

TSR

**COMMUNITY DEVELOPMENT
DISTRICT**

July 12, 2023

**BOARD OF SUPERVISORS
REGULAR
MEETING AGENDA**

TSR

COMMUNITY DEVELOPMENT DISTRICT

AGENDA

LETTER

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

July 5, 2023

Board of Supervisors
TSR Community Development District

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

Dear Board Members:

The Board of Supervisors of the TSR Community Development District will hold a Regular Meeting on July 12, 2023 at 6:00 p.m., at Cunningham Park, 12131 Rangeland Boulevard, Odessa, Florida 33556. The agenda is as follows:

1. Call to Order/Roll Call/Pledge of Allegiance
2. Public Comments [3 minutes per person]
3. Update: Welcome Center Lease Agreement
4. Continued Discussion: Starkey Ranch Food and Wine Festival
5. Update: Pond Embankment Damage to CDD Property by Homeowner [3898 Barbour Trail]
6. Update: Frontier Damage Assessment Report
7. Consideration of Landscaping Maintenance Professionals, Inc., Estimates
 - A. #84106 Drainage at Lake Blanche and Whitfield Park
 - B. #84139 Dog Park Sod Replacement
8. Consideration of Reel Graphix Printing, No Trespassing/No Watercraft Signage Proposal
9. Consideration of Southern Wildlife Removal, LLC, Hog Removal Proposal
10. Continued Discussion: Adding AEDs to CDD Parks
11. Continued Discussion: Fiscal Year 2024 Proposed Budget
12. Acceptance of Unaudited Financial Reports as of May 31, 2023

13. Approval of Minutes

- A. June 14, 2023 Budget Workshop
- B. June 14, 2023 Regular Meeting

14. Action & Completed Items

15. 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: August 9, 2023 at 6:00 PM [Fiscal Year 2024 Budget Adoption Hearing]

○ 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

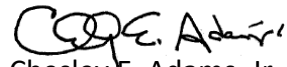
- D. Lifestyle Director & Amenity Manager: *WTS International*
 - Consideration of Quotes for Extra Seating at the Community Pools
- E. Operations Manager: *Wrathell, Hunt and Associates, LLC*

16. Supervisors' Requests

17. 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

6



Wrathell, Hunt and Associates, LLC

TO: TSR Board of Supervisors
FROM: Barry Mazzone – Operations Manager
DATE: July 5, 2023
SUBJECT: Frontier Damage Assessment Notes

Attached is the damage assessment of TSR Community Development District property that was caused during the infrastructure installation by Frontier and their contractor. This assessment was completed by our partners at LMP, with assistance from field operations.

To calculate the District's damages, we will need to obtain a proposal to replace the turf areas as described and listed in the report. Field Operations will work with LMP between the July and August meetings to obtain this proposal and have this information available for the Board at the August 9th meeting.

As you can see, we have already tabulated all the irrigation damage that occurred during the installation. As the district has already repaired these damages and paid for them, it would be just a matter of requesting reimbursement for those damages.

TSR CDD FRONTIER DAMAGE ASSESSMENT SUMMARY – June 2023

Below is an assessment of the turf and irrigation damage caused by Frontier during the installation of their fiber optic cable and infrastructure. Please keep in mind that all the irrigation damages are quantified in dollars, as these repairs were already paid for by the District. The turf is only quantified in square footage and listed by type. As the District’s landscaping contract reflects installation based on large areas, we will need to obtain a proposal from LMP to fully quantify and determine the full cost of replacement for the District’s turf damage.

RANGELAND BLVD AND NORTH OF RANGELAND STREETS

APPROXIMATE LOCATION	SQUARE FOOTAGE & PLANT SIZE	PLANT/ TURF TYPE
<i>Tallfield Lane</i>	<i>400 SQ FT</i>	<i>Zoysia</i>
<i>Ranchers Gap Drive</i>	<i>380 SQ FT</i>	<i>Zoysia</i>
<i>Rangeland Blvd from Ranchers Gap to Night Star Trail</i>	<i>620 SQ FT</i>	<i>Zoysia</i>
<i>Night Star Trail including Mellon Drive pocket parks</i>	<i>420 SQ FT</i>	<i>Zoysia</i>
<i>Cunningham Park</i>	<i>120 SQ FT</i>	<i>Zoysia</i>
<i>Rangeland Blvd from Long Spur Ave to Rail Spur</i>	<i>780 SQ FT</i>	<i>Zoysia</i>
<i>Barbour Trail</i>	<i>110 SQ FT</i>	<i>Zoysia</i>

AREAS SOUTH OF RANGELAND BLVD

APPROXIMATE LOCATION	SQUARE FOOTAGE & PLANT SIZE	PLANT/ TURF TYPE
<i>Lake Blanche Drive including Monroe Commons</i>	<i>480 SQ FT</i>	<i>Zoysia</i>
<i>Lake Blanche Drive including Monroe Commons</i>	<i>(200) 1 gallon</i>	<i>Perennial Peanut</i>
<i>Long Spur Ave from Rangeland Blvd to Heart Pine Ave</i>	<i>380 SQ FT</i>	<i>Zoysia</i>
<i>Long Spur Ave from Rangeland Blvd to Heart Pine Ave</i>	<i>(90) 1 gallon</i>	<i>Perennial Peanut</i>
<i>Heart Pine Ave from SR-54 to Rangeland Blvd; including Whitfield Park</i>	<i>920 SQ FT</i>	<i>Zoysia</i>
<i>Pocket Parks off Lyon Pine</i>	<i>320 SQ FT</i>	<i>Zoysia</i>
<i>Berrypick Trail from Riders Pass to Batten Lane</i>	<i>320 SQ FT</i>	<i>Zoysia</i>
<i>Long Spur Ave from Heart Pine Ave to Fence Post Drive</i>	<i>610 SQ FT</i>	<i>Zoysia</i>
<i>Gunn Highway; off SR-54</i>	<i>180 SQ FT</i>	<i>Zoysia</i>

IRRIGATION DAMAGE INVOICES

Date	Invoice #	\$ Amount	Date	Invoice #	\$ Amount
3/11/23	174317	196.20	4/20/23	175229	90.14
3/17/23	174425	92.02	4/29/23	175765	106.57
3/18/23	174438	740.82	4/29/23	175766	109.43
3/23/23	174545	107.29	5/19/23	175925	76.04
4/20/23	175226	856.44	5/25/23	176296	190.21
4/20/23	175227	334.68	5/25/23	176297	126.04
4/20/23	175228	92.02	Total Irrigation Invoices		\$3117.90

TSR

COMMUNITY DEVELOPMENT DISTRICT

7A



PO Box 267
 Seffner, FL 33583
 O: 813-757-6500
 F: 813-757-6501

Estimate

Submitted To:
TSR CDD 2300 Glades Road Suite 410 W Boca Raton, FL 33431

Date	6/16/2023
Estimate #	84106
LMP REPRESENTATIVE	
SM-PI	
PO #	
Work Order #	

11822 - 11874 Lake Blanche and Whitfield Park.

DESCRIPTION	QTY	COST	TOTAL
4 inch perforated sock pipe (\$1.84 - 10%)	200	1.66	332.00
4C06 EZflow 4 in. End Cap Corrugated NDS (\$14.43 - 10%)	5	12.99	64.95
900GRKIT NDS Square Catch Basin Kit Green With Grate, 2 Outlets & Plug 9 in. (\$92.11 - 10%)	4	82.90	331.60
2 inch sch 40 pvc pipe (\$ 3.69 - 10%)	16	3.32	53.12
drainage gravel per bag (\$ 8.51 - 10%)	72	7.66	551.52
bag cement (8.54 - 10%)	1	7.69	7.69
ADS421AA ADS HDPE Corrugated External Snap Tee Black 4 in. (\$17.63 - 10%)	1	15.87	15.87
DWB413100 Weed Barrier (\$0.75 - 10%)	200	0.67	134.00
Zoysia sod (per sq. ft.)	400	1.25	500.00
gas powered cut saw (\$200.91 - 10%)	1	180.82	180.82
Labor: 1 man @ \$ 65.00 per hour	14	65.00	910.00
Install storm drain in 3 locations - slope area to drain.			

TOTAL	\$3,081.57
--------------	-------------------

TERMS AND CONDITIONS:

LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

DATE

TSR

COMMUNITY DEVELOPMENT DISTRICT

7B



PO Box 267
 Seffner, FL 33583
 O: 813-757-6500
 F: 813-757-6501

Estimate

Submitted To:
TSR CDD 2300 Glades Road Suite 410 W Boca Raton, FL 33431

Date	6/20/2023
Estimate #	84139
LMP REPRESENTATIVE	
GLH	
PO #	
Work Order #	

--

DESCRIPTION	QTY	COST	TOTAL
Albritton Dog park Remove existing declining Bahia turf and replace with quality Bahia inside the entire dog park fence perimeter			
Bahia Sod 12,800 sq ft	12,800	0.85	10,880.00

TOTAL	\$10,880.00
--------------	--------------------

TERMS AND CONDITIONS:

LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

DATE

TSR

COMMUNITY DEVELOPMENT DISTRICT

8



Customer: WVU OFGG

QUOTATION

Project Name: No trespassing - No Watercraft Signs

Stock: 3M Media Perm
Inks: Four Color Process - One Side
Lamination: Gloss Lamination - one side
Finishing: Mounted on 4" x 4" PT Lumber
Flat Size: 12" x 18"
Trim Size:

Quantity: Price: \$998

FOB: Prices quoted are fob our dock, Odessa, FL unless otherwise noted. Please review your quote carefully to be certain that everything you need is included. If something you specified is not mentioned or incorrect, give us a call or email.

Terms & Conditions Quote valid for 15 days due to paper pricing changing weekly. This proposal is valid for 15 days and subject to modification upon receipt of supplied materials and artwork. Final price will be adjusted for over/under runs up to 10% as well as for author alterations and file changes.

Thank you for the opportunity, please call or email if you have questions.

Submitted By:

Bruce Pedersen (handwritten signature)

Accepted by: _____
Date: _____

Bruce Pedersen 6/28/2023

PO Box 872 - Odessa, FL 33556 - 813.499.5252 or 267.446.3651

TSR

COMMUNITY DEVELOPMENT DISTRICT

9

TSR CDD
C/O Wrathell, Hunt, and Associates, LLC
2300 Glades Road
Suite 410 W
Boca Raton, FL 33431
(813)399-0865
mazzonib@whhassociates.com

Southern Wildlife Removal LLC
9506 Scot Street
Hudson, FL 34669
colemfleeman@gmail.com

June 29, 2023

Hog Removal in Starkey Ranch

Southern Wildlife Removal will remove wild hogs from the property using dogs and traps. We will regularly patrol the property for damages or signs of wild hogs and report as directed. Most work will be performed at night.

Trapping or catching wild hogs.

Patrolling the property to help prevent destruction of property.

*Removal of coyotes and raccoons at a "per animal" cost.

Price for services will be \$2400 per month for unlimited amounts of hogs removed.

***\$75 per raccon and \$150 per coyote.**

This bid is valid for 30 days. These prices are valid for one year.

These terms and conditions constitute an agreement with TSR CDD and Southern Wildlife Removal LLC.

Client Signature _____ Date _____

Contractor Signature  _____ Date _____

TSR

COMMUNITY DEVELOPMENT DISTRICT

10

From: [Chuck Adams](#)
To: [Daphne Gillyard](#); [Gianna Denofrio](#)
Subject: FW: TSR CDD - Addition of AED's
Date: Thursday, June 29, 2023 8:17:23 AM
Attachments: [image001.jpg](#)
[image004.jpg](#)
[image005.jpg](#)
[image006.jpg](#)
[image007.jpg](#)

Good morning

Please include this email in the next agenda "Continued Discussion: Adding AEDs to CDD Parks"

Thanks

Chesley "Chuck" E. Adams jr.

Director of Operations

Wrathell, Hunt and Associates, LLC

(239) 464-7114 ©

From: Ryan Rupnarain <rrupnarain@egisadvisors.com>
Sent: Wednesday, June 28, 2023 6:30 PM
To: Chuck Adams <adamsc@whhassociates.com>
Cc: Charlen Wade <cwade@egisadvisors.com>; MichelleF Thomas <mthomas@egisadvisors.com>
Subject: RE: TSR CDD - Addition of AED's

Hi Chuck,

Just chiming in since I've had the opportunity to visit this district a couple of times and see how it would be prohibitive to have AEDs at all facilities. The short answer is yes, someone could always allege that the district should have had a unit at a particular location or was potentially liable because of inconsistent application. I wasn't sure which facilities the district had in mind, but if the locations being considered are those with higher levels of activity, events, or attract a larger volume of people in comparison to the others, these factors could be leveraged in providing a reasonable defense for related allegations. That said, I think including one or two units within the district at the more popular facilities would be a good approach.

Best Regards,

Ryan Rupnarain, ARM CPSI

Sr. Manager, Loss Control Services

Egis Insurance & Risk Advisors

250 International Parkway, Suite 260

Lake Mary, FL 32746

Direct: (321) 273.2047

Mobile:(407) 878.9971

Fax: (407) 732.7321

Email: RRupnarain@egisadvisors.com



Associate Member of the Year Award Winner Florida Association of Special Districts (FASD)
Preferred Partner of the Year Award Winner Florida Consortium of Public Charter Schools (FCPCS)

From: Chuck Adams <adamsc@whhassociates.com>
Sent: Tuesday, June 27, 2023 12:58 PM
To: Charlen Wade <cwade@egisadvisors.com>
Cc: MichelleF Thomas <mthomas@egisadvisors.com>
Subject: RE: TSR CDD - Addition of AED's

Thankyou Charlen....the District has multiple parks and pools...specific question is is their any liability to the District if they choose to place AED at once park but not another and something should occur at the one where they chose not to place an AED?? (this is not a 55+ community)

Chesley "Chuck" E. Adams jr.
Director of Operations
Wrathell, Hunt and Associates, LLC
(239) 464-7114 ©

From: Charlen Wade <cwade@egisadvisors.com>
Sent: Tuesday, June 27, 2023 12:52 PM
To: Chuck Adams <adamsc@whhassociates.com>
Cc: MichelleF Thomas <mthomas@egisadvisors.com>
Subject: RE: TSR CDD - Addition of AED's

Good afternoon Chuck –

The issue of liability is tricky. Although FL statute does not require a district to have an AED, there can be an allegation made that there should have been one present in areas that may have an increased likelihood of cardiac arrest such as at competition/lap pools, fitness centers, or communities that have an older demographic such as a 55+. Ultimately, the decision on the placement of the AEDs would be left to the district's discretion. Ideally, the placement of AED would be based on accessibility, and inspected at least monthly to ensure functionality and that the components are not expired. Under the Cardiac Arrest Survival Act, a district should be immune from liability in attempting to use the device to save a life, but that immunity would be compromised if the district failed to properly maintain the device. Training of staff reasonably expected to use the unit is also strongly encouraged by the statute but not necessarily required if the device is equipped

with audible, visual, or written instructions on its use.

Please feel free to contact us if you have any other questions.

Warm regards,

Charlen Wade, AINS CPSI

Loss Control Consultant

Egis Insurance & Risk Advisors

150 E Palmetto Park Rd., Suite 705

Boca Raton, FL 33432

Direct: (561) 717-0771

Mobile: (352) 933-2454

Fax: (561) 409-2353

Email: CWade@egisadvisors.com



***Associate Member of the Year Award Winner Florida Association of Special Districts (FASD)
Preferred Partner of the Year Award Winner Florida Consortium of Public Charter Schools (FCPCS)***

From: MichelleF Thomas <mthomas@egisadvisors.com>

Sent: Monday, June 26, 2023 4:33 PM

To: Charlen Wade <cwade@egisadvisors.com>

Subject: TSR CDD - Addition of AED's

Hi Charlen,

Can you please see below for a question about providing AED's to some building/facilities but not to all of them. Has this question come up before?

Warm Regards,

Michelle Thomas, AAI

Account Executive and Commercial Lines Manager

Egis Insurance & Risk Advisors

150 East Palmetto Park Road, Suite 705, Boca Raton, FL 33432

Direct: (561) 529-4614

Cell: (561) 945-1675

Fax: (561) 409-2353

Email: mthomas@egisadvisors.com



www.egisadvisors.com



www.fia360.org

Associate Member of the Year Award Winner Florida Association of Special Districts (FASD)
Preferred Partner of the Year Award Winner Florida Consortium of Public Charter Schools (FCPCS)

From: Chuck Adams <adamsc@whhassociates.com>

Sent: Monday, June 26, 2023 1:51 PM

To: MichelleF Thomas <mthomas@egisadvisors.com>

Subject: TSR AEDs

Good afternoon Michelle

The Board is contemplating adding AEDs to some of their facilities. The question that arose is if they elect to add to some but not other facilities, do they create any liability?

Best regards-

Chesley "Chuck" E. Adams jr.

Director of Operations

Wrathell, Hunt and Associates, LLC

(239) 464-7114 ©

TSR

COMMUNITY DEVELOPMENT DISTRICT

11

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

**TSR
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
General Fund Budget	1-3
Definitions of General Fund Expenditures	4-9
Debt Service Fund Budget - Series 2015	10
Amortization Schedule - Series 2015	11-12
Debt Service Fund Budget - Series 2015A	13
Amortization Schedule - Series 2015A	14-15
Debt Service Fund Budget - Series 2016	16
Amortization Schedule - Series 2016	17-18
Debt Service Fund Budget - Series 2017	19
Amortization Schedule - Series 2017	20-21
Debt Service Fund Budget - Series 2018	22
Amortization Schedule - Series 2018	23-24
Debt Service Fund Budget - Series 2019	25
Amortization Schedule - Series 2019	26-27
Assessment Summary	28-29

**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	
REVENUES				
Assessment levy: on-roll - gross O&M	\$ 4,538,284			\$ 4,415,306
Assessment levy: on-roll - gross trash	259,774			373,974
Allowable discounts (4%)	(191,922)			(191,571)
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
Total revenues	4,765,085	4,723,346	74,075	4,797,421
EXPENDITURES				
Professional & administrative				
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
Total professional & administrative	275,418	191,692	82,746	274,438

**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	
Field operations				
Contract services				
Field services	28,325	14,163	14,162	28,325
Landscape maintenance	1,700,000	624,688	775,000	1,399,688
Landscape consulting	60,000	25,000	35,000	60,000
Landscape aqrbor 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
Wildhog removal	-	-	-	-
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	-	111,585
Playground mulch	18,000	-	18,000	18,000
Sod	200,000	542	-	542
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			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
Recreation facilities					
Amenity management staff/contract	389,820	137,140	252,680	389,820	404,861
Office operations	-	-	-	-	128,780
Office rental	80,000	1,456	20,000	21,456	-
Office expenses	8,950	-	2,240	2,240	-
Office utilities	8,850	-	2,215	2,215	-
Office copy machine	4,875	3,654	1,221	4,875	-
Janitorial	24,480	7,500	16,980	24,480	-
Park A/C repairs and maintenance	5,000	630	4,370	5,000	5,000
Pool operations	-	-	-	-	79,194
Pool cleaning	27,594	9,840	17,754	27,594	-
Pool repairs & maintenance	2,500	644	1,856	2,500	-
Pool fence & gate repairs	2,000	631	1,369	2,000	-
Pool - electric	36,000	12,657	23,343	36,000	-
Pool - water	10,000	2,337	7,663	10,000	-
Pool permits and licensing	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	55,680
Capital outlay	30,000	-	30,000	30,000	-
Total field operations	<u>4,483,098</u>	<u>1,601,108</u>	<u>2,223,392</u>	<u>3,824,500</u>	<u>4,495,176</u>
Total expenditures	<u>4,758,516</u>	<u>1,792,800</u>	<u>2,306,138</u>	<u>4,098,938</u>	<u>4,774,869</u>
Net increase/(decrease) of fund balance	6,569	2,930,546	(2,232,063)	698,483	-
Fund balance - beginning (unaudited)	811,776	1,332,230	4,262,776	1,332,230	2,030,713
Fund balance - ending (projected)	<u>\$ 818,345</u>	<u>\$ 4,262,776</u>	<u>\$ 2,030,713</u>	<u>\$ 2,030,713</u>	<u>\$ 2,030,713</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	35,000
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	1,000
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	95,786
Field operations	
Contract services	
Field services	28,325
The District has contracted with Wrathell, Hunt and Associates, LLC to provide field management of contracts for the District such as landscape and lake maintenance. Services to include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails. This is a fixed fee service.	
Landscape maintenance	1,760,000
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	65,400
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	30,000
<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</p>	
Wildhog removal	16,000
<p>Provides for engaging a licensed and insured contractor for the periodic removal of wild hogs from District common areas.</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.	-
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 Operations Includes the costs of office rental, expenses, utilities, office equipment rental and janitorial costs.	128,780

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

EXPENDITURES (continued)

Park A/C repairs and maintenance	5,000
Covers the costs associated with preventative maintenance and repairs to the parks restroom AC units.	
Pool operations	79,194
Covers the costs of operating and maintaining the District three District pools. Including repairs and maintenance, cleaning, annual licenses and utilities.	
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)

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.	
Specialty programming	6,000
Covers the provision of specialty programs such as swim lessons, gymnastics etc.	
Recreational repairs	2,500
Represents estimated costs for general repairs and maintenance of the District's	
Pool signage	1,000
Represents the replacement of miscellaneous signs located at the District's recreational facilities.	
Holiday decorations	8,000
Covers the costs related to the decoration of common areas during the Holidays.	
Other	
Contingency	55,680
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.	
Total expenditures	<u><u>\$ 4,774,869</u></u>

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2015
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	
REVENUES					
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	<u>661,149</u>	<u>652,728</u>	<u>8,421</u>	<u>661,149</u>	<u>661,149</u>
EXPENDITURES					
Debt service					
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	<u>630,851</u>	<u>426,224</u>	<u>209,499</u>	<u>635,723</u>	<u>626,954</u>
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**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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	-
Total	8,320,000.00		5,765,940.81	14,096,706.29	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2015A
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	
REVENUES					
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
EXPENDITURES					
Debt service					
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**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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**

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

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2016
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	
REVENUES					
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
EXPENDITURES					
Debt service					
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**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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**

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

**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 3/31/2023	Projected Through 9/30/2023	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 852,513				\$ 852,513
Allowable discounts (4%)	(34,101)				(34,101)
Net assessment levy - on-roll	818,412	\$ 808,016	\$ 10,396	\$ 818,412	818,412
Interest	-	23	-	23	-
Total revenues	<u>818,412</u>	<u>808,039</u>	<u>10,396</u>	<u>818,435</u>	<u>818,412</u>
EXPENDITURES					
Debt service					
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	<u>813,241</u>	<u>538,975</u>	<u>274,266</u>	<u>813,241</u>	<u>809,269</u>
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**

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

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

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

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2018
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	
REVENUES					
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
EXPENDITURES					
Debt service					
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**

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

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

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

**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 3/31/2023	Projected Through 9/30/2023	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 351,254				\$ 351,254
Allowable discounts (4%)	(14,050)				(14,050)
Net assessment levy - on-roll	337,204	\$ 332,920	\$ 4,284	\$ 337,204	337,204
Interest	-	9	-	9	-
Total revenues	337,204	332,929	4,284	337,213	337,204
EXPENDITURES					
Debt service					
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
OTHER FINANCING SOURCES/(USES)					
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**

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

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

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

**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	
<u>Village 1 (Series 2015)</u>						
61	TH	1,705.41	158.80	901.00	2,765.21	2,765.21
60	SF 40'	1,705.41	158.80	1,201.00	3,065.21	3,065.21
35	SF 45'	1,705.41	158.80	1,201.00	3,065.21	3,065.21
85	SF 50'	1,705.41	158.80	1,501.00	3,365.21	3,365.21
90	SF 55'	1,705.41	158.80	1,501.00	3,365.21	3,365.21
101	SF 65'	1,705.41	158.80	1,726.00	3,590.21	3,590.21
45	SF 75'	1,705.41	158.80	1,877.00	3,741.21	3,741.21
477						
<u>Village 4 (Series 2015A)</u>						
201	SF 45'	1,705.41	158.80	1,343.00	3,207.21	3,207.21
240	SF 52'	1,705.41	158.80	1,343.00	3,207.21	3,207.21
77	SF 62'	1,705.41	158.80	1,343.00	3,207.21	3,207.21
518						
<u>Village 2, Parcel 7 (Series 2016)</u>						
32	TH	1,705.41	158.80	901.00	2,765.21	2,765.21
58	SF 34'	1,705.41	158.80	1,021.00	2,885.21	2,885.21
29	SF 40'	1,705.41	158.80	1,201.00	3,065.21	3,065.21
114	SF 45'	1,705.41	158.80	1,201.00	3,065.21	3,065.21
68	SF 50'	1,705.41	158.80	1,501.00	3,365.21	3,365.21
107	SF 55'	1,705.41	158.80	1,501.00	3,365.21	3,365.21
93	SF 65'	1,705.41	158.80	1,726.00	3,590.21	3,590.21
501						
<u>NW Area Parcels D E and F (Series 2017)</u>						
43	SF 40'	1,705.41	158.80	1,319.00	3,183.21	3,183.21
25	SF 45'	1,705.41	158.80	1,319.00	3,183.21	3,183.21
23	SF 50'	1,705.41	158.80	1,649.00	3,513.21	3,513.21
24	SF 55'	1,705.41	158.80	1,649.00	3,513.21	3,513.21
208	SF 65'	1,705.41	158.80	1,897.00	3,761.21	3,761.21
141	SF 75'	1,705.41	158.80	2,062.00	3,926.21	3,926.21
464						
<u>NW Area Parcels A B and C (Series 2018)</u>						
56	SF 40'/45'	1,705.41	158.80	1,325.00	3,189.21	3,189.21
137	SF 55'	1,705.41	158.80	1,655.00	3,519.21	3,519.21
200	SF 65'	1,705.41	158.80	1,904.00	3,768.21	3,768.21
393						

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

On-Roll Assessments

<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'	1,705.41	158.80	1,184.00	3,048.21	3,048.21
50	SF 40'	1,705.41	158.80	1,393.00	3,257.21	3,257.21
110	SF 50'	1,705.41	158.80	1,742.00	3,606.21	3,606.21
236						

TSR

COMMUNITY DEVELOPMENT DISTRICT

**UNAUDITED
FINANCIAL
STATEMENTS**

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

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

	General Fund	Debt Service Fund Series 2015	Debt Service Fund Series 2015A	Debt Service Fund Series 2016	Debt Service Fund Series 2017	Debt Service Fund Series 2018	Debt Service Fund Series 2019	Capital Projects Fund Series 2015A	Capital Projects Fund Series 2016	Capital Projects Fund Series 2018	Capital Projects Fund Series 2019	Total Governmental Funds
ASSETS												
Cash	\$ 3,628,630	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,628,630
Investments												
Revenue	-	526,425	466,457	474,190	560,347	427,973	235,574	-	-	-	-	2,690,966
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	-	257,249	257,776
Undeposited funds	359	-	-	-	-	-	-	-	-	-	-	359
Accounts receivable	23	-	-	-	-	-	-	-	-	-	-	23
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	-	1,193	1,203	1,184	1,477	1,181	609	-	-	-	-	6,847
Utility deposit	2,405	-	-	-	-	-	-	-	-	-	-	2,405
Total assets	<u>\$ 3,746,946</u>	<u>\$1,154,726</u>	<u>\$1,121,253</u>	<u>\$ 956,696</u>	<u>\$1,004,837</u>	<u>\$749,520</u>	<u>\$401,283</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ -</u>	<u>\$ 257,249</u>	<u>\$ 9,393,037</u>
LIABILITIES												
Liabilities:												
Credit card payable	\$ 2,219	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,219
Due to Developer	101,119	-	-	-	-	-	-	-	-	-	-	101,119
Due to other	28	-	-	-	-	-	-	-	-	-	-	28
Due to debt service fund 2015	1,193	-	-	-	-	-	-	-	-	-	-	1,193
Due to debt service fund 2015A	1,203	-	-	-	-	-	-	-	-	-	-	1,203
Due to debt service fund 2016	1,184	-	-	-	-	-	-	-	-	-	-	1,184
Due to debt service fund 2017	1,477	-	-	-	-	-	-	-	-	-	-	1,477
Due to debt service fund 2018	1,181	-	-	-	-	-	-	-	-	-	-	1,181
Due to debt service fund 2019	609	-	-	-	-	-	-	-	-	-	-	609
Contracts payable	-	-	-	-	-	-	-	-	-	-	16,077	16,077
Accrued taxes payable	214	-	-	-	-	-	-	-	-	-	-	214
Total liabilities	<u>110,427</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>16,077</u>	<u>126,504</u>
DEFERRED INFLOWS OF RESOURCES												
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>
FUND BALANCES												
Restricted for												
Debt service	-	1,154,726	1,121,253	956,696	964,986	749,520	401,283	-	-	-	-	5,348,464
Capital projects	-	-	-	-	-	-	-	441	86	-	241,172	241,699
Unassigned	3,521,350	-	-	-	-	-	-	-	-	-	-	3,521,350
Total fund balances	<u>3,521,350</u>	<u>1,154,726</u>	<u>1,121,253</u>	<u>956,696</u>	<u>964,986</u>	<u>749,520</u>	<u>401,283</u>	<u>441</u>	<u>86</u>	<u>-</u>	<u>241,172</u>	<u>9,111,513</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 3,746,946</u>	<u>\$1,154,726</u>	<u>\$1,121,253</u>	<u>\$ 956,696</u>	<u>\$1,004,837</u>	<u>\$749,520</u>	<u>\$401,283</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ -</u>	<u>\$ 257,249</u>	<u>\$ 9,393,037</u>

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 8,489	\$ 4,629,066	\$4,606,136	100%
Assessment levy - off-roll O&M	-	10,041	-	N/A
Trash collection assessments	236	11,376	11,404	100%
Commercial shared costs	-	134,340	112,045	120%
Program revenue	8,125	18,994	12,000	158%
Interest	-	-	2,500	0%
Specialty program revenue	-	-	6,000	0%
Miscellaneous	2,345	17,029	15,000	114%
Total revenues	19,195	4,820,846	4,765,085	101%
EXPENDITURES				
Professional & administrative				
Supervisors	646	5,383	10,200	53%
Management	3,506	28,047	42,070	67%
Legal	3,967	31,325	30,000	104%
Engineering	-	3,569	20,000	18%
Assessment administration	833	6,667	10,000	67%
Audit	-	-	4,570	0%
Arbitrage rebate calculation	-	1,500	3,000	50%
Dissemination agent	1,083	8,667	13,000	67%
Trustee	-	35,019	26,500	132%
Telephone	21	167	250	67%
Postage	113	3,173	1,500	212%
Printing & binding	167	1,333	2,000	67%
Legal advertising	-	929	3,500	27%
Annual special district fee	-	175	175	100%
Insurance	-	6,464	7,100	91%
Other current charges	99	865	3,500	25%
Office supplies	173	538	500	108%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	-	200	0%
Property appraiser	-	-	687	0%
Tax collector	170	95,113	95,961	99%
Total professional & administrative	10,778	228,934	275,418	83%
Field operations				
Contract services				
Field services	2,360	18,883	28,325	67%
Landscape maintenance	142,594	909,876	1,700,000	54%
Landscape consulting	11,223	41,223	60,000	69%
Landscape arbor care	3,005	150,109	155,000	97%
Wetland maintenance	-	518	68,168	1%
Wetland mitigation reporting	-	20,575	4,500	457%
Lake maintenance	8,753	60,467	100,000	60%
Community trash hauling	29,627	235,409	330,000	71%
Off-duty traffic patrols	1,250	2,000	20,000	10%
Repairs & maintenance				
Repairs - general	4,547	18,906	20,000	95%
Operating supplies	1,126	12,237	8,000	153%
Plant replacement	-	11,598	70,000	17%
Mulch	7,830	119,415	200,000	60%
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 MAY 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
Irrigation repairs	7,172	62,573	30,000	209%
Irrigation monitoring	-	-	2,280	0%
Security/alarms/repair	311	543	1,500	36%
Road & sidewalk	-	19,805	40,000	50%
Signage maintenance	-	480	-	N/A
Common area signage	-	1,042	3,000	35%
Bridge & deck maintenance	1,200	45,149	40,000	113%
Pressure washing	-	240	105,000	0%
Utilities - common area				
Electric	1,167	7,569	14,500	52%
Streetlights	33,637	233,203	380,000	61%
Irrigation - reclaimed water	1,365	27,478	70,000	39%
Gas	28	196	450	44%
Recreation facilities				
Amenity management staff/contract	28,631	209,579	389,820	54%
Office supplies	268	2,639	-	N/A
Office rental	-	-	80,000	0%
Office expenses	-	-	8,950	0%
Office utilities	-	-	8,850	0%
Office copy machine	594	4,848	4,875	99%
Janitorial	3,480	10,980	24,480	45%
Park A/C repairs & maintenance	-	630	5,000	13%
Pool cleaning	3,565	15,390	27,594	56%
Pool repairs & maintenance	300	972	2,500	39%
Pool fence & gate	-	631	2,000	32%
Pool - electric	2,511	18,020	36,000	50%
Pool - water	-	3,361	10,000	34%
Pool permits	-	986	1,100	90%
Pest services	-	250	500	50%
Insurance	-	54,411	69,706	78%
Cable/internet/telephone	636	7,793	10,000	78%
Access cards	1,845	2,836	5,500	52%
Activities	338	34,586	30,000	115%
Specialty programming	-	4,976	6,000	83%
Recreational repairs	4,669	4,669	2,500	187%
Pool signage	-	-	1,000	0%
Holiday decorations	-	8,000	8,000	100%
Other				
Contingency	7,010	14,999	20,000	75%
Capital outlay	-	-	30,000	0%
Total field operations	<u>311,042</u>	<u>2,400,592</u>	<u>4,483,098</u>	54%
Total expenditures	<u>321,820</u>	<u>2,629,526</u>	<u>4,758,516</u>	55%
Net increase/(decrease) of fund balance	(302,625)	2,191,320	6,569	
Fund balance - beginning (unaudited)	3,823,975	1,330,030	811,776	
Fund balance - ending (projected)	<u>\$ 3,521,350</u>	<u>\$ 3,521,350</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 MAY 31, 2023

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 1,218	\$ 664,067	\$ 661,099	100%
Interest	6	39	50	78%
Total revenues	<u>1,224</u>	<u>664,106</u>	<u>661,149</u>	100%
EXPENDITURES				
Debt service				
Principal - 11/1	-	195,000	195,000	100%
Principal prepayment	-	5,000	-	N/A
Interest - 11/1	-	213,172	213,172	100%
Interest - 5/1	208,778	208,778	208,906	100%
Tax collector	26	13,280	13,773	96%
Total expenditures	<u>208,804</u>	<u>635,230</u>	<u>630,851</u>	101%
Excess/(deficiency) of revenues over/(under) expenditures	(207,580)	28,876	30,298	
Beginning fund balance (unaudited)	<u>1,362,306</u>	<u>1,125,850</u>	<u>1,119,883</u>	
Ending fund balance (projected)	<u><u>\$ 1,154,726</u></u>	<u><u>\$ 1,154,726</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 MAY 31, 2023

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 1,228	\$ 669,550	\$ 666,558	100%
Interest	5	38	-	N/A
Total revenues	<u>1,233</u>	<u>669,588</u>	<u>666,558</u>	100%
EXPENDITURES				
Debt service				
Principal - 11/1	-	180,000	180,000	100%
Principal prepayment	-	15,000	-	N/A
Interest - 11/1	-	234,384	234,384	100%
Interest - 5/1	229,131	229,131	229,547	100%
Tax collector	25	13,389	13,887	96%
Total expenditures	<u>229,156</u>	<u>671,904</u>	<u>657,818</u>	102%
Excess/(deficiency) of revenues over/(under) expenditures	(227,923)	(2,316)	8,740	
Beginning fund balance (unaudited)	<u>1,349,176</u>	<u>1,123,569</u>	<u>1,101,463</u>	
Ending fund balance (projected)	<u><u>\$1,121,253</u></u>	<u><u>\$1,121,253</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 MAY 31, 2023

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 1,208	\$ 658,610	\$ 655,667	100%
Interest	5	32	-	N/A
Total revenues	<u>1,213</u>	<u>658,642</u>	<u>655,667</u>	100%
EXPENDITURES				
Debt service				
Principal - 11/1	-	200,000	200,000	100%
Interest - 11/1	-	218,387	218,388	100%
Interest - 5/1	214,387	214,387	218,338	98%
Tax collector	24	13,170	13,660	96%
Total expenditures	<u>214,411</u>	<u>645,944</u>	<u>650,386</u>	99%
Excess/(deficiency) of revenues over/(under) expenditures	(213,198)	12,698	5,281	
Beginning fund balance (unaudited)	<u>1,169,894</u>	<u>943,998</u>	<u>938,085</u>	
Ending fund balance (projected)	<u><u>\$ 956,696</u></u>	<u><u>\$ 956,696</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 MAY 31, 2023

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy - on-roll	\$ 1,508	\$ 822,086	\$ 818,412	100%
Interest	5	32	-	N/A
Total revenues	<u>1,513</u>	<u>822,118</u>	<u>818,412</u>	100%
EXPENDITURES				
Debt service				
Principal - 11/1	-	245,000	245,000	100%
Interest - 11/1	-	277,816	277,816	100%
Interest - 5/1	273,375	273,375	273,375	100%
Tax collector	30	16,438	17,050	96%
Total expenditures	<u>273,405</u>	<u>812,629</u>	<u>813,241</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	(271,892)	9,489	5,171	
Beginning fund balance (unaudited)	<u>1,236,879</u>	<u>955,497</u>	<u>948,123</u>	
Ending fund balance (projected)	<u>\$ 964,987</u>	<u>\$ 964,986</u>	<u>\$ 953,294</u>	

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

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 1,206	\$ 657,403	\$ 654,466	100%
Interest	4	26	-	N/A
Total revenues	<u>1,210</u>	<u>657,429</u>	<u>654,466</u>	100%
EXPENDITURES				
Debt service				
Principal - 11/1	-	170,000	170,000	100%
Interest - 11/1	-	234,422	234,422	100%
Interest - 5/1	231,022	231,022	231,022	100%
Tax collector	25	13,145	13,635	96%
Total expenditures	<u>231,047</u>	<u>648,589</u>	<u>649,079</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	(229,837)	8,840	5,387	
Beginning fund balance (unaudited)	<u>979,357</u>	<u>740,680</u>	<u>734,798</u>	
Ending fund balance (projected)	<u><u>\$ 749,520</u></u>	<u><u>\$ 749,520</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 MAY 31, 2023

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 621	\$ 338,718	\$ 337,204	100%
Interest	2	13	-	N/A
Total revenues	<u>623</u>	<u>338,731</u>	<u>337,204</u>	100%
EXPENDITURES				
Debt service				
Principal - 11/1	-	110,000	110,000	100%
Interest - 11/1	-	107,775	107,775	100%
Interest - 5/1	106,125	106,125	106,125	100%
Tax collector	12	6,774	7,025	96%
Total expenditures	<u>106,137</u>	<u>330,674</u>	<u>330,925</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	(105,514)	8,057	6,279	
OTHER FINANCING SOURCES/(USES)				
Transfers out	(1)	(5)	-	N/A
Total other financing sources/(uses)	<u>(1)</u>	<u>(5)</u>	<u>-</u>	N/A
Fund balance:				
Net increase/(decrease) in fund balance	(105,515)	8,052	6,279	
Beginning fund balance (unaudited)	506,798	393,231	390,203	
Ending fund balance (projected)	<u>\$401,283</u>	<u>\$ 401,283</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 MAY 31, 2023**

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

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

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

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

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

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

	Current Month	Year To Date
REVENUES		
Interest	\$ -	\$ 38
Total revenues	-	38
EXPENDITURES		
Capital outlay - construction	-	2,161,209
Total expenditures	-	2,161,209
Excess/(deficiency) of revenues over/(under) expenditures	-	(2,161,171)
OTHER FINANCING SOURCES/(USES)		
Transfers in	1	5
Total other financing sources/(uses)	1	5
Net change in fund balance	1	(2,161,166)
Beginning fund balance (unaudited)	241,171	2,402,338
Ending fund balance (projected)	\$ 241,172	\$ 241,172

TSR CDD Check Detail May 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	0	05/03/2023	DUKE ENERGY	101.002 · Suntrust #570803-O...		-5,439.06
Bill	8702 7823 050223	05/02/2023		531.307 · Street Lights	-1,871.49	1,871.49
Bill	8702 8322 050223	05/02/2023		531.307 · Street Lights	-1,640.78	1,640.78
Bill	8712 3081 050223	05/02/2023		531.307 · Street Lights	-950.97	950.97
Bill	8703 0425 050223	05/02/2023		531.307 · Street Lights	-922.21	922.21
Bill	8702 8942 050123	05/02/2023		531.301 · Electric	-53.61	53.61
TOTAL					-5,439.06	5,439.06
Check	0	05/10/2023	SUNTRUST BANK	101.002 · Suntrust #570803-O...		-445.16
				204.300 · Credit Card - SunTrust	-445.16	445.16
TOTAL					-445.16	445.16
Bill Pmt -Check	0	05/10/2023	DUKE ENERGY	101.002 · Suntrust #570803-O...		-19,453.37
Bill	8702 8140 050523	05/09/2023		531.307 · Street Lights	-13,157.61	13,157.61
Bill	8702 8413 050523	05/09/2023		531.307 · Street Lights	-2,590.66	2,590.66
Bill	8702 8223 050923	05/09/2023		531.321 · Electric - Pool	-937.61	937.61
Bill	8702 9761 050823	05/09/2023		531.307 · Street Lights	-843.37	843.37
Bill	3807 5598 050323	05/09/2023		531.321 · Electric - Pool	-521.86	521.86
Bill	8712 3429 050923	05/09/2023		531.301 · Electric	-309.19	309.19
Bill	8703 0681 050823	05/09/2023		531.307 · Street Lights	-289.36	289.36
Bill	8702 7991 050123	05/09/2023		531.301 · Electric	-33.96	33.96
Bill	8712 3049 050323	05/09/2023		531.301 · Electric	-30.79	30.79
Bill	3807 3819 050323	05/09/2023		531.301 · Electric	-30.79	30.79
Bill	8702 8554 050123	05/09/2023		531.301 · Electric	-30.79	30.79
Bill	8702 8471 050123	05/09/2023		531.301 · Electric	-30.79	30.79
Bill	8702 8629 050123	05/09/2023		531.301 · Electric	-30.79	30.79
Bill	8702 8702 05012.3	05/09/2023		531.301 · Electric	-30.79	30.79
Bill	8702 8786 050123	05/09/2023		531.301 · Electric	-30.79	30.79
Bill	8702 8869 050123	05/09/2023		531.301 · Electric	-30.79	30.79
Bill	8702 9109 050123	05/09/2023		531.301 · Electric	-30.79	30.79
Bill	8702 9430 050123	05/09/2023		531.301 · Electric	-30.79	30.79
Bill	8702 9696 050123	05/09/2023		531.301 · Electric	-30.79	30.79
Bill	8702 9836 050123	05/09/2023		531.301 · Electric	-30.79	30.79
Bill	8702 9951 050123	05/09/2023		531.301 · Electric	-30.79	30.79
Bill	8703 0061 050123	05/09/2023		531.301 · Electric	-30.79	30.79
Bill	8702 8059 050123	05/09/2023		531.301 · Electric	-30.79	30.79
Bill	8703 0178 050123	05/09/2023		531.301 · Electric	-30.79	30.79
Bill	8703 0269 050123	05/09/2023		531.307 · Street Lights	-30.79	30.79
Bill	8703 0326 050123	05/09/2023		531.301 · Electric	-30.79	30.79
Bill	8703 0566 050123	05/09/2023		531.301 · Electric	-30.79	30.79
Bill	8703 0722 050123	05/09/2023		531.301 · Electric	-30.79	30.79

TSR CDD Check Detail May 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	8703 0805 050123	05/09/2023		531.301 · Electric	-30.79	30.79
Bill	8703 0847 050123	05/09/2023		531.301 · Electric	-30.79	30.79
Bill	8712 3156 050123	05/09/2023		531.301 · Electric	-30.79	30.79
Bill	8712 3320 050123	05/09/2023		531.301 · Electric	-30.79	30.79
Bill	3212 0055 050123	05/09/2023		531.301 · Electric	-30.79	30.79
TOTAL					-19,453.37	19,453.37
Bill Pmt -Check	0	05/10/2023	FEDEX	101.002 · Suntrust #570803-O...		-21.12
Bill	8-125-95920	05/09/2023		519.410 · Postage	-21.12	21.12
TOTAL					-21.12	21.12
Bill Pmt -Check	0	05/17/2023	BRIGHT HOUSE NETWORKS	101.002 · Suntrust #570803-O...		-335.94
Bill	1414954050723	05/16/2023		572.416 · Amenity Cable/Internet	-157.97	157.97
Bill	1415019050523	05/16/2023		572.416 · Amenity Cable/Internet	-177.97	177.97
TOTAL					-335.94	335.94
Bill Pmt -Check	0	05/17/2023	CITY OF CLEARWATER	101.002 · Suntrust #570803-O...		-27.95
Bill	4224446 051223	05/16/2023		532.306 · Propane Services - G... 532.306 · Propane Services - G...	-25.00 -2.95	25.00 2.95
TOTAL					-27.95	27.95
Bill Pmt -Check	0	05/17/2023	COASTAL WASTE & RECYC...	101.002 · Suntrust #570803-O...		-245.24
Bill	SW0000319051	05/16/2023		534.000 · Garbage/Solid Waste...	-245.24	245.24
TOTAL					-245.24	245.24
Bill Pmt -Check	0	05/17/2023	DEX IMAGING	101.002 · Suntrust #570803-O...		-194.48
Bill	AR9364636	05/16/2023		572.915 · Office Copy Machine	-194.48	194.48
TOTAL					-194.48	194.48

TSR CDD Check Detail May 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	0	05/17/2023	DUKE ENERGY	101.002 · Suntrust #570803-O...		-10,809.86
Bill	8703 0938 051523	05/16/2023		531.307 · Street Lights	-3,737.40	3,737.40
Bill	8702 7933 051523	05/16/2023		531.307 · Street Lights	-3,424.69	3,424.69
Bill	8702 9216 051023	05/16/2023		531.307 · Street Lights	-1,353.69	1,353.69
Bill	8712 3263 051223	05/16/2023		531.321 · Electric - Pool	-1,051.70	1,051.70
Bill	8702 9620 051223	05/16/2023		531.307 · Street Lights	-720.86	720.86
Bill	8702 9365 051523	05/16/2023		531.307 · Street Lights	-490.73	490.73
Bill	8702 9274 051223	05/16/2023		531.301 · Electric	-30.79	30.79
TOTAL					-10,809.86	10,809.86
Bill Pmt -Check	0	05/17/2023	FEDEX	101.002 · Suntrust #570803-O...		-92.06
Bill	8-132-35608	05/16/2023		519.410 · Postage	-92.06	92.06
TOTAL					-92.06	92.06
Bill Pmt -Check	0	05/24/2023	BRIGHT HOUSE NETWORKS	101.002 · Suntrust #570803-O...		-169.98
Bill	1436734051723	05/23/2023		572.416 · Amenity Cable/Internet	-169.98	169.98
TOTAL					-169.98	169.98
Bill Pmt -Check	0	05/24/2023	COASTAL WASTE & RECYC...	101.002 · Suntrust #570803-O...		-29,381.63
Bill	0000319026	05/23/2023		534.000 · Garbage/Solid Waste...	-29,381.63	29,381.63
TOTAL					-29,381.63	29,381.63
Bill Pmt -Check	0	05/24/2023	DUKE ENERGY	101.002 · Suntrust #570803-O...		-1,612.59
Bill	8703 0516 051923	05/23/2023		531.307 · Street Lights	-1,612.59	1,612.59
TOTAL					-1,612.59	1,612.59
Bill Pmt -Check	0	05/24/2023	WELLS FARGO VENDOR FIN...	101.002 · Suntrust #570803-O...		-399.83
Bill	025117080	05/23/2023		572.915 · Office Copy Machine	-399.83	399.83
TOTAL					-399.83	399.83

TSR CDD
Check Detail
May 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	11277	05/03/2023	BIG DOG LEO SERVICES LLC	101.002 · Suntrust #570803-O...		-150.00
Bill	050123	05/02/2023		538.620 · Off Duty Traffic Patrols	-150.00	150.00
TOTAL					-150.00	150.00
Bill Pmt -Check	11278	05/03/2023	JESUS FIGUEROA	101.002 · Suntrust #570803-O...		-275.00
Bill	040623	05/02/2023		538.620 · Off Duty Traffic Patrols	-275.00	275.00
TOTAL					-275.00	275.00
Bill Pmt -Check	11279	05/03/2023	JIM LAROSE	101.002 · Suntrust #570803-O...		-275.00
Bill	042523	05/02/2023		538.620 · Off Duty Traffic Patrols	-275.00	275.00
TOTAL					-275.00	275.00
Bill Pmt -Check	11280	05/03/2023	KUTAK ROCK LLP	101.002 · Suntrust #570803-O...		-3,966.77
Bill	3210493	05/02/2023		514.007 · District Counsel	-3,966.77	3,966.77
TOTAL					-3,966.77	3,966.77
Bill Pmt -Check	11281	05/03/2023	LANDSCAPE MAINTENANCE...	101.002 · Suntrust #570803-O...		-148,077.35
Bill	174721	05/02/2023		538.604 · Landscape Maintena...	-142,594.00	142,594.00
Bill	175364	05/02/2023		538.320 · Landscape Arbor Care	-1,080.00	1,080.00
Bill	175346	05/02/2023		538.320 · Landscape Arbor Care	-875.00	875.00
Bill	175345	05/02/2023		538.320 · Landscape Arbor Care	-1,050.00	1,050.00
Bill	175276	05/02/2023		538.609 · Irrigation Repairs & ...	-598.35	598.35
Bill	175655	05/02/2023		579.000 · Contingency	-1,880.00	1,880.00
TOTAL					-148,077.35	148,077.35
Bill Pmt -Check	11282	05/03/2023	SMARTTECH ID COMPANY, I...	101.002 · Suntrust #570803-O...		-1,845.50
Bill	042023-SR_SUPP	05/02/2023		529.306 · Access Cards	-1,845.50	1,845.50
TOTAL					-1,845.50	1,845.50

TSR CDD Check Detail May 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	11283	05/03/2023	SOLITUDE LAKE MANAGEM...	101.002 · Suntrust #570803-O...		-8,752.50
Bill	PSI-63974	05/02/2023		538.700 · Lake Maintenance	-8,752.50	8,752.50
TOTAL					-8,752.50	8,752.50
Bill Pmt -Check	11284	05/03/2023	SUNCOAST POOL SERVICE	101.002 · Suntrust #570803-O...		-3,565.00
Bill	9250	05/02/2023		572.712 · Pool Cleaning	-1,195.00	1,195.00
Bill	9225	05/02/2023		572.712 · Pool Cleaning	-1,525.00	1,525.00
Bill	9251	05/02/2023		572.712 · Pool Cleaning	-845.00	845.00
TOTAL					-3,565.00	3,565.00
Bill Pmt -Check	11285	05/03/2023	SUNSCAPE CONSULTING	101.002 · Suntrust #570803-O...		-11,222.80
Bill	11316	05/02/2023		538.606 · Landscape Consulting	-5,000.00	5,000.00
Bill	11357	05/02/2023		538.606 · Landscape Consulting	-6,222.80	6,222.80
TOTAL					-11,222.80	11,222.80
Bill Pmt -Check	11286	05/03/2023	WTS INTERNATIONAL, LLC.	101.002 · Suntrust #570803-O...		-6,547.63
Bill	12365248	05/02/2023		538.121 · Amenity Management	-4,350.00	4,350.00
Bill	12368682	05/02/2023		538.121 · Amenity Management	-92.63	92.63
Bill	12364620	05/02/2023		538.121 · Amenity Management	-2,105.00	2,105.00
TOTAL					-6,547.63	6,547.63
Bill Pmt -Check	11287	05/10/2023	JESUS FIGUEROA	101.002 · Suntrust #570803-O...		-275.00
Bill	050423	05/09/2023		538.620 · Off Duty Traffic Patrols	-275.00	275.00
TOTAL					-275.00	275.00
Bill Pmt -Check	11288	05/10/2023	LANDSCAPE MAINTENANCE...	101.002 · Suntrust #570803-O...		-2,712.83
Bill	175762	05/09/2023		538.609 · Irrigation Repairs & ...	-304.40	304.40
Bill	175764	05/09/2023		538.609 · Irrigation Repairs & ...	-290.92	290.92
Bill	175766	05/09/2023		538.609 · Irrigation Repairs & ...	-109.43	109.43
Bill	175765	05/09/2023		538.609 · Irrigation Repairs & ...	-106.57	106.57

TSR CDD Check Detail May 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	175770	05/09/2023		538.609 · Irrigation Repairs & ...	-1,731.59	1,731.59
Bill	175763	05/09/2023		538.609 · Irrigation Repairs & ...	-169.92	169.92
TOTAL					-2,712.83	2,712.83
Bill Pmt -Check	11289	05/10/2023	TRINITY HOUSEKEEPERS	101.002 · Suntrust #570803-O...		-3,480.00
Bill	134808	05/09/2023		572.301 · Janitorial Service	-1,740.00	1,740.00
Bill	134807	05/09/2023		572.301 · Janitorial Service	-1,740.00	1,740.00
TOTAL					-3,480.00	3,480.00
Bill Pmt -Check	11290	05/10/2023	WRATHELL, HUNT & ASSOC...	101.002 · Suntrust #570803-O...		-7,970.42
Bill	2021-3670	05/09/2023		513.100 · District Management	-3,505.84	3,505.84
				513.310 · Assessment Roll Pre...	-833.33	833.33
				513.312 · Dissemination Agent	-1,083.33	1,083.33
				538.120 · Field Services	-2,360.42	2,360.42
				519.411 · Telephone	-20.83	20.83
				519.470 · Printing and Binding	-166.67	166.67
TOTAL					-7,970.42	7,970.42
Bill Pmt -Check	11291	05/10/2023	WTS INTERNATIONAL, LLC.	101.002 · Suntrust #570803-O...		-10,940.95
Bill	12369498	05/09/2023		538.121 · Amenity Management	-10,940.95	10,940.95
TOTAL					-10,940.95	10,940.95
Paycheck	11292	05/11/2023	David Deenihan	101.002 · Suntrust #570803-O...		-184.70
				511.110 · Supervisor's Fees	-200.00	200.00
				511.110 · Supervisor's Fees	-12.40	12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				511.110 · Supervisor's Fees	-2.90	2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
TOTAL					-184.70	184.70

**TSR CDD
Check Detail
May 2023**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Paycheck	11293	05/11/2023	Frank Stalzer	101.002 · Suntrust #570803-O...		-184.70
				511.110 · Supervisor's Fees	-200.00	200.00
				511.110 · Supervisor's Fees	-12.40	12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				511.110 · Supervisor's Fees	-2.90	2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
TOTAL					-184.70	184.70
Paycheck	11294	05/11/2023	Mary E Comella	101.002 · Suntrust #570803-O...		-184.70
				511.110 · Supervisor's Fees	-200.00	200.00
				511.110 · Supervisor's Fees	-12.40	12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				511.110 · Supervisor's Fees	-2.90	2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
TOTAL					-184.70	184.70
Check	11295	05/17/2023	TSR CDD	101.002 · Suntrust #570803-O...		-9,946.15
				207.201 · Due to Debt Service ...	-9,946.15	9,946.15
TOTAL					-9,946.15	9,946.15
Check	11296	05/17/2023	TSR CDD	101.002 · Suntrust #570803-O...		-10,028.28
				207.202 · Due to Debt Service ...	-10,028.28	10,028.28
TOTAL					-10,028.28	10,028.28
Check	11297	05/17/2023	TSR CDD	101.002 · Suntrust #570803-O...		-9,864.42
				207.203 · Due to debt service f...	-9,864.42	9,864.42
TOTAL					-9,864.42	9,864.42

TSR CDD
Check Detail
May 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	11298	05/17/2023	TSR CDD	101.002 · Suntrust #570803-O...		-12,312.91
				207.204 · Due to debt service f...	-12,312.91	12,312.91
TOTAL					-12,312.91	12,312.91
Check	11299	05/17/2023	TSR CDD	101.002 · Suntrust #570803-O...		-9,846.34
				207.205 · .Due to debt service f...	-9,846.34	9,846.34
TOTAL					-9,846.34	9,846.34
Check	11300	05/17/2023	TSR CDD	101.002 · Suntrust #570803-O...		-5,073.19
				207.206 · Due to Debt Service ...	-5,073.19	5,073.19
TOTAL					-5,073.19	5,073.19
Bill Pmt -Check	11301	05/17/2023	EARTHSCAPE PLAY INC.	101.002 · Suntrust #570803-O...		-2,465.00
Bill	041823	05/16/2023		538.601 · General Repair & Mai...	-2,465.00	2,465.00
TOTAL					-2,465.00	2,465.00
Bill Pmt -Check	11302	05/17/2023	EZ MULCH	101.002 · Suntrust #570803-O...		-7,830.00
Bill	7460	05/16/2023		538.607 · Landscape - Mulch	-7,830.00	7,830.00
TOTAL					-7,830.00	7,830.00
Bill Pmt -Check	11303	05/17/2023	GULF COAST AIR SYSTEMS,...	101.002 · Suntrust #570803-O...		-2,081.50
Bill	215881	05/16/2023		538.601 · General Repair & Mai...	-2,081.50	2,081.50
TOTAL					-2,081.50	2,081.50

TSR CDD Check Detail May 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	11304	05/17/2023	LANDSCAPE MAINTENANCE...	101.002 · Suntrust #570803-O...		-3,050.43
Bill	175840	05/16/2023		538.609 · Irrigation Repairs & ...	-147.33	147.33
Bill	175839	05/16/2023		538.609 · Irrigation Repairs & ...	-280.28	280.28
Bill	175838	05/16/2023		538.609 · Irrigation Repairs & ...	-245.46	245.46
Bill	175841	05/16/2023		538.609 · Irrigation Repairs & ...	-108.47	108.47
Bill	175842	05/16/2023		538.609 · Irrigation Repairs & ...	-390.57	390.57
Bill	175843	05/16/2023		538.609 · Irrigation Repairs & ...	-217.50	217.50
Bill	175844	05/16/2023		538.609 · Irrigation Repairs & ...	-323.43	323.43
Bill	175848	05/16/2023		538.609 · Irrigation Repairs & ...	-93.78	93.78
Bill	175847	05/16/2023		538.609 · Irrigation Repairs & ...	-256.18	256.18
Bill	175846	05/16/2023		538.609 · Irrigation Repairs & ...	-46.01	46.01
Bill	175845	05/16/2023		538.609 · Irrigation Repairs & ...	-183.63	183.63
Bill	175849	05/16/2023		538.609 · Irrigation Repairs & ...	-555.45	555.45
Bill	175850	05/16/2023		538.609 · Irrigation Repairs & ...	-105.04	105.04
Bill	175837	05/16/2023		538.609 · Irrigation Repairs & ...	-97.30	97.30
TOTAL					-3,050.43	3,050.43
Bill Pmt -Check	11305	05/17/2023	LEISURE CREATIONS	101.002 · Suntrust #570803-O...		-4,668.83
Bill	00067455	05/16/2023		572.414 · Amenity Repair & Ma...	-4,668.83	4,668.83
TOTAL					-4,668.83	4,668.83
Bill Pmt -Check	11306	05/17/2023	PASCO COUNTY UTILITIES ...	101.002 · Suntrust #570803-O...		-1,365.28
Bill	18381261	05/16/2023		536.301 · Irrigation - Reclaimed...	-78.00	78.00
Bill	18381266	05/16/2023		536.301 · Irrigation - Reclaimed...	-154.50	154.50
Bill	18381260	05/16/2023		536.301 · Irrigation - Reclaimed...	-171.00	171.00
Bill	18381237	05/16/2023		536.301 · Irrigation - Reclaimed...	-658.03	658.03
Bill	18381830	05/16/2023		536.301 · Irrigation - Reclaimed...	-193.50	193.50
Bill	18381832	05/16/2023		536.301 · Irrigation - Reclaimed...	-55.50	55.50
Bill	18381831	05/16/2023		536.301 · Irrigation - Reclaimed...	-54.75	54.75
TOTAL					-1,365.28	1,365.28
Bill Pmt -Check	11307	05/17/2023	SAFEGUARD BUSINESS SY...	101.002 · Suntrust #570803-O...		-173.43
Bill	9001297467	05/16/2023		519.510 · Office Supplies	-173.43	173.43
TOTAL					-173.43	173.43

TSR CDD
Check Detail
May 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	11308	05/17/2023	SOUTHERN WILDLIFE REM...	101.002 · Suntrust #570803-O...		-1,350.00
Bill	23-APR	05/16/2023		579.000 · Contingency	-1,350.00	1,350.00
TOTAL					-1,350.00	1,350.00
Bill Pmt -Check	11309	05/24/2023	CROSSPOINT LANDSCAPE ...	101.002 · Suntrust #570803-O...		-3,780.00
Bill	9204	05/23/2023		579.000 · Contingency	-3,780.00	3,780.00
TOTAL					-3,780.00	3,780.00
Bill Pmt -Check	11310	05/24/2023	ECOLOGICAL CONSULTANT...	101.002 · Suntrust #570803-O...		-2,200.00
Bill	080222	09/30/2022		538.616 · Wetland Mitigation re...	-2,200.00	2,200.00
TOTAL					-2,200.00	2,200.00
Bill Pmt -Check	11311	05/24/2023	JESUS FIGUEROA	101.002 · Suntrust #570803-O...		-275.00
Bill	051823	05/23/2023		538.620 · Off Duty Traffic Patrols	-275.00	275.00
TOTAL					-275.00	275.00
Bill Pmt -Check	11312	05/24/2023	LANDSCAPE MAINTENANCE...	101.002 · Suntrust #570803-O...		-810.71
Bill	175932	05/23/2023		538.609 · Irrigation Repairs & ...	-47.77	47.77
Bill	175925	05/23/2023		538.609 · Irrigation Repairs & ...	-76.04	76.04
Bill	175926	05/23/2023		538.609 · Irrigation Repairs & ...	-139.94	139.94
Bill	175927	05/23/2023		538.609 · Irrigation Repairs & ...	-82.16	82.16
Bill	175931	05/23/2023		538.609 · Irrigation Repairs & ...	-313.26	313.26
Bill	175929	05/23/2023		538.609 · Irrigation Repairs & ...	-103.77	103.77
Bill	175933	05/23/2023		538.609 · Irrigation Repairs & ...	-47.77	47.77
TOTAL					-810.71	810.71
Bill Pmt -Check	11313	05/24/2023	SOUTHERN LAND SERVICE...	101.002 · Suntrust #570803-O...		-1,200.00
Bill	051923-9	05/23/2023		538.610 · Bridge & Deck Maint...	-1,200.00	1,200.00
TOTAL					-1,200.00	1,200.00

8:56 AM

07/06/23

TSR CDD
Check Detail
May 2023

<u>Type</u>	<u>Num</u>	<u>Date</u>	<u>Name</u>	<u>Account</u>	<u>Paid Amount</u>	<u>Original Amount</u>
Bill Pmt -Check	11314	05/24/2023	WTS INTERNATIONAL, LLC.	101.002 · Suntrust #570803-O...		-11,142.21
Bill	12370941	05/23/2023		538.121 · Amenity Management	-11,142.21	11,142.21
TOTAL					-11,142.21	11,142.21

TSR

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

A

DRAFT
MINUTES OF MEETING
TSR
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the TSR Community Development District held a Budget Workshop on June 14, 2023, at 4:00 p.m., at Cunningham Park, 12131 Rangeland Boulevard, Odessa, Florida 33556.

Present were:

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

Also present were:

Chuck Adams	District Manager
Barry Mazzoni	Operations Manager
Rene Hlebak	WTS Starkey Ranch Lifestyle Director
Alex Murphy	WTS Starkey Ranch Operations Director Developer
Bill Schumacher	Resident
Kevin Lawson	Resident
Other Residents	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the workshop to order at 4:02 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments [3 minutes per person]

Public comments were heard during the Third Order of Business.

THIRD ORDER OF BUSINESS

**Discussion: Fiscal Year 2023/2024
Proposed Budget**

Mr. Adams reviewed the proposed Fiscal Year 2024 budget line items, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2023 budget, and explained the reasons for any changes.

The Board discussed the following budget matters and line items:

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

43 ➤ Page 1, "Assessment levy: on-roll-gross O&M": Mr. Adams was asked to research why
44 the budgeted amount is less than in Fiscal Year 2023 and why fund balance was used to offset
45 the amount. Assessments and fund balance will be finalized at the end of the workshop.

46 ➤ Page 1, "Trash collection assessments": Mr. Adams stated that unit closings have slowed
47 down. He will review the current bill before reducing the amount to about half.

48 ➤ Page 1, "Program Revenue" & "Specialty program revenue": Ms. Hlebak stated that
49 separate line items are no longer necessary. The "Specialty program revenue" line item can be
50 incorporated into the "Program Revenue" budget line item.

51 ➤ Page 1, "Interest": Mr. Adams was asked to research investment alternatives/options
52 for the more than \$1 million in the bank. He is meeting with a Government Investment
53 Specialist about investment options; however, CDD's must adhere to certain guidelines.

54 Discussion ensued regarding the investment return on cash sweep accounts.

55 Resident Bill Schumacher stated that he has 35 years' experience on Wall Street and
56 suggested researching investing in Governmental money market funds, which he believes is
57 safer than investing in the Federal Deposit Insurance Corporation (FDIC).

58 The following proposed Fiscal Year 2024 budget adjustments were discussed:

59 ➤ Page 1, "Trustee": Increase to \$35,000

60 Mr. Stalzer asked for backup materials for the Trustee charges.

61 ➤ Page 1, "Postage": Increase to \$2,500

62 Mr. Adams will research why the expense exceeded budget in Fiscal Year 2023.

63 ➤ Page 1, "Legal advertising": Reduce to \$1,000

64 ➤ Page 2, "Landscape maintenance": Increase to \$1,760.00

65 Mr. Mazzone stated Albritton, Whitfield and Stansil Parks are listed in the LMP
66 Agreement and will be deducted from the Fiscal Year 2023 budget as they will not be conveyed
67 to the CDD to maintain until Fiscal Year 2024. Additional areas, such as Lake Blanche Drive,
68 need to be added to the Fiscal Year 2024 budget. He reviewed these on Heidt Design's map
69 and, due to discrepancies, Johnson Engineering is working on an updated CAD maintenance
70 map.

71 Discussion ensued regarding human error preparing the Request for Proposals (RFP),
72 actual services LMP provided and billed and the Board deciding on adding areas that will
73 require an addendum.

74 ➤ Page 2, “Wetland maintenance”: Reduce to \$30,000
 75 Regarding the Southern Wildlife payment, Mr. Mazzoni suggested replacing this vendor
 76 as they did not submit a schedule or reports and recently requested a pay increase to offset an
 77 insurance increase.

78 ➤ Page 2: Insert \$1,600 “Wildlife Remediation” line item after “Off-duty traffic patrols”

79 ➤ Page 2, “Mulch”: Reducing the budgeted amount due to possible changes to the
 80 frequency and timing of installation, was discussed.

81 ➤ Page 3, Recreation facilities: Mr. Adams was asked to consolidate pool-related items
 82 into new “Pool operations” line item and consolidate “signage” budget line items.

83 ➤ Page 2, “Pressure washing”: Reduce to \$0.00

84 Ms. Helbak provided a spreadsheet of additional information associated with amenity-
 85 related Fiscal Year 2024 budget line items. She highlighted line item increases, decreases and
 86 adjustments, compared to the Fiscal Year 2023 budget, and explained the reasons for any
 87 changes.

88 Discussion will continue at the upcoming regular meeting about increasing the
 89 contingency amount on Page 3, under Recreation facilities.

90

FOURTH ORDER OF BUSINESS

UPCOMING MEETINGS

92

93 **A. June 14, 2023 at 6:00 PM [Regular Meeting]**

94 **B. July 12, 2023 at 6:00 PM [Regular Meeting]**

95 ○ **QUORUM CHECK**

96

FIFTH ORDER OF BUSINESS

Supervisors’ Requests

98

99 There were no Supervisors’ requests.

100

SIXTH ORDER OF BUSINESS

Adjournment

102

103 There being nothing further to discuss, the workshop adjourned at 5:58 p.m.

104
105
106
107
108
109

Secretary/Assistant Secretary

Chair/Vice Chair

TSR

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

B

DRAFT

**MINUTES OF MEETING
TSR
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the TSR Community Development District held a Regular Meeting on June 14, 2023, at 6:00 p.m., at Cunningham Park, 12131 Rangeland Boulevard, Odessa, Florida 33556.

Present were:

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

Also present were:

Chuck Adams	District Manager
Alyssa Willson (via telephone)	District Counsel
Barry Mazzoni	Operations Manager
Mark Yahn (via telephone)	SunScape Consulting, Inc. (SCI)
Pete Soety (via telephone)	SunScape Consulting, Inc. (SCI)
Rene Hlebak	WTS Starkey Ranch Lifestyle Director
Alex Murphy	WTS Starkey Ranch Operations Director
Scott Carlson & Mike Newsom	Landscape Management Professionals (LMP)

Residents present were:

John Pondel	Nick Urena	Karen Anderson	Abby Enriques
Megan Cody	Matt Mohr	Kristy Abbasciano	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 6:02 p.m.

All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments [3 minutes per person]

Disclaimer: These summary minutes are intended to only highlight the topics discussed, items being considered and actions taken. The audio is available upon request.

41

42 Resident John Pondel expressed frustration with contractors driving through the park
43 and children in the pocket park behind his home leaving debris and damaging his property
44 when retrieving sports balls. He asked if the park was conveyed to the CDD, if the CDD can
45 install garbage cans and signs directing to the entrances and exits and plant trees along the
46 perimeter to deter access onto his property. It was noted that Whitfield Park will not be
47 conveyed to the CDD until Taylor Morrison (TM) completes work; the timing is unknown at this
48 time.

49

50 Resident Karen Anderson voiced her belief that the culvert in Esplanade is not being
51 maintained. Mr. Mazzoni identified Culvert #2B as a wetland mitigation area. He spoke to the
52 resident who erroneously instructed their landscaper to clear the area and advised the resident
53 not to do that. Regarding service, Mr. Adams stated the monitoring program is quarterly for
54 the first five years; he will send the schedule to the Esplanade Board.

55

56 Ms. Anderson asked who fertilizes the areas 20' to the waters' edge. Mr. Adams advised
57 that the CDD treats the common areas and homeowners adjacent to the lakes are expected to
58 mow behind their homes and they can fertilize it, if they wish.

59

60 A resident asked about the fertilization process. Mr. Adams discussed the CDD's set-
61 back protocols, which are in compliance with the Lee County Ordinance regulating use of
62 fertilizers, and Lee County's restriction period.

63

64 Regarding the Ninth Order of Business, resident Nick Urena hopes the Board will
65 consider executing the Agreement with the County related to access to the trail system. Mr.
66 Stalzer stated the delay was to enable new Board Members to inspect the area.

67

68 Golf cart signs and parking concerns were discussed.

69

70 Resident Kristy Abbasciano noted a fireworks display planned on July 1, 2023 on CDD
71 property in Anclove Preserve, which a resident, Matt Mohr, posted on social media. She asked
72 the following about insurance coverage:

73

74 ➤ Will the insurance policy be in effect and cover the fireworks on July 1, 2023?

75

76 ➤ Which insurance carrier issued the policy?

77

78 ➤ What are the coverages and associated limits?

70 ➤ Does the policy explicitly state that it covers damage to adjacent homes and/or personal
71 property should any such damage occur?

72 The Board Members stated that they were not aware of this event nor was it approved
73 but a July 4th event will be discussed later in the meeting. It was noted that the CDD sent a
74 letter to Mr. Mohr advising him that he is not permitted to shoot off fireworks on CDD property
75 because the CDD's insurance carrier will not allow it. No one should violate CDD Rules on CDD
76 property.

77 Ms. Abbasciano asked for a copy of Mr. Mohr's insurance policy. She was advised to
78 email a public records request to Mr. Adams.

79 Ms. Willson stated that a letter advising the resident of the CDD's Rules and Policies
80 prohibiting fireworks was sent and that a certificate of insurance was submitted to the CDD.

81 Resident Megan Cody asked for the pump station on Francoa Drive cleaned up. It was
82 noted that the area has not been conveyed to the CDD. Ms. Cody stated that several light posts
83 in Esplanade are crooked. It was noted these are not CDD lights; therefore, Ms. Cody should
84 contact Duke Energy with her concerns about the light posts outside the gate.

85

86 **THIRD ORDER OF BUSINESS**

87 **Discussion: Starkey Ranch Food and Wine** 88 **Festival**

89 On behalf of resident Chad Engel, creator of the Starkey Ranch Wine Club and who was
90 unable to attend the meeting, resident Abby Enriques distributed and presented the proposal
91 for an Annual Starkey Ranch Wine & Food Festival at Cunningham Park. Ideally, the event
92 would be held this fall or early-winter. She stated that the event is solely for CDD residents,
93 each vendor will provide its liquor license and liability insurance and this is a one-day outdoor
94 event.

95 Discussion ensued about setting precedent for future requests if the Board makes an
96 exception to allow alcohol in the park, this being a for-profit event and things to consider, such
97 as damage to CDD landscaping.

98 Mr. Silber voiced his opinion that this is not an appropriate venue for the event and
99 suggested partnering with Starkey Market or someone else local.

100 A resident suggested proceeding with the outdoor festival but holding the wine tasting
101 in the hall.

102 Ms. Hlebak stated that Mr. Engel revised the proposal after their initial meeting and,
103 based on her experience of past Wine Club events, she does not think there will be a profit.
104 Overall, the consensus was for Mr. Engel to address the Board's concerns and present concrete
105 plans at the next meeting.

106 The Board heard public comments and suggestions about the proposed event.

107 Ms. Willson emailed a memo and a special event use permit to the Board.

108 **▪ Continuation of Public Comments**

109 Resident Matt Mohr reviewed the details of his plan to host an upcoming July 4th
110 fireworks show on CDD property and the insurance policy terms addressing liability, which he
111 emailed to Mr. Adams and the Board. Asked if he is licensed, Mr. Mohr stated he will be
112 working with a licensed vendor.

113 Discussion ensued regarding the CDD's letter to Mr. Mohr advising him to cease and
114 desist from holding such events on CDD property, the CDD's rules against the event and the
115 CDD not condoning the event. Asking Mr. Mohr to obtain a fireworks pyrotechnics license and
116 reviewing criteria with the fire department were discussed.

117 Ms. Willson stated that the CDD's insurance carrier will not pay a claim for damages due
118 to this type of event. She noted that the CDD was not named as an additional insured in the
119 certificate of insurance Mr. Mohr provided.

120 Mr. Mohr discussed his options, including doing nothing, selling his products or lighting
121 the fireworks on non-CDD property. He will work on getting licensed and insured and follow
122 proper protocols.

123 **▪ Consideration of SunScape Consulting, Landscape Management Services Proposal**

124 **This item, previously the Tenth Order of Business, was presented out of order.**

125 Mr. Silber asked for all references to "projects under \$5,000 and projects under
126 \$10,000" to be changed to "\$10,000". Mr. Yahn apologized for the error and agreed to the
127 changes. Ms. Willson encouraged putting this in the CDD's form of Amended Agreement to
128 make sure it is encumbered by all the terms and conditions and termination conditions.

129

130

131

132

133

134

On MOTION by Mr. Stalzer and seconded by Mr. Szelest, with all in favor, the SunScape Consulting Landscape Management Services Addendum to the original contract, as amended to incorporate the requested changes, in a monthly amount of \$5,450, equating to a total annual amount of \$65,400, was approved.

135

136

137

FOURTH ORDER OF BUSINESS**Update: Welcome Center Lease Agreement**

138

139

This item was presented following the Sixth order of Business.

140

141

FIFTH ORDER OF BUSINESS**Continued Discussion: Fiscal Year 2024
Proposed Budget**

142

143

144

This item was presented following Item 15E.

145

146

SIXTH ORDER OF BUSINESS**Update/Consideration of Actions Resulting
from Landscaping Workshop**

147

148

149

As related to the Fiscal Year 2024 budget, Mr. Mazzoni asked if the Board objects to proceeding with Davey Tree Proposal #20004068-1684932403 for arbor care treatments at Huckleberry pond, in the amount of \$900 over a nine-month period, with the option to renew. His Operations Report indicates there is a 50/50 chance of the treatments succeeding.

153

Discussion ensued regarding the history and condition of the tree and the Board's opinion is that treatment is the best course of action since removal costs would exceed the cost of the first treatment.

156

Regarding tree removal costs, Mr. Silber asked if the Board has any objection to speaking with a local company he has worked with to try to extract some of the value.

158

Mr. Mazzoni distributed the Addendum to the LMP contract and stated that certain parcels in Stansil, Whitfield and Albritton Parks required deducting services from the current contract and the Fiscal Year 2023 budget as the areas were not conveyed to the CDD. The Lake Blanche extension and other areas needed to be added to the addendum and to the Fiscal Year

161

162 2024 budget as they were being maintained but were not recorded in the contract or identified
163 on the maintenance map correctly.

164 Mr. Mazzone stated, overall, the changes resulted in the CDD receiving a nearly \$49,000
165 credit on the June invoice; the addendum indicates in total the combined first invoice going
166 from the \$142,594 contract price to \$134,353.25. When the additional parcels will come online
167 is unknown; it will be discussed further in the Operations Report.

168 Mr. Silber asked for the Board to be given more time to review items like this, well in
169 advance of making a decision.

170 Discussion ensued regarding the items discussed at the workshop, an updated map,
171 receipt of the addendum and conveyance delays.

172 Mr. Stalzer echoed Mr. Silber's request to have more time to review items in advance of
173 meetings.

174

175 **On MOTION by Mr. Stalzer and seconded by Ms. Comella, with all in favor,**
176 **Landscape Management Professional Addendum to the Landscape**
177 **Maintenance Services Agreement, to include parcels in Stansil Park, Whitfield**
178 **Park and Albritton Park, Lake Blanche extension, as presented, was approved.**

179

180

181 Mr. Stalzer asked who maintains the Creative World property on Long Spur. Mr.
182 Mazzone did not know but will research it. Mr. Stalzer provide photographs to Mr. Mazzone.

183 **▪ Update: Welcome Center Lease Agreement**

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

185 Mr. Adams stated that additional progress was made and the CDD received another free
186 month.

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

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

189 Mr. Stalzer recalled deferring this item at the last meeting to allow the Board Members
190 time to inspect the CDD access points to the trail system. He is in favor of the request if the
191 County locks the access to the trails.

192 Ms. Comella is also in favor.

193 Mr. Szelest asked about the status of the request to not publish the CDD access points
194 on informational maps and brochures. Ms. Willson spoke to the entities and stated the access
195 points will likely be published on the informational maps.

196

197 **On MOTION by Mr. Stalzer and seconded by Mr. Silber, with all in favor,**
198 **providing written documentation to the County and Southwest Florida Water**
199 **Management District (SWFWMD) allowing the public to utilize certain CDD**
200 **access points to the Starkey Wilderness Park Multi-Use and Bike Trails system,**
201 **was approved.**

202

203

204 Ms. Willson will advise the County of the Board's decision.

205

206 **SEVENTH ORDER OF BUSINESS**

Consideration of Trail/Hunting Cameras in
the Community Garden
<https://a.co/d/bxuPgV0>

207

208

209

210 Ms. Hlebak stated that Mr. Deenihan asked for this item to be on the agenda. She
211 distributed a proposal and discussed camera options and costs associated with securing access
212 to the garden; if approved, the costs will be split with the Garden Club. Three CDD-approved
213 locksmiths refused to modify the current locking mechanism or install locks like the ones on the
214 bathrooms.

215 A resident discussed losing and replacing a Garden Club member due a recent theft;
216 now there are only four members in the Garden Club. She discussed goals, including a farmer's
217 market, holding community events like the wine festival and unripened vegetables being
218 pulled.

219 Mr. Deenihan voiced his opinion that the cost to install trail cameras to capture what is
220 happening is nominal.

221 Discussion ensued regarding a suggestion to install a decoy or cellular camera,
222 constraints of cellular cameras, installing a combination lock for over-night hours, the CDD
223 donating funds in Fiscal Year 2023 and a request for the Garden Club to develop and present a
224 budget for consideration with the Fiscal Year 2024 budget.

225 Mr. Deenihan withdrew this item from the agenda.

226 Mr. Silber expressed his opinion that the garden should be considered an amenity and
227 the CDD should fund it.

228 Ms. Hlebak recalled that a former Garden Club member removed landscaping installed
229 by WTS Starkey and the CDD without obtaining approval. In her opinion, her department and
230 the Garden Club must be of the same understanding, going forward. She will email WTS
231 Starkey's Club guidelines to the Garden Club.

232

233 **EIGHTH ORDER OF BUSINESS**

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

234

235

236

237 Mr. Mazzone stated he emailed a proposal of approximately \$2,000 to repair damaged
238 CDD property to Ms. Willson to include with the letter to the homeowner.

239 Ms. Willson discussed the terms in the letter and, upon proof of delivery, the
240 homeowner will have 10 days to advise Mr. Adams of the repair option chosen.

241 This item will remain on the agenda.

242 **The meeting recessed at 7:54 p.m. and reconvened at 8:03 p.m.**

243 **▪ Roll Call**

244 Mr. Adams called the meeting back to order at 8:03 p.m. All Supervisors were present.

245

246 **NINTH ORDER OF BUSINESS**

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

247

248

249 This item was presented following the Sixth Order of Business.

250

251 **TENTH ORDER OF BUSINESS**

**Consideration of SunScape Consulting,
Landscape Management Services Proposal**

252

253

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

255

256 **ELEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Reports
as of April 30, 2023**

257

258

259 Mr. Adams distributed and presented the Due to Developer Analysis Summary depicting
260 the shared commercial property assessments from Fiscal Year 2018 through June 25, 2020,
261 which was prepared when WHA synced the prior District Manager's files. The CDD owes WSTSR
262 due to an overpayment that covered MI Homes' shortfall due to non-payment.

263 Mr. Adams and Ms. Willson reviewed the options. The consensus was to take no action
264 at this time.

265 Mr. Adams will verify that the 2021 Homes by West Bay payment offsets the amount
266 due from the Estate Homes and will review the Commercial Shared Costs July 31, 2022 balance
267 sheet.

268 The financials were accepted.

269

270 **TWELFTH ORDER OF BUSINESS**

**Approval of May 10, 2023 Regular Meeting
Minutes**

271

272

273 Mr. Stalzer voiced his opinion that the summary minutes should contain more
274 discussion of what is happening, rather than being summary. Mr. Adams will ask the
275 Transcription Department to add a little more content, going forward.

276 Mr. Adams presented the May 10, 2023 Regular Meeting Minutes. The following
277 changes were made:

278 Line 40: Change "Alcove" to "Anclove"

279 Line 51: Change "Ms. Comella" to "Mr. Stalzer" and "Mr. Stalzer" to "Ms. Comella"

280 Line 65: Change "heard" to "had"

281 Line 139: Change "Ventanutti" to "Vattikuti"

282 Line 159 through 160: Change "He was asked to correct data on the definition page" to
283 "Mr. Stalzer requested that Mr. Adams correct data on the budget line definition pages and
284 should also make corrections to some of the data presented on the 2024 debt service pages."

285 Line 189: Replace first sentence with "Mr. Stalzer expressed frustration about not
286 correcting the shared commercial property on a timely basis and the CDD has been carrying
287 what appears to be uncollected receivables and old payables on the balance sheet for more
288 than three years."

289 Line 217: Insert "times" after "four"

290 Referring to line 242, Mr. Stalzer asked why the CDD District Engineer, not the landscape
291 crew, needs to be involved to mitigate the line-of-sight issues on Long Spur. Mr. Adams stated
292 that the area was conveyed to the County on June 1, 2023. Mr. Silber stated the issue is related
293 more to parking. Mr. Stalzer voiced his opinion that the tree blocking the stop sign needs to be
294 trimmed.

295

296 **On MOTION by Mr. Szelest and seconded by Mr. Stalzer, with Mr. Szelest, Mr.**
297 **Stalzer, Ms. Comella and Mr. Deenihan in favor and Mr. Silber dissenting, the**
298 **May 10, 2023 Regular Meeting Minutes, as amended, were approved. [Motion**
299 **passed 4-1]**

300

301

302 **THIRTEENTH ORDER OF BUSINESS**

Action & Completed Items

303

304 Mr. Stalzer asked if the CDD received Kimley Horn's analysis of the bridge. Mr. Adams
305 will email the Report to him.

306 Items 16, 17 and 20 were completed.

307 Item 2: Regarding landscaping the yard, Mr. Mazzoni provided the proposal to Ms.
308 Willson this morning. Mr. Call has the last proposed layout to complete.

309 Item 5: Bill is working with the County on a list of roads to be conveyed. Those with
310 line-of-sight issues were conveyed to the County on June 1, 2023. Mr. Adams will check the
311 status.

312 Item 13: Mr. Stalzer questioned if a reserve study is worthwhile, as he believes other
313 CDDs indicated that it is not as valuable to a CDD as it is to an HOA. Mr. Silber suggested doing
314 it themselves. Several Board Members agreed. Ms. Comella mentioned designating savings to
315 purchase the Welcome Center or construct a building on CDD property. She thinks the Board
316 should develop a plan. Mr. Silber expressed his opinion that it is easy for the CDD to obtain a
317 loan.

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

319

320 **FOURTEENTH ORDER OF BUSINESS**

Staff Reports

321

322 **A. District Counsel: Kutak Rock, LLP**323 **B. District Engineer: Johnson Engineering, Inc.**324 **C. District Manager: Wrathell, Hunt and Associates, LLC**325 • **NEXT MEETING DATE: July 12, 2023 at 6:00 PM**326 ○ **QUORUM CHECK**

327 There were no District Counsel, District Engineer or District Manager reports.

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

329 The Monthly Summary Report was included for informational purposes.

330 Asked about the feedback on the new email, Ms. Hlebak replied that it is great. Ms.

331 Murphy agreed. The link is posted in the parks and on the website. The Developer owns and

332 funds the WTS email.

333 Mr. Szelest and Mr. Silber think there are not enough chairs at the pools. As they are set

334 up based on capacity, Ms. Hlebak she will check the permit and obtain proposals if more chairs

335 are needed.

336 Mr. Szelest asked if WTS Staff is facilitating the group and private pool lessons. Ms.

337 Hlebak replied affirmatively.

338 **I. Consideration of Grand Effects, Quote No. SQ7590 for Fire Pit Replacement**339 **Parts**

340 Ms. Hlebak presented Grand Effects Quote No. SQ7590 for a fire pit, which is less than

341 the cost to repair the existing one. They will need to build a cover to keep it out of the

342 elements, which will extend the expected life span. Regarding resident interest, Ms. Hlebak

343 voiced her opinion that it will be used more once it is fully operational.

344

On MOTION by Mr. Silber and seconded by Mr. Stalzer, with all in favor, Grand Effects Quote No. SQ7590 for purchase of fire pit, in the amount of \$2,432, was approved.

348

349

350 **Ms. Comella left the meeting at 8:46 p.m.**351 **E. Operations Manager: Wrathell, Hunt and Associates, LLC**

352 The Monthly Field Operations Report was included for informational purposes.

353 Mr. Mazzoni discussed the following:

354 ➤ LMP asked for Jimmy's after-hours telephone number for irrigation emergencies
355 removed from the CDD website. Mr. Hawkins' telephone number will remain on the website.

356 ➤ SOLitude collected and sent the water samples from the Esplanade ponds for testing.

357 ➤ End Caps: A West Bay Homes representative is obtaining approval to repair the turf loss
358 Mr. Soety and Gary mentioned at the workshop.

359 West Bay Homes will continue maintaining and monitoring the other repair project that
360 was done after Frontier completed its repairs, until it is conveyed to the CDD.

361 ➤ Parcel Turnover Notice: Over a four-year time, the Developer for Parcel E has failed to
362 complete the work per the landscape/irrigation plans thereby delaying turnover to the CDD for
363 maintenance.

364 Mr. Mazzoni asked Ms. Willson if there is any legal recourse to compel the builder to
365 complete the work within a certain time for a successful turnover, as home building is nearing
366 completion.

367 Ms. Willson stated that, unless a Completion Agreement is in place, the CDD is limited in
368 demanding completion of the work within a certain time. She suggested preparing a letter
369 putting the builders on notice that these are continuing deficiencies and that the CDD is not
370 accepting the property for maintenance until these items are addressed.

371 Instead of Ms. Willson preparing the letter, Mr. Silber provided verbiage for Mr.
372 Mazzoni to include in letters to the appropriate builder. Mr. Mazzoni will have Mr. Soety and
373 Mr. Yahn take the lead in identifying the parcels and deficiencies.

374 Mr. Silber asked for a map identifying parcels that have and have not been conveyed to
375 the CDD for the next meeting.

376 ➤ Heart Pine Avenue Bridge Project: Mr. Silber will execute the right-of-way permit
377 application after the meeting. Pasco County will approve the plan.

378 ➤ Pond Maintenance: Six areas were staked off with caution tape. Obtaining proposals is
379 underway and the homebuilder might agree to incur these costs.

380 Mr. Stalzer asked about the Whitfield Park drain. Mr. Mazzoni stated LMP is working on
381 the proposal for this area and the Monroe Commons drain. He will include these in his notes for
382 the July meeting since he will not be present.

383 ➤ Frontier Project: The assessment of damages is expected to begin within the next week;
384 Mr. Hawkins will take the lead. The final report is due mid to late-July.

385 Regarding the assessment fee, LMP will factor it into the repair cost. Frontier led the
386 CDD along, did not respond to the CDD's letter and then disappeared.

387 ➤ Landscape Map: The CDD must re-create a landscape map as Heidt Designs sent it in
388 PDF form.

389 ▪ **Continued Discussion: Fiscal Year 2024 Proposed Budget**

390 **This item, previously the Fifth Order of Business, was presented out of order.**

391 Mr. Adams stated the expenditures new total for Fiscal Year 2024 is \$4,728,270, which is
392 about \$30,000 less than Fiscal Year 2023.

393 Mr. Szelest stated he is not in favor of raising assessments, as he believes assessments
394 increased 17% last year.

395 Mr. Stalzer reviewed his personal calculations that he believes would result in excess
396 fund balance, which is comprised of reductions of \$300,000 in landscaping, \$40,000 in Amenity
397 Management, \$52,500 savings in rent and \$12,000 savings in utilities.

398 With the percentage of fund balance expected to exceed the suggested criteria, the
399 consensus was to use fund balance to offset the proposed assessment increase and keep
400 assessments the same as in Fiscal Year 2023 and avoid the requirement to send Truth in Millage
401 (TRIM) notices.

402 This item will remain on the agenda.

403

404 **FIFTEENTH ORDER OF BUSINESS**

Supervisors' Requests

405

406 Mr. Stalzer asked for Management to strive to post the agenda package on the CDD
407 website seven days prior to the meeting date. He asked for meetings to start with the pledge of
408 allegiance. The Board Members were in agreement.

409 Mr. Silber asked about the Fiscal Year 2024 Meeting Schedule. It was noted that
410 meetings will be on the second Wednesday of the month at 6:00 p.m., at Cunningham Park,
411 12131 Rangeland Boulevard, Odessa, Florida 33556.

412 Mr. Silber asked if another budget workshop is necessary. The response was no, unless
413 there is something to consider related to the landscape and irrigation items discussed at the
414 Landscape Workshop. Mr. Mazzoni stated he expects to have information for the Board by the
415 end of June.

416 Ms. Hlebak asked Mr. Adams if the community garden will be a line item in the Fiscal
417 Year 2024 budget. She wants to add automated external defibrillators (AED) at Cunningham
418 and the pools to the Fiscal Year 2024 budget.

419 Mr. Silber had no objection to AEDs and asked how it might affect the CDD's liability.

420 Ms. Willson stated this must to be researched with the CDD's insurance carrier.

421 Asked about cost Ms. Hlebak stated it would be a couple hundred dollars a year, as the
422 AEDs must be checked annually the cost is about \$1,600 to \$1,700 to replace them.

423

424 **SIXTEENTH ORDER OF BUSINESS**

Adjournment

425

426

427 **On MOTION by Mr. Silber and seconded by Mr. Stalzer, with all in favor, the**
428 **meeting adjourned at 9:30 p.m.**

429

430

431

432

433

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

434
435
436
437
438
439

Secretary/Assistant Secretary

Chair/Vice Chair

TSR

COMMUNITY DEVELOPMENT DISTRICT

**ACTION &
COMPLETED
ITEMS**

**TSR CDD
ACTION & COMPLETED ITEMS LIST
06.14.23 FOR 07.12.23 MEETING**

#	MTG DATE ADDED	ACTION/ AGENDA	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY DONE BEFORE NXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
1	08.10.22	ACTION	Mr. Chang: Research Long Spur & other Village I areas & determine what areas the County & CDD should each be maintaining.	X			
2	03.08.23	ACTION	Ms. Willson: Prep Letter Agrmt w/ Wheelock re: landscape yard & CDD to reimburse Developer \$3,500 at time of title transfer of the property.			X	
3	03.08.23	ACTION/ AGENDA	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	ACTION	Mr. Call/Mr. Mazzoni/Mr. Chang: Create list of roads still under the CDD, transferred roads & roads that still need to be transferred to the County. 06.14.23 Mr. Mazzoni: Check with Mr. Chang on status.	X			
5	03.08.23	ACTION	Mr. Hlebak: Obtain & present proposals to extend warranty on park playground equipment.			X after 06.14.23 mtg	
6	04.12.23	ACTION	Ms. Hlebak: Assist Garden Club w/budgeting, donations, events. 05.10.23 Garden Club to submit budget to Ms. Hlebak by June.			X after 06.14.23 mtg	
7	04.12.23	ACTION	Ms. Hlebak: Assist with Community Cleanup Day.			X after 06.14.23 mtg	
8	04.12.23	ACTION	Ms. Willson: Address school crosswalk individually.	X			
9	04.12.23	ACTION	Ms. Hlebak: Prep proposed park usage guidelines for organized groups. Not possible as she cannot stick to Policies/Guidelines.			X after 06.14.23 mtg	
10	05.10.23	ACTION	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		X	
11	05.10.23	ACTION	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			
12	05.10.23	ACTION	Ms. Hlebak & Mr. Adams: Determine projected playground replacement costs for new playground equipment replacement FY 2024 budget line item.	X			

**TSR CDD
ACTION & COMPLETED ITEMS LIST
06.14.23 FOR 07.12.23 MEETING**

#	MTG DATE ADDED	ACTION/ AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY DONE BEFORE NXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
1	04.13.22	ACTION	Ms. Willson: Send pond deed docs to TM. 05.11.22 Staff: Obtain deeds. Mr. Call/Ms. Willson: Work to transfer preserve & roadside swale to CDD & grant easement Esplanade HOA to maintain road/ keep invasives out of preserve. 11.29.22 All done except one deed.			X	02.08.23
2	06.08.22	ACTION	Ms. Hlebak: Research other materials to replace the crushed shells around the pool at Witfield Park.			X	02.08.23
3	08.10.22	ACTION	Mr. Adams: Email Mr. Spears' LOS report to DTE and arrange community-wide LOS evaluations of all intersections.			X	02.08.23
4	08.10.22	ACTION	Mr. Soety: Obtain & present more proposals for Albritton Park.			X	02.08.23
5	10.12.22	ACTION	Mr. Adams/Ms. Willson: Prep letter to WestBay re DTE proposal and timeline of incident.			X	02.08.23
6	11.29.22	ACTION	Mr. Mazzone: Notify on-site staff Heart Pine Ave Bridge project dates.			X	02.08.23
7	11.29.22	ACTION	Ms. Willson: Prep standard Agreement with Standard Bridge Pavers.			X	02.08.23
8	01.11.23	ACTION	POA Staff: Send E-blast notice of vacant Board seat.			X	02.08.23
9	01.11.23	ACTION	Mr. Adams: Ensure LMP's new after-hour contact info is on CDD website.			X	02.08.23
10	01.11.23	BOTH	Mr. Soety: Negotiate the Cunningham Park invoices with Davey Tree, consolidate all Cunningham Park proposals and add to the priority list.			X	02.08.23
11	01.11.23	BOTH	WHA/WTS: Obtain preliminary information for long term options, build or expand Cunningham Park, Rent or purchase facility off site, implement a long-term lease on the Welcome Center.			X	02.08.23
12	01.11.23	ACTION	Mr. Adams/Staff: Prep timeline. Ms. Willson: Send demand letter to WestBay re DTE proposal & incorporate timeline & attach e-mail chain. Mr. Call: Research if CDD can use held-back funds to complete project.			X	02.08.23
13	01.11.23	BOTH	Board: Complete & return Engineering RFQ criteria/rankings to review and award contract at the next meeting.			X	02.08.23
14	01.11.23	BOTH	SCI: Present prioritized landscaping projects list & supporting invoice at the next meeting and a similar list for Fiscal Year 2024 budget.			X	02.08.23
15	11.29.22	ACTION	Ms. Willson: Prep License Agreement for Developer to complete additional improvements.			X	03.08.23

**TSR CDD
ACTION & COMPLETED ITEMS LIST
06.14.23 FOR 07.12.23 MEETING**

#	MTG DATE ADDED	ACTION/ AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY DONE BEFORE NXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
16	01.11.23	BOTH	Ms. Willson: Email Developer's draft Welcome Center lease to the Board.			X	03.08.23
17	01.11.23	BOTH	Ms. Willson: Send sample Welcome Center lease to Board to discuss at nxt mtg. Mr. Call: Get Developer's best, final lease terms & present at nxt mtg. 02.08.23 Mr. Silber & Ms. Willson: Work on negotiating extending lease and clarify maintenance items with the Developer.			X	03.08.23
18	01.11.23	ACTION	Mr. Adams: Research Financials items-report findings at nxt mtg. 02.08.23 Email findings to the Board.			X	03.08.23
19	01.11.23	ACTION	Mr. Adams: Ensure Oct minutes are posted on CDD website. 02.08.23 Have approved minutes posted on website w/in 1 week approval.			X	03.08.23
20	01.11.23	BOTH	Mr. Deenihan: Present info on process to transition to in-house pressure washing. 02.08.23 Mr. Mazzoni: Work w/ Riptide to confirm contract includes all CDD property in common areas & trails, curbs and gutters.			X	03.08.23
21	01.11.23	ACTION	Ms. Willson: Ask insurance carrier about resident's fireworks event & passive use of CDD property without Board consent & the Boards liability concerns. Give update at next meeting. 02.08.23 Send letter to the resident indicating the CDD does not consent to his fireworks activity.			X	03.08.23
22	01.11.23	BOTH	Mr. Mazzoni: Discuss other options with LMP to maintain areas abutting Woods Rider Loop, to address access and bottleneck issues. 02.08.23 LMP to correct name in Addendum #1 to TSR CDD.			X	03.08.23
23	02.08.23	ACTION	Ms. Willson: Send termination notice to Hedit Design, LLC and finalize Professional Services Agreement with Johnson Engineering, Inc.			X	03.08.23
24	02.08.23	ACTION	Mr. Adams: Ask FHP to initiate off-duty patrol.			X	03.08.23
25	02.08.23	ACTION	Ms. Willson: Review & ensure Fairy Dust Housekeepers' insurance coverage is sufficient before preparing contract & sending termination letter to Trinity Housekeeping Corp.			X	03.08.23
26	02.08.23	ACTION	Mr. Adams: Ensure irrigation after-hours contact info is on CDD website.			X	03.08.23
27	03.08.23	ACTION	Mr. Deenihan: Email photo of area to Mr. Mazzoni, to confirm if line of sight issue was already addressed.			X	04.12.23
28	03.08.23	ACTION	District Manager/District Counsel: Work out auto insurance requirement before scheduling hog hunt.			X	04.12.23
29	03.08.23	ACTION	Mr. Silber: Email router info to Ms. Hlebak to order.			X	04.12.23

TSR

COMMUNITY DEVELOPMENT DISTRICT

STAFF

REPORTS

C

TSR COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE

LOCATION

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

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

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

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

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

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

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

	Fiscal Year 2022			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>

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

TSR

COMMUNITY DEVELOPMENT DISTRICT

**STAFF
REPORTS
D**

Monthly Summary Report

June, 2023

Submitted by:

Renee Hlebak, Starkey Ranch Lifestyle Director

Iliana Santiago, Starkey Ranch Lifestyle Coordinator

Alex Murphy, Operations Director



JUNE PROGRAM HIGHLIGHTS

PROGRAM	CATEGORY
Treats on the Street	Family Social
Pops at the Pool	Family Social
Vaxonsite	Health/Educational
World on a Budget	Financial Wellness
Father's Day Celebration	Family Social
Little Mini Wednesday	Kids Social
Kid's Night Out	Kids Social
Drink This, Make That	Adult Social
Yoga in the Park	Fitness
Cultured Canines	Pet Social/Educational
Little Mini Wednesdays	Parent & Child
Peak Boot Camp	Fitness
Food Truck Fridays	Family Social
Kona Ice at the Pools	Family Social
Yoga	Fitness
Peak Summer Camp	Kids Social
I9 Sports Camp	Kids Social



Treats
on the street

Come and Enjoy some delicious sweet treats at our FIRST EVER Treats on The Street! The Lifestyle Team is sure your family will find something yummy!

Vendors On-Site will be:

- Kona Ice
- The Hot Puff
- ChicaBoo Acai
- Glorious Pies (CANCELLED)

12:00 - 3:00 pm
Saturday, June 3rd | Welcome Center



FREE ICE POPS.. I THINK YES!
WHILE SUPPLIES LAST

POPS AT THE POOL

Whitfield Pool
June 5th, 2023 | 11 AM - 1 PM



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

JUNE AMENITY RENTALS

AMENITY LOCATION	FREQUENCY	REVENUE
Cunningham Hall	6 Days /30 Hours	\$1500
Whitfield Park Pavilion	6 Days/26 Hours	\$390
Homestead Park Pavilion	5 Days/20 Hours	\$300
Albritton Park Pavilion	4 Days/16 Hours	\$240
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 UPS & DOWNS



FACILITY OPERATIONS & MAINTENANCE

ITEM	STATUS	CONCLUSION
Homestead Park Slide Net	Completed	Installed
Splash Pad Repairs	In Progress	2nd round pending supply arrival.
Replaced Damaged Pool Safety Equipment	Completed	Ordered, repaired & replaced damaged poles, nets and safety equipment at Whitfield & Homestead Park Pools.
Pool Umbrellas	Completed	Installed and already have one that need repaired.
Whitfield Park Fire Pit	In Progress	Parts arrived, waiting on cover before install.
Replaced Bollards on Rangeland Blvd	Completed	Added two more and replaced broken bollards on cross walk hit and damaged by carts & motorized vehicles.
Cracked Window at Cunningham Hall	In Progress	Window ordered and waiting for arrival and install.
Garden Lock and Bathroom Code Change	Completed	Added combination lock and changed code for the bathrooms at Cunningham Park. New code was sent out to residents at the time of change.
Whitfield Park Pool Handrail	Completed	Repaired and Secured.
Auto Filler & Extra Pool Sign	In Progress	Working with pool builder at Albritton Park to replace part under warranty & adding a 2 nd Pool Rules Sign per the Health Department.
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.

JULY PROGRAM FORECAST

PROGRAM	DATE
4 th of July Bike Parade	July 4 th
4 th of July Golf Cart Parade	July 4 th
Vaxonsite	July 5 th
One Blood Bus	July 8 th
Day at the Lake	July 13 th
Pokémon Trade Night	July 20 th
Drink This, Make That	July 26 th
Kid's Night Out	July 14 th & July 28 th
Food Truck Friday	Every Friday
Kona Ice	Every Saturday
Peak Kid's Camp	July 3 rd - 7 th & July 17 th - 21 st
I9 Sports Camp	July 10 th - 14 th
Yoga	Every Monday
Peak Personal Training	Based on Resident Request
Group & Private Swim Lessons	All Month/Any Day or Time Pools are Open



THANK YOU.



POB 88
Russellville, AL 35653

Phone: 866.765.6726
Fax: 267.295.6150

Created Date 7/5/2023
Quote Number 00080560

Prepared By Tammy Camp
Email tacamp@lcfurn.com

Contact Name Renee Gillooly-Hlebak
Phone (813) 925-9777


Email renee@starkeyranch.com

Bill To Name Starkey Ranch
Bill To 2500 Heart Pine Avenue
Odessa, FL 33556

Ship To Name Starkey Ranch
Ship To 2500 Heart Pine Avenue
Odessa, FL 33556

Management Company Starkey Ranch

Ship via Preferred Carrier

ProductImage	Product	Product description	Customization Summary	Quantity	Sales Price	Total Price
	3908S	Urban Loft Sling Chaise Lounge	Finish: Platinum FABRIC SLING: Cane Wicker Aluminum	15.00	\$395.85	\$5,937.75

Subtotal \$5,937.75
Order Freight \$505.00
Fuel Surcharge \$59.38
Order Total \$6,502.13

Quote acceptance Information

Approved By: _____

Approval Date: _____

Terms and Conditions

- *All furniture remains the property of Leisure Creations until the invoice is paid in full.
- *The consignee is responsible for unloading and inspection of all deliveries and must note damage on the freight bill. Furniture will not be replaced if the damage is not noted on the freight bill.
- *Interest 1.5% per month on all invoices over 30 days.
- *Shipping choices F.O.B origin or F.O.B. destination.
- *Returns require a 50% restocking fee plus the freight costs.

POB 88
Russellville, AL 35653

Phone: 866.765.6726
Fax: 267.295.6150

Created Date 7/5/2023
Quote Number 00080561

Prepared By Tammy Camp
Email tacamp@lcfurn.com

Contact Name Renee Gillooly-Hlebak
Phone (813) 925-9777


Email renee@starkeyranch.com

Bill To Name Starkey Ranch
Bill To 2500 Heart Pine Avenue
Odessa, FL 33556

Ship To Name Starkey Ranch
Ship To 2500 Heart Pine Avenue
Odessa, FL 33556

Management Company Starkey Ranch

Ship via Preferred Carrier

ProductImage	Product	Product description	Customization Summary	Quantity	Sales Price	Total Price
	3908S	Urban Loft Sling Chaise Lounge	Finish: Platinum FABRIC SLING: Cane Wicker Aluminum	30.00	\$395.85	\$11,875.50

Subtotal \$11,875.50
Order Freight \$1,010.00
Fuel Surcharge \$118.76
Order Total \$13,004.26

Quote acceptance Information

Approved By: _____

Approval Date: _____

Terms and Conditions

- *All furniture remains the property of Leisure Creations until the invoice is paid in full.
- *The consignee is responsible for unloading and inspection of all deliveries and must note damage on the freight bill. Furniture will not be replaced if the damage is not noted on the freight bill.
- *Interest 1.5% per month on all invoices over 30 days.
- *Shipping choices F.O.B origin or F.O.B. destination.
- *Returns require a 50% restocking fee plus the freight costs.

POB 88
Russellville, AL 35653

Phone: 866.765.6726
Fax: 267.295.6150

Created Date 7/5/2023
Quote Number 00080564

Prepared By Tammy Camp
Email tacamp@lcfurn.com

Contact Name Renee Gillooly-Hlebak
Phone (813) 925-9777



Email renee@starkeyranch.com

Bill To Name Starkey Ranch
Bill To 2500 Heart Pine Avenue
Odessa, FL 33556

Ship To Name Starkey Ranch
Ship To 2500 Heart Pine Avenue
Odessa, FL 33556

Management Company Starkey Ranch

Ship via Preferred Carrier

ProductImage	Product	Product description	Customization Summary	Quantity	Sales Price	Total Price
	18936	Premium Pedestal Base (With 36" Top Option) (24" D Base) 2332700	Finish: Platinum 36" Table Top Option: Slat	3.00	\$553.43	\$1,660.29
	2003	Cantina Dining Chair w/solid pattern seat & back	Finish: Cardinal Red	12.00	\$120.43	\$1,445.16

Subtotal \$3,105.45
Order Freight \$264.00
Fuel Surcharge \$31.05
Order Total \$3,400.50

Quote acceptance Information

Approved By: _____

Approval Date: _____

Terms and Conditions

- *All furniture remains the property of Leisure Creations until the invoice is paid in full.
- *The consignee is responsible for unloading and inspection of all deliveries and must note damage on the freight bill. Furniture will not be replaced if the damage is not noted on the freight bill.
- *Interest 1.5% per month on all invoices over 30 days.
- *Shipping choices F.O.B origin or F.O.B. destination.
- *Returns require a 50% restocking fee plus the freight costs.

TSR

COMMUNITY DEVELOPMENT DISTRICT

**STAFF
REPORTS
E**



Wrathell, Hunt and Associates, LLC

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

JULY 12TH MEETING: I will be unavailable from July 8th through July 16th. As the monthly Board of Supervisors meeting will occur during this period, supervisors are invited to ask any questions they have, individually by email, during the week prior to the meeting. As previously agreed, I am sending several landscaping documents to the board the week of June 26th to give them more time to review them in advance of the meeting.

BRIDGES/ ROADWAYS/ SIDEWALKS:

- ***French Drains Monroe Commons/ Whitfield:*** LMP has submitted a proposal to address the standing water along the sidewalks in these three areas and the proposal has been placed on the agenda. ***Field Operations requests that the board approve the proposal to address these concerns, so these projects can be scheduled.***
- ***Sidewalk Cleaning:*** The vendor has completed the sidewalk cleaning. I have reviewed the map provided and spoken with several of our other partners regarding the areas completed. I did not find any deficiencies and proceeded with submitting the invoice for payment.
- ***Sidewalk Repairs:*** There are only a few remaining sidewalk issues, which mostly consist of grinding. These areas are currently within construction zones at the front of Heart Pine Ave. Additionally, we have some asphalt holes along the sides of the walking trail adjacent to Esplanade that I understand have existed since its original construction. This project is currently on hold as we address the many pond bank erosion concerns that cropped up after the heavy rains.
- ***Heart Pine Avenue Bridge Project:*** Heather from Standard Brick Pavers is currently working with Johnson Engineering and Pasco County to secure the ROW permits for the bridge project. We anticipate that we will have secured these permits soon to complete the work.
- ***Rangeland Bridge Project:*** The chair has executed the proposal for the wooden bridge. The next scheduled work is to begin in July.
- ***Basket repairs:*** We have an additional gabion basket at the corner of Rangeland and Gunn Highway that needs repair. It appears to have been hit by a truck. Before it is repaired, we are going to ask the vendor to push it back away from the road to hopefully avoid it being hit again in the future.
- ***Street Signs:*** There are several street signs that were knocked down during a recent storm. I have submitted the request for these to be repaired.
- ***Lake Balance Pond Signs:*** I received a supervisor request to obtain quotes for signage for the large pond along Lake Blanche. I am enclosing the proposal for the board's consideration. The language on the proposed sign is consistent with the language that is presently featured on the signs around huckleberry pond, with the addition of “no watercraft”. According to several Esplanade residents, there have been individuals launching watercraft on this pond, in violation of district policies.



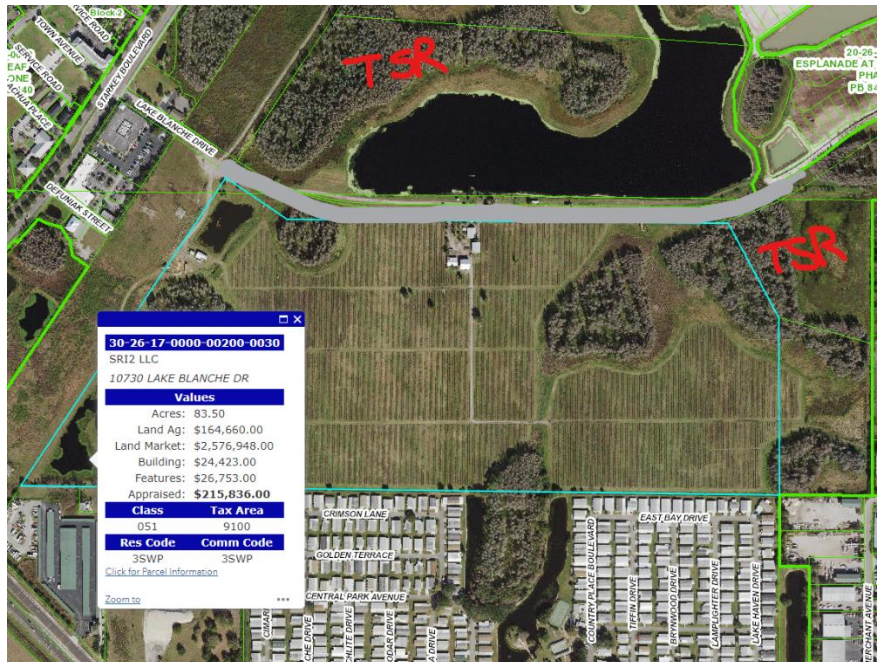
LANDSCAPING:

- **LMP MQI Report:** In addition to the report created by Sunscape Consulting, I was advised that LMP has an internal report that measures the quality of service provided in the district. I am sharing a copy of this report with the board for their review. [See Pages 5-9](#)
- **Parcel Turnover Report:** As per the board's request, I have met with LMP and Sunscape consulting to assemble a document listing the open parcels that have yet to be turned over to the District, along with a rough estimate of how many years this parcel has been waiting for turnover. Should the board have specific questions, Pete Soety of Sunscape consulting can provide additional information. [See Page 10](#)
- **West Bay Homes Landscaping Damage at Endcap / Sod Resolution:** I recently sent information to the leadership of West Bay Homes regarding the damaged endcap and the entry sod. They said that they would review the report and get back to us. I have no further updates at this time.
- **Albritton Park / Irrigation Update:** There has been some improvement in the grass in the dog park, but LMP has submitted a proposal for its replacement. The Developer's vendor has completed most of the irrigation revision work in the common areas of the park. The remaining work to be done centers around the Netafim lines. Sunscape Consulting and I are following up to see when this work will be completed.

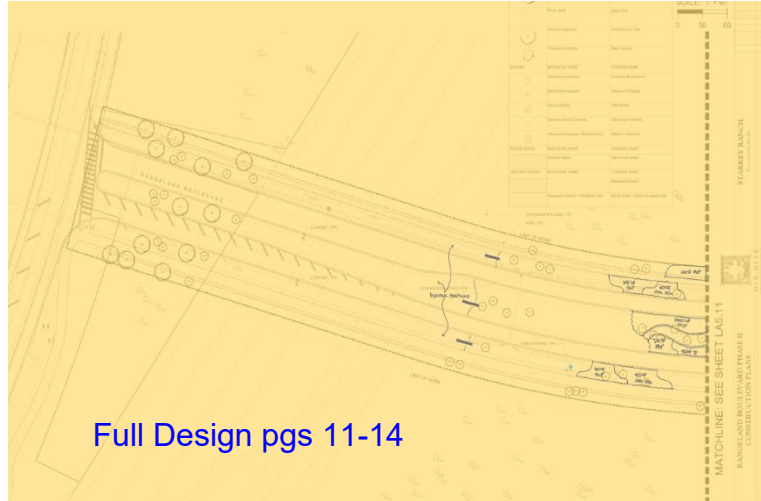
FYI - LMP will be replacing a dead sabal palm in the center of the pool area.

- **Pine Straw:** Sunscape Consulting has recommended that the board consider changing the timeline for installation of the plant bed dressing, which is currently pine straw. We have been told to expect a significant increase in the cost of pine products, which may affect our budget of 4 pine straw in the 2023-2024 fiscal year. We may need to mix in another pine product with the pine straw or consider alternate bed dressings. Sunscape Consulting has also suggested that we move the mulching of the beds to February, on an annual basis. Mark Yahn of Sunscape Consulting can provide the board with more feedback on these recommendations.
- **Lake Blanche Mowing / Maintenance:** I received a forwarded e-mail from the developer, sent from Trey Starkey, regarding the balance of the mowing of Lake Blanche, specifically the right of way in front of the blueberry farms. It was suggested that TSR CDD was expected to maintain all of Lake Blanche and not just the areas that we recently added to the landscaping maintenance contract. I disagree with this assessment.

As the current maintenance of Lake Blanche was shared with the county and approved by the board, I'm requesting Mr. Starkey provide any documentation or agreement that shows that TSR CDD has any responsibility to maintain the balance of Lake Blanche. If there is any further information that comes of this situation, I will share it with the board.



- **Rangeland West Preliminary Design:** Mark Yahn of Sunscape Consulting has been corresponding with Dix-Hite regarding some potential designs to improve the look of Rangeland West with a mix of plants, rather than just adding sod. If the board is interested in pursuing this option, please advise Sunscape Consulting and they will work with Dix-Hite and others to put together pricing proposals for this area.



Full Design pgs 11-14

- **Irrigation Alternatives:** Mark Yahn of Sunscape Consulting and Sam Martel of LMP are working together to evaluate the potential plan to split the main line in some areas and add additional clocks. The goal is to see if this will yield a positive return on the District’s investment in the project. More to come on this in future updates
- **Arbor Care/ Landscaping Enhancement Proposal Rankings:** Sunscape Consulting, LMP, Davey Tree, and Field operations have completed their rankings of the projects for the 2023-2024 fiscal year. Please note that projects related to sod projects and the Arbor Care projects already approved for fall 2023, were not included in the rankings. It should also be noted to the board, should you choose to select only some of the Arbor Care projects over completing them all, that there is a mobilization savings component that is built into the price. If all these projects are not completed together, there could be additional charges for extra mobilizations.

See pages 15-28

PONDS/ MITIGATION SITES:

- **Pond Bank Repairs:** There are currently seven open pond erosion issues across TSR CDD. They are located behind the following homes: 13407 Payton Street; 3965 Bonfire Drive; 4418 Tatum Loop; 4460 Tatum Loop; 4204 Woods Rider Loop; 4240 Woods Rider Loop; 13478 Batten Lane. In having the vendors investigate these issues, the feedback is that these erosion issues are related to excessive water flow from the downspouts of gutters and the flow of water from the homeowners’ properties. Several of these homeowners have made changes to their property, including pools, fences, and screened lanai eyes which have rerouted the water flow down the embankments. This flow along with irrigation flows, has eroded the dried areas of the embankments.

We have submitted the Tatum loop concerns to MI Homes for action as the landscaping maintenance of these pawns have not been turned over to the district. MI Homes stated that they will address the problem in these two areas. We have obtained proposals for the balance of these issues. Due to the sensitivity of the situation, am in the process of working with the District Manager to execute one of these proposals in order to get resolution for the homeowners effected by these erosion concerns.

In addition to these actions, the District Manager has recommended sending a letter to each of these homeowners suggesting that they install French drains off their gutters to address these water flow issues. Those letters will be executed the first week of July and sent to the parcel owners of the properties listed above, along with any neighboring property if the erosion issue is between two homes.


3965 Bonfire Dr



Photos - See pages-29-32

- **Water Assessment of Esplanade Ponds:** We are currently awaiting the results of the assessment. I will share this report with the board once it comes in.

MISC. FIELD OPERATION UPDATES

- **Storm Drain Concern Reported:** There was a concern about a depression under the sidewalk at 11634 Ranchers Gap Drive. This was investigated and we had Shenandoah come out to review the storm drain. LMP also checked the sprinkler head. The sprinkler head in this case is on the homeowner's property. Shenandoah states that the storm drain shows no signs of leakage. This issue appears to be a soil compaction issue. In a review this week, there has been little to no change in the area since it was initially reported. We have advised the homeowner to reach out to their home builder as this area falls under their responsibility.
- 
- **Frontier Project:** LMP is working on scheduling the assessment of the damage to TSR CDD common areas. As soon as the report is completed, we will share it with the board.
 - **Preserve Controlled Burns (SWFWMD):** During the week of June 26th, Land Management for the Southwest Florida Water Management District completed two prescribed and controlled burns in the preserve. The Lifestyle team sent notice regarding these burns to residents to advise them of this situation.
 - **Hog Wire Fencing Proposal:** We were advised by email that the Southwest Florida Water Management District will consider replacing the current fence, in the proposed area TSR CDD submitted, with hog wire. They are currently working on some clearing along the fence line in that area for this fiscal year. They will have to look at our budget for the upcoming fiscal year, but it would most likely be in the following year (FY25). In the meantime, they will continue to hold hog hunts in the preserve to help keep the numbers down. [See page 33](#)
 - **Hog Hunting:** I have corresponded with our current vendor regarding trapping activities this month. The vendor asked about providing reports, for which I reminded the vendor that they are supposed to provide reports monthly. As of the drafting of this report, I have not received a pricing increase proposal from the vendor. We are in the process of finding additional vendors should the board decide to change service providers.
 - **Landscaping Maintenance Area:** At the request of District Counsel, I provided a map of the proposed landscaping maintenance area and they have completed a draft of the agreement to be signed and executed by the developer and the district. I handed that agreement over to the Developer for review and signature. As of the drafting of this report, I have yet to receive the signed agreement back.

Reference Number:

20230621-18315836172

Submitter Name:

Bill Maxwell (bill.maxwell@lmppro.com) |
bill.maxwell@lmppro.com

Location:

Form Name:

Maintenance Quality Inspection (MQI) NEW 8-2022

Submission Date:

Jun 21, 2023 10:14:25 AM EDT

GENERAL INFORMATION

Section 1

PROPERTY NAME	Starkey Ranch (Includes Add. #1)
LOCATION	PASCO
Supervisor Email	gary.hawkins@lmppro.com
Branch Manager	michael.newsome@lmppro.com
Supervisor First Name	Gary
Supervisor Last Name	Hawkins
DATE OF INSPECTION	Jun 21, 2023
Attendees	Bill Maxwell
Next Inspection Date	Jul 21, 2023

INSPECTION DETAILS

Monthly Maintenance

1 DETAILS	10
1 DETAILS NOTES	This property is a "10" on details. Everything from the mowing, trimming, turf color/condition, weed control is being maintained perfectly by our crews! This property is a showcase as to how we want all of our sites to look. Great work!!
1 DETAILS PHOTOS	



**2 MOWING FUNCTIONS -
EDGING,MOW,STRING TRIM,BLOW**

10

**2.1 MOWING FUNCTIONS -
EDGING,MOW,STRING TRIM,BLOW NOTES**

Excellent job on all mowing functions!

**2 MOWING FUNCTIONS -
EDGING,MOW,STRING TRIM,BLOW PHOTOS**



3 SHRUB PRUNING

10

3 SHRUB PRUNING NOTES

Shrubs look great! Tip as needed. Perennial
peanuts look fantastic throughout the entire site.

3 SHRUB PRUNING PHOTOS



4 TREES/PALMS UP TO 15' TRIMMING

5

**4 TREES/PALMS UP TO 15' TRIMMING
NOTES**

No issues in this area.

**4 TREES/PALMS UP TO 15' TRIMMING
PHOTOS**



5 OVERALL CLEANLINESS

5

5 OVERALL CLEANLINESS NOTES

Entire site is kept extremely clean!

5 OVERALL CLEANLINESS PHOTOS



6 TURF INSECT/DISEASE CONTROL

5

6 TURF INSECT/DISEASE CONTROL NOTES

No visible issues.

7 TURF WEED CONTROL – TURF AREAS

4

7 TURF WEED CONTROL – TURF AREAS NOTES

Zoysia turf is pretty much weed free. Bahia and multi turf in back section has a few visible turf weeds.

7 TURF WEED CONTROL – TURF AREAS PHOTOS



8 PLANT INSECT/DISEASE CONTROL

5

8 PLANT INSECT/DISEASE CONTROL NOTES

No visible issues.

9 WEED CONTROL – BED AREAS

19

9 WEED CONTROL – BED AREAS NOTES

Superb job on weed control. Make sure to burn any brown weeds in tree rings and beds on visits.

9 WEED CONTROL – BED AREAS PHOTOS



10 TURF FERTILITY

10

10 TURF FERTILITY NOTES

Turf color looks great! Back area that used to be full of turf weeds looks much better!

10 TURF FERTILITY PHOTOS



11 PLANT FERTILITY

10

11 PLANT FERTILITY NOTES

Plants are doing great!

11 PLANT FERTILITY PHOTOS



12 CARRYOVERS

5

12 CARRYOVERS NOTES

No carryovers.

Deductions

2

OVERALL MONTHLY MAINTENANCE SCORE

98%

Additional Services

PALM PRUNING

10

PALM PRUNING NOTES

Palms look great!

MULCHING
MULCHING NOTES
MULCHING PHOTOS

10
Pine straw mulch is great!



WATER/IRRIGATION MANAGEMENT
WATER/IRRIGATION MANAGEMENT NOTES

10
No visible issues with the irrigation.

ANNUALS (APPEARANCE, INSECT CONTROL, DEADHEADING)

10
Did not see any annuals.

ANNUALS (APPEARANCE, INSECT CONTROL, DEADHEADING) NOTES

ENHANCEMENT OPPORTUNITIES

Re-sod back area of Rangeland.

BEST VIEW OF THE MONTH





OUTSTANDING PARCEL MAP



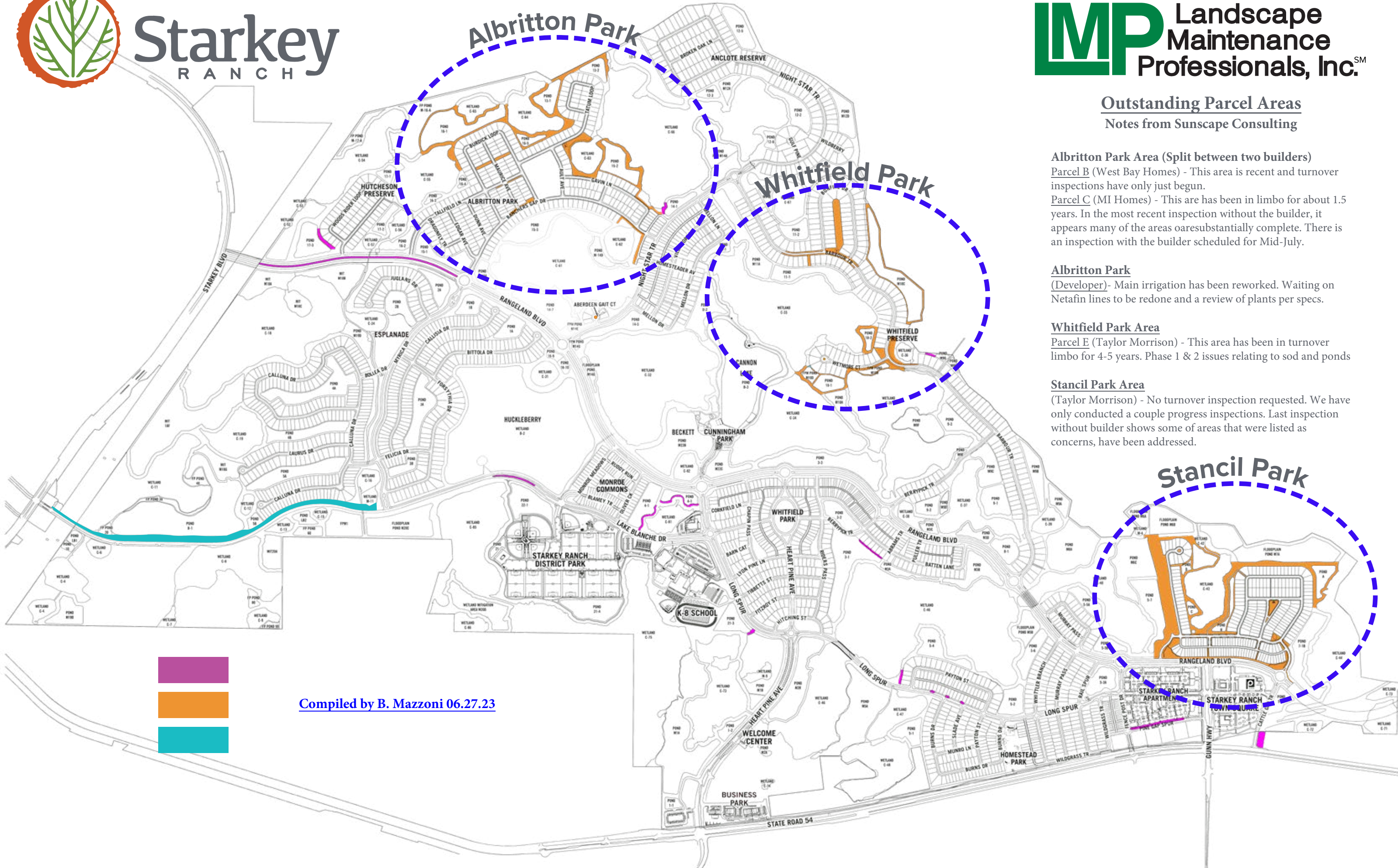
Outstanding Parcel Areas Notes from Sunscape Consulting

Albritton Park Area (Split between two builders)
Parcel B (West Bay Homes) - This area is recent and turnover inspections have only just begun.
Parcel C (MI Homes) - This area has been in limbo for about 1.5 years. In the most recent inspection without the builder, it appears many of the areas are substantially complete. There is an inspection with the builder scheduled for Mid-July.

Albritton Park (Developer) - Main irrigation has been reworked. Waiting on Netafin lines to be redone and a review of plants per specs.

Whitfield Park Area
Parcel E (Taylor Morrison) - This area has been in turnover limbo for 4-5 years. Phase 1 & 2 issues relating to sod and ponds

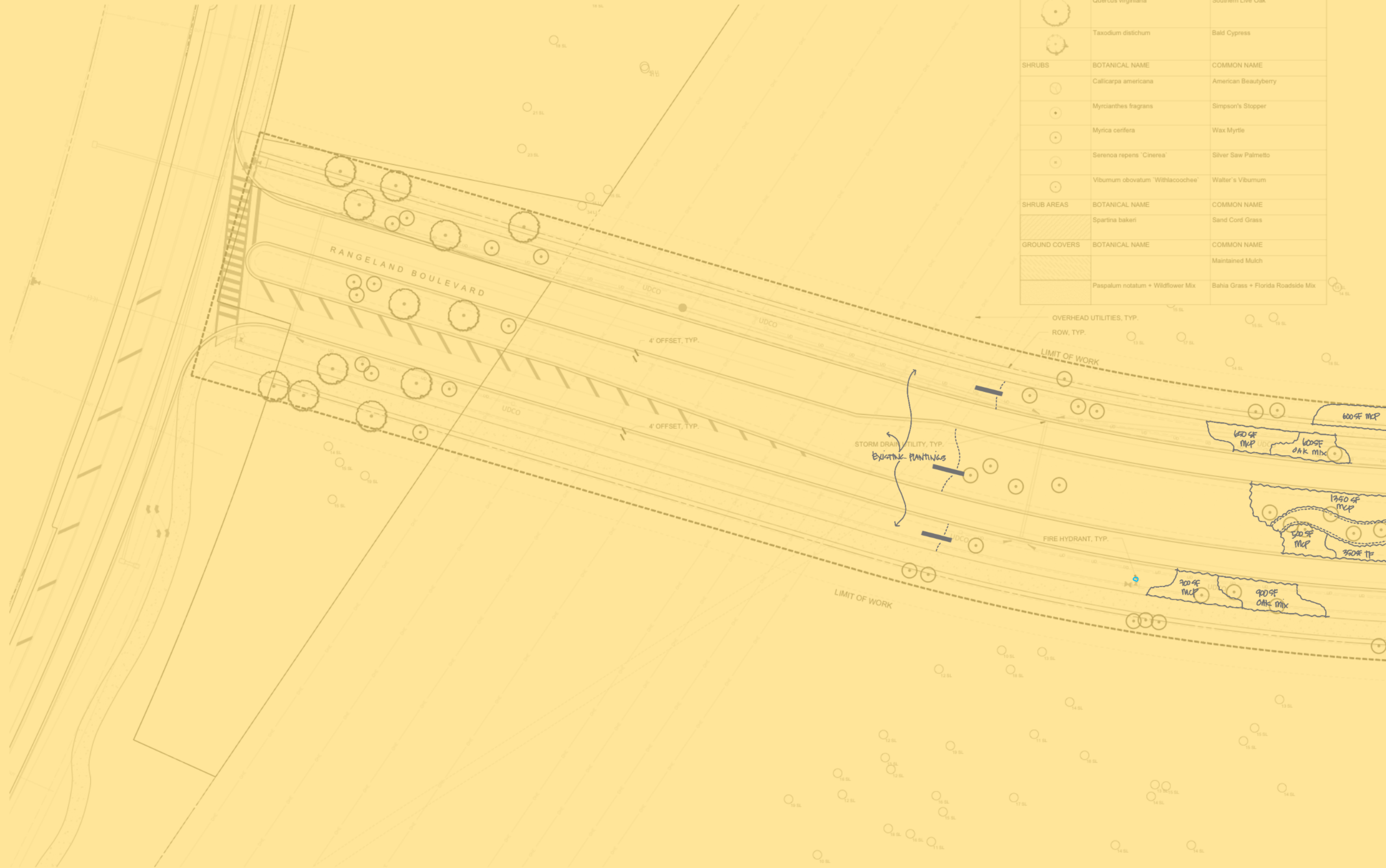
Stancil Park Area (Taylor Morrison) - No turnover inspection requested. We have only conducted a couple progress inspections. Last inspection without builder shows some of areas that were listed as concerns, have been addressed.



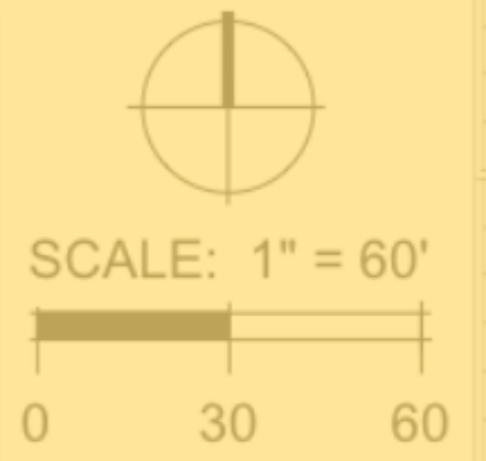
Compiled by B. Mazzoni 06.27.23

LANDSCAPE NOTE:
 * All trees shall be planted a minimum of 4' off of the edge of any adjacent hardscape surface (i.e. curbs, sidewalks, etc.)

Rangeland West Mock-Up 6.2023



PLANT SCHEDULE		
TREES	BOTANICAL NAME	COMMON NAME
	Magnolia virginiana	Sweet Bay Magnolia
	Pinus elliotti	Slash Pine
	Quercus virginiana	Southern Live Oak
	Taxodium distichum	Bald Cypress
SHRUBS	BOTANICAL NAME	COMMON NAME
	Callicarpa americana	American Beautyberry
	Myrcianthes fragrans	Simpson's Stopper
	Myrica carifera	Wax Myrtle
	Serenoa repens 'Cinerea'	Silver Saw Palmetto
	Viburnum obovatum 'Wihlacochee'	Walter's Viburnum
SHRUB AREAS	BOTANICAL NAME	COMMON NAME
	Spartina bakeri	Sand Cord Grass
GROUND COVERS	BOTANICAL NAME	COMMON NAME
		Maintained Mulch
	Paspalum notatum + Wildflower Mix	Bahia Grass + Florida Roadside Mix



Date:	07/27/18
Drawn by:	JR, RM
Reviewed by:	KS
Job Number:	218115
Revision:	Date:

STARKEY RANCH
 Pasco County, Florida
Gentry Land Company
 521 13th Street, Saint Cloud, FL 34769

DIX HITE
 + PARTNERS
 185 US HIGHWAY 90W
 LONGWOOD, FLORIDA
 TEL: 407.467.1777
 FAX: 407.467.1774

MATCHLINE: SEE SHEET LA5.11

RANGELAND BOULEVARD PHASE II
 CONSTRUCTION PLANS

Landscape Plans



PO Box 267
 Seffner, FL 33583
 O: 813-757-6500
 F: 813-757-6501

PROJECT RANK: #1

Estimate

Submitted To:
TSR CDD 2300 Glades Road Suite 410 W Boca Raton, FL 33431

Date	5/15/2023
Estimate #	83446
LMP REPRESENTATIVE	
GaH	
PO #	
Work Order #	

--

DESCRIPTION	QTY	COST	TOTAL
Remove and replace the Ilex schillings at the Homestead park entrance of SR-54 and the Gunn Hwy monument sign that declined during the extreme drought conditions.			
Ilex Shillings 3 gal	235	20.00	4,700.00
Labor for existing plant material removal prior to new drip irrigation installation 16 hours	16	35.00	560.00
Drip tubing 700 feet	700	0.59	413.00
Drip fittings	25	0.62	15.50
Drip ground staples	80	0.10	8.00
Irrigation labor 8 hours	8	65.00	520.00

TOTAL	\$6,216.50
--------------	-------------------

TERMS AND CONDITIONS:

LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

DATE



PO Box 267
 Seffner, FL 33583
 O: 813-757-6500
 F: 813-757-6501

PROJECT RANK #2

Estimate

Submitted To:
TSR CDD 2300 Glades Road Suite 410 W Boca Raton, FL 33431

Date	5/24/2023
Estimate #	83599
LMP REPRESENTATIVE	
GaH	
PO #	
Work Order #	

--

DESCRIPTION	QTY	COST	TOTAL
SR-54 Frontage plant replacements			
Dwarf Firebush 3 Gal	42	19.00	798.00
Standard Walters Viburnum 3 Gal	36	19.00	684.00
Dwarf fakahatchee 3 gal	67	19.00	1,273.00
Sand cord grass 3 gal	102	19.00	1,938.00
Muhly grass 3 gal	66	19.00	1,254.00
Irrigation labor 17 hours	17	65.00	1,105.00
Drip tubing 1900 feet	1,900	0.59	1,121.00
Drip fittings 70	70	0.62	43.40
Drip staples 380	380	0.10	38.00

TOTAL	\$8,254.40
--------------	-------------------

TERMS AND CONDITIONS:

LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

DATE



PO Box 267
 Seffner, FL 33583
 O: 813-757-6500
 F: 813-757-6501

PROJECT RANK #3

Estimate

Submitted To:
TSR CDD 2300 Glades Road Suite 410 W Boca Raton, FL 33431

Date	5/24/2023
Estimate #	83600
LMP REPRESENTATIVE	
GaH	
PO #	
Work Order #	

--

DESCRIPTION	QTY	COST	TOTAL
Homestead park and trails east & west			
Dwarf fakahatchee grass 3 gal	319	19.00	6,061.00
Pink muhly 3 gal	237	19.00	4,503.00
Sand cord grass 3 gal	82	19.00	1,558.00
Ilex schillings 3 gal	22	19.00	418.00
Irrigation labor 30 hours	30	65.00	1,950.00
Drip tubing 3500 feet	3,500	0.59	2,065.00
Drip fittings 115	115	0.62	71.30
Drip staples 700	700	0.10	70.00

TOTAL	\$16,696.30
--------------	--------------------

TERMS AND CONDITIONS:

LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

DATE



PO Box 267
 Seffner, FL 33583
 O: 813-757-6500
 F: 813-757-6501

PROJECT RANK #4

Estimate

Submitted To:
TSR CDD 2300 Glades Road Suite 410 W Boca Raton, FL 33431

Date	5/24/2023
Estimate #	83597
LMP REPRESENTATIVE	
GaH	
PO #	
Work Order #	

--

DESCRIPTION	QTY	COST	TOTAL
Night Star Ave and walking trail plant replacements.			
Standard Fakahatchee 3 Gal	48	19.00	912.00
Pink Muhly grass 3 Gal	110	19.00	2,090.00
Dwarf Fakahatchee 3 Gal	220	19.00	4,180.00
Irrigation labor - 18 hours	18	65.00	1,170.00
Drip tubing 2270 feet	2,270	0.59	1,339.30
Drip fittings 75	75	0.62	46.50
Drip ground staples	400	0.10	40.00

TOTAL	\$9,777.80
--------------	-------------------

TERMS AND CONDITIONS:

LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

DATE



PO Box 267
 Seffner, FL 33583
 O: 813-757-6500
 F: 813-757-6501

PROJECT RANK #5

Estimate

Submitted To:
TSR CDD 2300 Glades Road Suite 410 W Boca Raton, FL 33431

Date	5/24/2023
Estimate #	83601
LMP REPRESENTATIVE	
GaH	
PO #	
Work Order #	

--

DESCRIPTION	QTY	COST	TOTAL
Long Spur Ave East & West			
Pink muhly grass 3 gal	210	19.00	3,990.00
Sand cord grass 3 gal	280	19.00	5,320.00
Dwarf fakahatchee grass 3 gal	140	19.00	2,660.00
Dwarf firebush 7 gal	20	65.00	1,300.00
Irrigation labor 35 hours	35	65.00	2,275.00
drip tubing 3780 feet	3,780	0.59	2,230.20
drip fittings 130	130	0.62	80.60
drip ground staples	775	0.10	77.50

TOTAL	\$17,933.30
--------------	--------------------

TERMS AND CONDITIONS:

LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

DATE



PO Box 267
 Seffner, FL 33583
 O: 813-757-6500
 F: 813-757-6501

PROJECT RANK #6P

6

Estimate

Submitted To:	
TSR CDD 2300 Glades Road Suite 410 W Boca Raton, FL 33431	

Date	5/31/2023
Estimate #	83705
LMP REPRESENTATIVE	
GLH	
PO #	
Work Order #	

--

DESCRIPTION	QTY	COST	TOTAL
Heart Pine park plant replacements			
Dwarf Fakahatchee grass 3 Gal	22	20.00	440.00
Standard Fakahatchee grass 3 Gal	40	20.00	800.00
Firefly firebush 3 Gal	32	20.00	640.00
Walters viburnum 3 Gal	28	20.00	560.00
Coontie palm 3 Gal	16	20.00	320.00
Irrigation labor 8 hours	8	65.00	520.00
Irrigation drip tubing	750	0.59	442.50
Drip fittings	50	0.62	31.00
Drip ground staples	200	0.10	20.00

TERMS AND CONDITIONS:

TOTAL	\$3,773.50
--------------	-------------------

LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

DATE _____



PO Box 267
 Seffner, FL 33583
 O: 813-757-6500
 F: 813-757-6501

PROJECT RANK #8

Estimate

Submitted To:
TSR CDD 2300 Glades Road Suite 410 W Boca Raton, FL 33431

Date	5/24/2023
Estimate #	83596
LMP REPRESENTATIVE	
GaH	
PO #	
Work Order #	

--

DESCRIPTION	QTY	COST	TOTAL
Whitfield Park plant replacements			
Mexican flame vine 3 Gal	10	20.00	200.00
Dwarf Firebush 3 Gal	60	20.00	1,200.00
Dwarf Fakahatchee 3 Gal	62	20.00	1,240.00
Coontie palm 3 Gal	20	20.00	400.00
Pink Muhly grass 3 Gal	160	20.00	3,200.00
Irrigation labor - 16 hours	16	65.00	1,040.00
Drip tubing 1850 ft	1,850	0.59	1,091.50
Drip fittings 65	65	0.62	40.30
Drip ground staples	370	0.10	37.00

TOTAL	\$8,448.80
--------------	-------------------

TERMS AND CONDITIONS:

LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

DATE



PO Box 267
 Seffner, FL 33583
 O: 813-757-6500
 F: 813-757-6501

PROJECT RANK #9

NOTE: COULD BE DONE WITH TURF PROJECT

Estimate

Submitted To:
TSR CDD 2300 Glades Road Suite 410 W Boca Raton, FL 33431

Date	5/24/2023
Estimate #	83598
LMP REPRESENTATIVE	
GaH	
PO #	
Work Order #	

--

DESCRIPTION	QTY	COST	TOTAL
Rangeland West plant replacements			
Perennial peanut 1 Gal	300	9.75	2,925.00
Sand Cord grass 3 Gal	60	20.00	1,200.00
Firebush (firefly) 3 Gal	30	20.00	600.00
Dwarf Fakahatchee 3 Gal	32	20.00	640.00
Irrigation labor 10 hours	10	65.00	650.00
Drip tubing 720 feet	720	0.59	424.80
Drip fittings 25	25	0.62	15.50
Drip ground staples	150	0.10	15.00

TOTAL	\$6,470.30
--------------	-------------------

TERMS AND CONDITIONS:

LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

DATE



PO Box 267
 Seffner, FL 33583
 O: 813-757-6500
 F: 813-757-6501

Estimate

Submitted To:
TSR CDD 2300 Glades Road Suite 410 W Boca Raton, FL 33431

Date	5/26/2023
Estimate #	83683
LMP REPRESENTATIVE	
GaH	
PO #	
Work Order #	

--

DESCRIPTION	QTY	COST	TOTAL
Rangeland West Chemical applications applied to areas prior to new turf installation with light grading and curb line cut out to ensure turf lays correctly to properly root.			
Herbicide applications 187,929 square feet	187,929	0.10	18,792.90
Light grading labor 160 hours	160	35.00	5,600.00

TOTAL	\$24,392.90
--------------	--------------------

TERMS AND CONDITIONS:

LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

DATE

DAVEY



Proven Solutions for a Growing World

The Davey Tree Expert Company
123 Atlantic Dr Suite 111
Maitland, FL 32751-3370
Phone: (407) 331-8020 Fax: (407) 331-4883
Email: Ben.Wasielewski@davey.com

ARBOR CARE RANKINGS



Client	Service Location	5/26/2023
TSR CDD Peter Soety 9220 BONITA BEACH RD SE STE 214 Bonita Springs, FL 34135-4231	TSR CDD - STARKEY RANCH CDD 2500 HEART PINE AVE Odessa, FL 33556-3462 Home: (407) 841-5524 Work: (407) 841-5524 Fax: (407) 839-1526	Proposal #: 20004068-1683660151 Account #: 7890952 Ship To #: 7881408 Mobile: (407) 489-7919 Fax: (407) 804-1155 Email: psoety@sunscapeconsulting.com

Fertilization/SoilCare	Service Period	Price	Tax	Total
<input checked="" type="checkbox"/> Arbor GreenPro + Biochar (*) Deep Root Fertilize and Biochar select trees in finger islands east of the bridge on Long Spur. Head east down Long Spur continuing to Fence Post. (68 trees total).	March	\$4,624.00		\$4,624.00
<input checked="" type="checkbox"/> Arbor GreenPro + Biochar (*) Deep Root Fertilize and Biochar. Fence Post & Long Spur Park - 25 Trees	March	\$1,632.00		\$1,632.00
<input checked="" type="checkbox"/> Arbor GreenPro + Biochar (*) Deep Root fertilize and Biochar. Berry Pick Trail Pond - 61 Trees	March	\$4,148.00		\$4,148.00
<input checked="" type="checkbox"/> Arbor GreenPro + Biochar (*) Deep Root fertilize and Biochar. Rider Pass and Lions Pine Park - 22 Trees	March	\$1,566.00		\$1,566.00
<input checked="" type="checkbox"/> Arbor GreenPro + Biochar (*) Deep Root fertilize and Biochar. Chapin Pass and Lion Pine Park - 34 Trees	March	\$2,312.00		\$2,312.00
Total of All Services		\$14,282.00	\$0.00	\$14,282.00

(*) Please note these services automatically renew annually. By signing you agree to the terms appended to this form.

Yes, please schedule the services marked above.

ACCEPTANCE OF PROPOSAL: The above prices and conditions are hereby accepted. You are authorized to do this work as specified. I am familiar with and agree to the terms and conditions appended to this form. All deletions have been noted. I understand that once accepted, this proposal constitutes a binding contract. This proposal may be withdrawn if not accepted within 30 days.

Ben Wasielewski

Ben Wasielewski
Tree Risk Assessor Qual.

Authorization

Date

DAVEY



Proven Solutions for a Growing World

The Davey Tree Expert Company
123 Atlantic Dr Suite 111
Maitland, FL 32751-3370
Phone: (407) 331-8020 Fax: (407) 331-4883
Email: Ben.Wasielewski@davey.com



Client	Service Location	5/26/2023
TSR CDD Peter Soety 9220 BONITA BEACH RD SE STE 214 Bonita Springs, FL 34135-4231	TSR CDD - STARKEY RANCH CDD 2500 HEART PINE AVE Odessa, FL 33556-3462 Home: (407) 841-5524 Work: (407) 841-5524 Fax: (407) 839-1526	Proposal #: 20004068-1683565100 Account #: 7890952 Ship To #: 7881408 Mobile: (407) 489-7919 Fax: (407) 804-1155 Email: psoety@sunscapeconsulting.com

Tree Care	Service Period	Price	Tax	Total
2 <input type="checkbox"/> Tree Pruning Long Spur: Starting just East of bridge near park, continue to head east all the way to Fence Post Drive. Perform structural canopy pruning for (89) oaks and (68) Sycamore trees on either side of the street. Elevate trees up to 11-13 feet above the road, or whatever is best for the health of the tree. DO NOT exceed over 40% of the overall tree height. Remove dead wood 1.5 inches and greater. (157 trees total).	March	\$13,659.00		\$13,659.00
5 <input type="checkbox"/> Tree Pruning Fence Post/Long Spur Park: Perform structural canopy pruning for forty-five (45) Oaks, and two (2) Sycamore trees on the right side of the street and in park. Elevate trees up to 11-13 feet above the road, or whatever is best for the health of the tree. DO NOT exceed over 40% of the overall tree height. Remove dead wood 1.5 inches and greater. (47 trees total).	March	\$4,089.00		\$4,089.00
2 <input type="checkbox"/> Tree Pruning Gunn Highway, from Rangeland to SR 54: Perform structural canopy pruning for twenty-seven (27) Oaks, and nine (9) Sycamore trees on both sides of the street. Elevate trees up to 11-13 feet above the road, or whatever is best for the health of the tree. DO NOT exceed over 40% of the overall tree height. Remove dead wood 1.5 inches and greater. (36 total trees).	March	\$3,420.00		\$3,420.00
1 <input type="checkbox"/> Tree Pruning Berry Pick Trail Pond: Perform structural canopy pruning for nineteen (19) Oaks, fifteen (15) Elms, and twenty-seven (27) Sycamore trees on both sides of the sidewalk around the pond and across by mailboxes plus entrance. Elevate trees up to 11-13 feet above the road, or whatever is best for the health of the tree. DO NOT exceed over 40% of the overall tree height. Remove dead wood 1.5 inches and greater. (61 trees total).	March	\$5,795.00		\$5,795.00
4 <input type="checkbox"/> Tree Pruning Riders Pass and Lions Pine Park: Perform structural canopy pruning for thirteen (13) Oaks, seven (7) Elms, and two (2) Sycamore trees on both sides of the sidewalk around the park and in front of the homes. Only trees to be pruned by homes are those with pine straw. Elevate trees up to 11-13 feet above the road, or whatever is best for the health of the tree. DO NOT exceed over 40% of the overall tree height. Remove dead wood 1.5 inches and greater. (22 trees total).	March	\$2,090.00		\$2,090.00
3 <input type="checkbox"/> Tree Pruning Chapin Pass and Lion Pine Park: Perform structural canopy pruning for fifteen (15) Oaks, seven (7) Elms, two (2) Sycamores, and ten (10) Maple trees on both sides of the sidewalk around the park and in front of the homes. Only trees to be pruned by homes are those with pine straw. Elevate trees up to 11-13 feet above the road, or whatever is best for the health of the tree. DO NOT exceed over 40% of the overall tree height. Remove dead wood 1.5 inches and greater. (34 trees total)	March	\$3,230.00		\$3,230.00
3 <input type="checkbox"/> Tree Pruning Elevate ten (10) Sycamore trees along Pine Gap Spur from Fence Post to Wild Grass trail. Slightly thin out trees for proper growth structure.	March	\$950.00		\$950.00
Total of All Services		\$33,233.00	\$0.00	\$33,233.00

POND EROSION POINTS – HIGHEST PRIORITY

POND 17-3 (Behind 4204 & 4240 WOODS RIDER LOOP)



POND M3B (Beside 13478 BATTEN LANE)



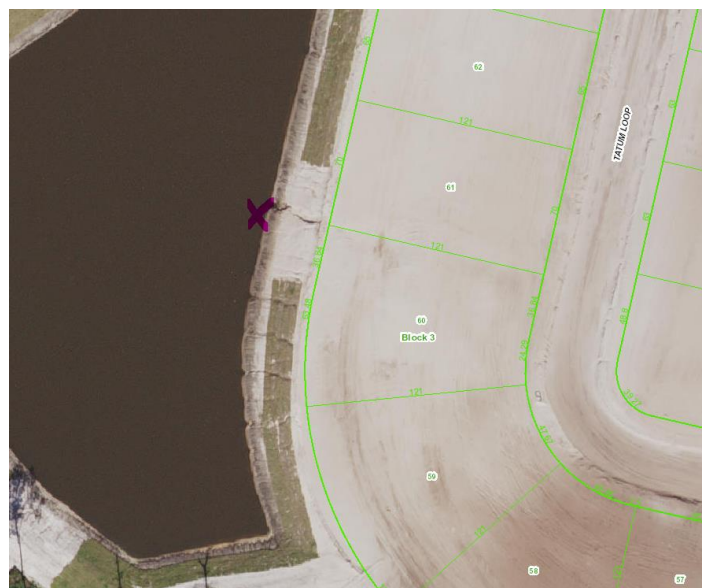
POND 13-1 (Behind 4418 TATUM LOOP)



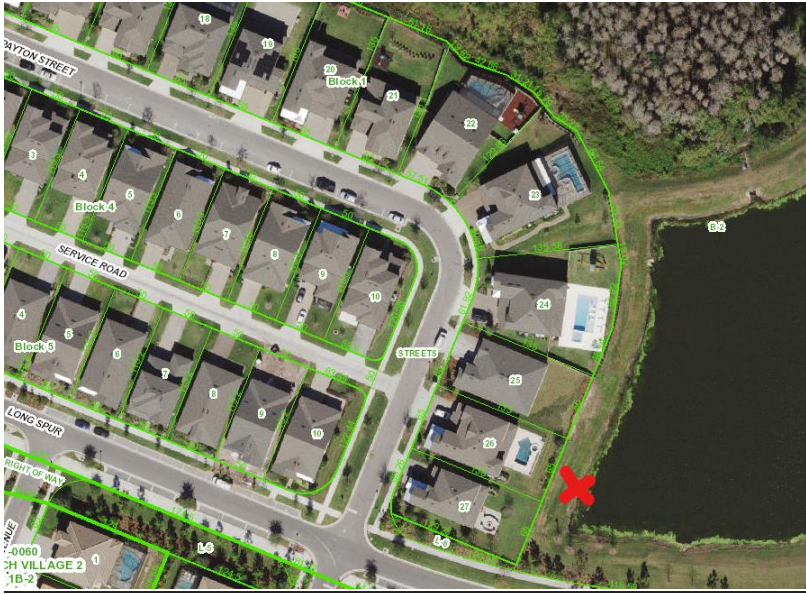
3965 Bonfire Dr



4460 Tatum Loop

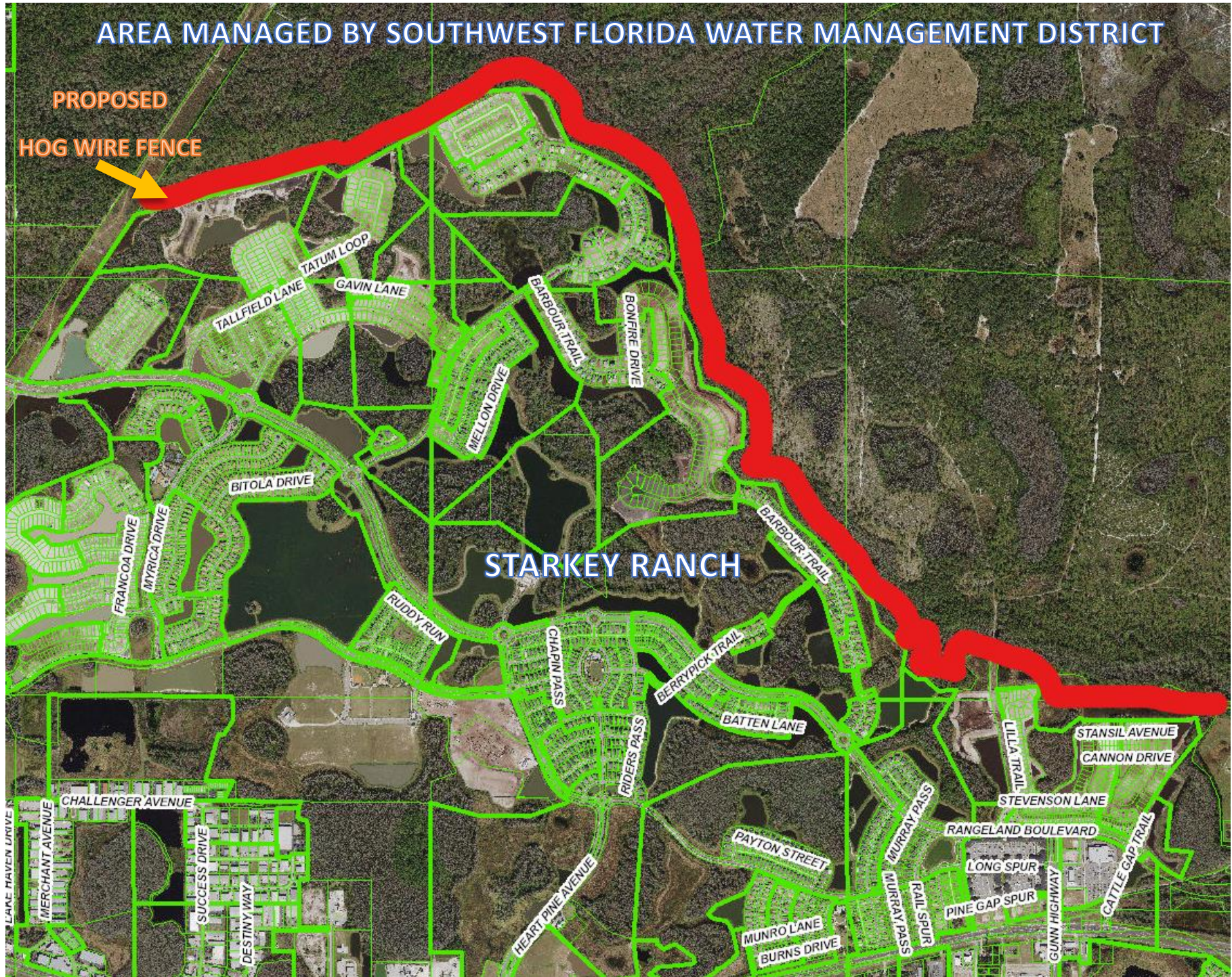


13407 Payton Street



AREA MANAGED BY SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

PROPOSED
HOG WIRE FENCE



STARKEY RANCH

- LAKE HAVEN DRIVE
- MERCHANT AVENUE
- CHALLENGER AVENUE
- SUCCESS DRIVE
- DESTINY WAY
- FRANCOA DRIVE
- MYRICA DRIVE
- TALLFIELD LANE
- TATUM LOOP
- GAVIN LANE
- BIKOLA DRIVE
- RIDDY RUN
- CHAPIN PASS
- RIDERS PASS
- HEART PINE AVENUE
- MUNRO LANE
- BURNS DRIVE
- MELLON DRIVE
- BARBOUR TRAIL
- BONFIRE DRIVE
- BERRY PICK TRAIL
- BATTEN LANE
- PAYTON STREET
- MURRAY PASS
- MURRAY PASS
- RAIL SPUR
- MURRAY PASS
- BARBOUR TRAIL
- LILLA TRAIL
- STANSIL AVENUE
- CANNON DRIVE
- STEVENSON LANE
- RANGELAND BOULEVARD
- LONG SPUR
- PINE GAP SPUR
- GUNN HIGHWAY
- CATTLE GAP TRAIL