

**TSR**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**June 14, 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**

June 7, 2023

Board of Supervisors  
TSR Community Development District

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

The Board of Supervisors of the TSR Community Development District will hold a Regular Meeting on June 14, 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. Discussion: Starkey Ranch Food and Wine Festival
4. Update: Welcome Center Lease Agreement
5. Continued Discussion: Fiscal Year 2024 Proposed Budget
6. Update/Consideration of Actions Resulting from Landscaping Workshop
7. Consideration of Trail/Hunting Cameras in the Community Garden  
<https://a.co/d/bxuPgVO>
8. Update: Pond Embankment Damage to CDD Property by Homeowner [3898 Barbour Trail]
9. Continued Discussion: Starkey Wilderness Park Multi-Use and Bike Trails
10. Consideration of SunScape Consulting, Landscape Management Services Proposal
11. Acceptance of Unaudited Financial Reports as of April 30, 2023
12. Approval of May 10, 2023 Regular Meeting Minutes
13. Action & Completed Items

14. 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: July 12, 2023 at 6:00 PM

○ QUORUM CHECK

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

- D. Lifestyle Director & Amenity Manager: *WTS International*
  - I. Consideration of Grand Effects, Quote No. SQ7590 for Fire Pit Replacement Parts
- E. Operations Manager: *Wrathell, Hunt and Associates, LLC*

15. Supervisors' Requests

16. Adjournment

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

Sincerely,



Chesley E. Adams, Jr.  
District Manager

# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

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**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2024**

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
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**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2024**

	Fiscal Year 2023			Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	
<b>REVENUES</b>				
Assessment levy: on-roll - gross O&M	\$ 4,538,284			\$ 4,398,374
Assessment levy: on-roll - gross trash	259,774			262,112
Allowable discounts (4%)	(191,922)			(186,419)
Assessment levy: on-roll - net	4,606,136	\$4,549,837	\$ 56,299	\$ 4,606,136
Assessment levy: off-roll O&M	-	10,041	-	10,041
Trash collection assessments	11,404	10,570	834	11,404
Commerical shared costs	112,045	134,340	-	134,340
Program revenue	12,000	9,528	2,472	12,000
Interest	2,500	-	2,500	2,500
Specialty program revenue	6,000	-	6,000	6,000
Miscellaneous-rental revenue	15,000	9,030	5,970	15,000
<b>Total revenues</b>	<b>4,765,085</b>	<b>4,723,346</b>	<b>74,075</b>	<b>4,797,421</b>
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Supervisors	10,200	3,875	6,325	10,200
Management	42,070	21,035	21,035	42,070
Legal	30,000	21,358	8,642	30,000
Engineering	20,000	3,153	16,847	20,000
Assessment administration	10,000	5,000	5,000	10,000
Audit	4,570	-	4,570	4,570
Arbitrage rebate calculation	3,000	1,500	1,500	3,000
Dissemination agent	13,000	6,500	6,500	13,000
Trustee	26,500	23,166	3,334	26,500
Telephone	250	125	125	250
Postage	1,500	2,971	1,000	3,971
Printing & binding	2,000	1,000	1,000	2,000
Legal advertising	3,500	794	1,500	2,294
Annual special district fee	175	175	-	175
Insurance	7,100	6,464	-	6,464
Other current charges	3,500	677	1,000	1,677
Office supplies	500	364	350	714
Website				
Hosting & maintenance	705	-	705	705
ADA compliance	200	-	200	200
Property taxes	687	-	687	687
Property appraiser & tax collector	95,961	93,535	2,426	95,961
<b>Total professional &amp; administrative</b>	<b>275,418</b>	<b>191,692</b>	<b>82,746</b>	<b>274,438</b>



**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2024**

	Fiscal Year 2023			Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	
<b>Field operations</b>				
Contract services				
Field services	28,325	14,163	14,162	28,325
Landscape maintenance	1,700,000	624,688	1,075,312	1,700,000
Landscape consulting	60,000	25,000	35,000	60,000
Landscape Arbor Care	155,000	23,148	131,852	155,000
Wetland maintenance	68,168	518	67,650	68,168
Wetland mitigation reporting	4,500	20,575	-	20,575
Lake maintenance	100,000	42,963	57,037	100,000
Community trash hauling	330,000	175,931	180,000	355,931
Off-duty traffic patrols	20,000	200	15,000	15,200
Repairs & maintenance				
Repairs - general	20,000	4,935	7,500	12,435
Operating supplies	8,000	9,536	3,500	13,036
Plant replacement	70,000	11,598	58,402	70,000
Mulch	200,000	111,585	88,415	200,000
Playground mulch	18,000	-	18,000	18,000
Sod	200,000	542	199,458	200,000
Fertilizer/chemicals	30,000	-	30,000	30,000
Irrigation repairs	30,000	35,750	10,000	45,750
Irrigation monitoring	2,280	-	2,280	2,280
Security/alarms/camera/repair	1,500	233	1,267	1,500
Road & sidewalk	40,000	4,830	35,000	39,830
Signage maintenance	-	480	-	480
Common area signage	3,000	1,042	1,958	3,000
Bridge & deck maintenance	40,000	17,570	25,000	42,570
Pressure washing	105,000	240	77,000	77,240
Utilities - common area			-	-
Electric	14,500	5,316	9,184	14,500
Streetlights	380,000	165,929	190,000	355,929
Irrigation - reclaimed water	70,000	19,311	50,689	70,000
Gas	450	140	310	450

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2024**

	Fiscal Year 2023			Proposed Budget FY 2024	
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		Total Actual & Projected
Recreation facilities					
Amenity management staff/contract	389,820	137,140	252,680	389,820	404,861
Office rental	80,000	1,456	78,544	80,000	80,000
Office expenses	8,950	-	8,950	8,950	8,950
Office utilities	8,850	-	8,850	8,850	8,850
Office copy machine	4,875	3,654	1,221	4,875	6,500
Janitorial	24,480	7,500	16,980	24,480	24,480
Park A/C repairs and maintenance	5,000	630	4,370	5,000	5,000
Pool cleaning	27,594	9,840	17,754	27,594	27,594
Pool repairs & maintenance	2,500	644	1,856	2,500	2,500
Pool fence & gate repairs	2,000	631	1,369	2,000	2,000
Pool - electric	36,000	12,657	23,343	36,000	36,000
Pool - water	10,000	2,337	7,663	10,000	10,000
Pool permits and licensing	1,100	-	1,100	1,100	1,100
Pest services	500	250	250	500	500
Insurance	69,706	54,411	15,295	69,706	69,706
Cable/internet/telephone/software	10,000	6,066	3,934	10,000	10,000
Access cards	5,500	991	4,509	5,500	2,000
Activities	30,000	29,802	198	30,000	30,000
Specialty programming	6,000	2,237	3,763	6,000	6,000
Recreational repairs	2,500	-	2,500	2,500	2,500
Pool signage	1,000	-	1,000	1,000	1,000
Holiday decorations	8,000	8,000	-	8,000	8,000
Other					
Contingency	20,000	6,639	13,361	20,000	10,000
Capital outlay	30,000	-	30,000	30,000	-
Total field operations	<u>4,483,098</u>	<u>1,601,108</u>	<u>2,883,466</u>	<u>4,484,574</u>	<u>4,486,264</u>
Total expenditures	<u>4,758,516</u>	<u>1,792,800</u>	<u>2,966,212</u>	<u>4,759,012</u>	<u>4,756,381</u>
Net increase/(decrease) of fund balance	6,569	2,930,546	(2,892,137)	38,409	(110,382)
Fund balance - beginning (unaudited)	811,776	1,332,230	4,262,776	1,332,230	1,370,639
Fund balance - ending (projected)	<u>\$ 818,345</u>	<u>\$ 4,262,776</u>	<u>\$ 1,370,639</u>	<u>\$ 1,370,639</u>	<u>\$ 1,260,257</u>

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

**EXPENDITURES**

**Professional & administrative**

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

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

**EXPENDITURES (continued)**

Legal advertising	2,500
The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.	
Annual special district fee	175
The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.	
Insurance	6,800
The District's general liability and public officials' liability insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies. The amount is based upon cost estimate provided by FIA for the fiscal year.	
Other current charges	2,000
Represents any miscellaneous expenses incurred during the fiscal year.	
Office supplies	750
Miscellaneous office supplies.	
Website	
Hosting & maintenance	705
ADA compliance	200
Property taxes	687
Represents the estimated non-ad valorem assessment charged by the Pasco County Tax Collector's Office for all assessable property within the District.	
Property appraiser & tax collector	93,210
<b>Field operations</b>	
Contract services	
Field services	28,325
The District has contracted with Wrathell, Hunt and Associates, LLC to provide field management of contracts for the District such as landscape and lake maintenance. Services to include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails. This is a fixed fee service.	
Landscape maintenance	1,700,000
The District has contracted with Down to Earth for maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed. Services include: mowing, edging, trimming and cleaning of all lawn areas, tree trimming, weed control, insect/disease control, fertilization, bed dressing and irrigation maintenance. The amount is based upon the current contract set in place, including recent addendums, and estimated future additions within the District.	
Landscape consulting	60,000
The District has contracted with Sunscape Consulting, Inc. to provide monthly landscape consulting services. The monthly services include: monitoring of the mowing, edging and palm trimming process, all detailed-related work, the agronomic program, palm trimming, arbor care work, mulch/pine straw installation, irrigation system operation and repairs, miscellaneous plant replacements and minor landscape repairs and enhancements.	
Landscape Arbor Care	155,000
The District contracts with a certified arborists company for periodic structural pruning and aerifying of the large grandfather oaks.	

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

**EXPENDITURES (continued)**

Wetland maintenance	68,168
<p>The District has contracted with Florida Natives Nursery, Inc. to maintain wetlands located throughout the District. These areas are identified as: Areas 1, 2, 3, 4, 5, 6, 7, 8, 9, and M2B. Services include: nuisance/invasive vegetation control, and perimeter grass/brush control to delineated high water. These services are provided quarterly at a rate of \$6,041.91 per visit.</p>	
Wetland mitigation reporting	4,500
<p>The District has contracted with Ecological Consultants, Inc. and Florida Natives Nursery to provide scheduled monitoring of mitigation areas located throughout the District. The total amount budgeted is based on semi-annual visits.</p>	
Lake maintenance	100,000
<p>Represents estimated costs for maintenance to all lakes the District must maintain within District boundaries. The District has contracted with Solitude Lake Management for these services.</p>	
Community trash hauling	375,000
<p>Represents estimated costs the District incurs for the scheduled trash collection of all residential lots sold to third parties during the fiscal year.</p>	
Off-duty traffic patrols	20,000
<p>Allows for the hiring of an off duty FHP officers for a 4+1 hour block each week to provide traffic and speed patrol services.</p>	
Repairs & maintenance	
Repairs - general	15,000
<p>Represents estimated costs for the general repairs and maintenance of various facilities throughout the District.</p>	
Operating supplies	13,000
<p>Represents estimated costs of supplies purchased for operating and maintaining common areas.</p>	
Plant replacement	70,000
<p>Represents estimated costs related to the replacement of any landscaping needed throughout the fiscal year.</p>	
Mulch	200,000
<p>Represents supply and install costs for mulching of landscape common areas.</p>	
Playground mulch	18,000
<p>Represents the estimated costs to mulch the District playgrounds once annually.</p>	
Sod	200,000
<p>Represents an aggressive initially introduced in fiscal year 2022 to upgrade areas of Bahia sod to either Zoysia or Floratam sod.</p>	
Fertilizer/chemicals	30,000
<p>Represents estimated costs of top choice pesticide applications that may be needed throughout the fiscal year.</p>	
Irrigation repairs	30,000
<p>The District will incur costs related to repairing and maintaining its irrigation systems. The amount is based on estimated and historical costs.</p>	

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

**EXPENDITURES (continued)**

Irrigation monitoring The District will incur costs related to GPRS irrigation communication services. The cost is based on 19 controllers at a rate of \$120 per year and is provided by Hunter Industries.	2,280
Security/alarms/camera/repair Represents estimated costs of maintaining security systems for the recreational facilities within the District and any maintenance needed to those systems.	1,500
Road & sidewalk Represents estimated costs of repairing and maintaining roads, sidewalks and trails within the District.	40,000
Common area signage Represents estimated costs to replace miscellaneous signs throughout the fiscal year.	3,000
Bridge & deck maintenance Represents the estimated costs of maintaining various bridges and decks owned by the District. Price includes every other month review and replacement as needed, of wood and paver brick decking.	60,000
Pressure washing Intended to cover the hiring of a qualified contractor to pressure wash all of the Districts Sidewalks once a year.	80,000
Utilities - common area	
Electric Represents current and estimated electric charges for common areas throughout the District. These services are provided by Duke Energy.	14,500
Streetlights Represents the cost of a lease, power and maintenance agreement with Duke Energy, for streetlights within the District.	370,000
Irrigation - reclaimed water Represents current and estimated costs for reclaimed water supply services provided for common areas throughout the District. These services are provided by Pasco County Utilities Services.	70,000
Gas Represents current and estimated gas services provided at the recreational facilities.	450
Recreation facilities	
Amenity management staff/contract The District has contracted with WTS International, Inc. to provide amenity center management services, amenity operations services and programming services. The amount estimated for FY2024 includes increases to some payroll items such as Pool Attendants and the addition of Monthly IT services.	404,861
Office rental Anticipates the rental of the Welcome Center to continue to provide onsite office space for staff and for resident reception.	80,000
Office expenses Represents routine daily office expenses and cleaning.	8,950
Office utilities Represents cost of utilities for office such as Duke Electric, Pasco Utilities, Clearwater Gas, Spectrum, etc.	8,850

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

**EXPENDITURES (continued)**

Office copy machine	6,500
Represents the lease and operating costs of the copying machine.	
Office Lease	
Expense related to office space lease at Welcome Center.	
Janitorial	24,480
The District has contracted with Fairy Dust to provide janitorial services and supplies for its recreational facilities. Services are provided three days a week.	
Park A/C repairs and maintenance	5,000
Covers the costs associated with preventative maintenance and repairs to the parks restroom AC units.	
Pool cleaning	27,594
Represents estimated costs of regular cleaning and treatments of the pools within the District. The District has contracted with Suncoast Pool Services to provide these services.	
Pool repairs & maintenance	2,500
The District will incur costs related to the repairs and maintenance of its pools.	
Pool fence & gate repairs	2,000
The District will incur costs related to the maintenance of fencing surrounding the pools as well as the gate.	
Pool - electric	36,000
Represents current and estimated electric charges for pools located in Whitfield, Homestead and Albritton Parks. These services are provided by Duke Energy.	
Pool - water	10,000
Represents current and estimated water charges for the Whitfield, Homestead and Albritton pools. These services are provided by Pasco County Utilities Services.	
Pool permits and licensing	1,100
Represents annual costs of required pool permits for the Whitfield, Homestead and Albritton pools paid to the Florida Department of Health.	
Pest services	500
The District will incur costs for pest control treatments to its recreational facilities. These services are provided by Southern Care Lawn and Pest for Cunningham Park at \$75 per quarter.	
Insurance	69,706
The District will incur fees to insure items owned by the District for its property needs. Coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage for government agencies. Also, includes WTS GL and kayak coverage.	
Cable/internet/telephone/software	10,000
Represents the estimated cost of providing cable, internet and telephone services to the District's recreational facilities. Internet services are provided at Whitfield Park and Homestead Park. Internet and cable services are provided at Cunningham Park.	
Access cards	2,000
Represents the estimated cost for providing and maintaining an access card system.	
Activities	30,000

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

**EXPENDITURES (continued)**

<p>The onsite management company for the District coordinates and provides various activities throughout the year. The amount represents costs related to supplies, notices and other items to run these activities.</p>	
Specialty programming	6,000
<p>Covers the provision of specialty programs such as swim lessons, gymnastics etc.</p>	
Recreational repairs	2,500
<p>Represents estimated costs for general repairs and maintenance of the District's</p>	
Pool signage	1,000
<p>Represents the replacement of miscellaneous signs located at the District's recreational facilities.</p>	
Holiday decorations	8,000
<p>Covers the costs related to the decoration of common areas during the Holidays.</p>	
Other	
Contingency	10,000
<p>Represents funds for unexpected expenses that the District could incur throughout the fiscal year and/or expenses that do not fit into any standard category.</p>	
Total expenditures	<u><u>\$ 4,756,381</u></u>



**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2015  
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual Through 3/31/2022	Projected Through 9/30/2022		
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 688,645				\$ 688,645
Allowable discounts (4%)	(27,546)				(27,546)
Net assessment levy - on-roll	661,099	\$ 652,701	\$ 8,398	\$ 661,099	661,099
Interest	50	27	23	50	50
Total revenues	661,149	652,728	8,421	661,149	661,149
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal - 11/1	195,000	195,000	-	195,000	200,000
Principal prepayment	-	5,000	-	5,000	-
Interest - 11/1	213,172	213,172	-	213,172	208,778
Interest - 5/1	208,906	-	208,778	208,778	204,403
Tax collector	13,773	13,052	721	13,773	13,773
Total expenditures	630,851	426,224	209,499	635,723	626,954
Excess/(deficiency) of revenues over/(under) expenditures	30,298	226,504	(201,078)	25,426	34,195
Beginning fund balance (unaudited)	1,119,883	1,125,850	1,352,354	1,125,850	1,151,276
Ending fund balance (projected)	<u>\$1,150,181</u>	<u>\$1,352,354</u>	<u>\$ 1,151,276</u>	<u>\$ 1,151,276</u>	<u>1,185,471</u>
Use of fund balance:					
Debt service reserve account balance (required)					(630,256)
Principal expense - November 1, 2024					(210,000)
Interest expense - November 1, 2024					(204,403)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 140,812</u>

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/23	200,000.00	4.375%	208,778.13	408,906.25	8,120,000.00
05/01/24	-		204,403.13	204,531.25	8,120,000.00
11/01/24	210,000.00	4.375%	204,403.13	414,531.25	7,910,000.00
05/01/25	-		199,809.38	199,937.50	7,910,000.00
11/01/25	220,000.00	4.375%	199,809.38	419,937.50	7,690,000.00
05/01/26	-		194,996.88	195,125.00	7,690,000.00
11/01/26	230,000.00	5.000%	194,996.88	425,125.00	7,460,000.00
05/01/27	-		189,246.88	189,375.00	7,460,000.00
11/01/27	245,000.00	5.000%	189,246.88	434,375.00	7,215,000.00
05/01/28	-		183,121.88	183,250.00	7,215,000.00
11/01/28	255,000.00	5.000%	183,121.88	438,250.00	6,960,000.00
05/01/29	-		176,746.88	176,875.00	6,960,000.00
11/01/29	270,000.00	5.000%	176,746.88	446,875.00	6,690,000.00
05/01/30	-		169,996.88	170,125.00	6,690,000.00
11/01/30	280,000.00	5.000%	169,996.88	450,125.00	6,410,000.00
05/01/31	-		162,996.88	163,125.00	6,410,000.00
11/01/31	295,000.00	5.000%	162,996.88	458,125.00	6,115,000.00
05/01/32	-		155,621.88	155,750.00	6,115,000.00
11/01/32	310,000.00	5.000%	155,621.88	465,750.00	5,805,000.00
05/01/33	-		147,871.88	148,000.00	5,805,000.00
11/01/33	325,000.00	5.000%	147,871.88	473,000.00	5,480,000.00
05/01/34	-		139,746.88	139,875.00	5,480,000.00
11/01/34	345,000.00	5.000%	139,746.88	484,875.00	5,135,000.00
05/01/35	-		131,121.88	131,250.00	5,135,000.00
11/01/35	360,000.00	5.000%	131,121.88	491,250.00	4,775,000.00
05/01/36	-		122,121.88	122,250.00	4,775,000.00
11/01/36	380,000.00	5.000%	122,121.88	502,250.00	4,395,000.00
05/01/37	-		112,621.88	112,750.00	4,395,000.00
11/01/37	395,000.00	5.125%	112,621.88	507,750.00	4,000,000.00
05/01/38	-		102,500.00	102,628.13	4,000,000.00
11/01/38	415,000.00	5.125%	102,500.00	517,628.13	3,585,000.00
05/01/39	-		91,865.63	91,993.75	3,585,000.00
11/01/39	440,000.00	5.125%	91,865.63	531,993.75	3,145,000.00
05/01/40	-		80,590.63	80,718.75	3,145,000.00
11/01/40	460,000.00	5.125%	80,590.63	540,718.75	2,685,000.00
05/01/41	-		68,803.13	68,931.25	2,685,000.00
11/01/41	485,000.00	5.125%	68,803.13	553,931.25	2,200,000.00
05/01/42	-		56,375.00	56,503.13	2,200,000.00
11/01/42	510,000.00	5.125%	56,375.00	566,503.13	1,690,000.00
05/01/43	-		43,306.25	43,434.38	1,690,000.00
11/01/43	535,000.00	5.125%	43,306.25	578,434.38	1,155,000.00

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
05/01/44	-		29,596.88	29,725.00	1,155,000.00
11/01/44	565,000.00	5.125%	29,596.88	594,725.00	590,000.00
05/01/45	-		15,118.75	15,246.88	590,000.00
11/01/45	590,000.00	5.125%	15,118.75	610,246.88	-
<b>Total</b>	<b>8,320,000.00</b>		<b>5,765,940.81</b>	<b>14,096,706.29</b>	

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2015A  
FISCAL YEAR 2024**

	Fiscal Year 2022				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual Through 3/31/2022	Projected Through 9/30/2022	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 694,331				\$ 692,988
Allowable discounts (4%)	(27,773)				(27,720)
Net assessment levy - on-roll	666,558	\$ 658,090	\$ 8,468	\$ 666,558	665,268
Interest	-	27	-	27	-
Total revenues	666,558	658,117	8,468	666,585	665,268
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal - 11/1	180,000	180,000	-	180,000	190,000
Principal prepayment	-	15,000	-	15,000	-
Interest - 11/1	234,384	234,384	-	234,384	229,131
Interest - 5/1	229,547	-	229,131	229,131	224,025
Tax collector	13,887	13,160	727	13,887	13,860
Total expenditures	657,818	442,544	229,131	672,402	657,016
Excess/(deficiency) of revenues over/(under) expenditures	8,740	215,573	(220,663)	(5,817)	8,252
Beginning fund balance (unaudited)	1,101,463	1,123,569	1,339,142	1,123,569	1,117,752
Ending fund balance (projected)	<u>\$ 1,110,203</u>	<u>\$ 1,339,142</u>	<u>\$ 1,118,479</u>	<u>\$ 1,117,752</u>	<u>1,126,004</u>
Use of fund balance:					
Debt service reserve account balance (required)					(650,450)
Principal expense - November 1, 2024					(200,000)
Interest expense - November 1, 2024					(224,025)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 51,529</u>

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/22	180,000.00	5.375%	234,384.38	414,384.38	8,300,000.00
05/01/23	-		229,131.25	229,131.25	8,300,000.00
11/01/23	190,000.00	5.375%	229,131.25	419,131.25	8,110,000.00
05/01/24	-		224,025.00	224,025.00	8,110,000.00
11/01/24	200,000.00	5.375%	224,025.00	424,025.00	7,910,000.00
05/01/25	-		218,650.00	218,650.00	7,910,000.00
11/01/25	210,000.00	5.375%	218,650.00	428,650.00	7,700,000.00
05/01/26	-		213,006.25	213,006.25	7,700,000.00
11/01/26	220,000.00	5.375%	213,006.25	433,006.25	7,480,000.00
05/01/27	-		207,093.75	207,093.75	7,480,000.00
11/01/27	235,000.00	5.375%	207,093.75	442,093.75	7,245,000.00
05/01/28	-		200,778.13	200,778.13	7,245,000.00
11/01/28	245,000.00	5.375%	200,778.13	445,778.13	7,000,000.00
05/01/29	-		194,193.75	194,193.75	7,000,000.00
11/01/29	260,000.00	5.375%	194,193.75	454,193.75	6,740,000.00
05/01/30	-		187,206.25	187,206.25	6,740,000.00
11/01/30	275,000.00	5.375%	187,206.25	462,206.25	6,465,000.00
05/01/31	-		179,815.63	179,815.63	6,465,000.00
11/01/31	290,000.00	5.375%	179,815.63	469,815.63	6,175,000.00
05/01/32	-		172,021.88	172,021.88	6,175,000.00
11/01/32	305,000.00	5.375%	172,021.88	477,021.88	5,870,000.00
05/01/33	-		163,825.00	163,825.00	5,870,000.00
11/01/33	320,000.00	5.375%	163,825.00	483,825.00	5,550,000.00
05/01/34	-		155,225.00	155,225.00	5,550,000.00
11/01/34	340,000.00	5.375%	155,225.00	495,225.00	5,210,000.00
05/01/35	-		146,087.50	146,087.50	5,210,000.00
11/01/35	355,000.00	5.375%	146,087.50	501,087.50	4,855,000.00
05/01/36	-		136,546.88	136,546.88	4,855,000.00
11/01/36	375,000.00	5.625%	136,546.88	511,546.88	4,480,000.00
05/01/37	-		126,000.00	126,000.00	4,480,000.00
11/01/37	395,000.00	5.625%	126,000.00	521,000.00	4,085,000.00
05/01/38	-		114,890.63	114,890.63	4,085,000.00
11/01/38	420,000.00	5.625%	114,890.63	534,890.63	3,665,000.00
05/01/39	-		103,078.13	103,078.13	3,665,000.00
11/01/39	440,000.00	5.625%	103,078.13	543,078.13	3,225,000.00
05/01/40	-		90,703.13	90,703.13	3,225,000.00
11/01/40	465,000.00	5.625%	90,703.13	555,703.13	2,760,000.00
05/01/41	-		77,625.00	77,625.00	2,760,000.00
11/01/41	495,000.00	5.625%	77,625.00	572,625.00	2,265,000.00
05/01/42	-		63,703.13	63,703.13	2,265,000.00
11/01/42	520,000.00	5.625%	63,703.13	583,703.13	1,745,000.00
05/01/43	-		49,078.13	49,078.13	1,745,000.00
11/01/43	550,000.00	5.625%	49,078.13	599,078.13	1,195,000.00

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
05/01/44	-		33,609.38	33,609.38	1,195,000.00
11/01/44	580,000.00	5.625%	33,609.38	613,609.38	615,000.00
05/01/45	-		17,296.88	17,296.88	615,000.00
11/01/45	615,000.00	5.625%	17,296.88	632,296.88	-
<b>Total</b>	<b>8,480,000.00</b>		<b>6,841,565.74</b>	<b>15,321,565.74</b>	

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2016  
FISCAL YEAR 2024**

	Fiscal Year 2022				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual Through 3/31/2022	Projected Through 9/30/2022	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 682,986				\$ 682,986
Allowable discounts (4%)	(27,319)				(27,319)
Net assessment levy - on-roll	655,667	\$ 647,337	\$ 8,330	\$ 655,667	655,667
Interest	-	22	-	22	-
Total revenues	655,667	647,359	8,330	655,689	655,667
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal - 11/1	200,000	200,000	-	200,000	210,000
Interest - 11/1	218,388	218,387	1	218,388	214,388
Interest - 5/1	218,388	-	218,388	218,388	210,188
Tax collector	13,660	12,945	715	13,660	13,660
Total expenditures	650,436	431,332	219,104	650,436	648,236
Excess/(deficiency) of revenues over/(under) expenditures	5,231	216,027	(210,774)	5,253	7,431
Beginning fund balance (unaudited)	938,085	943,998	1,160,025	943,998	949,251
Ending fund balance (projected)	<u>\$ 943,316</u>	<u>\$ 1,160,025</u>	<u>\$ 949,251</u>	<u>\$ 949,251</u>	<u>956,682</u>
Use of fund balance:					
Debt service reserve account balance (required)					(482,081)
Principal expense - November 1, 2024					(220,000)
Interest expense - November 1, 2024					(210,188)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 44,413</u>

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

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



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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
05/01/44			54,150.00	54,150.00	2,280,000.00
11/01/44	530,000.00	4.750%	54,150.00	584,150.00	1,750,000.00
05/01/45			41,562.50	41,562.50	1,750,000.00
11/01/45	555,000.00	4.750%	41,562.50	596,562.50	1,195,000.00
05/01/46			28,381.25	28,381.25	1,195,000.00
11/01/46	585,000.00	4.750%	28,381.25	613,381.25	610,000.00
05/01/47			14,487.50	14,487.50	610,000.00
11/01/47	610,000.00	4.750%	14,487.50	624,487.50	-
<b>Total</b>	<b>9,290,000.00</b>		<b>6,464,487.56</b>	<b>15,754,487.56</b>	

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2017  
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual Through 3/31/2022	Projected Through 9/30/2022	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 852,513				\$ 852,513
Allowable discounts (4%)	(34,101)				(34,101)
Net assessment levy - on-roll	818,412	\$ 808,016	\$ 10,396	\$ 818,412	818,412
Interest	-	23	-	23	-
Total revenues	818,412	808,039	10,396	818,435	818,412
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal - 11/1	245,000	245,000	-	245,000	250,000
Interest - 11/1	277,816	277,816	-	277,816	273,375
Interest - 5/1	273,375	-	273,375	273,375	268,844
Tax collector	17,050	16,159	891	17,050	17,050
Total expenditures	813,241	538,975	274,266	813,241	809,269
Excess/(deficiency) of revenues over/(under) expenditures	5,171	269,064	(263,870)	5,194	9,143
Beginning fund balance (unaudited)	948,123	955,497	1,224,561	955,497	960,691
Ending fund balance (projected)	<u>\$ 953,294</u>	<u>\$ 1,224,561</u>	<u>\$ 960,691</u>	<u>\$ 960,691</u>	<u>969,834</u>
Use of fund balance:					
Debt service reserve account balance (required)					(403,163)
Principal expense - November 1, 2024					(260,000)
Interest expense - November 1, 2024					(268,844)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 37,827</u>

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

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

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
05/01/44			82,768.75	82,768.75	3,485,000.00
11/01/44	635,000.00	4.750%	82,768.75	717,768.75	2,850,000.00
05/01/45			67,687.50	67,687.50	2,850,000.00
11/01/45	665,000.00	4.750%	67,687.50	732,687.50	2,185,000.00
05/01/46			51,893.75	51,893.75	2,185,000.00
11/01/46	695,000.00	4.750%	51,893.75	746,893.75	1,490,000.00
05/01/47			35,387.50	35,387.50	1,490,000.00
11/01/47	730,000.00	4.750%	35,387.50	765,387.50	760,000.00
05/01/48			18,050.00	18,050.00	760,000.00
11/01/48	760,000.00	4.750%	18,050.00	778,050.00	-
<b>Total</b>	<b>11,860,000.00</b>		<b>8,632,175.04</b>	<b>20,492,175.04</b>	

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2018  
FISCAL YEAR 2024**

	Fiscal Year 2022				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual Through 3/31/2021	Projected Through 9/30/2021	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 681,735				\$ 681,735
Allowable discounts (4%)	(27,269)				(27,269)
Net assessment levy - on-roll	654,466	\$ 646,152	\$ 8,314	\$ 654,466	654,466
Interest	-	18	-	18	-
Total revenues	654,466	646,170	8,314	654,484	654,466
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal - 11/1	170,000	170,000	-	170,000	175,000
Interest - 11/1	234,422	234,422	-	234,422	231,022
Interest - 5/1	231,022	-	231,022	231,022	227,522
Tax collector	13,635	12,921	714	13,635	13,635
Total expenditures	649,079	417,343	231,736	649,079	647,179
Excess/(deficiency) of revenues over/(under) expenditures	5,387	228,827	(223,422)	5,405	7,287
Beginning fund balance (unaudited)	734,798	740,680	969,507	740,680	746,085
Ending fund balance (projected)	<u>\$ 740,185</u>	<u>\$ 969,507</u>	<u>\$ 746,085</u>	<u>\$ 746,085</u>	<u>753,372</u>
Use of fund balance:					
Debt service reserve account balance (required)					(320,366)
Principal expense - November 1, 2024					(185,000)
Interest expense - November 1, 2024					(227,522)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 20,484</u>

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

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

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
05/01/44			82,640.63	82,640.63	3,225,000.00
11/01/44	475,000.00	5.125%	82,640.63	557,640.63	2,750,000.00
05/01/45			70,468.75	70,468.75	2,750,000.00
11/01/45	495,000.00	5.125%	70,468.75	565,468.75	2,255,000.00
05/01/46			57,784.38	57,784.38	2,255,000.00
11/01/46	520,000.00	5.125%	57,784.38	577,784.38	1,735,000.00
05/01/47			44,459.38	44,459.38	1,735,000.00
11/01/47	550,000.00	5.125%	44,459.38	594,459.38	1,185,000.00
05/01/48			30,365.63	30,365.63	1,185,000.00
11/01/48	580,000.00	5.125%	30,365.63	610,365.63	605,000.00
05/01/49			15,503.13	15,503.13	605,000.00
11/01/49	605,000.00	5.125%	15,503.13	620,503.13	-
<b>Total</b>	<b>9,295,000.00</b>		<b>7,709,647.12</b>	<b>17,004,647.12</b>	

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2019  
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual Through 3/31/202	Projected Through 9/30/2022	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 351,254				\$ 351,254
Allowable discounts (4%)	(14,050)				(14,050)
Net assessment levy - on-roll	337,204	\$ 332,920	\$ 4,284	\$ 337,204	337,204
Interest	-	9	-	9	-
Total revenues	337,204	332,929	4,284	337,213	337,204
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal - 11/1	110,000	110,000	-	110,000	115,000
Interest - 11/1	107,775	107,775	-	107,775	106,125
Interest - 5/1	106,125	-	106,125	106,125	104,400
Tax collector	7,025	6,658	367	7,025	7,025
Total expenditures	330,925	224,433	106,492	330,925	332,550
Excess/(deficiency) of revenues over/(under) expenditures	6,279	108,496	(102,208)	6,288	4,654
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfers out	-	(4)	-	(4)	-
Total other financing sources/(uses)	-	(4)	-	(4)	-
Fund balance:					
Net increase/(decrease) in fund balance	6,279	108,492	(102,208)	6,284	4,654
Beginning fund balance (unaudited)	390,203	393,231	501,723	393,231	399,515
Ending fund balance (projected)	\$ 396,482	\$ 501,723	\$ 399,515	\$ 399,515	404,169
Use of fund balance:					
Debt service reserve account balance (required)					(165,100)
Principal expense - November 1, 2024					(120,000)
Interest expense - November 1, 2024					(104,400)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 14,669</u>



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

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

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
05/01/44			39,400.00	39,400.00	1,970,000.00
11/01/44	250,000.00	4.000%	39,400.00	289,400.00	1,720,000.00
05/01/45			34,400.00	34,400.00	1,720,000.00
11/01/45	260,000.00	4.000%	34,400.00	294,400.00	1,460,000.00
05/01/46			29,200.00	29,200.00	1,460,000.00
11/01/46	270,000.00	4.000%	29,200.00	299,200.00	1,190,000.00
05/01/47			23,800.00	23,800.00	1,190,000.00
11/01/47	280,000.00	4.000%	23,800.00	303,800.00	910,000.00
05/01/48			18,200.00	18,200.00	910,000.00
11/01/48	290,000.00	4.000%	18,200.00	308,200.00	620,000.00
05/01/49			12,400.00	12,400.00	620,000.00
11/01/49	305,000.00	4.000%	12,400.00	317,400.00	315,000.00
05/01/50			6,300.00	6,300.00	315,000.00
11/01/50	315,000.00	4.000%	6,300.00	321,300.00	-
<b>Total</b>	<b>5,490,000.00</b>		<b>3,583,356.28</b>	<b>9,073,356.28</b>	

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND AND DEBT SERVICE FUND  
ASSESSMENT SUMMARY  
FISCAL YEAR 2024**

**On-Roll Assessments**

Number of Units	Unit Type	Projected Fiscal Year 2024				Fiscal Year 2023 Total
		O&M	Trash Collection	DS	Total	
<b><u>Village 1 (Series 2015)</u></b>						
61	TH	1,698.87	111.30	901.00	2,711.17	2,765.21
60	SF 40'	1,698.87	111.30	1,201.00	3,011.17	3,065.21
35	SF 45'	1,698.87	111.30	1,201.00	3,011.17	3,065.21
85	SF 50'	1,698.87	111.30	1,501.00	3,311.17	3,365.21
90	SF 55'	1,698.87	111.30	1,501.00	3,311.17	3,365.21
101	SF 65'	1,698.87	111.30	1,726.00	3,536.17	3,590.21
45	SF 75'	1,698.87	111.30	1,877.00	3,687.17	3,741.21
<b>477</b>						
<b><u>Village 4 (Series 2015A)</u></b>						
201	SF 45'	1,698.87	111.30	1,343.00	3,153.17	3,207.21
240	SF 52'	1,698.87	111.30	1,343.00	3,153.17	3,207.21
77	SF 62'	1,698.87	111.30	1,343.00	3,153.17	3,207.21
<b>518</b>						
<b><u>Village 2, Parcel 7 (Series 2016)</u></b>						
32	TH	1,698.87	111.30	901.00	2,711.17	2,765.21
58	SF 34'	1,698.87	111.30	1,021.00	2,831.17	2,885.21
29	SF 40'	1,698.87	111.30	1,201.00	3,011.17	3,065.21
114	SF 45'	1,698.87	111.30	1,201.00	3,011.17	3,065.21
68	SF 50'	1,698.87	111.30	1,501.00	3,311.17	3,365.21
107	SF 55'	1,698.87	111.30	1,501.00	3,311.17	3,365.21
93	SF 65'	1,698.87	111.30	1,726.00	3,536.17	3,590.21
<b>501</b>						
<b><u>NW Area Parcels D E and F (Series 2017)</u></b>						
43	SF 40'	1,698.87	111.30	1,319.00	3,129.17	3,183.21
25	SF 45'	1,698.87	111.30	1,319.00	3,129.17	3,183.21
23	SF 50'	1,698.87	111.30	1,649.00	3,459.17	3,513.21
24	SF 55'	1,698.87	111.30	1,649.00	3,459.17	3,513.21
208	SF 65'	1,698.87	111.30	1,897.00	3,707.17	3,761.21
141	SF 75'	1,698.87	111.30	2,062.00	3,872.17	3,926.21
<b>464</b>						
<b><u>NW Area Parcels A B and C (Series 2018)</u></b>						
56	SF 40'/45'	1,698.87	111.30	1,325.00	3,135.17	3,189.21
137	SF 55'	1,698.87	111.30	1,655.00	3,465.17	3,519.21
200	SF 65'	1,698.87	111.30	1,904.00	3,714.17	3,768.21
<b>393</b>						

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND AND DEBT SERVICE FUND  
ASSESSMENT SUMMARY  
FISCAL YEAR 2024**

<b>On-Roll Assessments</b>
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<u>Downtown</u> <u>Neighborhood (Series</u> <u>2019)</u>	Unit Type	Projected Fiscal Year 2024				Fiscal Year 2023 Total
		O&M	Trash Collection	DS	Total	
76	SF 34'	1,698.87	111.30	1,184.00	2,994.17	3,048.21
50	SF 40'	1,698.87	111.30	1,393.00	3,203.17	3,257.21
110	SF 50'	1,698.87	111.30	1,742.00	3,552.17	3,606.21
<b>236</b>						

# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **10**



June 5, 2023

Mr. Chuck Adams  
District Manager  
TSR CDD  
9220 Bonita Beach Road, Suite 214  
Bonita Springs, FL 34135

Re: Landscape Management Services for TSR CDD

Dear Chuck,

We appreciate the opportunity to propose our services for the renewal period of 10/1/2023 to 9/30/25. As you know, we have managed the landscape program at Starkey Ranch since 2016. We are proud to have been a part of the community's development and desire to remain a part of its horticultural management in the future. If our agreement is renewed, we will continue to work with your firm and the Board of Supervisors to properly enforce the specifications within the landscape contractor's agreement and keenly oversee future arbor care and landscape improvement projects that may be approved. Our Scope of Services would continue as outlined below:

SunScape will perform for Client's benefit the following Services, in association with the Landscape Consulting and Management Services Agreement:

1. Development of a landscape maintenance program, including the development of scope of work and all related contract documents.
2. Provide input for the landscape program budget based on the specific needs of the Client.
3. Oversight of arbor care needs, including the identification of maintenance, control and care of hardwood trees on the property under \$5,000 in value.
4. Oversight of major storm related cleanup of the landscape including hardwood trees under \$5,000 in value.
5. Management and identification of issues and ongoing care needs for conservation boundaries and storm damage repairs.
6. Layout, pricing and supervision of incidental landscape enhancements under \$10,000.00 in value.
7. Management of irrigation system operation and associated requests for adjustment, service repairs under \$10,000.00 in value.
8. Assist in the investigation and resolution of Client's requests, inquiries and complaints regarding the landscape maintenance program, contractors or other issues related to the property.
9. Oversight of contractor's lawn and ornamental program to ensure proper nutritional levels and the timely control of plant and turf damaging insects and disease.

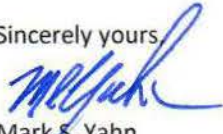
10. Perform semi-monthly landscape inspections reviewing contractor compliance with the landscape agreement specifications followed by a formal report.
11. Monitoring hardscape elements throughout the property, reporting to Client any discovered problems, and managing any associated Client requests to repair and replace problematic hardscape elements under \$10,000.00 in value.
12. Management of arbor care work, major storm related cleanup, landscape enhancements, large irrigation system repairs or hardscape projects over \$5,000.00 in value can be managed under a separate agreement for a project management fee of 5% of total project amount.

SunScape Compensation:

Client will pay SunScape Consulting the fees set forth below as compensation to execute the services described above.

Monthly Amount:	\$5,450.00
Total Annual Amount:	\$65,400.00

Sincerely yours,



Mark S. Yahn  
President

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**



**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
APRIL 30, 2023**

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
APRIL 30, 2023**

	General Fund	Debt Service Fund Series 2015	Debt Service Fund Series 2015A	Debt Service Fund Series 2016	Debt Service Fund Series 2017	Debt Service Fund Series 2018	Debt Service Fund Series 2019	Capital Projects Fund Series 2015A	Capital Projects Fund Series 2016	Capital Projects Fund Series 2018	Capital Projects Fund Series 2019	Total Governmental Funds
<b>ASSETS</b>												
Cash	\$ 3,981,748	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,981,748
Investments												
Revenue	-	516,474	456,423	464,321	548,029	418,123	230,500	-	-	-	-	2,633,870
Reserve	-	624,494	650,450	481,322	403,162	320,366	165,100	-	-	-	-	2,644,894
Prepayment	-	2,614	3,143	-	-	-	-	-	-	-	-	5,757
Construction	-	-	-	-	-	-	-	441	86	-	257,248	257,775
Interest	-	208,778	229,131	214,387	273,375	231,022	106,125	-	-	-	-	1,262,818
Undeposited funds	170	-	-	-	-	-	-	-	-	-	-	170
Due from Developer C	53,909	-	-	-	-	-	-	-	-	-	-	53,909
Due from SMC Starkey LLC	7,483	-	-	-	-	-	-	-	-	-	-	7,483
Due from BW 54 Gunn West LLC	3,947	-	-	-	-	-	-	-	-	-	-	3,947
Due from PRD Real Estate 2 LLC	1,062	-	-	-	-	-	-	-	-	-	-	1,062
Due from Rockwell Fence Post LLC	3,120	-	-	-	-	-	-	-	-	-	-	3,120
Due from Starkey Ranch Asset	18,733	-	-	-	-	-	-	-	-	-	-	18,733
Due from Homes by West Bay	25,957	-	-	-	39,851	-	-	-	-	-	-	65,808
Due from other	1,318	-	-	-	-	-	-	-	-	-	-	1,318
Due from general fund	-	9,946	10,028	9,864	12,313	9,846	5,073	-	-	-	-	57,070
Utility deposit	2,405	-	-	-	-	-	-	-	-	-	-	2,405
Total assets	<u>\$ 4,099,852</u>	<u>\$ 1,362,306</u>	<u>\$ 1,349,175</u>	<u>\$ 1,169,894</u>	<u>\$ 1,276,730</u>	<u>\$ 979,357</u>	<u>\$ 506,798</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ -</u>	<u>\$ 257,248</u>	<u>\$ 11,001,887</u>
<b>LIABILITIES</b>												
Liabilities:												
Accounts payable	\$ 2,177	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,177
Credit card payable	191	-	-	-	-	-	-	-	-	-	-	191
Due to Developer	101,119	-	-	-	-	-	-	-	-	-	-	101,119
Due to other	28	-	-	-	-	-	-	-	-	-	-	28
Due to debt service fund 2015	9,946	-	-	-	-	-	-	-	-	-	-	9,946
Due to debt service fund 2015A	10,028	-	-	-	-	-	-	-	-	-	-	10,028
Due to debt service fund 2016	9,864	-	-	-	-	-	-	-	-	-	-	9,864
Due to debt service fund 2017	12,313	-	-	-	-	-	-	-	-	-	-	12,313
Due to debt service fund 2018	9,846	-	-	-	-	-	-	-	-	-	-	9,846
Due to debt service fund 2019	5,073	-	-	-	-	-	-	-	-	-	-	5,073
Contracts payable	-	-	-	-	-	-	-	-	-	-	16,077	16,077
Accrued taxes payable	122	-	-	-	-	-	-	-	-	-	-	122
Total liabilities	<u>160,707</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>16,077</u>	<u>176,784</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>												
Unearned revenue	957	-	-	-	-	-	-	-	-	-	-	957
Deferred receipts	114,212	-	-	-	39,851	-	-	-	-	-	-	154,063
Total deferred inflows of resources	<u>115,169</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>39,851</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>155,020</u>
<b>FUND BALANCES</b>												
Restricted for												
Debt service	-	1,362,306	1,349,175	1,169,894	1,236,879	979,357	506,798	-	-	-	-	6,604,409
Capital projects	-	-	-	-	-	-	-	441	86	-	241,171	241,698
Unassigned	3,823,976	-	-	-	-	-	-	-	-	-	-	3,823,976
Total fund balances	<u>3,823,976</u>	<u>1,362,306</u>	<u>1,349,175</u>	<u>1,169,894</u>	<u>1,236,879</u>	<u>979,357</u>	<u>506,798</u>	<u>441</u>	<u>86</u>	<u>-</u>	<u>241,171</u>	<u>10,670,083</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 4,099,852</u>	<u>\$ 1,362,306</u>	<u>\$ 1,349,175</u>	<u>\$ 1,169,894</u>	<u>\$ 1,276,730</u>	<u>\$ 979,357</u>	<u>\$ 506,798</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ -</u>	<u>\$ 257,248</u>	<u>\$ 11,001,887</u>

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDING APRIL 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 70,740	\$ 4,620,577	\$4,606,136	100%
Assessment levy - off-roll O&M	-	10,041	-	N/A
Trash collection assessments	569	11,140	11,404	98%
Commercial shared costs	-	134,340	112,045	120%
Program revenue	3,471	12,999	12,000	108%
Interest	-	-	2,500	0%
Specialty program revenue	-	-	6,000	0%
Miscellaneous	3,524	12,554	15,000	84%
Total revenues	<u>78,304</u>	<u>4,801,651</u>	<u>4,765,085</u>	101%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Supervisors	861	4,737	10,200	46%
Management	3,506	24,541	42,070	58%
Legal	6,000	27,358	30,000	91%
Engineering	416	3,569	20,000	18%
Assessment administration	833	5,833	10,000	58%
Audit	-	-	4,570	0%
Arbitrage rebate calculation	-	1,500	3,000	50%
Dissemination agent	1,083	7,583	13,000	58%
Trustee	11,852	35,019	26,500	132%
Telephone	21	146	250	58%
Postage	89	3,060	1,500	204%
Printing & binding	167	1,167	2,000	58%
Legal advertising	135	929	3,500	27%
Annual special district fee	-	175	175	100%
Insurance	-	6,464	7,100	91%
Other current charges	94	765	3,500	22%
Office supplies	-	364	500	73%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	-	200	0%
Property appraiser	-	-	687	0%
Tax collector	1,408	94,943	95,961	99%
Total professional & administrative	<u>26,465</u>	<u>218,153</u>	<u>275,418</u>	79%
<b>Field operations</b>				
<b>Contract services</b>				
Field services	2,360	16,523	28,325	58%
Landscape maintenance	142,594	767,282	1,700,000	45%
Landscape consulting	5,000	30,000	60,000	50%
Landscape arbor care	123,956	147,104	155,000	95%
Wetland maintenance	-	518	68,168	1%
Wetland mitigation reporting	-	20,575	4,500	457%
Lake maintenance	8,752	51,715	100,000	52%
Community trash hauling	29,851	205,782	330,000	62%
Off-duty traffic patrols	550	750	20,000	4%
<b>Repairs &amp; maintenance</b>				
Repairs - general	9,425	14,360	20,000	72%
Operating supplies	1,112	11,111	8,000	139%
Plant replacement	-	11,598	70,000	17%
Mulch	-	111,585	200,000	56%
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 APRIL 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
Irrigation repairs	19,650	55,400	30,000	185%
Irrigation monitoring	-	-	2,280	0%
Security/alarms/repair	-	233	1,500	16%
Road & sidewalk	14,975	19,805	40,000	50%
Signage maintenance	-	480	-	N/A
Common area signage	-	1,042	3,000	35%
Bridge & deck maintenance	26,379	43,949	40,000	110%
Pressure washing	-	240	105,000	0%
Utilities - common area				
Electric	1,086	6,402	14,500	44%
Streetlights	33,637	199,566	380,000	53%
Irrigation - reclaimed water	6,802	26,113	70,000	37%
Gas	28	168	450	37%
Recreation facilities				
Amenity management staff/contract	43,798	180,948	389,820	46%
Office supplies	667	2,370	-	N/A
Office rental	-	-	80,000	0%
Office expenses	-	-	8,950	0%
Office utilities	-	-	8,850	0%
Office copy machine	599	4,254	4,875	87%
Janitorial	-	7,500	24,480	31%
Park A/C repairs & maintenance	-	630	5,000	13%
Pool cleaning	1,985	11,825	27,594	43%
Pool repairs & maintenance	28	673	2,500	27%
Pool fence & gate	-	631	2,000	32%
Pool - electric	2,851	15,508	36,000	43%
Pool - water	1,024	3,361	10,000	34%
Pool permits	986	986	1,100	90%
Pest services	-	250	500	50%
Insurance	-	54,411	69,706	78%
Cable/internet/telephone	951	7,157	10,000	72%
Access cards	-	991	5,500	18%
Activities	2,220	34,249	30,000	114%
Specialty programming	2,739	4,976	6,000	83%
Recreational repairs	-	-	2,500	0%
Pool signage	-	-	1,000	0%
Holiday decorations	-	8,000	8,000	100%
Other				
Contingency	1,350	7,989	20,000	40%
Capital outlay	-	-	30,000	0%
Total field operations	<u>485,355</u>	<u>2,089,552</u>	<u>4,483,098</u>	47%
Total expenditures	<u>511,820</u>	<u>2,307,705</u>	<u>4,758,516</u>	48%
Net increase/(decrease) of fund balance	(433,516)	2,493,946	6,569	
Fund balance - beginning (unaudited)	4,257,492	1,330,030	811,776	
Fund balance - ending (projected)	<u>\$ 3,823,976</u>	<u>\$ 3,823,976</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 APRIL 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 10,148	\$ 662,849	\$ 661,099	100%
Interest	6	33	50	66%
Total revenues	<u>10,154</u>	<u>662,882</u>	<u>661,149</u>	100%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	195,000	195,000	100%
Principal prepayment	-	5,000	-	N/A
Interest - 11/1	-	213,172	213,172	100%
Interest - 5/1	-	-	208,906	0%
Tax collector	202	13,254	13,773	96%
Total expenditures	<u>202</u>	<u>426,426</u>	<u>630,851</u>	68%
Excess/(deficiency) of revenues over/(under) expenditures	9,952	236,456	30,298	
Beginning fund balance (unaudited)	<u>1,352,354</u>	<u>1,125,850</u>	<u>1,119,883</u>	
Ending fund balance (projected)	<u><u>\$ 1,362,306</u></u>	<u><u>\$1,362,306</u></u>	<u><u>\$1,150,181</u></u>	

**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND SERIES 2015A BONDS**  
**STATEMENT OF REVENUES, EXENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDING APRIL 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 10,232	\$ 668,322	\$ 666,558	100%
Interest	6	33	-	N/A
Total revenues	<u>10,238</u>	<u>668,355</u>	<u>666,558</u>	100%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	180,000	180,000	100%
Principal prepayment	-	15,000	-	N/A
Interest - 11/1	-	234,384	234,384	100%
Interest - 5/1	-	-	229,547	0%
Tax collector	205	13,365	13,887	96%
Total expenditures	<u>205</u>	<u>442,749</u>	<u>657,818</u>	67%
Excess/(deficiency) of revenues over/(under) expenditures	10,033	225,606	8,740	
Beginning fund balance (unaudited)	<u>1,339,142</u>	<u>1,123,569</u>	<u>1,101,463</u>	
Ending fund balance (projected)	<u><u>\$1,349,175</u></u>	<u><u>\$1,349,175</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 APRIL 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 10,065	\$ 657,402	\$ 655,667	100%
Interest	5	28	-	N/A
Total revenues	<u>10,070</u>	<u>657,430</u>	<u>655,667</u>	100%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	200,000	200,000	100%
Interest - 11/1	-	218,387	218,388	100%
Interest - 5/1	-	-	218,338	0%
Tax collector	201	13,147	13,660	96%
Total expenditures	<u>201</u>	<u>431,534</u>	<u>650,386</u>	66%
Excess/(deficiency) of revenues over/(under) expenditures	9,869	225,896	5,281	
Beginning fund balance (unaudited)	<u>1,160,025</u>	<u>943,998</u>	<u>938,085</u>	
Ending fund balance (projected)	<u><u>\$1,169,894</u></u>	<u><u>\$1,169,894</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 APRIL 30, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 12,563	\$ 820,579	\$ 818,412	100%
Interest	5	28	-	N/A
Total revenues	<u>12,568</u>	<u>820,607</u>	<u>818,412</u>	100%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	245,000	245,000	100%
Interest - 11/1	-	277,816	277,816	100%
Interest - 5/1	-	-	273,375	0%
Tax collector	250	16,409	17,050	96%
Total expenditures	<u>250</u>	<u>539,225</u>	<u>813,241</u>	66%
Excess/(deficiency) of revenues over/(under) expenditures	12,318	281,382	5,171	
Beginning fund balance (unaudited)	<u>1,224,561</u>	<u>955,497</u>	<u>948,123</u>	
Ending fund balance (projected)	<u><u>\$1,236,879</u></u>	<u><u>\$1,236,879</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 APRIL 30, 2023**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 10,046	\$ 656,198	\$ 654,466	100%
Interest	4	22	-	N/A
Total revenues	<u>10,050</u>	<u>656,220</u>	<u>654,466</u>	100%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	170,000	170,000	100%
Interest - 11/1	-	234,422	234,422	100%
Interest - 5/1	-	-	231,022	0%
Tax collector	200	13,121	13,635	96%
Total expenditures	<u>200</u>	<u>417,543</u>	<u>649,079</u>	64%
Excess/(deficiency) of revenues over/(under) expenditures	9,850	238,677	5,387	
Beginning fund balance (unaudited)	<u>969,507</u>	<u>740,680</u>	<u>734,798</u>	
Ending fund balance (projected)	<u><u>\$ 979,357</u></u>	<u><u>\$ 979,357</u></u>	<u><u>\$ 740,185</u></u>	

**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND SERIES 2019 BONDS**  
**STATEMENT OF REVENUES, EXENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDING APRIL 30, 2023**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 5,176	\$ 338,096	\$ 337,204	100%
Interest	2	11	-	N/A
Total revenues	<u>5,178</u>	<u>338,107</u>	<u>337,204</u>	100%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	110,000	110,000	100%
Interest - 11/1	-	107,775	107,775	100%
Interest - 5/1	-	-	106,125	0%
Tax collector	103	6,761	7,025	96%
Total expenditures	<u>103</u>	<u>224,536</u>	<u>330,925</u>	68%
Excess/(deficiency) of revenues over/(under) expenditures	5,075	113,571	6,279	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers out	-	(4)	-	N/A
Total other financing sources/(uses)	<u>-</u>	<u>(4)</u>	<u>-</u>	N/A
Fund balance:				
Net increase/(decrease) in fund balance	5,075	113,567	6,279	
Beginning fund balance (unaudited)	501,723	393,231	390,203	
Ending fund balance (projected)	<u>\$506,798</u>	<u>\$ 506,798</u>	<u>\$ 396,482</u>	

**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**CAPITAL PROJECTS FUND SERIES 2015A BONDS**  
**STATEMENT OF REVENUES, EXENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDING APRIL 30, 2023**

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

**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**CAPITAL PROJECTS FUND SERIES 2016 BONDS**  
**STATEMENT OF REVENUES, EXENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDING APRIL 30, 2023**

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

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
CAPITAL PROJECTS FUND SERIES 2018 BONDS  
STATEMENT OF REVENUES, EXENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDING APRIL 30, 2023**

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

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
CAPITAL PROJECTS FUND SERIES 2019 BONDS  
STATEMENT OF REVENUES, EXENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDING APRIL 30, 2023**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 1	\$ 37
Total revenues	1	37
<b>EXPENDITURES</b>		
Capital outlay - construction	-	2,161,209
Total expenditures	-	2,161,209
Excess/(deficiency) of revenues over/(under) expenditures	1	(2,161,172)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfers in	1	5
Total other financing sources/(uses)	1	5
Net change in fund balance	2	(2,161,167)
Beginning fund balance (unaudited)	241,169	2,402,338
Ending fund balance (projected)	\$ 241,171	\$ 241,171

## TSR CDD Check Detail April 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	0	04/01/2023	SUNTRUST BANK	101.002 · Suntrust #570803-O...		-2,321.22
				204.300 · Credit Card - SunTrust	-2,321.22	2,321.22
TOTAL					-2,321.22	2,321.22
Bill Pmt -Check	0	04/05/2023	DUKE ENERGY	101.002 · Suntrust #570803-O...		-6,780.18
Bill	8702 7826 040423	04/04/2023		531.307 · Street Lights	-1,871.49	1,871.49
Bill	8702 8322 040423	04/04/2023		531.307 · Street Lights	-1,640.78	1,640.78
Bill	8712 3081 040423	04/04/2023		531.307 · Street Lights	-950.97	950.97
Bill	8703 0425 040423	04/04/2023		531.307 · Street Lights	-922.21	922.21
Bill	3807 5597 040423	04/04/2023		531.321 · Electric - Pool	-534.24	534.24
Bill	8702 8942 033123	04/04/2023		531.301 · Electric	-55.92	55.92
Bill	88702 7991 033123	04/04/2023		531.301 · Electric	-34.82	34.82
Bill	8712 3049 040423	04/04/2023		531.301 · Electric	-30.79	30.79
Bill	3807 3819 040423	04/04/2023		531.301 · Electric	-30.79	30.79
Bill	8702 8059 033123	04/04/2023		531.301 · Electric	-30.79	30.79
Bill	8702 8471 033123	04/04/2023		531.301 · Electric	-30.79	30.79
Bill	8702 8554 033123	04/04/2023		531.301 · Electric	-30.79	30.79
Bill	8702 8629 033123	04/04/2023		531.301 · Electric	-30.79	30.79
Bill	8702 8702 033123	04/04/2023		531.301 · Electric	-30.79	30.79
Bill	8702 8786 033123	04/04/2023		531.301 · Electric	-30.79	30.79
Bill	8702 8869 033123	04/04/2023		531.301 · Electric	-30.79	30.79
Bill	8702 9109 033123	04/04/2023		531.301 · Electric	-30.79	30.79
Bill	8702 9430 033123	04/04/2023		531.301 · Electric	-30.79	30.79
Bill	8702 9696 033123	04/04/2023		531.301 · Electric	-30.79	30.79
Bill	8702 9836 033123	04/04/2023		531.301 · Electric	-30.79	30.79
Bill	8702 9951 033123	04/04/2023		531.301 · Electric	-30.79	30.79
Bill	8703 0061 033123	04/04/2023		531.301 · Electric	-30.79	30.79
Bill	8703 0178 033123	04/04/2023		531.301 · Electric	-30.79	30.79
Bill	8703 0269 033123	04/04/2023		531.307 · Street Lights	-30.79	30.79
Bill	8703 0326 033123	04/04/2023		531.301 · Electric	-30.79	30.79
Bill	8703 0566 033123	04/04/2023		531.301 · Electric	-30.79	30.79
Bill	8703 0722 033123	04/04/2023		531.301 · Electric	-30.79	30.79
Bill	8703 0805 033123	04/04/2023		531.301 · Electric	-30.79	30.79
Bill	8703 0847 033123	04/04/2023		531.301 · Electric	-30.79	30.79
Bill	8712 3156 033123	04/04/2023		531.301 · Electric	-30.79	30.79
Bill	8712 3320 033123	04/04/2023		531.301 · Electric	-30.79	30.79
Bill	3212 0055 033123	04/04/2023		531.301 · Electric	-30.79	30.79
TOTAL					-6,780.18	6,780.18

## TSR CDD Check Detail April 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>0</b>	<b>04/12/2023</b>	<b>BRIGHT HOUSE NETWORKS</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-335.94</b>
Bill	0049727040723	04/11/2023		572.416 · Amenity Cable/Internet	-157.97	157.97
Bill	0049784040523	04/11/2023		572.416 · Amenity Cable/Internet	-177.97	177.97
TOTAL					-335.94	335.94
<b>Bill Pmt -Check</b>	<b>0</b>	<b>04/12/2023</b>	<b>COASTAL WASTE &amp; RECYC...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-29,851.08</b>
Bill	SW0000299205	04/11/2023		534.000 · Garbage/Solid Waste...	-247.08	247.08
Bill	SW0000299179	04/11/2023		534.000 · Garbage/Solid Waste...	-29,604.00	29,604.00
TOTAL					-29,851.08	29,851.08
<b>Bill Pmt -Check</b>	<b>0</b>	<b>04/12/2023</b>	<b>DUKE ENERGY</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-17,981.58</b>
Bill	8702 8140 040623	04/11/2023		531.307 · Street Lights	-13,157.61	13,157.61
Bill	8702 8413 040623	04/11/2023		531.307 · Street Lights	-2,590.66	2,590.66
Bill	8702 8223 041123	04/11/2023		531.321 · Electric - Pool	-1,100.58	1,100.58
Bill	8702 9761 041023	04/11/2023		531.307 · Street Lights	-843.37	843.37
Bill	8703 0681 041023	04/11/2023		531.307 · Street Lights	-289.36	289.36
TOTAL					-17,981.58	17,981.58
<b>Bill Pmt -Check</b>	<b>0</b>	<b>04/12/2023</b>	<b>FEDEX</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-80.07</b>
Bill	8-097-13392	04/11/2023		519.410 · Postage	-80.07	80.07
TOTAL					-80.07	80.07
<b>Bill Pmt -Check</b>	<b>0</b>	<b>04/12/2023</b>	<b>FLORIDA DEPT. OF HEALTH ...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-705.35</b>
Bill	51-60-1593933 2024	04/11/2023		572.713 · Pool/Spa Permits	-145.00	145.00
				572.713 · Pool/Spa Permits	-0.35	0.35
Bill	51-60-1728284 2024	04/11/2023		572.713 · Pool/Spa Permits	-280.00	280.00
Bill	51-60-1593936 2024	04/11/2023		572.713 · Pool/Spa Permits	-280.00	280.00
TOTAL					-705.35	705.35



## TSR CDD Check Detail April 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>0</b>	<b>04/19/2023</b>	<b>BRIGHT HOUSE NETWORKS</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-169.98</b>
Bill	0071804041723	04/18/2023		572.416 · Amenity Cable/Internet	-169.98	169.98
TOTAL					-169.98	169.98
<b>Bill Pmt -Check</b>	<b>0</b>	<b>04/19/2023</b>	<b>CITY OF CLEARWATER</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-27.95</b>
Bill	4224446 041323	04/18/2023		532.306 · Propane Services - G... 532.306 · Propane Services - G...	-25.00 -2.95	25.00 2.95
TOTAL					-27.95	27.95
<b>Bill Pmt -Check</b>	<b>0</b>	<b>04/19/2023</b>	<b>DEX IMAGING</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-199.58</b>
Bill	AR9263816	04/18/2023		572.915 · Office Copy Machine	-199.58	199.58
TOTAL					-199.58	199.58
<b>Bill Pmt -Check</b>	<b>0</b>	<b>04/19/2023</b>	<b>DUKE ENERGY</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-11,199.95</b>
Bill	8703 0938 041723	04/18/2023		531.307 · Street Lights	-3,737.40	3,737.40
Bill	8702 7933 041723	04/18/2023		531.307 · Street Lights	-3,424.69	3,424.69
Bill	8702 9216 041223	04/18/2023		531.307 · Street Lights	-1,353.69	1,353.69
Bill	8712 3263 041423	04/18/2023		531.321 · Electric - Pool	-1,216.14	1,216.14
Bill	8702 9620 041423	04/18/2023		531.307 · Street Lights	-720.86	720.86
Bill	8702 9365 041723	04/18/2023		531.307 · Street Lights	-490.73	490.73
Bill	8712 3429 041123	04/18/2023		531.301 · Electric	-225.65	225.65
Bill	8702 9274 041423	04/18/2023		531.301 · Electric	-30.79	30.79
TOTAL					-11,199.95	11,199.95
<b>Bill Pmt -Check</b>	<b>0</b>	<b>04/19/2023</b>	<b>FLORIDA DEPT. OF HEALTH ...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-280.35</b>
Bill	51-60-2297987 2024	04/18/2023		572.713 · Pool/Spa Permits 572.713 · Pool/Spa Permits	-280.00 -0.35	280.00 0.35
TOTAL					-280.35	280.35

**TSR CDD**  
**Check Detail**  
 April 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	0	04/19/2023	SUNTRUST BANK	101.002 · Suntrust #570803-O...		-2,642.34
				204.300 · Credit Card - SunTrust	-2,642.34	2,642.34
TOTAL					-2,642.34	2,642.34
Bill Pmt -Check	0	04/26/2023	BRIGHT HOUSE NETWORKS	101.002 · Suntrust #570803-O...		-294.86
Bill	0055344042423	04/25/2023		572.416 · Amenity Cable/Internet	-294.86	294.86
TOTAL					-294.86	294.86
Bill Pmt -Check	0	04/26/2023	DUKE ENERGY	101.002 · Suntrust #570803-O...		-1,612.59
Bill	8703 0516 042023	04/25/2023		531.307 · Street Lights	-1,612.59	1,612.59
TOTAL					-1,612.59	1,612.59
Bill Pmt -Check	0	04/26/2023	FEDEX	101.002 · Suntrust #570803-O...		-8.50
Bill	8-111-54918	04/25/2023		519.410 · Postage	-8.50	8.50
TOTAL					-8.50	8.50
Bill Pmt -Check	0	04/26/2023	WELLS FARGO VENDOR FIN...	101.002 · Suntrust #570803-O...		-399.83
Bill	5024713173	04/25/2023		572.915 · Office Copy Machine	-399.83	399.83
TOTAL					-399.83	399.83
Bill Pmt -Check	11239	04/05/2023	KUTAK ROCK LLP	101.002 · Suntrust #570803-O...		-6,000.00
Bill	3196291	04/04/2023		514.007 · District Counsel	-6,000.00	6,000.00
TOTAL					-6,000.00	6,000.00

**TSR CDD**  
**Check Detail**  
**April 2023**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>11240</b>	<b>04/05/2023</b>	<b>LANDSCAPE MAINTENANCE...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-154,541.15</b>
Bill	173683	04/04/2023		538.609 · Irrigation Repairs & ...	-418.70	418.70
Bill	173689	04/04/2023		538.320 · Landscape Arbor Care	-2,000.25	2,000.25
Bill	173700	04/04/2023		538.609 · Irrigation Repairs & ...	-2,536.91	2,536.91
Bill	173701	04/04/2023		538.609 · Irrigation Repairs & ...	-673.20	673.20
Bill	173731	04/04/2023		538.609 · Irrigation Repairs & ...	-535.30	535.30
Bill	174536	04/04/2023		538.609 · Irrigation Repairs & ...	-759.76	759.76
Bill	174535	04/04/2023		538.609 · Irrigation Repairs & ...	-134.68	134.68
Bill	174534	04/04/2023		538.609 · Irrigation Repairs & ...	-510.12	510.12
Bill	174533	04/04/2023		538.609 · Irrigation Repairs & ...	-554.68	554.68
Bill	174532	04/04/2023		538.609 · Irrigation Repairs & ...	-965.73	965.73
Bill	174531	04/04/2023		538.609 · Irrigation Repairs & ...	-208.18	208.18
Bill	174530	04/04/2023		538.609 · Irrigation Repairs & ...	-209.80	209.80
Bill	174529	04/04/2023		538.609 · Irrigation Repairs & ...	-433.70	433.70
Bill	174528	04/04/2023		538.609 · Irrigation Repairs & ...	-111.44	111.44
Bill	174527	04/04/2023		538.609 · Irrigation Repairs & ...	-84.74	84.74
Bill	174545	04/04/2023		538.609 · Irrigation Repairs & ...	-107.29	107.29
Bill	174544	04/04/2023		538.609 · Irrigation Repairs & ...	-99.71	99.71
Bill	174543	04/04/2023		538.609 · Irrigation Repairs & ...	-239.04	239.04
Bill	174542	04/04/2023		538.609 · Irrigation Repairs & ...	-239.60	239.60
Bill	174541	04/04/2023		538.609 · Irrigation Repairs & ...	-504.97	504.97
Bill	174546	04/04/2023		538.609 · Irrigation Repairs & ...	-137.99	137.99
Bill	174537	04/04/2023		538.609 · Irrigation Repairs & ...	-481.36	481.36
Bill	173991	04/04/2023		538.604 · Landscape Maintena...	-142,594.00	142,594.00
<b>TOTAL</b>					<b>-154,541.15</b>	<b>154,541.15</b>
<b>Bill Pmt -Check</b>	<b>11241</b>	<b>04/05/2023</b>	<b>PASCO COUNTY UTILITIES ...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-86.65</b>
Bill	18081450	04/04/2023		536.301 · Irrigation - Reclaimed...	-57.65	57.65
Bill	17935633	04/04/2023		536.301 · Irrigation - Reclaimed...	-29.00	29.00
<b>TOTAL</b>					<b>-86.65</b>	<b>86.65</b>
<b>Bill Pmt -Check</b>	<b>11242</b>	<b>04/05/2023</b>	<b>SHENANDOAH GENERAL C...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-14,975.00</b>
Bill	95469	04/04/2023		538.602 · Roads & Sidewalk M...	-14,975.00	14,975.00
<b>TOTAL</b>					<b>-14,975.00</b>	<b>14,975.00</b>

**TSR CDD**  
**Check Detail**  
 April 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>11243</b>	<b>04/05/2023</b>	<b>SOLITUDE LAKE MANAGEM...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-8,752.50</b>
Bill	PSI-52772	04/04/2023		538.700 · Lake Maintenance	-8,752.50	8,752.50
TOTAL					-8,752.50	8,752.50
<b>Bill Pmt -Check</b>	<b>11244</b>	<b>04/05/2023</b>	<b>SUNCOAST POOL SERVICE</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-1,985.00</b>
Bill	9133	04/04/2023		572.712 · Pool Cleaning	-1,055.00	1,055.00
Bill	9149	04/04/2023		572.712 · Pool Cleaning	-930.00	930.00
TOTAL					-1,985.00	1,985.00
<b>Bill Pmt -Check</b>	<b>11245</b>	<b>04/05/2023</b>	<b>SUNSCAPE CONSULTING</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-5,000.00</b>
Bill	11225	04/04/2023		538.606 · Landscape Consulting	-5,000.00	5,000.00
TOTAL					-5,000.00	5,000.00
<b>Bill Pmt -Check</b>	<b>11246</b>	<b>04/05/2023</b>	<b>THE MAGIC OF SAVVAS</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-700.00</b>
Bill	032923	04/04/2023		572.300 · Amenity Managemen...	-700.00	700.00
TOTAL					-700.00	700.00
<b>Bill Pmt -Check</b>	<b>11247</b>	<b>04/05/2023</b>	<b>TIMES PUBLISHING COMPA...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-135.00</b>
Bill	0000280698	04/04/2023		513.801 · Legal Advertising	-135.00	135.00
TOTAL					-135.00	135.00
<b>Bill Pmt -Check</b>	<b>11248</b>	<b>04/05/2023</b>	<b>U.S. BANK</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-6,465.00</b>
Bill	6740020	04/04/2023		513.105 · Trustee Fees	-6,465.00	6,465.00
TOTAL					-6,465.00	6,465.00
<b>Bill Pmt -Check</b>	<b>11249</b>	<b>04/05/2023</b>	<b>WTS INTERNATIONAL, LLC.</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-2,105.00</b>
Bill	12363839	04/04/2023		538.121 · Amenity Management	-2,105.00	2,105.00
TOTAL					-2,105.00	2,105.00

## TSR CDD Check Detail April 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>11250</b>	<b>04/12/2023</b>	<b>LANDSCAPE MAINTENANCE...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-2,426.63</b>
Bill	174927	04/11/2023		538.609 · Irrigation Repairs & ...	-309.69	309.69
Bill	174926	04/11/2023		538.609 · Irrigation Repairs & ...	-214.25	214.25
Bill	174925	04/11/2023		538.609 · Irrigation Repairs & ...	-219.27	219.27
Bill	174924	04/11/2023		538.609 · Irrigation Repairs & ...	-896.79	896.79
Bill	174929	04/11/2023		538.609 · Irrigation Repairs & ...	-691.07	691.07
Bill	174928	04/11/2023		538.609 · Irrigation Repairs & ...	-95.56	95.56
TOTAL					-2,426.63	2,426.63
<b>Bill Pmt -Check</b>	<b>11251</b>	<b>04/12/2023</b>	<b>SOUTHERN WILDLIFE REM...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-1,350.00</b>
Bill	MAR-23	04/11/2023		579.000 · Contingency	-1,350.00	1,350.00
TOTAL					-1,350.00	1,350.00
<b>Bill Pmt -Check</b>	<b>11252</b>	<b>04/12/2023</b>	<b>WRATHELL, HUNT &amp; ASSOC...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-7,970.42</b>
Bill	2021-2409	04/11/2023		513.100 · District Management	-3,505.84	3,505.84
				513.310 · Assessment Roll Pre...	-833.33	833.33
				513.312 · Dissemination Agent	-1,083.33	1,083.33
				538.120 · Field Services	-2,360.42	2,360.42
				519.411 · Telephone	-20.83	20.83
				519.470 · Printing and Binding	-166.67	166.67
TOTAL					-7,970.42	7,970.42
<b>Bill Pmt -Check</b>	<b>11253</b>	<b>04/12/2023</b>	<b>WTS INTERNATIONAL, LLC.</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-11,537.58</b>
Bill	12367027	04/11/2023		538.121 · Amenity Management	-11,537.58	11,537.58
TOTAL					-11,537.58	11,537.58
<b>Paycheck</b>	<b>11254</b>	<b>04/13/2023</b>	<b>David Deenihan</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-184.70</b>
				511.110 · Supervisor's Fees	-200.00	200.00
				511.110 · Supervisor's Fees	-12.40	12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				511.110 · Supervisor's Fees	-2.90	2.90

**TSR CDD**  
**Check Detail**  
**April 2023**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
				215.000 · Accrued Taxes Paya...	2.90	-2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
TOTAL					-184.70	184.70
<b>Paycheck</b>	<b>11255</b>	<b>04/13/2023</b>	<b>Frank Stalzer</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-184.70</b>
				511.110 · Supervisor's Fees	-200.00	200.00
				511.110 · Supervisor's Fees	-12.40	12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				511.110 · Supervisor's Fees	-2.90	2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
TOTAL					-184.70	184.70
<b>Paycheck</b>	<b>11256</b>	<b>04/13/2023</b>	<b>Jason Silber</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-184.70</b>
				511.110 · Supervisor's Fees	-200.00	200.00
				511.110 · Supervisor's Fees	-12.40	12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				511.110 · Supervisor's Fees	-2.90	2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
TOTAL					-184.70	184.70
<b>Paycheck</b>	<b>11257</b>	<b>04/13/2023</b>	<b>Mary E Comella</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-184.70</b>
				511.110 · Supervisor's Fees	-200.00	200.00
				511.110 · Supervisor's Fees	-12.40	12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				511.110 · Supervisor's Fees	-2.90	2.90
				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 April 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Liability Check</b>	<b>11258</b>	<b>04/18/2023</b>	<b>UNITED STATES TREASURY</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-367.20</b>
				215.000 · Accrued Taxes Paya...	-34.80	34.80
				215.000 · Accrued Taxes Paya...	-34.80	34.80
				215.000 · Accrued Taxes Paya...	-148.80	148.80
				215.000 · Accrued Taxes Paya...	-148.80	148.80
TOTAL					-367.20	367.20
<b>Bill Pmt -Check</b>	<b>11259</b>	<b>04/19/2023</b>	<b>DANIEL LAVALLE</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-275.00</b>
Bill	041223	04/18/2023		538.620 · Off Duty Traffic Patrols	-275.00	275.00
TOTAL					-275.00	275.00
<b>Bill Pmt -Check</b>	<b>11260</b>	<b>04/19/2023</b>	<b>HEIDT DESIGN</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-166.07</b>
Bill	46728	04/18/2023		519.320 · Engineering	-88.57	88.57
Bill	46500	04/18/2023		519.320 · Engineering	-77.50	77.50
TOTAL					-166.07	166.07
<b>Bill Pmt -Check</b>	<b>11261</b>	<b>04/19/2023</b>	<b>JESUS FIGUEROA</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-275.00</b>
Bill	041623	04/18/2023		538.620 · Off Duty Traffic Patrols	-275.00	275.00
TOTAL					-275.00	275.00
<b>Bill Pmt -Check</b>	<b>11262</b>	<b>04/19/2023</b>	<b>LARRY SEKELY</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-150.00</b>
Bill	4723	04/18/2023		572.300 · Amenity Managemen...	-150.00	150.00
TOTAL					-150.00	150.00
<b>Bill Pmt -Check</b>	<b>11263</b>	<b>04/19/2023</b>	<b>NATURAL TRAILBUILDING L...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-2,800.00</b>
Bill	00012	04/18/2023		538.601 · General Repair & Mai...	-2,800.00	2,800.00
TOTAL					-2,800.00	2,800.00

**TSR CDD**  
**Check Detail**  
**April 2023**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>11264</b>	<b>04/19/2023</b>	<b>PASCO COUNTY UTILITIES ...</b>	<b>101.002 - Suntrust #570803-O...</b>		<b>-7,738.97</b>
Bill	18229978	04/18/2023		536.301 · Irrigation - Reclaimed...	-39.75	39.75
Bill	18229983	04/18/2023		536.301 · Irrigation - Reclaimed...	-46.50	46.50
Bill	18229984	04/18/2023		536.301 · Irrigation - Reclaimed...	-2.25	2.25
Bill	18230841	04/18/2023		536.301 · Irrigation - Reclaimed...	-31.50	31.50
Bill	18229759	04/18/2023		536.301 · Irrigation - Reclaimed...	-106.50	106.50
Bill	18229859	04/18/2023		536.301 · Irrigation - Reclaimed...	-584.25	584.25
Bill	18229860	04/18/2023		536.301 · Irrigation - Reclaimed...	-336.00	336.00
Bill	18229921	04/18/2023		536.301 · Irrigation - Reclaimed...	-288.00	288.00
Bill	18229923	04/18/2023		536.301 · Irrigation - Reclaimed...	-194.25	194.25
Bill	18229924	04/18/2023		536.301 · Irrigation - Reclaimed...	-10.29	10.29
Bill	18229930	04/18/2023		536.321 · Utility service - Pool	-452.05	452.05
Bill	18230124	04/18/2023		536.301 · Irrigation - Reclaimed...	-367.50	367.50
Bill	18230127	04/18/2023		536.301 · Irrigation - Reclaimed...	-47.25	47.25
Bill	18230128	04/18/2023		536.301 · Irrigation - Reclaimed...	-627.00	627.00
Bill	18231853	04/18/2023		536.301 · Irrigation - Reclaimed...	-102.00	102.00
Bill	18231855	04/18/2023		536.301 · Irrigation - Reclaimed...	-16.50	16.50
Bill	18231860	04/18/2023		536.301 · Irrigation - Reclaimed...	-154.50	154.50
Bill	18229746	04/18/2023		536.301 · Irrigation - Reclaimed...	-127.50	127.50
Bill	18229748	04/18/2023		536.301 · Irrigation - Reclaimed...	-330.75	330.75
Bill	18229752	04/18/2023		536.301 · Irrigation - Reclaimed...	-236.25	236.25
Bill	18229754	04/18/2023		536.301 · Irrigation - Reclaimed...	-42.75	42.75
Bill	18229756	04/18/2023		536.301 · Irrigation - Reclaimed...	-108.00	108.00
Bill	18230544	04/18/2023		536.301 · Irrigation - Reclaimed...	-354.00	354.00
Bill	18229757	04/18/2023		536.301 · Irrigation - Reclaimed...	-477.75	477.75
Bill	18229755	04/18/2023		536.301 · Irrigation - Reclaimed...	-314.25	314.25
Bill	18230543	04/18/2023		536.301 · Irrigation - Reclaimed...	-168.00	168.00
Bill	18230116	04/18/2023		536.321 · Utility service - Pool	-571.70	571.70
Bill	18230117	04/18/2023		536.301 · Irrigation - Reclaimed...	-132.00	132.00
Bill	18230122	04/18/2023		536.301 · Irrigation - Reclaimed...	-245.25	245.25
Bill	18230126	04/18/2023		536.301 · Irrigation - Reclaimed...	-86.25	86.25
Bill	18230197	04/18/2023		536.301 · Irrigation - Reclaimed...	-27.00	27.00
Bill	18231089	04/18/2023		536.301 · Irrigation - Reclaimed...	-21.00	21.00
Bill	18230093	04/18/2023		536.301 · Irrigation - Reclaimed...	-268.03	268.03
Bill	18231831	04/18/2023		536.301 · Irrigation - Reclaimed...	-822.40	822.40
<b>TOTAL</b>					<b>-7,738.97</b>	<b>7,738.97</b>
<b>Bill Pmt -Check</b>	<b>11265</b>	<b>04/19/2023</b>	<b>SOUTHERN LAND SERVICE...</b>	<b>101.002 - Suntrust #570803-O...</b>		<b>-8,750.00</b>
Bill	033123-35	04/18/2023		538.610 · Bridge & Deck Maint...	-8,750.00	8,750.00
<b>TOTAL</b>					<b>-8,750.00</b>	<b>8,750.00</b>



## TSR CDD Check Detail April 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>11266</b>	<b>04/19/2023</b>	<b>THE DAVEY TREE EXPERT C...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-121,956.00</b>
Bill	917336027	04/18/2023		538.320 · Landscape Arbor Care	-3,120.00	3,120.00
Bill	917311481	04/18/2023		538.320 · Landscape Arbor Care	-12,000.00	12,000.00
Bill	917344917	04/18/2023		538.320 · Landscape Arbor Care	-13,733.00	13,733.00
Bill	917363436	04/18/2023		538.320 · Landscape Arbor Care	-46,741.00	46,741.00
Bill	917365376	04/18/2023		538.320 · Landscape Arbor Care	-8,567.00	8,567.00
Bill	917380427	04/18/2023		538.320 · Landscape Arbor Care	-37,795.00	37,795.00
TOTAL					-121,956.00	121,956.00
<b>Bill Pmt -Check</b>	<b>11267</b>	<b>04/19/2023</b>	<b>U.S. BANK</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-5,387.50</b>
Bill	6869628	04/18/2023		513.105 · Trustee Fees	-5,387.50	5,387.50
TOTAL					-5,387.50	5,387.50
<b>Bill Pmt -Check</b>	<b>11268</b>	<b>04/19/2023</b>	<b>WTS INTERNATIONAL, LLC.</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-21,493.12</b>
Bill	12356456	04/18/2023		538.121 · Amenity Management	-2,105.00	2,105.00
Bill	12361267	04/18/2023		538.121 · Amenity Management	-12,299.12	12,299.12
Bill	12367698	04/18/2023		538.122 · Program Incentives	-2,739.00	2,739.00
Bill	12362148	04/18/2023		538.121 · Amenity Management	-4,350.00	4,350.00
TOTAL					-21,493.12	21,493.12
<b>Bill Pmt -Check</b>	<b>11269</b>	<b>04/26/2023</b>	<b>CROSSPOINT LANDSCAPE ...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-6,625.00</b>
Bill	9069	04/25/2023		538.601 · General Repair & Mai...	-6,625.00	6,625.00
TOTAL					-6,625.00	6,625.00
<b>Bill Pmt -Check</b>	<b>11270</b>	<b>04/26/2023</b>	<b>JOHNSON ENGINEERING, IN...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-250.00</b>
Bill	0236027-000 1	04/25/2023		519.320 · Engineering	-250.00	250.00
TOTAL					-250.00	250.00
<b>Bill Pmt -Check</b>	<b>11271</b>	<b>04/26/2023</b>	<b>KREWE DE FORTI</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-550.00</b>
Bill	23-2	04/25/2023		572.702 · Oper Mgr - Office Su...	-550.00	550.00
TOTAL					-550.00	550.00

## TSR CDD Check Detail April 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>11272</b>	<b>04/26/2023</b>	<b>LANDSCAPE MAINTENANCE...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-7,276.41</b>
Bill	175215	04/25/2023		538.609 · Irrigation Repairs & ...	-308.82	308.82
Bill	175214	04/25/2023		538.609 · Irrigation Repairs & ...	-494.80	494.80
Bill	175221	04/25/2023		538.609 · Irrigation Repairs & ...	-333.73	333.73
Bill	175220	04/25/2023		538.609 · Irrigation Repairs & ...	-214.47	214.47
Bill	175219	04/25/2023		538.609 · Irrigation Repairs & ...	-71.06	71.06
Bill	175218	04/25/2023		538.609 · Irrigation Repairs & ...	-468.44	468.44
Bill	175217	04/25/2023		538.609 · Irrigation Repairs & ...	-409.74	409.74
Bill	175225	04/25/2023		538.609 · Irrigation Repairs & ...	-908.20	908.20
Bill	175222	04/25/2023		538.609 · Irrigation Repairs & ...	-198.47	198.47
Bill	175226	04/25/2023		538.609 · Irrigation Repairs & ...	-856.44	856.44
Bill	175227	04/25/2023		538.609 · Irrigation Repairs & ...	-334.68	334.68
Bill	175229	04/25/2023		538.609 · Irrigation Repairs & ...	-90.14	90.14
Bill	175228	04/25/2023		538.609 · Irrigation Repairs & ...	-92.02	92.02
Bill	175238	04/25/2023		538.609 · Irrigation Repairs & ...	-959.68	959.68
Bill	175212	04/25/2023		538.609 · Irrigation Repairs & ...	-146.47	146.47
Bill	175216	04/25/2023		538.609 · Irrigation Repairs & ...	-281.82	281.82
Bill	175207	04/25/2023		538.609 · Irrigation Repairs & ...	-296.12	296.12
Bill	175208	04/25/2023		538.609 · Irrigation Repairs & ...	-139.62	139.62
Bill	175210	04/25/2023		538.609 · Irrigation Repairs & ...	-136.56	136.56
Bill	175211	04/25/2023		538.609 · Irrigation Repairs & ...	-535.13	535.13
TOTAL					-7,276.41	7,276.41
<b>Bill Pmt -Check</b>	<b>11273</b>	<b>04/26/2023</b>	<b>PALM PAPER SUPPLY</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-541.75</b>
Bill	213145	04/25/2023		538.618 · Operating Supplies	-84.30	84.30
Bill	213203	04/25/2023		538.618 · Operating Supplies	-457.45	457.45
TOTAL					-541.75	541.75
<b>Bill Pmt -Check</b>	<b>11274</b>	<b>04/26/2023</b>	<b>PEAK FITNESS CLUB</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-200.00</b>
Bill	040123	04/25/2023		572.300 · Amenity Managemen...	-200.00	200.00
TOTAL					-200.00	200.00
<b>Bill Pmt -Check</b>	<b>11275</b>	<b>04/26/2023</b>	<b>STANDARD BRICK PAVERS, ...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-17,629.00</b>
Bill	2377	04/25/2023		538.610 · Bridge & Deck Maint...	-17,629.00	17,629.00
TOTAL					-17,629.00	17,629.00

12:07 PM

05/24/23

**TSR CDD**  
**Check Detail**  
**April 2023**

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<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	11276	04/26/2023	WTS INTERNATIONAL, LLC.	101.002 · Suntrust #570803-O...		-11,367.67
Bill	12368443	04/25/2023		538.121 · Amenity Management	-11,367.67	11,367.67
TOTAL					-11,367.67	11,367.67

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**

**DRAFT**

**MINUTES OF MEETING  
TSR  
COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the TSR Community Development District held a Regular Meeting on May 10, 2023, at 6:00 p.m., at Cunningham Park, 12131 Rangeland Boulevard, Odessa, Florida 33556.

**Present were:**

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
Rene Hlebak	WTS Starkey Ranch Lifestyle Director
Illiana Santiago	WTS Starkey Ranch Lifestyle Activities Director Coordinator
Matt Call	Developer

**Residents present were:**

Kristy Abbasciano    Mark Arnold    Rusty Craig    Parag Shah    Chelsea Shumaker

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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

**SECOND ORDER OF BUSINESS**

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

Resident Kristy Abbasciano asked for an update on traffic enforcement. She was advised to contact the Master Property Owners Association (MPOA) as it governs parking. The Florida

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

39 Highway Patrol (FHP) conducts off-duty random weekly traffic patrols. Asked if this includes The  
40 Alcove annex, Mr. Adams stated FHP is performing a proper detail of the CDD.

41 Resident Mark Arnold reported that he and over 1,500 residents signed a petition to  
42 oppose the proposed cell phone tower on school and County property just outside the Starkey  
43 Ranch gates. The matter is on the Board of County Commissioners' May 23, 2023 agenda. He  
44 asked for the CDD to write a letter opposing the tower in advance of the meeting.

45 Ms. Willson stated that this is outside the CDD's scope of authority. She explained the  
46 steps to take if Board Members choose to weigh in on this on behalf of the CDD, in the position  
47 as an adjacent community partner. Board Members voiced their varied opinions on the matter  
48 as individuals and as Board Members' representing CDD constituents.

49

50 **On MOTION by Mr. Deenihan and seconded by Mr. Szelest, with Mr. Deenihan,  
51 Mr. Szelest and Ms. Comella in favor and Mr. Stalzer dissenting, declining the  
52 request for the CDD to write a letter opposing the proposed cell phone tower,  
53 was approved. [Motion passed 3-1]**

54

55

56 Resident Chelsea Shumaker discussed her health issues, which she thinks are  
57 exacerbated by electromagnetic field (EMF) exposure. She is concerned about her daughter  
58 and other school children being exposed to EMF. If the CDD decides to take a stance on this  
59 matter, she suggested incorporating medical, scientific studies to support it.

60 A resident discussed incidents involving golf cart users and asked why the CDD condones  
61 allowing golf carts on the roadways when the CDD is not a golf cart community. It was noted  
62 that the CDD engaged off-duty State Troopers to handle traffic violations and e-blasts are sent.

63 Resident Rusty Craig discussed his email request to Mr. Adams to designate CDD budget  
64 funds to pay legal fees to oppose the cell tower. He thinks the tower will affect property values  
65 and has the potential to affect the health of the residents. He was advised that the Board heard  
66 already voted on this matter and, regarding funding legal expenses, it was suggested that Mr.  
67 Craig ask the residents who signed the petition for donations.

68

69 **THIRD ORDER OF BUSINESS**

**Update: Welcome Center Lease Agreement**

70

71 Mr. Adams stated the Developer is still considering the lease terms. Mr. Call stated the  
72 Developer sent an email extending the lease, which will be emailed monthly until they finalize  
73 the long-term lease.

74

**75 FOURTH ORDER OF BUSINESS****75 Consideration of License Agreement with  
76 Water Management District**

77

78 Mr. Szelest referred to the Fourth and Seventh Orders of Business and asked if the CDD  
79 has any leverage with the County and/or the Southwest Florida Water Management District  
80 (SWFWMD) and if the CDD can ask either of them to install hog wire fencing along the property,  
81 since the CDD is allowing them to access CDD property.

82 Ms. Willson outlined the terms of the License Agreement, which authorizes SWFWMD  
83 to access the property. She recommended approval, in substantial form, as the SWFWMD is  
84 reviewing the Agreement and because there are formatting and typographical things to correct.

85 Discussion ensued regarding the access points on the map, need to monitor the existing  
86 wells, wildlife destroying the CDD's fence line and the entities having eminent domain.

87 Ms. Willson stated that the SWFWMD can access other easements of which the CDD is  
88 not a party but then the CDD would not have any protection. Mr. Szelest asked Ms. Willson to  
89 begin the conversation, apart from the two agenda items, and include him on the discussion.

90

91 **On MOTION by Mr. Stalzer and seconded by Mr. Szelest, with all in favor, the**  
92 **License Agreement with the Southwest Florida Water Management District**  
93 **relating to accessing monitoring wells, in substantial form, was approved.**

94

95

96 **▪ Discussion: Starkey Wilderness Park Multi-Use and Bike Trails**

97 **This item, previously the Seventh Order of Business, was presented out of order.**

98 Mr. Call and Ms. Willson stated the Agreement is procedural in nature and in response  
99 to the County and SWFWMD's request for the CDD to provide written documentation that it  
100 allows the public to utilize certain access points. If the CDD does not approve this the County  
101 and SWFWMD will likely no longer allow the CDD to connect to the trail system.

102 Discussion ensued regarding concerns about publishing the CDD access points,  
103 improvements to the trail system and traffic concerns.

104 This item was deferred to the next meeting. Ms. Willson will negotiate the terms and  
105 ask that the CDD access points not be published on informational maps or brochures.

106

107 **FIFTH ORDER OF BUSINESS**

**Continued Discussion: Landscape  
Maintenance Professionals, Inc., Water  
Restrictions Notification**

108

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110

111 Mr. Mazzoni stated options for additional irrigation are being explored. He listed the  
112 steps taken to manage zones while adhering to water restrictions and time constraints. He  
113 plans to discuss other plant options to consider and hold a landscape workshop.

114

115 **SIXTH ORDER OF BUSINESS**

**Discussion: Pond Embankment Damage to  
CDD Property by Homeowner [3898  
Barbour Trail]**

116

117

118

119 Mr. Mazzoni stated that the homeowner did not respond and the CDD did not receive  
120 the certified mail return receipt. He suggested having Ms. Willson proceed with further action.  
121 Mr. Mazzoni will email a proposal to repair the damaged CDD property to Ms. Willson to  
122 include with the letter.

123

124 **On MOTION by Ms. Comella and seconded by Mr. Deenihan, with all in favor,  
125 authorizing Ms. Willson to commence legal action regarding the pond  
126 embankment damage to CDD Property by the homeowner at 3898 Barbour  
127 Trail, was approved.**

128

129

130 **SEVENTH ORDER OF BUSINESS**

**Discussion: Starkey Wilderness Park Multi-  
Use and Bike Trails**

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132

133 This item was presented following the Fourth Order of Business.

134

135 **EIGHTH ORDER OF BUSINESS**

**Discussion: Re-Striping Crosswalks By  
School**

136



137

138 Mr. Adams recalled that this is not a CDD matter.

139 Mr. Stalzer stated that Mr. Ventanutti confirmed that the maintenance bond was  
140 released. The hope is that the project will be completed within the next two weeks.

141

142 **NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-05,  
Approving a Proposed Budget for Fiscal  
Year 2023/2024 and Setting a Public  
Hearing Thereon Pursuant to Florida Law;  
Addressing Transmittal, Posting and  
Publication Requirements; Addressing  
Severability; and Providing an Effective  
Date**

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151 Mr. Stalzer stated he is not prepared to approve the proposed Fiscal Year 2024 budget  
152 and expressed issue with the budget projections. Mr. Adams and Ms. Willson reviewed the  
153 statutory requirement deadlines for CDDs.

154 Mr. Adams suggested, and the Board Members agreed, to schedule a budget workshop  
155 on June 14, 2023, prior to the regular meeting, to go over each budget line item.

156 Mr. Adams presented Resolution 2023-05.

157 In response to Mr. Deenihan's request to include as a Workshop discussion item, setting  
158 up a capital reserve fund for emergencies, Mr. Adams stated he will split the assigned working  
159 capital and unassigned fund balance in the proposed Fiscal Year 2024 budget. He was asked to  
160 correct data on the definition page.

161 A budget workshop will be scheduled for June 14, 2023 at 4:00 p.m.

162

163 **On MOTION by Ms. Comella and seconded by Mr. Deenihan, with Ms. Comella,  
164 Mr. Deenihan and Mr. Szelest in favor and Mr. Stalzer opposed, Resolution  
165 2023-05, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a  
166 Public Hearing Thereon Pursuant to Florida Law for August 9, 2023, at 6:00  
167 p.m., at Cunningham Park, 12131 Rangeland Boulevard, Odessa, Florida 33556;  
168 Addressing Transmittal, Posting and Publication Requirements; Addressing  
169 Severability; and Providing an Effective Date, was adopted. [Motion passed 3-  
170 1]**

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**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing an Effective Date**

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**On MOTION by Mr. Szelest and seconded by Mr. Deenihan, with all in favor, Resolution 2023-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing an Effective Date, was adopted.**

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**ELEVENTH ORDER OF BUSINESS**

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

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Mr. Deenihan expressed frustration that the CDD is carrying three years' worth of outstanding commercial payments due to the CDD. Mr. Adams will email the schedules and include this on the next agenda so the Board can decide whether to pursue the outstanding payments due or write them off; some of these came over from the prior Management firm.

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Mr. Mazzoni noted the landscape workshop is being held because there are several costly Fiscal Year 2023/2024 landscaping projects to consider. The Landscape Workshop is scheduled for June 6, 2023 at 4:00 p.m., at the Welcome Center; it will be facilitated by Mr. Mazzoni in Mr. Adams' absence. He offered to provide a recap of the workshop to Mr. Deenihan since he will not be able to attend.

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The financials were accepted.

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**TWELFTH ORDER OF BUSINESS**

**Approval of April 12, 2023 Regular Meeting Minutes**

Mr. Adams presented the April 12, 2023 Regular Meeting Minutes. The following changes were made:

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Line 58: Change "Silber" to "Szelest"

Lines 296, 298, 303, 319, 327 and 434: Change "Deenihan" to Szelest"

Line 447: Change "A Board Member" to "Mr. Silber"

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**On MOTION by Mr. Stalzer and seconded by Ms. Comella, with all in favor, the April 12, 2023 Regular Meeting Minutes, as amended, were approved.**

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213 **THIRTEENTH ORDER OF BUSINESS****Action & Completed Items**

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Item #8: Mr. Chang is still creating the road list.

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Item #12: Mr. Mazzone received clarification that the water quality testing proposal is for all five Esplanade ponds, not four, as indicated on the proposal. This proposal was approved

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at the last meeting. The consensus was to proceed with the project.

219

Item #14: Ms. Hlebak advised the Garden Club to submit a budget by June.

220

Discussion ensued about determining if the CDD's budget for the Garden Club is a one-

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time or ongoing expense, a Facebook post stating that the Garden Club was designed to be self-

223

funding and Ms. Willson's communique confirming the ability to install a locking device where residents and non-residents that pay the annual fee can access the garden area.

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225

Mr. Stalzer copied Mr. Adams on a letter to other major communities asking if the CDD

226

is experiencing the same issue of needing additional reclaimed water and if the CDD is interested in drafting a joint letter to the County.

227

Mr. Adams will update the Action & Completed Items list after the meeting.

228

229 **FOURTEENTH ORDER OF BUSINESS****Discussion/Consideration: Scheduling a June Workshop to Review Potential Fiscal Year 2023/2024 Landscaping Projects**

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This item was addressed during the Eleventh Order of Business.

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235 **FIFTEENTH ORDER OF BUSINESS****Staff Reports**

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

238

Ms. Willson discussed sending an email about the passing of House Bill requiring Board

239

Members to undertake a four-hour continuing education session on District matters, annually,

240 which is awaiting the Governor's approval or veto. If approved, more information will follow.  
241 This would not go into effect until January 1, 2024.

242 **B. District Engineer: Johnson Engineering, Inc.**

243 Mr. Adams advised that the District Engineer is reconciling the roadway turnover bond  
244 releases and did not have an update on mitigating the line-of-sight issues on Long Spur, which is  
245 to be conveyed to the County within 30-days from the beginning of April.

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

247 • **4,831 Registered Voters in District as of April 15, 2023**

248 • **NEXT MEETING DATE: June 14, 2023 at 6:00 PM**

249 ○ **QUORUM CHECK**

250 All Board Member confirmed their attendance at the budget workshop and regular  
251 meeting on June 14, 2023.

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

253 Ms. Hlebak presented the Monthly Summary Report and responded to questions. The  
254 playground audit is still underway; most of the equipment is out of warranty. A budget line  
255 item for playground equipment replacement will be created. Ms. Hlebak will work with Ms.  
256 Santiago and Mr. Adams to determine the projected replacement costs for the proposed Fiscal  
257 Year 2024 budget.

258 **I. Consideration of Leisure Creations, Quote #67455 for Umbrellas**

259 This item was addressed following Item 15DII.

260 **II. Consideration of Earthscape Play, Inc., Service and Supply Agreement for**  
261 **Timber Tower Net Replacement**

262

263 **On MOTION by Mr. Szelest and seconded by Ms. Comella, with all in favor, the**  
264 **Earthscape Play, Inc., Service and Supply Agreement to replace the Timber**  
265 **Tower access net, in the not-to-exceed amount of \$2,465, was approved.**

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268 Discussion ensued about increasing the number of umbrellas for Albritton Park to ten,  
269 instead of the eight in the quote but only if it is feasible to move the tables.

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**On MOTION by Mr. Szelest and seconded by Mr. Stalzer, with all in favor, Leisure Creations, Quote #67455 for eight pool umbrellas, in the amount of \$3,734.67 plus the cost for two additional umbrellas, subject to meeting certain criteria, was approved.**

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

278

Mr. Mazzoni presented the Monthly Field Operations Report.

279

Regarding the Rangeland wooden bridge, Mr. Mazzoni presented three Southern Land

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Service proposals received today, reviewed the scope of work and responded to questions.

281

Invoice #1 will address the settled pillar issue, Invoice #2 is for catch up replacement boards to

282

prevent further deterioration and future costly repairs and Invoice #3 is the cost projection of

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\$45,000 for next year, which is below the \$80,000 allotted for decking and paver repairs in the

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proposed Fiscal Year 2024 budget.

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Asked if the CDD has any legal recourse against the Developer for installing a wooden

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bridge, Ms. Willson stated only if there are project deficiencies, which would require the CDD to

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engage Special Counsel.

288

Discussion ensued about advising the Board about large expenditures well in advance of

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being approved and replacing the bridge with other materials.

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**On MOTION by Ms. Comella and seconded by Mr. Szelest, with all in favor, the Southern Land Service proposals, to repair the pillar on the Rangeland Wooden Bridge, in a not-to-exceed amount of \$9,750, and for catch up replacement boards, in a not-to-exceed amount of \$26,250, was approved.**

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**SIXTEENTH ORDER OF BUSINESS**

**Supervisors' Requests**

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There were no Supervisors' requests.

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**SEVENTEENTH ORDER OF BUSINESS**

**Adjournment**

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**On MOTION by Mr. Stalzer and seconded by Mr. Deenihan, with all in favor, the meeting adjourned at 8:51 p.m.**

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Secretary/Assistant Secretary

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Chair/Vice Chair

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**ACTION &  
COMPLETED  
ITEMS**

**TSR CDD  
ACTION & COMPLETED ITEMS LIST  
05.10.23 FOR 06.14.23 MEETING**

#	MTG DATE ADDED	ACTION/ AGENDA	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY DONE BEFORE NXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
1	08.10.22	<b>ACTION</b>	Mr. Chang: Research Long Spur & other Village I areas & determine what areas the County & CDD should each be maintaining.	X			
2	03.08.23	<b>ACTION</b>	Ms. Willson: Prep Letter Agrmt w/ Wheelock re: landscape yard & CDD to reimburse Developer \$3,500 at time of title transfer of the property.				
3	03.08.23	<b>ACTION/ AGENDA</b>	Ms. Willson: Proceed with finalizing the Welcome Center lease as per the terms outlined today and present in final form for approval at nxt mtg.	X			
4	03.08.23	<b>ACTION/ AGENDA</b>	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. 05.10.23 Email schedules to Board and add to the upcoming agenda.	X			
5	03.08.23	<b>ACTION</b>	Mr. Call/Mr. Mazzone/Mr. Chang: Create list of roads still under the CDD, transferred roads & roads that still need to be transferred to the County.	X			
6	03.08.23	<b>ACTION</b>	Mr. Hlebak: Obtain & present proposals to extend warranty on park playground equipment.	X			
7	04.12.23	<b>ACTION</b>	Ms. Hlebak: Assist Garden Club w/budgeting, donations, events. 05.10.23 Garden Club to submit budget to Ms. Hlebak by June.	X			
8	04.12.23	<b>ACTION</b>	Ms. Hlebak: Assist with Community Cleanup Day.	X			
9	04.12.23	<b>ACTION</b>	Mr. Adams: Provide reconciliation of amounts due from developers.	X			
10	04.12.23	<b>ACTION</b>	Mr. Adams: Open a Cash Sweep account with Finemark Bank.	X			
11	04.12.23	<b>ACTION</b>	Ms. Willson: Address school crosswalk individually.	X			
12	04.12.23	<b>ACTION</b>	Ms. Hlebak: Prep proposed park usage guidelines for organized groups.	X			
13	04.12.23	<b>ACTION</b>	Mr. Adams: Obtain proposals for Reserve Study.	X			
14	05.10.23	<b>ACTION</b>	Ms. Willson: Include Mr. Szelest on beginning conversations with the County and SWFWMD on the CDD requesting they install hog wire fencing on property.	X			
15	05.10.23	<b>ACTION</b>	Ms. Willson: Regarding the Wilderness Park Footbridge and Access Agreement; to negotiate terms that the CDD's access points are not published in informational maps or brochures.	X			
16	05.10.23	<b>ACTION</b>	Mr. Mazzone/Ms. Willson: Provide proposal to repair damaged CDD property to Mr. Willson to prep letter to 3898 Barbour Trail homeowner.	X			



**TSR CDD  
ACTION & COMPLETED ITEMS LIST  
05.10.23 FOR 06.14.23 MEETING**

#	MTG DATE ADDED	ACTION/ AGENDA	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY DONE BEFORE NXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
17	05.10.23	<b>ACTION</b>	Mr. Adams: Schedule Budget Workshop on June 14 at 4:00 p.m.	X			
18	05.10.23	<b>ACTION</b>	Mr. Adams: For proposed FY 2024 Budget, split assigned working capital & unassigned fund balance, correct data on definition page & create new playground equipment replacement line item.	X			
19	05.10.23	<b>ACTION</b>	Ms. Hlebak, Ms. Santiago, Mr. Adams: Determine projected playground replacement costs for new playground equipment replacement FY 2024 budget line item.	X			
20	05.10.23	<b>ACTION</b>	Mr. Mazzoni: Schedule a Landscape Workshop for June 6 at 4:00 p.m.	X			

**TSR CDD**  
**ACTION & COMPLETED ITEMS LIST**  
**05.10.23 FOR 06.14.23 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	<b>ACTION</b>	Staff/Mr. Call: Review road turnovers & release of maint bonds. Prep map. <b>04.14.21</b> Staff: If not turned over to County, get proposals to restripe for FY2022 budget. <b>12.01.21</b> Ms. Willson: Discuss including bridge in conveyance of the roads to the County.			X	01.11.23
2	06.08.22	<b>ACTION</b>	Mr. Adams: Find out if Taylor Morrison or CDD is responsible for tree removal. <b>07.13.22</b> Huckleberry Pond tree being addressed today.			X	01.11.23
3	07.13.22	<b>ACTION</b>	Mr. Adams: Revisit Eco-Logic proposal for # of monitoring events in Esplanade community with Mr. Nabor with regard to frequency.			X	01.11.23
4	09.07.22	<b>ACTION</b>	Mr. Adams: Tell Mr. Wilkes to email the Board an update regarding Longspur and Village 1 Areas, Road Maintenance Responsibility.			X	01.11.23
5	11.29.22	<b>ACTION</b>	Ms. Willson: Prep LMP landscape & irrigation maintenance services contract & send Notice of Award letters.			X	01.11.23
6	11.29.22	<b>ACTION</b>	Mr. Call: Ask Developer to keep \$22,500 in escrow before CDD will consider taking maintenance responsibilities & monitoring costs of 1.07 acres of mitigation area along Lake Blanche Drive.			X	01.11.23
7	11.29.22	<b>ACTION</b>	Mr. Adams: Obtain proposal from LMP before CDD considers maintaining Lake Blanch Rd ROW & ask County to reimburse the CDD.			X	01.11.23
8	11.29.22	<b>ACTION</b>	District Staff: Purchase Worker's Comp Policy from Egis.			X	01.11.23
9	11.29.22	<b>ACTION</b>	Ms. Willson: Have tax attorney research tax laws re: CDD subletting part of Welcome Center. <b>01.11.23</b> Subletting not an option.			X	01.11.23
10	11.29.22	<b>ACTION</b>	Mr. Adams: Advertise Engineering RFQ in Jan, present bid at Feb mtg.			X	01.11.23
11	11.29.22	<b>ACTION</b>	Ms. Willson: Prep proposed Addendum to Coastal Waste & Recycling of Central Florida Recycling Waste Agreement Assignment.			X	01.11.23
12	11.29.22	<b>ACTION</b>	Mr. Call: Email letter from Homes by WestBay regarding agreement to pay 50% of DTE Invoice to Mr. Adams. Mr. Adams: Email the Board.			X	01.11.23
13	11.29.22	<b>AGENDA</b>	Mr. Adams: Include Mr. Green's resignation on next agenda.			X	01.11.23
14	11.29.22	<b>ACTION</b>	Ms. Hlebak: Coordinate replacing bollards back to the trails.			X	01.11.23
15	11.29.22	<b>BOTH</b>	Mr. Call: Send Ms. Willson sample lease for Welcome Center & ask for dates to coordinate with CDD's Fiscal Year. Present at next mtg.			X	01.11.23

**TSR CDD  
ACTION & COMPLETED ITEMS LIST  
05.10.23 FOR 06.14.23 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	<b>AGENDA</b>	Mr. Adams: Add review financial reports in detail to a future agenda.			X	01.11.23
17	04.13.22	<b>ACTION</b>	Ms. Willson: Send pond deed docs to TM. <b>05.11.22</b> 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. <b>11.29.22</b> All done except one deed.			X	02.08.23
18	06.08.22	<b>ACTION</b>	Ms. Hlebak: Research other materials to replace the crushed shells around the pool at Witfield Park.			X	02.08.23
19	08.10.22	<b>ACTION</b>	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	<b>ACTION</b>	Mr. Soety: Obtain & present more proposals for Albritton Park.			X	02.08.23
21	10.12.22	<b>ACTION</b>	Mr. Adams/Ms. Willson: Prep letter to WestBay re DTE proposal and timeline of incident.			X	02.08.23
22	11.29.22	<b>ACTION</b>	Mr. Mazzone: Notify on-site staff Heart Pine Ave Bridge project dates.			X	02.08.23
23	11.29.22	<b>ACTION</b>	Ms. Willson: Prep standard Agreement with Standard Bridge Pavers.			X	02.08.23
24	01.11.23	<b>ACTION</b>	POA Staff: Send E-blast notice of vacant Board seat.			X	02.08.23
25	01.11.23	<b>ACTION</b>	Mr. Adams: Ensure LMP's new after-hour contact info is on CDD website.			X	02.08.23
26	01.11.23	<b>BOTH</b>	Mr. Soety: Negotiate the Cunningham Park invoices with Davey Tree, consolidate all Cunninham Park proposals and add to the priority list.			X	02.08.23
27	01.11.23	<b>BOTH</b>	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	<b>ACTION</b>	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	<b>BOTH</b>	Board: Complete & return Engineering RFQ criteria/rankings to review and award contract at the next meeting.			X	02.08.23
30	01.11.23	<b>BOTH</b>	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	<b>ACTION</b>	Ms. Willson: Prep License Agreement for Developer to complete additional improvements.			X	03.08.23

**TSR CDD  
ACTION & COMPLETED ITEMS LIST  
05.10.23 FOR 06.14.23 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	<b>BOTH</b>	Ms. Willson: Email Developer's draft Welcome Center lease to the Board.			X	03.08.23
33	01.11.23	<b>BOTH</b>	Ms. Willson: Send sample Welcome Center lease to Board to discuss at nxt mtg. Mr. Call: Get Developer's best, final lease terms & present at nxt mtg. <b>02.08.23</b> Mr. Silber & Ms. Willson: Work on negotiating extending lease and clarify maintenance items with the Developer.			X	03.08.23
34	01.11.23	<b>ACTION</b>	Mr. Adams: Research Financials items-report findings at nxt mtg. <b>02.08.23</b> Email findings to the Board.			X	03.08.23
35	01.11.23	<b>ACTION</b>	Mr. Adams: Ensure Oct minutes are posted on CDD website. <b>02.08.23</b> Have approved minutes posted on website w/in 1 week approval.			X	03.08.23
36	01.11.23	<b>BOTH</b>	Mr. Deenihan: Present info on process to transition to in-house pressure washing. <b>02.08.23</b> 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	<b>ACTION</b>	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. <b>02.08.23</b> Send letter to the resident indicating the CDD does not consent to his fireworks activity.			X	03.08.23
38	01.11.23	<b>BOTH</b>	Mr. Mazzoni: Discuss other options with LMP to maintain areas abutting Woods Rider Loop, to address access and bottleneck issues. <b>02.08.23</b> LMP to correct name in Addendum #1 to TSR CDD.			X	03.08.23
39	02.08.23	<b>ACTION</b>	Ms. Willson: Send termination notice to Hedit Design, LLC and finalize Professional Services Agreement with Johnson Engineering, Inc.			X	03.08.23
40	02.08.23	<b>ACTION</b>	Mr. Adams: Ask FHP to initiate off-duty patrol.			X	03.08.23
41	02.08.23	<b>ACTION</b>	Ms. Willson: Review & ensure Fairy Dust Housekeepers' insurance coverage is sufficient before preparing contract & sending termination letter to Trinity Housekeeping Corp.			X	03.08.23
42	02.08.23	<b>ACTION</b>	Mr. Adams: Ensure irrigation after-hours contact info is on CDD website.			X	03.08.23
43	03.08.23	<b>ACTION</b>	Mr. Deenihan: Email photo of area to Mr. Mazzoni, to confirm if line of sight issue was already addressed.			X	04.12.23
44	03.08.23	<b>ACTION</b>	District Manager/District Counsel: Work out auto insurance requirement before scheduling hog hunt.			X	04.12.23
45	03.08.23	<b>ACTION</b>	Mr. Silber: Email router info to Ms. Hlebak to order.			X	04.12.23

**TSR CDD  
ACTION & COMPLETED ITEMS LIST  
05.10.23 FOR 06.14.23 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
46	01.11.23	<b>ACTION</b>	Mr. Adams: Ask County to reimburse CDD before considering maintaining ROW on Lake Blanch Road. <b>02.08.23</b> Mr. Mazzone: Work with vendor to reduce costs.			X	05.10.23
47	03.08.23	<b>ACTION</b>	Mr. Adams: Email Ms. Comella legal opinion re: sidewalk/driveway apron parking.			X	05.10.23
48	03.08.23	<b>ACTION</b>	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	05.10.23
49	04.12.23	<b>ACTION</b>	Mr. Hawkins/LMP: Inspect pond behind Ranchers Gap Dr. re: grass being cut too short and generating dust.			X	05.10.23
50	04.12.23	<b>ACTION</b>	Mr. Stalzer: Consult other major communities re: joint letter to County about solutions to drought issues.			X	05.10.23
51	04.12.23	<b>ACTION</b>	Mr. Mazzone: Find out 4 water testing dates at 4A, 4B, 5A, ESP1A & ESP1B.			X	05.10.23

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**

**REPORTS**

**C**

**TSR COMMUNITY DEVELOPMENT DISTRICT**

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

**LOCATION**

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

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 12, 2022</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>November 9, 2022 CANCELED</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>November 29, 2022</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>December 7, 2022 CANCELED</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>January 11, 2023</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>February 8, 2023</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>March 8, 2023</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>April 12, 2023</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>May 10, 2023</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>June 6, 2023</b>	<b>Landscaping Workshop</b>	<b>4:00 PM</b>
<i>2500 Heart Pine Avenue, Odessa, Florida 33556</i>		
<b>June 14, 2023</b>	<b>Budget Workshop</b>	<b>4:00 PM</b>
<b>June 14, 2023</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>July 12, 2023</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>August 9, 2023</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>September 13, 2023</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>

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

	Fiscal Year 2022				Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross O&M	\$ 3,873,273				\$ 4,538,284
Assessment levy: on-roll - gross trash	203,011				259,774
Allowable discounts (4%)	(163,051)				(191,922)
Assessment levy: on-roll - net	3,913,233	\$3,902,574	\$ 10,659	\$ 3,913,233	4,606,136
Trash collection assessments	49,068	13,865	5,565	19,430	11,404
Commerical shared costs	81,785	-	81,785	81,785	112,045
Program revenue	8,000	4,584	3,416	8,000	12,000
Interest	2,500	-	2,500	2,500	2,500
Donation from MPOA	-	289,500	-	289,500	-
Specialty program revenue	-	-	-	-	6,000
Miscellaneous-rental revenue	9,600	8,956	644	9,600	15,000
<b>Total revenues</b>	<b>4,064,186</b>	<b>4,219,479</b>	<b>104,569</b>	<b>4,324,048</b>	<b>4,765,085</b>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	5,100	2,368	2,732	5,100	10,200
Management	42,070	21,035	21,035	42,070	42,070
Legal <sup>1</sup>	30,000	15,690	14,310	30,000	30,000
Engineering	20,000	5,600	14,400	20,000	20,000
Assessment administration	10,000	5,000	5,000	10,000	10,000
Audit	4,570	-	4,570	4,570	4,570
Arbitrage rebate calculation	3,000	750	2,250	3,000	3,000
Dissemination agent	13,000	6,500	6,500	13,000	13,000
Trustee	26,500	25,591	909	26,500	26,500
Telephone	250	125	125	250	250
Postage	1,500	275	1,225	1,500	1,500
Printing & binding	2,000	1,000	1,000	2,000	2,000
Legal advertising	3,500	765	2,735	3,500	3,500
Annual special district fee	175	175	-	175	175
Insurance	6,100	6,205	-	6,205	7,100
Other current charges	3,500	676	2,824	3,500	3,500
Office supplies	500	-	500	500	500
Website					
Hosting & maintenance	705	-	705	705	705
ADA compliance	200	-	200	200	200
Property taxes	687	-	687	687	687
Property appraiser & tax collector	81,526	78,345	3,181	81,526	95,961
<b>Total professional &amp; administrative</b>	<b>254,883</b>	<b>170,100</b>	<b>84,888</b>	<b>254,988</b>	<b>275,418</b>



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

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

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

	Fiscal Year 2022			Total Actual & Projected	Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022		
Recreation facilities					
Amenity management staff/contract	296,429	136,805	159,624	296,429	389,820
Office rental	60,000	-	60,000	60,000	80,000
Office expenses	6,713	-	6,713	6,713	8,950
Office utilities	6,638	-	6,638	6,638	8,850
Office copy machine	4,875	-	4,875	4,875	4,875
Office supplies	-	929	-	929	-
Janitorial	24,480	6,603	17,877	24,480	24,480
Park A/C repairs and maintenance	5,000	-	5,000	5,000	5,000
Pool cleaning	26,280	10,940	15,340	26,280	27,594
Pool repairs & maintenance	2,500	-	2,500	2,500	2,500
Pool fence & gate repairs	2,000	-	2,000	2,000	2,000
Pool - electric	22,000	8,463	13,537	22,000	36,000
Pool - water	8,000	6,189	1,811	8,000	10,000
Pool permits and licensing	1,100	-	1,100	1,100	1,100
Pest services	500	250	250	500	500
Pool resurfacing	60,000	59,917	83	60,000	-
Insurance	54,900	45,436	9,464	54,900	69,706
Cable/internet/telephone/software	10,000	4,382	5,618	10,000	10,000
Access cards	5,500	-	5,500	5,500	5,500
Activities	28,000	12,650	15,350	28,000	30,000
Specialty programming	3,000	1,553	1,447	3,000	6,000
Recreational repairs	-	1,028	-	1,028	2,500
Pool signage	1,000	336	664	1,000	1,000
Holiday decorations	8,000	4,933	3,067	8,000	8,000
Other					
Contingency	20,000	27,583	-	27,583	20,000
Capital outlay	90,000	-	90,000	90,000	30,000
Total field operations	<u>3,741,158</u>	<u>1,582,628</u>	<u>2,173,336</u>	<u>3,755,964</u>	<u>4,483,098</u>
Total expenditures	<u>3,996,041</u>	<u>1,752,728</u>	<u>2,258,224</u>	<u>4,010,952</u>	<u>4,758,516</u>
Net increase/(decrease) of fund balance	68,145	2,466,751	(2,153,655)	313,096	6,569
Fund balance - beginning (unaudited)	592,922	498,680	2,965,431	498,680	811,776
Fund balance - ending (projected)	<u>\$ 661,067</u>	<u>\$ 2,965,431</u>	<u>\$ 811,776</u>	<u>\$ 811,776</u>	<u>\$ 818,345</u>

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

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**COMMUNITY DEVELOPMENT DISTRICT**

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From the experts at  
WTS International, LifeStart  
and Meet Hospitality

# Monthly Summary Report

*May, 2023*

**Submitted by:**

Renee Hlebak, Starkey Ranch Lifestyle Director

Iliana Santiago, Starkey Ranch Lifestyle Coordinator

Alex Murphy, Operations Director



**Starkey**  
RANCH

*Where life takes root.*

# MAY PROGRAM HIGHLIGHTS

PROGRAM	CATEGORY	PARTICIPATION
Harry Potter Day	Kids Social	15
Vaxonsite	Health/Educational	17
May the 4 <sup>th</sup> be with You!	Family Social	14
One Blood Bus	Health/Educational	32
Food Truck Friday	Family Social	100+
Music in the Park	Family Social	Artist Cancelled (Still had Food Truck)
3-D Mobile Mammogram Bus	Health/Educational	30
Hurricane Prep Seminar	Educational	12
Kid's Night Out	Kids Social	25
Walk for Cystic Fibrosis	Family Social	100+
Drink This, Make That	Adult Social	Rescheduled Vendor for later Date
Memorial Day Pool Party	Family Social	100+
Crafty Kids	Kids Social	18
Yoga in the Park	Fitness	15
Stroll in Nature (Twice/Month)	Parent & Child	1 Family
Little Mini Wednesdays (Twice/Month)	Parent & Child	23 Kids
Yoga	Group Fitness	11/Class

# MAY PROGRAMS



# MAY AMENITY RENTALS

AMENITY LOCATION	FREQUENCY	REVENUE
Cunningham Hall	5 Days /29 Hours	\$1450
Whitfield Park Pavilion	2 Days/9 Hours	\$135
Homestead Park Pavilion	3 Days/8 Hours	\$120
Albritton Park Pavilion	4 Days/13 Hours	\$195

\*\*\*Rentals usually take place Friday - Sunday, pending Lifestyle Programs and needed access to the facilities. Resident Clubs, Fitness and Community Associations are not included in these numbers. Deposits for Cunningham Hall and Damage Costs are not included. Damage costs are rarely charged/a concern after rentals. Deposit Checks for Cunningham Hall are held until the Monday after the rental, they are then returned or shred per the resident's request.\*\*\*

# JUNE PROGRAM FORECAST

PROGRAM	DATE
Treats on the Street	June 3 <sup>rd</sup>
Pops at the Pool	June 5 <sup>th</sup>
Vaxonsite	June 7 <sup>th</sup>
World on a Budget	June 8 <sup>th</sup>
Cultured Canines of Tampa	June 15 <sup>th</sup>
Father's Day Celebration	June 18 <sup>th</sup>
Little Mini Wednesdays	June 21 <sup>st</sup>
Yoga in the Park	June 25 <sup>th</sup>
Drink This Make That	June 28 <sup>th</sup>
Kid's Night Out	June 30 <sup>th</sup>
Food Truck Friday	Every Friday
Kona Ice	Every Saturday
Peak Kid's Camp	June 5 <sup>th</sup> – 9 <sup>th</sup> & June 26 <sup>th</sup> – 30 <sup>th</sup>
Platinum Martial Arts	June 12 <sup>th</sup> – 15 <sup>th</sup>
I9 Sports Camp	June 19 <sup>th</sup> 22 <sup>nd</sup>
Yoga	Monday Weekly
Group & Private Swim Lessons	All Month/Any Day or Time Pools are Open

**RSVP REQUIRED**

## FATHER'S DAY KICKBALL GAME

**GAME ONE:**  
TEAM TACOS  
VS  
TEAM PIZZA

**GAME TWO:**  
TEAM DAD  
VS  
TEAM KIDS

CALLING ALL DADS & KIDS TO COME AND ENJOY FOOD AND CREATE ANOTHER AMAZING MEMORY IN YOUR COMMUNITY!

ALL KIDS 5+ ARE ELIGIBLE TO PLAY THE GAME!

THE LIFESTYLE TEAM WILL NOTIFY YOU OF WHAT TEAM YOU WILL BE ON FOR GAME ONE!

**WHITFIELD PARK**  
JUNE 18 | 11 AM – 1 PM

## Little Mini Wednesday

WITH BECKY MOSSEY

Calling all parents'/ caregivers' of minis ages 2-5 years old to join us! This Little Mini Wednesday will focus on language development as a precursor to reading. Becky will also have more specific ideas for children entering K this coming August.

**RSVP REQUIRED**

June 21st | 10 - 11 AM  
Cunningham Hall

**Starkey RANCH**  
Where life takes root.

June 25<sup>th</sup>, 2023  
9 AM – 10 AM  
Cunningham Park

## YOGA IN THE PARK



# FACILITY OPERATIONS & MAINTENANCE

ITEM	STATUS	CONCLUSION
Homestead Park Slide Net	In Progress	Waiting on arrival for install.
Splash Pad Repairs	In Progress	2nd round pending supply arrival.
Homestead Pool Motor	Complete	Motor issue needed to be repaired then replaced.
Pool Umbrellas	In Progress	Waiting on arrival.
Whitfield Park Fire Pit	In Progress	Could not acquire the parts, quote for full replacement presented. Still need to build or find a cover.
Cunningham Park Mini Splits	Completed	A/C units repaired and parts replaced.
Faucet Leak at Wooffield Park	Complete	Faucet for water bowl was leaking and washers inside needed replaced.
Fire Safety Equipment Inspection	Complete	Annual check of fire extinguishers and safety equipment in the parks inspected and updated.
Whitfield Park Pool Handrail	In Progress	One of the hand railings is popped out. Having a hard time with Clear Tech Pools coming out to repair permanently since it was not anchored properly during resurfacing. Pool Contractor continues to repair temporarily when onsite.
Free Library Cabinet	Completed	The cabinet for the Free Library at Cunningham Park is starting to fall apart. Made repairs to help stabilize it.
Touch-up painting, pressure washing, filling holes at the dog parks, replacing boards & bricks on pedestrian walk ways.	In Progress	Ongoing projects in the community continually needing to be addressed. This does not include daily Park Attendant duties such as trash, park checks, rentals, etc.

**THANK YOU.**



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**COMMUNITY DEVELOPMENT DISTRICT**

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# Sales Quote

Page: 1

Sales Quote Number: SQ7590  
Sales Quote Date: 1/31/2023

### Sell

To: GRAND EFFECTS - QUOTE  
STARKEY RANCH  
2500 HEART PINE AVE  
ODESSA, FL 33556  
USA

### Ship

To: STARKEY RANCH  
Renee@starkeyranch.com 440-567-  
2500 HEART PINE AVE  
ODESSA, FL 33556  
USA

Tax Ident. Type Legal Entity

Customer ID GFXQUOTE  
SalesPerson Jeff Christensen

Ship Via  
Terms Prepaid

Item No.	Description	Unit	Quantity	Unit Price	Total Price
FPIAUT24NG18	ROUND F PIT INSERT AUTO NATURAL GAS 24V 18	Each	1	2,397.00	2,397.00
S+H	SHIPPING + HANDLING	Each	1	35.00	35.00

Amount Subject to Sales Tax 0  
Amount Exempt from Sales Tax 2,432.00

**Subtotal:** 2432  
 Invoice Discount: 0.00  
 Tax: 0.00  


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**Total:** 2,432.00

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**Wrathell, Hunt and Associates, LLC**

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

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**Pasco County Reclaimed Supply:** LMP has advised us that Pasco County will no longer be supplying reclaimed water during the day on Thursdays, as of June 1, 2023. It will only be available on Tuesday to conduct web checks. LMP will notify us when Pasco County updates this directive.

**Lake Blanche:** A new traffic pattern has been implemented on Lake Blanche, near Esplanade. The addition of new stop signs required the removal of one street tree. My thanks to both Pasco County and Supervisor Stalzer for their valuable assistance in this process.

**Palm Maintenance:** LMP will be conducting palm maintenance initiatives during the month of July.

**Assessment of Esplanade Ponds:** I have sent the signed agreement over to SOLitude and I am awaiting scheduling and results from the pond assessment.



**West Bay Homes Landscaping Damage at Endcap / Tallfield Sod Resolution:** We are awaiting further information and feedback from the builder on this issue. No further updates to share at this time.

**Landscaping Maintenance Concern:** A landscaping maintenance concern was brought to my attention regarding a new landscaping endcap installed by West Bay Homes. Communicated with WBH representatives and confirmed maintenance schedule. These areas are scheduled to be maintained by WBH until turned over to the District.



**Parcel Turnover Notice:** In speaking with Pete, from Sunscape Consulting, they would like the Board of Supervisors to be aware of the situation on several parcels that have yet to be turned over to the district for maintenance. These parcels are not complete as per the plans. Sunscape Consulting has been following up on these areas for months, and in some cases, several years. As Starkey Ranch is nearing completion, there is concern that we are running out of time to get the various builders to complete these areas now that home building is nearing its completion. Sunscape Consulting will be continuing to pursue the completion of these areas, but the Board of Supervisors may wish to strategize with the District's Legal Counsel to determine what rights the District has to pursue the completion of these areas, should any Parcel Developers fail to complete the work as planned.

**Sidewalk Cleaning:** The Sidewalk Cleaning project began on Tuesday, May 30th. The vendor estimates it will take approximately one month to complete the project.

**Sidewalk Repairs:** The first round of sidewalk repairs has been completed. There are three other sections of sidewalk on Heart Pine Ave which need to be repaired. There is also a few areas of trail pavement on Rangeland Blvd., near Starkey Rd which also need to be patched. I am in the process of cataloging any other areas still needing repair and will be soliciting proposals in June.

**Heart Pine Avenue Bridge Project:** Standard brick pavers and I are engaged with Johnson Engineering to formulate a plan and pull the necessary right away permits to complete the work on the outgoing side of the Heart Pine Ave. bridge. I'll have further updates on this project soon.

**Rangeland Bridge Project:** We are awaiting scheduling of the bridge repairs. In the meantime, there was a section of boards that were damaged and required immediate replacement. This work was completed on Friday, May 19<sup>th</sup>, it required the replacement of a couple boards and some additional screws to neighboring boards.

**3898 Barbour Trail - Pond Embankment Damage:** A quote was obtained for the repair of the pond embankment, and it was transferred over to District Counsel to send a demand letter to the homeowner for the repair. The quote was just under \$2000.

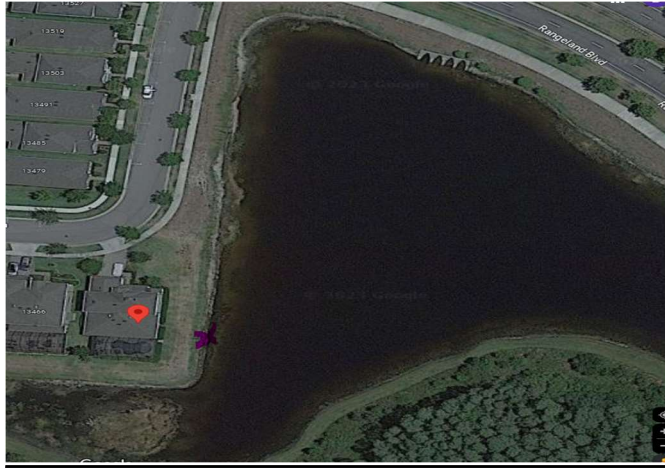
**Basket repairs:** Repairs and part replacements for the baskets at the corner of Gunn Highway and Rangeland Blvd. have been completed.



**Pond Maintenance / Bank Repairs:** due to intense drought conditions, the district can expect some service impacts. Solitude is only able to use so much chemical to treat the ponds, dependent on the volume of the water in each pond. Until the water levels rise, we may be limited in our ability to treat algae and treatments that are applied may require multiple applications. Due to erosion concerns, LMP may limit the trimming around the banks of the ponds at times. Our hope is to avoid costly repairs to the pond banks. We are already seeing some areas showing signs of erosion.

**Pond Bank Erosion Near - 13478 Batten Lane:**

This area has been noted and we will seek a vendor to repair the damage to this pond bank.



**Community Garden:**



During a recent visit to the community, it was noted that there was some writing on the walls of the Community Garden. Considering the recent decision by the Board of Supervisors to allot \$2600 to the Garden Club, perhaps a simple sign next to the donation box would be sufficient rather than writing on the walls. Also, considering this is a community garden that is scheduled to receive CDD funds, perhaps a simple sign with a more positive message could be purchased rather than the verbiage that is written on the wall.

**Whitfield Park Drain:**



Field Operations, LMP, and Pete from Sunscape Consulting have reviewed the area near the bench in Whitfield Park where water is collecting on the sidewalk. The issue here arose because there is a large demand for irrigation on the hills in Whitfield Park and the controller for those areas also provide irrigation for the field turf where there is excess water.

LMP will be providing a proposal to install a French drain across from the sidewalk that will lead into the larger drain at the end of the field, under the rocks.





**Esplanade Tree Injection Proposal:** There is a tree that is along the huckleberry pond bank, behind the homes in Esplanade. The tree has lightning damage, and its roots are exposed. Davey Tree is submitting a proposal to address the health of the tree. There is a recommendation for an injection for this tree to help it improve. The board should know that this treatment has a 50/50 chance of working. Drilling into the tree could have adverse effects on the tree and push it further towards its eventual removal.



**Frontier Project:** Frontier has completed there are installations across the district and in Starkey ranch. I was able to confirm this in mid-May. Unfortunately, Frontier did not follow through and let us know when specific sections of the property were completed. This has left us with challenges in trying to inspect the areas that were impacted by their project. I recently sat down with leadership at LMP to discuss a way to document and categorize the damage that occurred during the frontier installation project. The solution we came up with is to have Gary Hawkins take the lead and step away from the day-to-day of Starkey ranch, allowing him to identify the areas that were damaged by frontier and quantify them. My concern is that taking Gary away may potentially negatively impact the maintenance and I have asked LMP to ensure that the maintenance team gets the support necessary to make this happen. As part of the process, LMP will charge us an assessment fee for this additional work, which I expect the district will pursue that fee along with any damages against frontier. Note that we have captured much of the irrigation damage caused by Frontier, and I have segregated those invoices into the districts records to ensure that we can pursue repayment for that damage.

**Albritton Park Irrigation Update:** Crosspoint was on site in the month of May to complete a rework of the irrigation at Albritton park. This will be scheduled with Sunscape to be reviewed and see if additional work is required before this issue is put to rest.

### **Monroe Commons Drain:**

A homeowner reported a drainage issue in front of their home, which is in the Monroe Commons area. Part of the issue stems from over watering by neighboring homes. The balance of the issue appears to result from the slope of the sidewalk running towards this particular property. There is another such area with a similar issue down the road at the farther end of Monroe Commons. LMP is in the process of creating proposals to install French Drains in these two areas to hopefully alleviate the pooling of water on the sidewalk. We will present these proposals as soon as they become available.



**Landscaping Maintenance Map:** in conversations with Sunscape consulting and LMP, we have determined that their updates needed to the landscaping maintenance map. We have contacted our prior engineering firm to obtain the CAD file to update the map.