				
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	960	13,052	13,773	95%
Total expenditures	<u>960</u>	<u>426,224</u>	<u>630,851</u>	68%
Excess/(deficiency) of revenues over/(under) expenditures	47,040	226,499	30,298	
Beginning fund balance (unaudited)	1,305,309	1,125,850	1,119,883	
Ending fund balance (projected)	<u>\$ 1,352,349</u>	<u>\$ 1,352,349</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 FEBRUARY 28, 2023

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 48,390	\$ 658,090	\$ 666,558	99%
Interest	5	22	-	N/A
Total revenues	<u>48,395</u>	<u>658,112</u>	<u>666,558</u>	99%
EXPENDITURES				
Debt service				
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	967	13,160	13,887	95%
Total expenditures	<u>967</u>	<u>442,544</u>	<u>657,818</u>	67%
Excess/(deficiency) of revenues over/(under) expenditures	47,428	215,568	8,740	
Beginning fund balance (unaudited)	<u>1,291,709</u>	<u>1,123,569</u>	<u>1,101,463</u>	
Ending fund balance (projected)	<u><u>\$1,339,137</u></u>	<u><u>\$1,339,137</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 FEBRUARY 28, 2023

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy - on-roll	\$ 47,600	\$ 647,337	\$ 655,667	99%
Interest	5	18	-	N/A
Total revenues	<u>47,605</u>	<u>647,355</u>	<u>655,667</u>	99%
EXPENDITURES				
Debt service				
Principal - 11/1	-	200,000	200,000	100%
Interest - 11/1	-	218,387	218,388	100%
Interest - 5/1	-	-	218,338	0%
Tax collector	953	12,945	13,660	95%
Total expenditures	<u>953</u>	<u>431,332</u>	<u>650,386</u>	66%
Excess/(deficiency) of revenues over/(under) expenditures	46,652	216,023	5,281	
Beginning fund balance (unaudited)	<u>1,113,369</u>	<u>943,998</u>	<u>938,085</u>	
Ending fund balance (projected)	<u><u>\$1,160,021</u></u>	<u><u>\$1,160,021</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 FEBRUARY 28, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy - on-roll	\$ 59,415	\$ 808,016	\$ 818,412	99%
Interest	5	18	-	N/A
Total revenues	<u>59,420</u>	<u>808,034</u>	<u>818,412</u>	99%
EXPENDITURES				
Debt service				
Principal - 11/1	-	245,000	245,000	100%
Interest - 11/1	-	277,816	277,816	100%
Interest - 5/1	-	-	273,375	0%
Tax collector	1,188	16,159	17,050	95%
Total expenditures	<u>1,188</u>	<u>538,975</u>	<u>813,241</u>	66%
Excess/(deficiency) of revenues over/(under) expenditures	58,232	269,059	5,171	
Beginning fund balance (unaudited)	<u>1,166,325</u>	<u>955,497</u>	<u>948,123</u>	
Ending fund balance (projected)	<u><u>\$1,224,557</u></u>	<u><u>\$1,224,556</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 FEBRUARY 28, 2023

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy - on-roll	\$ 47,513	\$ 646,152	\$ 654,466	99%
Interest	4	14	-	N/A
Total revenues	<u>47,517</u>	<u>646,166</u>	<u>654,466</u>	99%
EXPENDITURES				
Debt service				
Principal - 11/1	-	170,000	170,000	100%
Interest - 11/1	-	234,422	234,422	100%
Interest - 5/1	-	-	231,022	0%
Tax collector	952	12,921	13,635	95%
Total expenditures	<u>952</u>	<u>417,343</u>	<u>649,079</u>	64%
Excess/(deficiency) of revenues over/(under) expenditures	46,565	228,823	5,387	
Beginning fund balance (unaudited)	<u>922,938</u>	<u>740,680</u>	<u>734,798</u>	
Ending fund balance (projected)	<u>\$ 969,503</u>	<u>\$ 969,503</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 FEBRUARY 28, 2023

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy - on-roll	\$ 24,480	\$ 332,920	\$ 337,204	99%
Interest	2	8	-	N/A
Total revenues	<u>24,482</u>	<u>332,928</u>	<u>337,204</u>	99%
EXPENDITURES				
Debt service				
Principal - 11/1	-	110,000	110,000	100%
Interest - 11/1	-	107,775	107,775	100%
Interest - 5/1	-	-	106,125	0%
Tax collector	488	6,658	7,025	95%
Total expenditures	<u>488</u>	<u>224,433</u>	<u>330,925</u>	68%
Excess/(deficiency) of revenues over/(under) expenditures	23,994	108,495	6,279	
OTHER FINANCING SOURCES/(USES)				
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	23,993	108,492	6,279	
Beginning fund balance (unaudited)	<u>477,730</u>	<u>393,231</u>	<u>390,203</u>	
Ending fund balance (projected)	<u><u>\$501,723</u></u>	<u><u>\$ 501,723</u></u>	<u><u>\$ 396,482</u></u>	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2015A BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING FEBRUARY 28, 2023**

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

**TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2016 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING FEBRUARY 28, 2023**

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

**TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2018 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING FEBRUARY 28, 2023**

	Current Month	Year To Date
REVENUES	\$ -	\$ -
Total revenues	-	-
 EXPENDITURES		
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 FEBRUARY 28, 2023**

	Current Month	Year To Date
REVENUES		
Interest	\$ -	\$ 35
Total revenues	-	35
EXPENDITURES		
Capital outlay - construction	280	2,161,209
Total expenditures	280	2,161,209
Excess/(deficiency) of revenues over/(under) expenditures	(280)	(2,161,174)
OTHER FINANCING SOURCES/(USES)		
Transfers in	1	3
Total other financing sources/(uses)	1	3
Net change in fund balance	(279)	(2,161,171)
Beginning fund balance (unaudited)	241,446	2,402,338
Ending fund balance (projected)	\$ 241,167	\$ 241,167

TSR CDD Check Detail February 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	0	02/01/2023	BRIGHT HOUSE NETWORKS	101.002 · Suntrust #570803-O...		-294.86
Bill	081855702012623	01/31/2023		572.416 · Amenity Cable/Internet	-294.86	294.86
TOTAL					-294.86	294.86
Bill Pmt -Check	0	02/01/2023	COASTAL WASTE & RECYC...	101.002 · Suntrust #570803-O...		-29,826.37
Bill	SW0000249071	01/31/2023		534.000 · Garbage/Solid Waste...	-29,826.37	29,826.37
TOTAL					-29,826.37	29,826.37
Bill Pmt -Check	0	02/01/2023	FEDEX	101.002 · Suntrust #570803-O...		-98.51
Bill	8-023-95080	01/31/2023		519.410 · Postage	-10.45	10.45
Bill	8-010-72498	01/31/2023		519.410 · Postage	-88.06	88.06
TOTAL					-98.51	98.51
Bill Pmt -Check	0	02/08/2023	COASTAL WASTE & RECYC...	101.002 · Suntrust #570803-O...		-248.94
Bill	SW0000263862	02/07/2023		534.000 · Garbage/Solid Waste...	-248.94	248.94
TOTAL					-248.94	248.94
Bill Pmt -Check	0	02/08/2023	DEX IMAGING	101.002 · Suntrust #570803-O...		-392.18
Bill	AR8124205	09/30/2022		572.915 · Office Copy Machine	-190.50	190.50
Bill	AR8885197	02/07/2023		572.915 · Office Copy Machine	-201.68	201.68
TOTAL					-392.18	392.18
Bill Pmt -Check	0	02/08/2023	DUKE ENERGY	101.002 · Suntrust #570803-O...		-22,290.14
Bill	3212 0055 013123	02/07/2023		531.301 · Electric	-30.45	30.45
Bill	8702 8140 020623	02/07/2023		531.307 · Street Lights	-13,063.16	13,063.16
Bill	8702 8322 020323	02/07/2023		531.307 · Street Lights	-1,630.93	1,630.93
Bill	8702 8059 013123	02/07/2023		531.301 · Electric	-30.58	30.58
Bill	8702 7991 013123	02/07/2023		531.301 · Electric	-37.94	37.94
Bill	8702 8413 020623	02/07/2023		531.307 · Street Lights	-2,581.63	2,581.63
Bill	8702 8471 013123	02/07/2023		531.301 · Electric	-30.44	30.44
Bill	8702 8554 013123	02/07/2023		531.301 · Electric	-30.44	30.44
Bill	3807 3819 020323	02/07/2023		531.301 · Electric	-42.41	42.41
Bill	3807 5598 020323	02/07/2023		531.321 · Electric - Pool	-410.98	410.98

TSR CDD Check Detail February 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	8702 7826 020323	02/07/2023		531.307 · Street Lights	-1,864.99	1,864.99
Bill	8703 0326 013123	02/07/2023		531.301 · Electric	-30.47	30.47
Bill	8703 0269 013123	02/07/2023		531.307 · Street Lights	-30.47	30.47
Bill	8703 0178 013123	02/07/2023		531.301 · Electric	-30.45	30.45
Bill	8703 0061 013123	02/07/2023		531.301 · Electric	-30.42	30.42
Bill	8702 9951 013123	02/07/2023		531.301 · Electric	-30.42	30.42
Bill	8702 9836 013123	02/07/2023		531.301 · Electric	-30.45	30.45
Bill	8702 9696 013123	02/07/2023		531.301 · Electric	-30.46	30.46
Bill	8702 9430 013123	02/07/2023		531.301 · Electric	-30.46	30.46
Bill	8702 9109 013123	02/07/2023		531.301 · Electric	-30.41	30.41
Bill	8702 8869 013123	02/07/2023		531.301 · Electric	-30.46	30.46
Bill	8702 8942 013123	02/07/2023		531.301 · Electric	-60.52	60.52
Bill	8702 8786 013123	02/07/2023		531.301 · Electric	-30.48	30.48
Bill	8702 8702 013123	02/07/2023		531.301 · Electric	-30.41	30.41
Bill	8702 8629 013123	02/07/2023		531.301 · Electric	-30.47	30.47
Bill	8703 0425 020323	02/07/2023		531.307 · Street Lights	-919.00	919.00
Bill	8703 0566 013123	02/07/2023		531.301 · Electric	-30.46	30.46
Bill	8712 3320 013223	02/07/2023		531.301 · Electric	-30.44	30.44
Bill	8703 0722 013123	02/07/2023		531.301 · Electric	-30.47	30.47
Bill	8703 0805 013123	02/07/2023		531.301 · Electric	-30.46	30.46
Bill	8703 0847 013123	02/07/2023		531.301 · Electric	-30.41	30.41
Bill	8712 3049 020323	02/07/2023		531.301 · Electric	-30.46	30.46
Bill	8712 3156 013123	02/07/2023		531.301 · Electric	-30.46	30.46
Bill	8712 3081 020323	02/07/2023		531.307 · Street Lights	-947.68	947.68
TOTAL					-22,290.14	22,290.14
Bill Pmt -Check	0	02/08/2023	FEDEX	101.002 · Suntrust #570803-O...		-43.04
Bill	8-030-65452	02/07/2023		519.410 · Postage	-43.04	43.04
TOTAL					-43.04	43.04
Check	0	02/14/2023	SUNTRUST BANK	101.002 · Suntrust #570803-O...		-3,729.88
				204.300 · Credit Card - SunTrust	-3,729.88	3,729.88
TOTAL					-3,729.88	3,729.88

TSR CDD Check Detail February 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	0	02/15/2023	DUKE ENERGY	101.002 · Suntrust #570803-O...		-5,781.67
Bill	8702 8223 020923	02/14/2023		531.321 · Electric - Pool	-1,099.39	1,099.39
Bill	8702 9216 021023	02/14/2023		531.307 · Street Lights	-1,349.00	1,349.00
Bill	8702 9274 021423	02/14/2023		531.301 · Electric	-30.41	30.41
Bill	8702 9620 021423	02/14/2023		531.307 · Street Lights	-718.34	718.34
Bill	8702 9761 020823	02/14/2023		531.307 · Street Lights	-837.14	837.14
Bill	8703 0681 020823	02/14/2023		531.307 · Street Lights	-288.35	288.35
Bill	8712 3263 021423	02/14/2023		531.321 · Electric - Pool	-1,211.96	1,211.96
Bill	8712 3429 020923	02/14/2023		531.301 · Electric	-247.08	247.08
TOTAL					-5,781.67	5,781.67
Bill Pmt -Check	0	02/15/2023	FEDEX	101.002 · Suntrust #570803-O...		-53.42
Bill	8-039-16658	02/14/2023		519.410 · Postage	-53.42	53.42
TOTAL					-53.42	53.42
Bill Pmt -Check	0	02/22/2023	BRIGHT HOUSE NETWORKS	101.002 · Suntrust #570803-O...		-505.92
Bill	0049727021023	02/21/2023		572.416 · Amenity Cable/Internet	-157.97	157.97
Bill	0049784021023	02/21/2023		572.416 · Amenity Cable/Internet	-177.97	177.97
Bill	0071804021723	02/21/2023		572.416 · Amenity Cable/Internet	-169.98	169.98
TOTAL					-505.92	505.92
Bill Pmt -Check	0	02/22/2023	CITY OF CLEARWATER	101.002 · Suntrust #570803-O...		-27.95
Bill	422446 021323	02/21/2023		532.306 · Propane Services - G...	-25.00	25.00
				532.306 · Propane Services - G...	-2.95	2.95
TOTAL					-27.95	27.95
Bill Pmt -Check	0	02/22/2023	DUKE ENERGY	101.002 · Suntrust #570803-O...		-9,202.64
Bill	8702 7933 021523	02/21/2023		531.307 · Street Lights	-3,410.95	3,410.95
Bill	8702 9365 021523	02/21/2023		531.307 · Street Lights	-489.01	489.01
Bill	8703 0516 022023	02/21/2023		531.307 · Street Lights	-1,606.99	1,606.99
Bill	8703 0938 021523	02/21/2023		531.307 · Street Lights	-3,695.69	3,695.69
TOTAL					-9,202.64	9,202.64

TSR CDD
Check Detail
February 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	0	02/22/2023	WELLS FARGO VENDOR FIN...	101.002 · Suntrust #570803-O...		-399.83
Bill	5023910966	02/21/2023		572.915 · Office Copy Machine	-399.83	399.83
TOTAL					-399.83	399.83
Check	0	02/28/2023	SUNTRUST BANK	101.002 · Suntrust #570803-O...		-3,257.50
				204.300 · Credit Card - SunTrust	-3,257.50	3,257.50
TOTAL					-3,257.50	3,257.50
Bill Pmt -Check	11175	02/01/2023	PASCO COUNTY UTILITIES ...	101.002 · Suntrust #570803-O...		-2.80
Bill	17480718	01/31/2023		536.301 · Irrigation - Reclaimed...	-2.80	2.80
TOTAL					-2.80	2.80
Bill Pmt -Check	11176	02/01/2023	TIMES PUBLISHING COMPA...	101.002 · Suntrust #570803-O...		-138.50
Bill	0000269478	01/31/2023		513.801 · Legal Advertising	-138.50	138.50
TOTAL					-138.50	138.50
Bill Pmt -Check	11177	02/01/2023	WTS INTERNATIONAL, LLC.	101.002 · Suntrust #570803-O...		-28.62
Bill	12360155	01/31/2023		538.121 · Amenity Management	-28.62	28.62
TOTAL					-28.62	28.62
Bill Pmt -Check	11178	02/08/2023	LANDSCAPE MAINTENANCE...	101.002 · Suntrust #570803-O...		-124,094.00
Bill	172627	02/07/2023		538.604 · Landscape Maintena...	-124,094.00	124,094.00
TOTAL					-124,094.00	124,094.00
Bill Pmt -Check	11179	02/08/2023	OCEAN SAND EVENTS	101.002 · Suntrust #570803-O...		-868.00
Bill	000347	02/07/2023		572.300 · Amenity Managemen...	-868.00	868.00
TOTAL					-868.00	868.00

TSR CDD
Check Detail
 February 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	11180	02/08/2023	PRESSTIGE PRINTING	101.002 · Suntrust #570803-O...		-2,345.44
Bill	150759	02/07/2023		519.410 · Postage	-2,345.44	2,345.44
TOTAL					-2,345.44	2,345.44
Bill Pmt -Check	11181	02/08/2023	SOLITUDE LAKE MANAGEM...	101.002 · Suntrust #570803-O...		-8,752.50
Bill	PSI-43516	02/07/2023		538.700 · Lake Maintenance	-8,752.50	8,752.50
TOTAL					-8,752.50	8,752.50
Bill Pmt -Check	11182	02/08/2023	SUNCOAST POOL SERVICE	101.002 · Suntrust #570803-O...		-1,985.00
Bill	9065	02/07/2023		572.712 · Pool Cleaning	-930.00	930.00
Bill	9050	02/07/2023		572.712 · Pool Cleaning	-1,055.00	1,055.00
TOTAL					-1,985.00	1,985.00
Bill Pmt -Check	11183	02/08/2023	SUNSCAPE CONSULTING	101.002 · Suntrust #570803-O...		-5,000.00
Bill	11139	02/07/2023		538.606 · Landscape Consulting	-5,000.00	5,000.00
TOTAL					-5,000.00	5,000.00
Bill Pmt -Check	11184	02/08/2023	TRINITY HOUSEKEEPERS	101.002 · Suntrust #570803-O...		-1,740.00
Bill	134707	02/07/2023		572.301 · Janitorial Service	-600.00	600.00
Bill	141614	02/07/2023		572.301 · Janitorial Service	-1,140.00	1,140.00
TOTAL					-1,740.00	1,740.00
Bill Pmt -Check	11185	02/08/2023	U.S. BANK	101.002 · Suntrust #570803-O...		-5,387.50
Bill	6806533	02/07/2023		513.105 · Trustee Fees	-5,387.50	5,387.50
TOTAL					-5,387.50	5,387.50

TSR CDD Check Detail February 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	11186	02/08/2023	WRATHELL, HUNT & ASSOC...	101.002 · Suntrust #570803-O...		-7,970.42
Bill	2021-2772	02/07/2023		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
Bill Pmt -Check	11187	02/08/2023	WTS INTERNATIONAL, LLC.	101.002 · Suntrust #570803-O...		-273.42
Bill	12361249	02/07/2023		538.122 · Program Incentives	-202.00	202.00
Bill	12360634	02/07/2023		538.121 · Amenity Management	-71.42	71.42
TOTAL					-273.42	273.42
Paycheck	11188	02/09/2023	David Deenihan	101.002 · Suntrust #570803-O...		-184.70
				511.110 · Supervisor's Fees	-200.00	200.00
				511.110 · Supervisor's Fees	-12.40	12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				511.110 · Supervisor's Fees	-2.90	2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
TOTAL					-184.70	184.70
Paycheck	11189	02/09/2023	Frank Stalzer	101.002 · Suntrust #570803-O...		-184.70
				511.110 · Supervisor's Fees	-200.00	200.00
				511.110 · Supervisor's Fees	-12.40	12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				511.110 · Supervisor's Fees	-2.90	2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
TOTAL					-184.70	184.70

TSR CDD
Check Detail
 February 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Paycheck	11190	02/09/2023	Jason Silber	101.002 · Suntrust #570803-O...		-184.70
				511.110 · Supervisor's Fees	-200.00	200.00
				511.110 · Supervisor's Fees	-12.40	12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				511.110 · Supervisor's Fees	-2.90	2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
TOTAL					-184.70	184.70
Paycheck	11191	02/09/2023	Mary E Comella	101.002 · Suntrust #570803-O...		-184.70
				511.110 · Supervisor's Fees	-200.00	200.00
				511.110 · Supervisor's Fees	-12.40	12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				511.110 · Supervisor's Fees	-2.90	2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
TOTAL					-184.70	184.70
Bill Pmt -Check	11192	02/15/2023	LANDSCAPE MAINTENANCE...	101.002 · Suntrust #570803-O...		-1,644.00
Bill	173467	02/14/2023		538.320 · Landscape Arbor Care	-1,644.00	1,644.00
TOTAL					-1,644.00	1,644.00
Bill Pmt -Check	11193	02/15/2023	PASCO COUNTY UTILITIES ...	101.002 · Suntrust #570803-O...		-2,421.75
Bill	17935136	02/14/2023		536.301 · Irrigation - Reclaimed...	-103.50	103.50
Bill	17935139	02/14/2023		536.301 · Irrigation - Reclaimed...	-207.00	207.00
Bill	17935144	02/14/2023		536.301 · Irrigation - Reclaimed...	-56.25	56.25
Bill	17935145	02/14/2023		536.301 · Irrigation - Reclaimed...	-291.75	291.75
Bill	17935146	02/14/2023		536.301 · Irrigation - Reclaimed...	-14.25	14.25
Bill	17935147	02/14/2023		536.301 · Irrigation - Reclaimed...	-46.50	46.50
Bill	17935149	02/14/2023		536.301 · Irrigation - Reclaimed...	-51.75	51.75
Bill	17935150	02/14/2023		536.301 · Irrigation - Reclaimed...	-30.75	30.75
Bill	17935250	02/14/2023		536.301 · Irrigation - Reclaimed...	-102.00	102.00
Bill	17935313	02/14/2023		536.301 · Irrigation - Reclaimed...	-171.75	171.75
Bill	17935314	02/14/2023		536.301 · Irrigation - Reclaimed...	-45.00	45.00
Bill	17935315	02/14/2023		536.301 · Irrigation - Reclaimed...	-10.29	10.29
Bill	17935321	02/14/2023		536.321 · Utility service - Pool	-171.25	171.25
Bill	17935369	02/14/2023		536.301 · Irrigation - Reclaimed...	-4.50	4.50

TSR CDD Check Detail February 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	17935374	02/14/2023		536.301 · Irrigation - Reclaimed...	-10.50	10.50
Bill	17935375	02/14/2023		536.301 · Irrigation - Reclaimed...	-0.75	0.75
Bill	17935562	02/14/2023		536.301 · Irrigation - Reclaimed...	-174.31	174.31
Bill	17935616	02/14/2023		536.321 · Utility service - Pool	-128.65	128.65
Bill	17935618	02/14/2023		536.301 · Irrigation - Reclaimed...	-71.25	71.25
Bill	17935628	02/14/2023		536.301 · Irrigation - Reclaimed...	-59.25	59.25
Bill	17935634	02/14/2023		536.301 · Irrigation - Reclaimed...	-65.25	65.25
Bill	17935635	02/14/2023		536.301 · Irrigation - Reclaimed...	-39.00	39.00
Bill	17935638	02/14/2023		536.301 · Irrigation - Reclaimed...	-50.25	50.25
Bill	17935639	02/14/2023		536.301 · Irrigation - Reclaimed...	-92.25	92.25
Bill	17935796	02/14/2023		536.301 · Irrigation - Reclaimed...	-19.50	19.50
Bill	17936751	02/14/2023		536.301 · Irrigation - Reclaimed...	-100.50	100.50
Bill	17936758	02/14/2023		536.301 · Irrigation - Reclaimed...	-106.50	106.50
Bill	17938048	02/14/2023		536.301 · Irrigation - Reclaimed...	-111.00	111.00
Bill	17939228	02/14/2023		536.301 · Irrigation - Reclaimed...	-3.75	3.75
Bill	17942616	02/14/2023		536.301 · Irrigation - Reclaimed...	-34.50	34.50
Bill	17942617	02/14/2023		536.301 · Irrigation - Reclaimed...	-14.25	14.25
Bill	17942636	02/14/2023		536.301 · Irrigation - Reclaimed...	-33.75	33.75
TOTAL					-2,421.75	2,421.75
Bill Pmt -Check	11194	02/15/2023	SUNNYBUNNY	101.002 · Suntrust #570803-O...		-2,479.00
Bill	INV-2971015427	02/14/2023		572.300 · Amenity Managemen...	-2,479.00	2,479.00
TOTAL					-2,479.00	2,479.00
Check	11195	02/22/2023	TSR CDD	101.002 · Suntrust #570803-O...		-3,917.92
				207.201 · Due to Debt Service ...	-3,917.92	3,917.92
TOTAL					-3,917.92	3,917.92
Check	11196	02/22/2023	TSR CDD	101.002 · Suntrust #570803-O...		-3,950.27
				207.202 · Due to Debt Service ...	-3,950.27	3,950.27
TOTAL					-3,950.27	3,950.27
Check	11197	02/22/2023	TSR CDD	101.002 · Suntrust #570803-O...		-3,885.73
				207.203 · Due to debt service f...	-3,885.73	3,885.73
TOTAL					-3,885.73	3,885.73

TSR CDD
Check Detail
 February 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	11198	02/22/2023	TSR CDD	101.002 · Suntrust #570803-O...		-4,850.22
				207.204 · Due to debt service f...	-4,850.22	4,850.22
TOTAL					-4,850.22	4,850.22
Check	11199	02/22/2023	TSR CDD	101.002 · Suntrust #570803-O...		-3,878.61
				207.205 · .Due to debt service f...	-3,878.61	3,878.61
TOTAL					-3,878.61	3,878.61
Check	11200	02/22/2023	TSR CDD	101.002 · Suntrust #570803-O...		-1,998.40
				207.206 · Due to Debt Service ...	-1,998.40	1,998.40
TOTAL					-1,998.40	1,998.40
Bill Pmt -Check	11201	02/22/2023	GRAU AND ASSOCIATES	101.002 · Suntrust #570803-O...		-750.00
Bill	23644	02/21/2023		513.203 · Arbitrage Rebate Cal...	-750.00	750.00
TOTAL					-750.00	750.00
Bill Pmt -Check	11202	02/22/2023	LANDSCAPE MAINTENANCE...	101.002 · Suntrust #570803-O...		-2,646.86
Bill	173565	02/21/2023		538.609 · Irrigation Repairs & ...	-298.65	298.65
Bill	173523	02/21/2023		538.609 · Irrigation Repairs & ...	-698.57	698.57
Bill	173568	02/21/2023		538.609 · Irrigation Repairs & ...	-532.62	532.62
Bill	173570	02/21/2023		538.609 · Irrigation Repairs & ...	-1,117.02	1,117.02
TOTAL					-2,646.86	2,646.86
Bill Pmt -Check	11203	02/22/2023	OCEAN SAND EVENTS	101.002 · Suntrust #570803-O...		-1,560.00
Bill	000346	02/21/2023		572.300 · Amenity Managemen...	-1,560.00	1,560.00
TOTAL					-1,560.00	1,560.00

1:13 PM

03/01/23

TSR CDD
Check Detail
February 2023

<u>Type</u>	<u>Num</u>	<u>Date</u>	<u>Name</u>	<u>Account</u>	<u>Paid Amount</u>	<u>Original Amount</u>
Bill Pmt -Check	11204	02/22/2023	SHENANDOAH GENERAL C...	101.002 · Suntrust #570803-O...		-4,546.50
Bill	95338	02/21/2023		538.602 · Roads & Sidewalk M...	-1,653.75	1,653.75
Bill	95339	02/21/2023		538.602 · Roads & Sidewalk M...	-1,239.00	1,239.00
Bill	95340	02/21/2023		538.602 · Roads & Sidewalk M...	-1,653.75	1,653.75
TOTAL					-4,546.50	4,546.50
Bill Pmt -Check	11205	02/22/2023	SOUTHERN CARE LAWN AN...	101.002 · Suntrust #570803-O...		-125.00
Bill	16875	02/21/2023		539.600 · Pest Services	-125.00	125.00
TOTAL					-125.00	125.00

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 March 8, 2023, at 6:00 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
Peter Soety (via telephone)	SunScape Consulting, Inc., (SCI)
Rene Hlebak	WTS Starkey Ranch Lifestyle Director
Alex Murphy	WTS Starkey Ranch Operations Director
Matt Call	Developer
Philip Chang	Johnson Engineering
Cole Freeman	Southern Wildlife Removal, LLC
Gil Shimer	Resident
Keith Williams	Resident
Karen Anderson	Resident
Gizzat Tazabekov	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 6:00 p.m. Supervisors Comella, Deenihan, Szelest and Stalzer were present. Supervisors Silber was not present at roll call.

SECOND ORDER OF BUSINESS

Public Comments [3 minutes per person]

Mr. Silber arrived at the meeting at 6:01 p.m.

Resident Gil Shimer asked for the list of allowed trees in the CDD to be extended, specifically to include citrus trees, which, in his mind, are the symbol of Florida. He was advised

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

43 to contact the Master Property Owners Association (MPOA), as the MPOA governs this, not the
44 CDD.

45 Resident Keith Williams asked which entity is responsible for maintaining the landscape
46 and irrigation at Albritton Park. Mr. Mazzoni stated that Staff is tabulating the issues and
47 actively working with the initial installer to correct them. LMP, the CDD's new landscaper, will
48 submit proposals. Mr. Silber discussed the December turnover from the Developer to the CDD.

49 Resident Karen Anderson asked Mr. Mazzoni if he was notified of the algae build up in
50 the Esplanade pond. She noted that she and several residents have allergies. Mr. Mazzoni
51 stated the pond was treated in January and February. He discussed the pond treatment criteria.

52 Resident Gizzat Tazabekov asked for an explanation of the rule about cars parking on
53 the sidewalk, as he received several unfavorable responses to his Facebook post. Mr. Adams
54 stated the car can be parked on the apron of the resident's driveway. He will email a recent
55 legal opinion to Ms. Comella. Residents are advised to contact the MPOA or Pasco County to
56 enforce this matter. Mr. Tazabekov read Ms. Stephanie Tirado's response and asked if she is in
57 attendance. Mr. Silber stated no, she is employed by the MPOA, not the CDD.

58

59 **THIRD ORDER OF BUSINESS**

Developer Updates

60

61 **A. Construction – Landscape Plans**

62 Mr. Call stated the Developer's last project is in the permitting phase and will be
63 constructed over the next few months. The work will be funded from the 2019 bond funds.

64 Mr. Call responded to questions and identified the location of the parcel. The
65 commercial property owner will install and pay its own landscape and maintenance and the
66 Developer will convey the property to the CDD. The commercial property owner will pay shared
67 maintenance costs for off-site landscaping and stormwater, including an escalator. The project
68 is scheduled for this summer. Mr. Szelest asked if the area is covered under the CDD's current
69 landscape contract. Mr. Adams stated no, it will have to be added.

70 **B. Landscape Yard – Conversations with LMP**

71 Mr. Call stated LMP is willing to take on the majority of the cost to create the yard but
72 asked for \$3,500 in assistance from the CDD to address the irrigation lines through the wetland
73 area and for the survey. If agreeable, the CDD can contract it to the vendors directly or
74 reimburse the Developer at the time the parcel is conveyed to the CDD.

75 Discussion ensued regarding the scope of work, gate access and concerns about who
76 will benefit in perpetuity since LMP is not renegotiating the contract and is only offering a cost
77 saving option.

78 Mr. Silber thinks forgoing the discount and paying \$3,500 is a minimal cost to pay to
79 have the landscape facility that is fenced, has gravel and will be used by the CDD in perpetuity.
80 The Agreement with LMP will be structured to protect the CDD and benefit the CDD long term.

81

82 **On MOTION by Mr. Silber and seconded by Ms. Comella, with Mr. Silber, Ms.**
83 **Comella, Mr. Deenihan and Mr. Szelest in favor and Mr. Stalzer dissenting,**
84 **reimbursing \$3,500 to the Developer Wheelock Communities at the time of the**
85 **title transfer of the property and authorizing Ms. Willson to prepare a letter**
86 **agreement and for the Chair to execute, was approved. [Motion passed 4-1]**

87

88

89 **FOURTH ORDER OF BUSINESS**

Continued Discussion/Recommendation:
Landscaping Maintenance Staging Area

90

91

92 This item was discussed during the Third Order of Business.

93

94 **FIFTH ORDER OF BUSINESS**

Update: Frontier's Repairs to Damaged Sod

95

96 Mr. Mazzoni stated that he researched further and communicated with Frontier's point
97 of contact, who was unaware that approval from multiple entities in the community was
98 required before Frontier started its project. Frontier committed to repairing all CDD property
99 damaged while updating the cable throughout Starkey Ranch and agreed to LMP reviewing and
100 accessing the affected areas and providing proposals to make sure the property is restored to
101 the CDD's standards. This information and a portion of Frontier's email is in his Operations
102 Report, under Agenda Item 10E. No Board action is necessary at this time.

103

104 **SIXTH ORDER OF BUSINESS**

Update: Welcome Center Lease
Negotiations

105

106

107 Ms. Willson stated that she reviewed the initial draft lease from the Developer and
108 worked with Mr. Adams and the Chair to provide comments back to Mr. Call and the
109 Development team. Regarding negotiations to extend the lease, she reported the following:

110 ➤ Mr. Call confirmed today that the Developer is agreeable to an initial 18-month lease
111 term at \$25 per square foot, starting April 1, 2023 and ending September 30, 2024. If the terms
112 are acceptable, the lease will be presented in final form at the next meeting.

113 ➤ The Developer proposed the option of a five-year renewal starting October 1, 2024 and
114 ending September 30, 2029, with the first year at \$26.50 per square foot, with 2.5% annualized.

115 ➤ Wheelock is not interested in a lease-to-own arrangement.

116 ➤ The furniture will remain, except for the map table.

117 ➤ Comments are pending from the CDD's insurance carrier on additional insurance that
118 will need to be gathered by the CDD; they might have minor comments on the insurance
119 provisions of the lease itself, which Mr. Call advised will not be problematic with Wheelock's
120 counsel from their preliminary review.

121 Mr. Call will propose clarifying the lease term "credit changes".

122

123 **On MOTION by Mr. Szelest and seconded by Ms. Comella, with all in favor,**
124 **accepting the terms and prices, as outlined, for the initial 18-month lease**
125 **option and authorizing Staff to proceed with finalizing the 18-month Lease**
126 **Agreement for final approval at the next meeting, was approved.**

127

128

129 ▪ **Arbor Care Update**

130 **This item was an addition to the agenda.**

131 Mr. Soety stated fertilization and biochar application projects were completed. The tree
132 pruning projects are expected to be completed early next week. A final assessment with
133 Management will be scheduled prior to approving the invoices. From the inspections so far, it
134 looks good. Board Members voiced their opinions that it looks good and is a big improvement.

135

136 **SEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Reports
as of January 31, 2023**

137

138

139 Mr. Adams stated that most of the commercial shared cost payments were received in
140 February; those still outstanding will be contacted and Ms. Willson's assistance might be
141 necessary. In response to a question, Mr. Adams stated that he will confirm if collecting interest
142 on the unpaid shared costs and the expense incurred to collect them is possible and, if so, he

143 will proceed accordingly. Regarding West Bay, he will email the information next week and
144 speak to the Accounting Department about clearing up the “Due from Developer C” line item.

145 The financials were accepted.

146

147 **EIGHTH ORDER OF BUSINESS**

**Approval of February 8, 2023 Regular
Meeting Minutes**

148

149

150 Discussion ensued about the addition of the “Disclaimer” footnote on Page 1 of meeting
151 minutes and that audio is available as public record.

152

153 **On MOTION by Mr. Deenihan and seconded by Mr. Szelest, with all in favor,**
154 **the February 8, 2023 Regular Meeting Minutes, as presented, were approved.**

155

156

157 **NINTH ORDER OF BUSINESS**

Action & Completed Items

158

159 Mr. Adams introduced the new District Engineer, Mr. Philip Chang, of Johnson
160 Engineering.

161 Item 1: Change “Wiles” to “Chang”

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

163

164 **TENTH ORDER OF BUSINESS**

Staff Reports

165

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

167 Ms. Willson stated that Homes by West Bay alluded to making the additional repairs to
168 the end caps, as needed, after Frontier completes its repairs.

169 Mr. Silber provided Ms. Willson with the revisions to make before sending the letter to
170 Mr. Mohr advising him that the CDD prohibits the use of fireworks on CDD property and that it
171 is already in the CDD’s Amenity Policy.

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

173 Johnson Engineering will replace Heidt Design, LLC on future agendas.

174 Mr. Silber discussed Action Item 1, which will involve contacting the County to mitigate
175 a line-of-sight issue at the intersection of Long Spur and the apartment complex that could
176 potentially result in a fatality. He thinks this can be resolved by making the intersection a four-
177 way stop instead of a two-way stop or by reducing the number of parking spots.

178 Mr. Szelest asked for the CDD to obtain a new traffic study. In his opinion, certain speed
179 limit numbers were incorrect and the number of signs on CDD-owned roads is not sufficient.

180 Mr. Silber stated that the intent is for all roads, with a few exceptions, to eventually
181 become County roads; however, there is some difficulty in proceeding with the transition. He
182 thinks the first action is to identify which roads are still within the CDD's possession and which
183 were transferred to the County and then get the County to accept the ones that were intended
184 to become County roads. This would negate the need for a traffic study.

185 Mr. Call will work with Mr. Mazzoni and Mr. Chang on a list.

186 Regarding liability, Ms. Willson stated the CDD will have minimal liability as long as the
187 roads are in compliance with the County's approved plan.

188 Mr. Deenihan asked for the overgrown bushes on Rangeland Boulevard to be
189 trimmed, as it almost caused an accident with a pedestrian. Mr. Adams stated LMP is working
190 on hard cuts to open visibility. Mr. Deenihan will email a photo of the area to Mr. Mazzoni.

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

- 192 • **NEXT MEETING DATE: April 12, 2023 at 6:00 p.m.**

- 193 ○ **QUORUM CHECK**

194 Mr. Adams stated the CDD engaged the Florida Highway Patrol (FHP). This week, FHP
195 will commence random off-duty, weekly traffic patrols. He discussed the scope of services,
196 costs and billing and noted that FPH already issued nighttime parking citations for the MPOA.

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

198 Ms. Hlebak reviewed the Monthly Summary Report.

199 Regarding the "Gator Talk" program, Mr. Szelest asked about the recent alligator
200 trapping incident. Ms. Hlebak discussed the protocol that the State-assigned and bonded
201 alligator trapper for the Florida Fish and Wildlife Conservation Commission (FWC) adheres to
202 and the trappers willingness to convey information to the resident calling in the sighting.

203 Mr. Silber asked Ms. Hlebak to obtain proposals to extend the warranty on the park
204 playground equipment.

205 Ms. Hlebak stated that Steve is working on temporary solutions for the splash pad and
206 the fire pit at Whitfield Park. Replacing the splash pad will be a Fiscal Year 2024 proposed
207 budget discussion.

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

209 Mr. Mazzone highlighted projects in the Monthly Field Operations Report.

210 Mr. Mazzone discussed coordinating the Southwest Florida Water Management District's
211 (SWFWMD) upcoming hog hunt and controlled burn projects with the CDDs and the need to
212 resolve insurance requirement issues. Mr. Mazzone and Mr. Szelest itemized the proposal from
213 Southern Wildlife Removal LLC, which factored the commercial auto liability insurance into its
214 costs. Mr. Szelest felt that installing hog wire fencing bordering the entire CDD property would
215 resolve the feral wild hog problem and suggested further discussions in the future.

216

217 **On MOTION by Mr. Szelest and seconded by Ms. Comella, with all in favor, the**
218 **the Southern Wildlife Removal, LLC proposal for hog hunting services,**
219 **contingent upon District Staff resolving the auto insurance requirement, in the**
220 **amount of \$1,350 per month, as services are needed, was approved.**

221

222

223 Mr. Mazzone stated that residents are foregoing the online form to report landscaping
224 and irrigation issues and are instead calling all hours of the night about non-emergency
225 matters. Some residents are confronting CDD Staff and LMP crews in a volatile manner so he
226 advised Staff and the crews to politely respond that this type of speech would not be tolerated.
227 Mr. Silber agreed and stated that anyone doing this in a meeting will be told the same thing.

228

229 ELEVENTH ORDER OF BUSINESS

Supervisors' Requests

230

231 Mr. Stalzer asked for WiFi to be installed in the room. Mr. Silber stated the Board
232 decided on a router instead of WiFi. He will give Ms. Hlebak the information needed to order.

233 Mr. Silber asked when the Audit is scheduled. Mr. Adams stated in May and suggested
234 waiting until it is presented before going out to bid.

235

236 TWELFTH ORDER OF BUSINESS

Adjournment

237

238

239 **On MOTION by Mr. Deenihan and seconded by Mr. Stalzer, with all in favor,**
240 **the meeting adjourned at 8:15 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

245
246
247
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249
250

Secretary/Assistant Secretary

Chair/Vice Chair

TSR

COMMUNITY DEVELOPMENT DISTRICT

**ACTION &
COMPLETED
ITEMS**

**TSR CDD
ACTION & COMPLETED ITEMS LIST
03.08.23 FOR 04.12.23 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	ACTION	Mr. Chang: Research Long Spur & other Village I areas & determine what areas the County & CDD should each be maintaining.	X			
2	01.11.23	ACTION	Mr. Adams: Ask County to reimburse CDD before considering maintaining ROW on Lake Blanch Road. 02.08.23 Mr. Mazzoni: Work with vendor to reduce costs.		X		
3	03.08.23	ACTION	Mr. Adams: Email Ms. Comella legal opinion re: sidewalk/driveway apron parking.	X			
4	03.08.23	ACTION	Ms. Willson: Prep Letter Agrmt w/ Wheelock re: landscape yard & CDD to reimburse Developer \$3,500 at time of title transfer of the property.	X			
5	03.08.23	ACTION/ AGENDA	Ms. Willson: Proceed with finalizing the Welcome Center lease asper the terms outlined today and present in final form for approval at nxt mtg.	X			
6	03.08.23	ACTION	Mr. Adams: Check on outstanding commercial shared costs items, confirm if able to collect interest on unpaid costs & collection expenses and proceed accordingly. Email info on WestBay next week and ask Accounting to clear up "Due from Developer C" budget line item.	X			
7	03.08.23	ACTION	Ms. Willson: Incorporate Mr. Silber's revisions before sending letter to Mr. Mohr advising that CDD prohibits fireworks activity on CDD property and that it is the CDD Amenity Policy.	X			
8	03.08.23	ACTION	Mr. Call/Mr. Mazzoni/Mr. Chang: Create list of roads still under the CDD, transferred roads & roads that still need to be transferred to the County.	X			
9	03.08.23	ACTION	Mr. Deenihan: Email photo of area to Mr. Mazzoni, to confirm if line of sight issue was already addressed.			X	
10	03.08.23	ACTION	Mr. Hlebak: Obtain & present proposals to extend warranty on park playground equipment.	X			
11	03.08.23	ACTION	District Manager/District Counsel: Work out auto insurance requirement before scheduling hog hunt.		X		
12	03.08.23	ACTION	Mr. Silber: Email router info to Ms. Hlebak to order.	X			

**TSR CDD
ACTION & COMPLETED ITEMS LIST
03.08.23 FOR 04.12.23 MEETING**

#	MTG DATE ADDED	ACTION/ AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY DONE BEFORE NXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
1	01.13.21	ACTION	Staff/Mr. Call: Review road turnovers & release of maint bonds. Prep map. 04.14.21 Staff: If not turned over to County, get proposals to restripe for FY2022 budget. 12.01.21 Ms. Willson: Discuss including bridge in conveyance of the roads to the County.			X	01.11.23
2	06.08.22	ACTION	Mr. Adams: Find out if Taylor Morrison or CDD is responsible for tree removal. 07.13.22 Huckleberry Pond tree being addressed today.			X	01.11.23
3	07.13.22	ACTION	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	ACTION	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	ACTION	Ms. Willson: Prep LMP landscape & irrigation maintenance services contract & send Notice of Award letters.			X	01.11.23
6	11.29.22	ACTION	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	ACTION	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	ACTION	District Staff: Purchase Worker's Comp Policy from Egis.			X	01.11.23
9	11.29.22	ACTION	Ms. Willson: Have tax attorney research tax laws re: CDD subletting part of Welcome Center. 01.11.23 Subletting not an option.			X	01.11.23
10	11.29.22	ACTION	Mr. Adams: Advertise Engineering RFQ in Jan, present bid at Feb mtg.			X	01.11.23
11	11.29.22	ACTION	Ms. Willson: Prep proposed Addendum to Coastal Waste & Recycling of Central Florida Recycling Waste Agreement Assignment.			X	01.11.23
12	11.29.22	ACTION	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	AGENDA	Mr. Adams: Include Mr. Green's resignation on next agenda.			X	01.11.23
14	11.29.22	ACTION	Ms. Hlebak: Coordinate replacing bollards back to the trails.			X	01.11.23
15	11.29.22	BOTH	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

**TSR CDD
ACTION & COMPLETED ITEMS LIST
03.08.23 FOR 04.12.23 MEETING**

#	MTG DATE ADDED	ACTION/ AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY DONE BEFORE NXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
16	11.29.22	AGENDA	Mr. Adams: Add review financial reports in detail to a future agenda.			X	01.11.23
17	04.13.22	ACTION	Ms. Willson: Send pond deed docs to TM. 05.11.22 Staff: Obtain deeds. Mr. Call & Ms. Willson: work to transfer preserve & roadside swale to CDD & grant easement Esplanade HOA to maintain road/ keep invasives out of preserve. 11.29.22 All done except one deed.			X	02.08.23
18	06.08.22	ACTION	Ms. Hlebak: Research other materials to replace the crushed shells around the pool at Witfield Park.			X	02.08.23
19	08.10.22	ACTION	Mr. Adams: Email Mr. Spears' LOS report to DTE and arrange community-wide LOS evaluations of all intersections.			X	02.08.23
20	08.10.22	ACTION	Mr. Soety: Obtain & present more proposals for Albritton Park.			X	02.08.23
21	10.12.22	ACTION	Mr. Adams/Ms. Willson: Prep letter to WestBay re DTE proposal and timeline of incident.			X	02.08.23
22	11.29.22	ACTION	Mr. Mazzone: Notify on-site staff Heart Pine Ave Bridge project dates.			X	02.08.23
23	11.29.22	ACTION	Ms. Willson: Prep standard Agreement with Standard Bridge Pavers.			X	02.08.23
24	01.11.23	ACTION	POA Staff: Send E-blast notice of vacant Board seat.			X	02.08.23
25	01.11.23	ACTION	Mr. Adams: Ensure LMP's new after-hour contact info is on CDD website.			X	02.08.23
26	01.11.23	BOTH	Mr. Soety: Negotiate w/ Davey Tree the Cunningham Park invoices, consolidate all Cunninham Park proposals and add to the priority list.			X	02.08.23
27	01.11.23	BOTH	WHA/WTS: Obtain preliminary information for long term options, build or expand Cunningham Park, Rent or purchase facility off site, implement a long-term lease on the Welcome Center.			X	02.08.23
28	01.11.23	ACTION	Mr. Adams/Staff: Prep timeline. Ms. Willson: Send demand letter to WestBay re DTE proposal & incorporate timeline & attach e-mail chain. Mr. Call: Research if CDD can use held-back funds to complete project.			X	02.08.23
29	01.11.23	BOTH	Board: Complete & return Engineering RFQ criteria/rankings to review and award contract at the next meeting.			X	02.08.23
30	01.11.23	BOTH	SCI: Present prioritized landscaping projects list & supporting invoice at the next meeting and a similar list for Fiscal Year 2024 budget.			X	02.08.23
31	11.29.22	ACTION	Ms. Willson: Prep License Agreement for Developer to complete additional improvements.			X	03.08.23

**TSR CDD
ACTION & COMPLETED ITEMS LIST
03.08.23 FOR 04.12.23 MEETING**

#	MTG DATE ADDED	ACTION/ AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY DONE BEFORE NXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
32	01.11.23	BOTH	Ms. Willson: Email Developer's draft Welcome Center lease to the Board.			X	03.08.23
33	01.11.23	BOTH	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. 02.08.23 Mr. Silber & Ms. Willson: Work on negotiating extending lease and clarify maintenance items with the Developer.			X	03.08.23
34	01.11.23	ACTION	Mr. Adams: Research Financials items-report findings at nxt mtg. 02.08.23 Email findings to the Board.			X	03.08.23
35	01.11.23	ACTION	Mr. Adams: Ensure Oct minutes are posted on CDD website. 02.08.23 Have approved minutes posted on website w/in 1 week approval.			X	03.08.23
36	01.11.23	BOTH	Mr. Deenihan: Present info on process to transition to in-house pressure washing. 02.08.23 Mr. Mazzoni: Work w/ Riptide to confirm contract includes all CDD property in common areas & trails, curbs and gutters.			X	03.08.23
37	01.11.23	ACTION	Ms. Willson: Ask insurance carrier about resident's fireworks event & passive use of CDD property without Board consent & the Boards liability concerns. Give update at next meeting. 02.08.23 Send letter to the resident indicating the CDD does not consent to his fireworks activity.			X	03.08.23
38	01.11.23	BOTH	Mr. Mazzoni: Discuss other options with LMP to maintain areas abutting Woods Rider Loop, to address access and bottleneck issues. 02.08.23 LMP to correct name in Addendum #1 to TSR CDD.			X	03.08.23
39	02.08.23	ACTION	Ms. Willson: Send termination notice to Hedit Design, LLC and finalize Professional Services Agreement with Johnson Engineering, Inc.			X	03.08.23
40	02.08.23	ACTION	Mr. Adams: Ask FHP to initiate off-duty patrol.			X	03.08.23
41	02.08.23	ACTION	Ms. Willson: Review & ensure Fairy Dust Housekeepers' insurance coverage is sufficient before preparing contract & sending termination letter to Trinity Housekeeping Corp.			X	03.08.23
42	02.08.23	ACTION	Mr. Adams: Ensure irrigation after-hours contact info is on CDD website.			X	03.08.23

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

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

**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	
REVENUES					
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
EXPENDITURES					
Professional & administrative					
Supervisors	5,100	2,368	2,732	5,100	10,200
Management	42,070	21,035	21,035	42,070	42,070
Legal ¹	30,000	15,690	14,310	30,000	30,000
Engineering	20,000	5,600	14,400	20,000	20,000
Assessment administration	10,000	5,000	5,000	10,000	10,000
Audit	4,570	-	4,570	4,570	4,570
Arbitrage rebate calculation	3,000	750	2,250	3,000	3,000
Dissemination agent	13,000	6,500	6,500	13,000	13,000
Trustee	26,500	25,591	909	26,500	26,500
Telephone	250	125	125	250	250
Postage	1,500	275	1,225	1,500	1,500
Printing & binding	2,000	1,000	1,000	2,000	2,000
Legal advertising	3,500	765	2,735	3,500	3,500
Annual special district fee	175	175	-	175	175
Insurance	6,100	6,205	-	6,205	7,100
Other current charges	3,500	676	2,824	3,500	3,500
Office supplies	500	-	500	500	500
Website					
Hosting & maintenance	705	-	705	705	705
ADA compliance	200	-	200	200	200
Property taxes	687	-	687	687	687
Property appraiser & tax collector	81,526	78,345	3,181	81,526	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	
Field operations					
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				Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
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>

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

TSR

COMMUNITY DEVELOPMENT DISTRICT

**STAFF
REPORTS
D**

Monthly Summary Report

March, 2023

Submitted by:

Renee Hlebak, Starkey Ranch Lifestyle Director

Alex Murphy, Operations Director



MARCH PROGRAM HIGHLIGHTS

PROGRAM	CATEGORY	PARTICIPATION
Sip & Solve	Adult Social	18
Yippy Hour	Family & Dog Social	5 Owners & Pups
Yappy Hour	Family & Dog Social	3 Owners & Pups
Food Truck Friday/Movie in the Park	Family Social	100+
Shamrock Run	Family Fitness	12
Girl's & Boy's Day Out	Kids Social	20 & 24
Florida Candle Co. Workshop	Family Social	6
Brudder's Books Painting Class	Kids Social	15
Drink This, Make That	Adult Social	Cancelled - No/Low Registrations
Financial Wellness	Educational	Cancelled - No/Low Registrations
Pure Bar in the Park	Fitness	4
Showdown Hoedown	Family Social	300
CPR	Educational	11
Kid's Night Out	Kids Social	25
Little Mini Wednesdays (Twice/Month)	Parent & Child	21/Class
Fitness	Group Fitness	10/Class

MARCH PROGRAMS



MARCH AMENITY RENTALS

AMENITY LOCATION	FREQUENCY	REVENUE
Cunningham Hall	3 Days /16 Hours	\$800
Whitfield Park Pavilion	3 Days/14 Hours	\$210
Homestead Park Pavilion	2 Days/11 Hours	\$165
Albritton Park Pavilion	1 Days/3 Hours	\$45
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.		

APRIL PROGRAM FORECAST

PROGRAM	DATE
Magic & Wine	April 1 st
Land Management Seminar	April 5 th
Coffee Club	April 6 th
Eggstravaganza	April 8 th
Yippy Hour	April 11 th
Yappy Hour	April 13 th
Community Garage Sale	April 15 th
Music in the Park & Food Truck Friday	April 21 st
Green Thumb Seminar	April 22 nd
Yoga in the Park	April 23 rd
Drink This, Make That	April 26 th
Kid's Night Out	March 31 st
Little Mini Wednesdays	Every Other Wednesday
Yoga	Monday Weekly



Eggstravaganza

APRIL 8TH, 2023
SLOTS OPEN FROM:
9AM, 10 AM, 11 AM, 12 PM & 1 PM

RSVP IS REQUIRED



The Lifestyle Team are super excited to announce our annual Eggstravaganza! We will have Food Trucks, The Easter Bunny & Music.

The Lifestyle Team will confirm the Timeslot for your household and details for a smooth check-in!



MUSIC

IN THE PARK

LIVE MUSIC WITH
TRIPLE PLAY

FRIDAY, APRIL 21ST 2023
6 PM - 8 PM

Whitfield Park



COMMUNITY GARAGE SALE

GET READY FOR SPRING CLEANING WITH OUR COMMUNITY GARAGE SALE!

MAPS AND LISTS OF PARTICIPANTS CAN BE PICKED UP AT THE STARKEY RANCH WELCOME CENTER.

SATURDAY, APRIL 15TH
8AM-2PM

RSVP TO FUN@STARKEYRANCH.COM NEIGHBORHOOD, ADDRESS & ITEMS.
NO LATER THAN APRIL 10TH

STARKEY RANCH LIFESTYLE TEAM PRESENTS

GREEN THUMB SEMINAR

Come & chat with LMP at Cunningham Park at 10 AM on Saturday, April 22nd to learn more about your landscape!

RSVP to Fun@StarkeyRanch.com



FACILITY OPERATIONS & MAINTENANCE

ITEM	STATUS	CONCLUSION
Repaired Boards to Homestead Park Slide	Complete	Some of the exterior boards came loose. Resecured and pictures of other issues sent to Earthscape for review.
Fiber at Cunningham Park	Complete	Fiber was cut and needed repaired by Spectrum.
Homestead Pool Gate	Complete	Issues with Maglock and communications were repaired.
Water Pipe in Albritton Park Bathroom	Complete	Pipe under slab was cracked/broken. Fixed by developers under warranty.
Whitfield Park Fire Pit	In Progress	Working with new contact on individual parts.
Whitfield Pool Valve & Gasket Replacement	Complete	Pool techs found an issue at the main drain valve. Everything repaired, replaced and cleaned
Broken Water Pipe at Homestead Pool	Complete	Pipe at the main equipment box was broken. Replaced and repaired by Pool tech.
Playground Audit & Repairs	In Progress	Inspected playgrounds, found several issues on top of repeat repairs due to damage/misuse. Kompan & Earthscape working on warranty items, repairs & parts.
Broken Pool Loungers	Complete	Staff repaired multiple pool chairs/loungers.
Broken Table Legs in Cunningham	Complete	Staff repaired multiple broken table legs in the hall. Just worn from use and not always being folded correctly.
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.

MARCH FACILITY OPERATIONS & MAINTENANCE



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: April 2023
SUBJECT: Status Report – Field Operations

Storm Drain Inspection / Repair: Shenandoah has completed the replacement of the sidewalk removed at the corner of Chapin and Barn Cat Run. LMP is providing a proposal to replace the sod near the street, completing this project upon installation

Watering Notice from LMP: LMP sent notice to the district to notify them of potential concerns regarding the availability of water for irrigation. The board is being asked for review the notice provided by LMP and determine if they wish the contractor to take any additional steps to supplement the reclaimed water being provided by Pasco County. [BOARD ACTION NEEDED]

Heart Pine Avenue Bridge Project: After some challenges with closing off Heart Pine Ave, Standard Brick Pavers has successfully completed the replacement and repositioning of the pavers on bridge leading into Starkey Ranch. On the Friday before the start of the project, Field operations was notified that there was an error in the original proposal approved by the district. Specifically, that the vendor did not properly account for labor for both sides of the bridge, although both sides are noted as part of the project. The measurements in the proposal (3,000 sq ft) only represent half the project. The vendor will be present at the April 12th Board of Supervisors meeting to explain the situation and how they intend to complete the second-half of the project. They have submitted their invoice for payment which we have placed on hold pending the board's direction. [BOARD ACTION NEEDED]

SCOPE OF WORK:

- Pick up and palletize 3,000 sq. ft. of clay brick, one side of roadway at a time. Assess underlayment and previous installation.
- Re- install existing clay brick using a straight herringbone pattern for better interlock.
- Replace bedding sand or use crushed concrete (fines) as needed based of findings once brick is removed.
- Pavers over grade shall be set on a compacted leveling course with joints sanded.
- There is a chance that additional brick or a layer of filter fabric may be required. We will have to access when we get the bricks up to see what is needed.
- Standard Brick Pavers to supply fines, labor and sand.

TOTAL PRICE OF INSTALLATION: \$15,348 (Fifteen thousand three hundred and forty-eight dollars.)

*Additional pavers, if required, 220 sq. ft. or two cubes is an additional \$1,611.00

*Additional pavers, if required, 440 sq. ft. or four cubes is an additional \$2,903.00

Payment Terms: Due upon Final Invoicing. Proposal valid for 30 days.

- Any risers, steps, thin-setting, grading, excavation, deco drains, etc. not mentioned above shall be at an additional charge.
- Standard Brick Pavers shall not be held responsible for damage to sod, sprinkler system, utilities, underground pipes, trees, pool, screens, awnings, landscaping, etc. in the course of the installation unless due to negligence. All materials will be placed on property, not in area to receive pavers. Customer will be responsible for repairs or replacement of any such items.
- Above quotation does not include any removal or pruning of tree roots.
- Costs of permits (if required) are not included.
- All accounts are due upon final billing after completion of contract. If accounts are not paid when due, interest will accrue at the rate of 1 1/2% per month (18% per annum). If after due date, account is placed in the hands of an attorney or collection agency for collection of all or part of amount of invoice(s), the customer shall be liable for all costs of collection, including reasonable attorney's fees and costs, to include trials and/or appeals, or collection charges in an amount not less than 15% of the balance due.

INCOMING SIDE THAT WAS COMPLETED & REMAINING BRICKS LEFT



REMAINING SIDE TO BE COMPLETED



Sidewalk Cleaning: After further consultation, having seen the challenges of the Heart Pine Ave closure, we have moved the sidewalk cleaning start date to begin after the end of the school year. The chemical that is used which provides a long-lasting treatment for the sidewalk is better applied when people are not traversing over it. Hence the decision to move back the start date.

Natural Trailbuilding: The rebuild of the bike park, previously noted as to be scheduled later, was completed during spring break.

Basket repairs: The onsite team reported damage to the Gabion baskets at the roundabout at Berrypick & Rangeland. We are working with Crosspoint Landscaping to repair it and they have salvaged as much of the containing material as possible. There are additional damages up near Publix and the apartment complex area which we have also communicated to Crosspoint Landscaping. At the time of this report, the parts are on order.



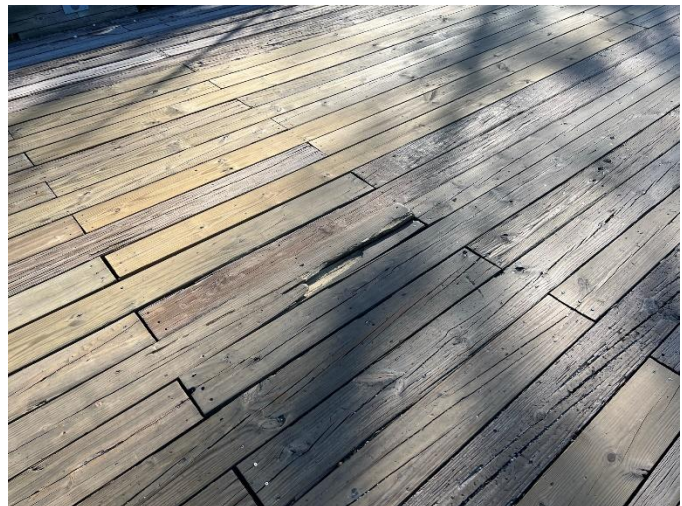
Pond Bank Repairs: Cornerstone is continuing their work on pond M11-A and pond 12-5. On pond 12-5, there is a significant amount of distance between the pond bank and the water. cornerstone has asked the district to determine how much additional sod they would like to install around the pond bank. Three options were provided for the board to review. To provide context for the decision, I am providing photos from my most recent inspection of this area. *[BOARD ACTION NEEDED]*



Sidewalk & Asphalt Repairs: We have scheduled the last remaining areas of sidewalk that were on the original repair list. The project should be completed by the board meeting.

Hog Hunt & Controlled Burns (SWFWMD): the hog hunt coordinated with the Land Management team of the Southwest Florida Water Management District has been completed. Staff has completed execution of the Southern Wildlife Removal agreement and it has been reviewed by District Council. the first hunt was completed on Friday March 24th, with another trapping scheduled for April 1st and 2nd near Night Star Trail.

Rangeland Wooden Bridge: Southern Land Services of Southwest Florida will be working on the wooden bridge board replacement beginning in early April. Field Operations Manager will be meeting them on site to discuss additional repairs and looking at recommendations for increasing the number of boards that are replaced during each service.



Assessment of Esplanade Ponds: In speaking with Corey, one of our representatives from Solitude, it seems that we are treating certain ponds at Esplanade with greater frequency than many of the other ponds in Starkey Ranch. To ascertain why we have a greater servicing frequency on these ponds, Solitude has recommended an assessment of certain ponds in Esplanade. This assessment will be up for consideration at the April 12th meeting. *[BOARD ACTION NEEDED]*

Albritton Park Irrigation Update: Sunscape Consulting has been in contact with the representatives for Crosspoint landscaping that completed the installation of the irrigation at Albritton Park. they are scheduled to return 2 the community to conduct replacements and changes to the irrigation system. LMP will be making some plant recommendations for future consideration.

Davey Tree Project: the tree trimming project has been substantially completed, with only a few areas needing additional trimming or completion of areas that were missed. Sunscape Consulting is following up with Davey Tree on the project to see that these issues are completed.

West Bay Homes Landscaping Damage at Endcap: we are currently on hold with respect to completing the damage at the end cap until we're sure that Frontier has completed their work.

Frontier Project: We have no new updates on the frontier work other than they've been moving briskly throughout the community and appear to be returning to install boxes in the areas where they laid lines. We will wait for any further evaluation until more of the work is completed.