

TSR

**COMMUNITY DEVELOPMENT
DISTRICT**

October 11, 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

October 4, 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 October 11, 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. Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2022, Prepared by Berger, Toombs, Elam, Gaines & Frank
4. Consideration of Resolution 2024-01, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2022
5. Continued Discussion/Consideration of Revised LMP Addendum 2 to the Landscape Maintenance Agreement [Parcel C]
6. Consideration of LMP Landscaping Enhancement Proposals – Sunscape
7. Discussion/Consideration of SOLitude Lake Management, LLC Proposals for Pond Dye and Plantings
8. Continued Discussion/Update: Hog Trapping Questions and Responses
 - A. Consideration of Swine Solutions Proposal for Wild Pig Removal
9. Continued Discussion: Paver Maintenance on Heart Pine Avenue and Long Spur Avenue
 - A. Consideration of Rose Paving, LLC Proposal
 - B. Consideration of Standard Brick Pavers Proposal (*under separate cover*)
 - C. Consideration of Watkins & Sons Paving, Inc. Estimate

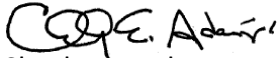
- 10. Update: Welcome Center Lease
- 11. Discussion/Update: Operating Funds Investment Options
- 12. Acceptance of Unaudited Financial Reports as of August 31, 2023
- 13. Approval of September 13, 2023 Regular Meeting Minutes
- 14. Action & Completed Items
- 15. Staff Reports
 - A. District Counsel: *Kutak Rock, LLP*
 - B. District Engineer: *Johnson Engineering, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: November 8, 2023 at 6:00 PM
 - QUORUM CHECK

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

- D. Lifestyle Director & Amenity Manager: *Arch Amenities Group*
- 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

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**TSR Community
Development District**

ANNUAL FINANCIAL REPORT

September 30, 2022

TSR Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2022

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Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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Fort Pierce, Florida 34950

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REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
TSR Community Development District
Pasco County, Florida

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of TSR Community Development District (the "District"), as of and for the year ended September 30, 2022, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of TSR Community Development District as of September 30, 2022, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

To the Board of Supervisors
TSR Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users made on the basis of these financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

To the Board of Supervisors
TSR Community Development District

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated September 8, 2023 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering TSR Community Development District's internal control over financial reporting and compliance.

*Berger Toombs Elam
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

September 8, 2023

**TSR Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

Management's discussion and analysis of TSR Community Development District (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment, culture/recreation, and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**TSR Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including land, construction in progress, improvements, and equipment are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long-lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, a reconciliation is provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2022.

- ◆ The District's total liabilities exceeded total assets by \$(3,345,797) (net position). The District's net investment in capital assets was \$(115,979). Unrestricted net position for Governmental Activities was \$(4,796,408). Restricted net position was \$1,566,590.
- ◆ Governmental activities revenues totaled \$8,228,169 while governmental activities expenses totaled \$6,196,802.

**TSR Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2022	2021
Current assets	\$ 1,710,849	\$ 1,444,334
Restricted assets	7,726,461	7,401,737
Capital assets	42,127,864	42,096,890
Total Assets	51,565,174	50,942,961
Current liabilities	2,495,912	2,491,743
Non-current liabilities	52,415,059	53,828,382
Total Liabilities	54,910,971	56,320,125
Net investment in capital assets	(115,979)	(52,346)
Restricted debt service	1,566,590	1,751,668
Net position - unrestricted	(4,796,408)	(7,076,486)
Total Net Position	\$ (3,345,797)	\$ (5,377,164)

The increase in current assets is the result of an increase in cash net of the decrease in assessments receivable in the current year.

The increase in restricted assets was the result of the increase in debt service restricted assets in the current year.

The increase in net position is the result of revenues exceeding expenses in the current year.

**TSR Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change In Net Position

	Governmental Activities	
	2022	2021
Program Revenues		
Charges for services	\$ 7,899,461	\$ 7,154,506
General Revenues		
Investment earnings	383	399
Miscellaneous revenues	328,325	41,018
Total Revenues	8,228,169	7,195,923
Expenses		
General government	387,536	333,085
Physical environment	2,678,469	2,423,570
Culture/recreation	546,804	424,974
Interest and other charges	2,583,993	2,638,758
Total Expenses	6,196,802	5,820,387
Change in Net Position	2,031,367	1,375,536
Net Position - Beginning of Year	(5,377,164)	(6,752,700)
Net Position - End of Year	\$ (3,345,797)	\$ (5,377,164)

The increase in charges for services is the result of the increase in special assessments in the current year.

The increase in general government is related to increased bad debt and tax collector fees in the current year.

The increase in physical environment expenses is mostly attributable to an increase in landscape maintenance, streetlight and trash collection expenses in the current year.

The increase in culture/recreation is related to the increase in amenity management in the current year.

The decrease in interest and other charges is mostly due to the reduction in bonds payable in the current year.

**TSR Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2022 and 2021.

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2022</u>	<u>2021</u>
Land	\$ 1,938,304	\$ 1,938,304
Construction in progress	40,100,859	40,086,168
Improvements	117,264	117,264
Equipment	35,070	7,500
Accumulated depreciation	(63,633)	(52,346)
Total Capital Assets (Net)	<u>\$ 42,127,864</u>	<u>\$ 42,096,890</u>

The activity for the year consisted of \$11,287 in depreciation and \$14,691 in additions to construction in progress and \$27,570 in additions to equipment.

General Fund Budgetary Highlights

Actual governmental expenditures were less than final budgeted amounts primarily due to less landscape maintenance and capital outlay expenditures than were anticipated.

The September 30, 2022 budget was not amended.

**TSR Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Debt Management

Governmental Activities debt includes the following:

- ◆ In February 2015, the District issued \$9,930,000 Series 2015 Special Assessment Revenue Bonds (Village 1 Project). These bonds were issued to finance the cost of acquisition, construction, installation and equipment of the 2015 project. The balance outstanding at September 30, 2022 was \$8,520,000.
- ◆ In October 2015, the District issued \$9,455,000 Series 2015A Special Assessment Revenue Bonds (Village 4 Project). These bonds were issued to finance the cost of acquisition, construction, installation and equipment of the 2015A Project. The balance outstanding at September 30, 2022 was \$8,495,000.
- ◆ In October 2016, the District issued \$10,235,000 Series 2016 Special Assessment Revenue Bonds (2016 Project). These bonds were issued to finance the cost of acquisition, construction, installation and equipment of the 2016 Project. The balance outstanding at September 30, 2022 was \$9,490,000.
- ◆ In December 2017, the District issued \$12,870,000 Series 2017 Special Assessment Revenue Bonds (2017 Project). These bonds were issued to finance the cost of acquisition, construction, installation and equipment of the 2017 Project. The balance outstanding at September 30, 2022 was \$12,105,000.
- ◆ In October 2018, the District issued \$9,785,000 Series 2018 Special Assessment Revenue Bonds. These bonds were issued to finance the cost of acquisition, construction, installation and equipment of the 2019 Project. The balance outstanding at September 30, 2022 was \$9,465,000.
- ◆ In October 2019, the District issued \$5,710,000 Series 2019 Special Assessment Revenue Bonds. These bonds were issued to finance the cost of acquisition, construction, installation and equipment of the 2019 Project. The balance outstanding at September 30, 2022 was \$5,600,000.

Economic Factors and Next Year's Budget

TSR Community Development District anticipates continuing to construct certain capital improvements in fiscal year 2023; however, the District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2023.

**TSR Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Request for Information

The financial report is designed to provide a general overview of TSR Community Development District finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the TSR Community Development District's Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

TSR Community Development District
STATEMENT OF NET POSITION
September 30, 2022

	Governmental Activities
ASSETS	
Current Assets	
Cash	\$ 1,523,608
Accounts receivable	1,318
Assessments receivable	127,679
Prepaid expenses	56,694
Deposits	1,550
Total Current Assets	1,710,849
Non-current Assets	
Restricted assets	
Investments	7,726,461
Capital assets, not being depreciated	
Land	1,938,304
Construction in progress	40,100,859
Capital assets, being depreciated	
Improvements	117,264
Equipment	35,070
Less: accumulated depreciation	(63,633)
Total Non-current Assets	49,854,325
Total Assets	51,565,174
LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	206,789
Contracts payable	14,691
Due to developer	101,119
Unearned revenues	1,682
Accrued interest	1,071,631
Bonds payable - current portion	1,100,000
Total Current Liabilities	2,495,912
Non-current liabilities	
Bonds payable	52,415,059
Total Liabilities	54,910,971
NET POSITION	
Net investment in capital assets	(115,979)
Restricted debt service	1,566,590
Unrestricted	(4,796,408)
Total Net Position	\$ (3,345,797)

See accompanying notes.

**TSR Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2022**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues Charges for Services</u>	<u>Net (Expense) Revenues and Changes in Net Position Governmental Activities</u>
Governmental Activities			
General government	\$ (387,536)	\$ 374,844	\$ (12,692)
Physical environment	(2,678,469)	3,069,105	390,636
Culture and recreation	(546,804)	629,203	82,399
Interest and other charges	(2,583,993)	3,826,309	1,242,316
Total Governmental Activities	<u>\$ (6,196,802)</u>	<u>\$ 7,899,461</u>	<u>1,702,659</u>

General revenues:

Investment earnings	383
Miscellaneous revenues	328,325
Total General Revenues	<u>328,708</u>

Change in Net Position 2,031,367

Net Position - October 1, 2021	(5,377,164)
Net Position - September 30, 2022	<u>\$ (3,345,797)</u>

See accompanying notes.

**TSR Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2022**

ASSETS	General	Debt Service	Capital Projects	Total Governmental Funds
Cash	\$ 1,523,608	\$ -	\$ -	\$ 1,523,608
Accounts receivable	1,318	-	-	1,318
Assessments receivable	113,176	14,503	-	127,679
Due from other funds	727	-	-	727
Prepaid items	56,694	-	-	56,694
Deposits	1,550	-	-	1,550
Restricted assets				
Investments, at fair value	-	5,268,321	2,458,140	7,726,461
Total Assets	\$ 1,697,073	\$ 5,282,824	\$ 2,458,140	\$ 9,438,037
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES				
LIABILITIES				
Accounts payable and accrued expenses	\$ 206,789	\$ -	\$ -	\$ 206,789
Contracts payable	-	-	14,691	14,691
Due to other funds	-	-	727	727
Unearned revenues	1,682	-	-	1,682
Due to developer	101,119	-	-	101,119
Total Liabilities	309,590	-	15,418	325,008
DEFERRED INFLOWS OF RESOURCES				
Unavailable revenues	111,362	-	-	111,362
FUND BALANCES				
Nonspendable - prepaid expenses/deposits	58,244	-	-	58,244
Restricted				
Debt service	-	5,282,824	-	5,282,824
Capital projects	-	-	2,442,722	2,442,722
Unassigned	1,217,877	-	-	1,217,877
Total Fund Balances	1,276,121	5,282,824	2,442,722	9,001,667
Total Liabilities, Deferred Inflows of Resources and Fund Balances	\$ 1,697,073	\$ 5,282,824	\$ 2,458,140	\$ 9,438,037

See accompanying notes.

**TSR Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2022**

Total Governmental Fund Balances	\$ 9,001,667
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets consisting of land, \$1,938,304, construction in progress, \$40,100,859, improvements, \$117,264, and equipment, \$35,070, net of accumulated depreciation, \$(63,633), used in governmental activities are not current financial resources and therefore, are not reported at the fund level.	42,127,864
Long-term liabilities, including bonds payable, \$(53,675,000), plus bond premiums, net, \$(26,681), net of bond discount, net \$186,622, are not due and payable in the current period and, therefore, are not reported at the fund level.	(53,515,059)
Deferred inflows that are not available are not recognized at the fund level, however, revenue is recognized when earned at the government-wide level.	111,362
Accrued interest expense for long-term debt is not a current financial use, and therefore, is not reported at the fund level.	<u>(1,071,631)</u>
Net Position of Governmental Activities	<u><u>\$ (3,345,797)</u></u>

See accompanying notes.

TSR Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES –
GOVERNMENTAL FUNDS
For the Year Ended September 30, 2022

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Special assessments	\$ 4,015,699	\$ 3,826,309	\$ -	\$ 7,842,008
Investment earnings	-	259	124	383
Miscellaneous revenues	328,325	-	-	328,325
Total Revenues	<u>4,344,024</u>	<u>3,826,568</u>	<u>124</u>	<u>8,170,716</u>
Expenditures				
Current				
General government	325,755	61,781	-	387,536
Physical environment	2,667,182	-	-	2,667,182
Culture/recreation	546,804	-	-	546,804
Capital outlay	27,570	-	14,691	42,261
Debt service				
Principal	-	1,395,000	-	1,395,000
Interest	-	2,601,135	-	2,601,135
Total Expenditures	<u>3,567,311</u>	<u>4,057,916</u>	<u>14,691</u>	<u>7,639,918</u>
Excess of revenues over/(under) expenditures	<u>776,713</u>	<u>(231,348)</u>	<u>(14,567)</u>	<u>530,798</u>
Other Financing Sources/(Uses)				
Transfers in	-	-	8	8
Transfers out	-	(8)	-	(8)
Total Other Financing Sources/(Uses)	<u>-</u>	<u>(8)</u>	<u>8</u>	<u>-</u>
Net change in fund balances	776,713	(231,356)	(14,559)	530,798
Fund Balances - October 1, 2021	<u>499,408</u>	<u>5,514,180</u>	<u>2,457,281</u>	<u>8,470,869</u>
Fund Balances - September 30, 2022	<u>\$ 1,276,121</u>	<u>\$ 5,282,824</u>	<u>\$ 2,442,722</u>	<u>\$ 9,001,667</u>

See accompanying notes.

TSR Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2022

Net Change in Fund Balances - Total Governmental Funds \$ 530,798

Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount that capital outlay, \$42,261, exceeded depreciation, \$(11,287), in the current period.	30,974
Repayment of bond principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position.	1,395,000
Governmental funds report bond discounts and bond premiums as other financing sources/(uses). However, in the Statement of Activities, the cost is amortized as interest. This is the amount of amortization in the current year.	(6,677)
Unavailable revenues are recognized as deferred inflows of resources at the fund level, however, revenues are recognized when earned at the government-wide level. This is the current year change in unavailable revenues.	57,453
In the Statement of Activities, interest is accrued on outstanding bonds; whereas in governmental funds, interest expenditures are reported when due. This is the net amount between the prior year and the current year accruals.	<u>23,819</u>

Change in Net Position of Governmental Activities \$ 2,031,367

TSR Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL –
GENERAL FUND
For the Year Ended September 30, 2022

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	Variance with Final Budget Favorable (Unfavorable)
Revenues				
Special assessments	\$4,044,086	\$4,044,086	\$ 4,015,699	\$ (28,387)
Investment income	2,500	2,500	-	(2,500)
Miscellaneous revenues	17,600	17,600	328,325	310,725
Total Revenues	<u>4,064,186</u>	<u>4,064,186</u>	<u>4,344,024</u>	<u>279,838</u>
Expenditures				
Current				
General government	254,883	254,883	325,755	(70,872)
Physical environment	3,017,243	3,017,243	2,667,182	350,061
Culture/recreation	633,915	633,915	546,804	87,111
Capital outlay	90,000	90,000	27,570	62,430
Total Expenditures	<u>3,996,041</u>	<u>3,996,041</u>	<u>3,567,311</u>	<u>428,730</u>
Net change in fund balances	68,145	68,145	776,713	708,568
Fund Balances - October 1, 2021	<u>592,922</u>	<u>592,922</u>	<u>499,408</u>	<u>(93,514)</u>
Fund Balances - September 30, 2022	<u>\$ 661,067</u>	<u>\$ 661,067</u>	<u>\$ 1,276,121</u>	<u>\$ 615,054</u>

See accompanying notes.

TSR Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of TSR Community Development District (the "District") have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on July 8, 2014 by Pasco County, Florida, Ordinance 14-14 under the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is governed by a five-member Board of Supervisors, who are elected for terms of four years. The District operates within the criteria established by Chapter 190, Florida Statutes. The Board has the responsibility for assessing and levying assessments, approving budgets, exercising control over facilities and properties, controlling the use of funds generated by the District, approving the hiring and firing of key personnel, and financing improvements.

The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility. Oversight responsibility includes, but is not limited to, financial interdependency, designation of management, significant ability to influence operations and accountability for fiscal matters. As required by GAAP, these financial statements present the TSR Community Development District (the primary government) as a stand-alone government.

Based upon the application of the above-mentioned criteria as set forth by the Governmental Accounting Standards Board, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

TSR Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments, miscellaneous revenues and interest. Program revenues include charges for services, and payments made by parties outside of the reporting government's citizenry if that money is restricted to a particular program. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

**TSR Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District has implemented the Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by the state constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

TSR Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter, to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”. Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources were expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

**TSR Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

Debt Service Fund – Accounts for debt service requirements to retire certain special assessment refunding bonds which were used to finance the construction of District infrastructure improvements and finance certain additional improvements. The bond series is secured by a pledge of debt service special assessment revenues in any fiscal year related to the improvements. A lien is placed on all benefited land in relationship to the debt outstanding.

Capital Projects Fund – The Capital Project Fund accounts for the construction of infrastructure improvements within the boundaries of the District.

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as land and buildings, and non-current governmental liabilities, such as special assessment bonds, be reported in the governmental activities column in the government-wide statement of net position.

4. Assets, Liabilities, Deferred Inflows of Resources, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

TSR Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, Deferred Inflows of Resources, and Net Position or Equity (Continued)

a. Cash and Investments (Continued)

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash equivalents include time deposits and certificates of deposit with original maturities of three months or less and held in a qualified public depository as defined by Florida Statute 280.02.

b. Restricted Net Position

Certain net position of the District are classified as restricted on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted net position, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

c. Capital Assets

Capital assets, which include land, construction in progress, improvements and equipment, are reported in the governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

**TSR Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

**4. Assets, Liabilities, Deferred Inflows of Resources, and Net Position or Equity
(Continued)**

c. Capital Assets (Continued)

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Improvements:	10-30 years
Equipment	5 years

d. Unamortized Bond Discount/Premium

Bond discounts/premiums are presented on the government-wide financial statements. The costs are amortized over the life of the bonds using the straight-line method of accounting. For financial reporting, the unamortized bond discount/premiums is netted against the applicable long-term debt.

e. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget variance columns of the accompanying financial statements may occur.

f. Deferred Inflows of Resources

Deferred inflows of resources represent an acquisition of net position that applies to a future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until then. The District only has one time that qualifies for reporting in the category. Unavailable revenues are reported only in the governmental funds balance sheet. This amount is deferred and recognized as an inflow of resources in the period that amounts become available.

**TSR Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022**

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

“Total fund balances” of the District’s governmental funds, \$9,001,667, differs from “net position” of governmental activities, \$(3,345,797), reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the statement of net position versus the current financial resources focus of the governmental fund balance sheet. The effect of the differences is illustrated below.

Capital related items

When capital assets (property, plant and equipment that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Land	\$ 1,938,304
Construction in progress	40,100,859
Improvements	117,264
Equipment	35,070
Accumulated depreciation	<u>(63,633)</u>
Total	<u>\$ 42,127,864</u>

Deferred inflows of resources

Unavailable revenues are not a current financial resource and, therefore, the revenue is not reported at the fund level.

Unavailable revenues	<u>\$ 111,362</u>
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Long-term debt transactions

Long-term liabilities applicable to the District’s governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2022 were:

Bonds payable	\$ (53,675,000)
Bond premium, net	(26,681)
Bond discount, net	186,622
Total	<u>\$ (53,515,059)</u>

**TSR Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022**

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position (Continued)

Accrued interest

Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to accrued interest on bonds.

Accrued interest on bonds payable	\$ <u>(1,071,631)</u>
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2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The “net change in fund balances” for government funds, \$530,798, differs from the “change in net position” for governmental activities, \$2,031,367, reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below.

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decrease by the amount of depreciation charged for the year.

Capital outlay	\$ 42,261
Depreciation	<u>(11,287)</u>
Total	<u>\$ 30,974</u>

Long-term debt transactions

Repayments of bond principal are reported as an expenditure in the governmental funds and, thus, have the effect of reducing fund balance because current financial resources have been used.

Debt principal payments	\$ <u>1,395,000</u>
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**TSR Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022**

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities (Continued)

Long-term debt transactions (Continued)

Some expenses reported in the Statement of Activities do not require the use of current financial resources, therefore, are not reported as expenditures in governmental funds.

Net change in accrued interest payable	\$ <u>23,819</u>
Bond premium amortization	\$ <u>950</u>
Bond discount amortization	\$ <u>(7,627)</u>

Deferred inflows of resources

Unavailable revenues are not a current financial resource and, therefore, the revenue is not reported at the fund level.

Change in unavailable revenues	\$ <u>57,453</u>
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NOTE C – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2022, the District's bank balance was \$1,549,680 and the carrying value was \$1,523,608. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

As of September 30, 2022, the District had the following investments and maturities:

Investment	Maturities	Fair Value
U S Bank Money Market	N/A	\$ <u>7,726,461</u>

TSR Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE C – CASH AND INVESTMENTS (CONTINUED)

The District categorizes its fair value measurement within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

The investment listed above is a level 1 asset.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2022, the District's investment in U S Bank Money Market was not rated.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one investment. The investment in the U S Bank Money Market is 100% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2022 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

**TSR Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022**

NOTE D – SPECIAL ASSESSMENT REVENUES

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted budget and levied annually. Debt Service Assessments are levied when bonds are issued and collected annually. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the Debt Service Assessments on their property subject to various provisions in the bond documents.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

NOTE E – CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2022 was as follows:

	Beginning Balance	Additions	Deletions	Ending Balance
<u>Governmental Activities:</u>				
Capital assets, not being depreciated:				
Land	\$ 1,938,304	\$ -	\$ -	\$ 1,938,304
Construction in progress	40,086,168	14,691	-	40,100,859
Total Capital Assets, not depreciated	<u>42,024,472</u>	<u>14,691</u>	<u>-</u>	<u>42,039,163</u>
Capital assets, being depreciated:				
Improvements	117,264	-	-	117,264
Equipment	7,500	27,570	-	35,070
Total Capital Assets, Being Depreciated	<u>124,764</u>	<u>27,570</u>	<u>-</u>	<u>152,334</u>
Less accumulated depreciation	<u>(52,346)</u>	<u>(11,287)</u>	<u>-</u>	<u>(63,633)</u>
Total Capital Assets Depreciated, Net	<u>72,418</u>	<u>16,283</u>	<u>-</u>	<u>88,701</u>
Governmental Activities Capital Assets	<u>\$ 42,096,890</u>	<u>\$ 30,974</u>	<u>\$ -</u>	<u>\$ 42,127,864</u>

Depreciation of \$11,287 was charged to physical environment.

**TSR Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022**

NOTE F – LONG-TERM DEBT

The following is a summary of activity for long-term debt of the District for the year ended September 30, 2022:

Long-term debt at October 1, 2021	\$ 55,070,000
Principal payments	<u>(1,395,000)</u>
Long-term debt at September 30, 2022	53,675,000
Less: bond discount	(186,622)
Plus: bond premium	<u>26,681</u>
Total Long-Term Debt, net at September 30, 2022	<u>\$ 53,515,059</u>

Long-term debt is comprised of the following:

Special Assessment Revenue Bonds

\$9,930,000 Series 2015 Special Assessment Revenue Bonds due in annual installments beginning November 2016 and maturing November 2045. Interest from 3.625% to 5.125% is due in May and November starting November 2015.

\$ 8,520,000

\$9,455,000 Series 2015A Special Assessment Revenue Bonds due in annual installments beginning November 2016 and maturing November 2045. Interest from 4.25% to 5.625% is due in May and November starting May 2016.

8,495,000

\$10,235,000 Series 2016 Special Assessment Revenue Bonds due in annual installments beginning November 2018 and maturing November 2047. Interest from 3.5% to 4.75% is due in May and November starting May 2017.

9,490,000

\$12,870,000 Series 2017 Special Assessment Revenue Bonds due in annual installments beginning November 2019 and maturing November 2048. Interest from 3.625% to 4.75% is due in May and November starting May 2018.

12,105,000

\$9,785,000 Series 2018 Special Assessment Revenue Bonds due in annual installments beginning November 2020 and maturing November 2048. Interest from 4.0% to 5.125% is due in May and November starting May 2019.

9,465,000

\$5,710,000 Series 2019 Special Assessment Revenue Bonds due in annual installments beginning November 2021 and maturing November 2050. Interest from 3.0% to 4.0% is due in May and November starting May 2020.

5,600,000

Bond Discount, Net	(186,622)
Bond Premium, Net	<u>26,681</u>

Bonds Payable, Net	<u>\$ 53,515,059</u>
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**TSR Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022**

NOTE F – LONG-TERM DEBT (CONTINUED)

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2022 are as follows:

Year Ending September 30,	Principal	Interest	Total
2023	\$ 1,100,000	\$ 2,549,319	\$ 3,649,319
2024	1,140,000	2,503,289	3,643,289
2025	1,195,000	2,454,619	3,649,619
2026	1,245,000	2,402,380	3,647,380
2027	1,300,000	2,346,385	3,646,385
2028-2032	7,445,000	10,762,738	18,207,738
2033-2037	9,390,000	8,757,002	18,147,002
2038-2042	11,910,000	6,162,197	18,072,197
2043-2047	13,925,000	2,841,551	16,766,551
2048-2051	5,025,000	319,773	5,344,773
Totals	<u>\$ 53,675,000</u>	<u>\$ 41,099,253</u>	<u>\$ 94,774,253</u>

Summary of Significant Bonds Resolution Terms and Covenants

The District levies special assessments pursuant to Section 190.022, Florida Statutes and the assessment rolls are approved by resolutions of the District Board. The collections are to be strictly accounted for and applied to the debt service of the bond series for which they were levied. The District covenants to levy special assessments in annual amounts adequate to provide for payment of principal and interest on the bonds. Payment of principal and interest is dependent on the money available in the debt service fund and the District's ability to collect special assessments levied.

The bonds are subject to redemption at the option of the District and are also subject to extraordinary mandatory redemption prior to maturity as outlined in the Trust Indenture.

**TSR Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022**

NOTE F – LONG-TERM DEBT (CONTINUED)

SPECIAL ASSESSMENTS REVENUE BONDS, SERIES 2015

Depository Funds – The bond resolution established certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

1. Reserve Fund – The 2015 Reserve Account is funded from the proceeds of the Bonds in an amount equal to the maximum annual debt service requirement. Monies held in the reserve account will be used only for the purpose established in the Trust Indenture.

	<u>Reserve Balance</u>	<u>Reserve Requirement</u>
Series 2015 Special Assessment Bonds	<u>\$ 625,494</u>	<u>\$ 625,494</u>

SPECIAL ASSESSMENTS REVENUE BONDS, SERIES 2015A

Depository Funds – The bond resolution established certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

1. Reserve Fund – The 2015A Reserve Account is funded from the proceeds of the Bonds in an amount equal to the maximum annual debt service requirement. Monies held in the reserve account will be used only for the purpose established in the Trust Indenture.

	<u>Reserve Balance</u>	<u>Reserve Requirement</u>
Series 2015A Special Assessment Bonds	<u>\$ 651,844</u>	<u>\$ 651,844</u>

SPECIAL ASSESSMENTS REVENUE BONDS, SERIES 2016

Depository Funds – The bond resolution established certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

1. Reserve Fund – The 2016 Reserve Account is funded from the proceeds of the Bonds in an amount equal to 75% of the maximum annual debt service requirement. Monies held in the reserve account will be used only for the purpose established in the Trust Indenture.

	<u>Reserve Balance</u>	<u>Reserve Requirement</u>
Series 2016 Special Assessment Bonds	<u>\$ 481,322</u>	<u>\$ 481,322</u>

**TSR Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022**

NOTE F – LONG-TERM DEBT (CONTINUED)

SPECIAL ASSESSMENTS REVENUE BONDS, SERIES 2017

Depository Funds – The bond resolution established certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

1. Reserve Fund – The 2017 Reserve Account is funded from the proceeds of the Bonds in an amount equal to 50% of the maximum annual debt service requirement. Monies held in the reserve account will be used only for the purpose established in the Trust Indenture.

	Reserve Balance	Reserve Requirement
Series 2017 Special Assessment Bonds	\$ 403,163	\$ 400,478

SPECIAL ASSESSMENTS REVENUE BONDS, SERIES 2018

Depository Funds – The bond resolution established certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

1. Reserve Fund – The 2018 Reserve Account is funded from the proceeds of the Bonds in an amount equal to 50% of the maximum annual debt service requirement. Monies held in the reserve account will be used only for the purpose established in the Trust Indenture.

	Reserve Balance	Reserve Requirement
Series 2018 Special Assessment Bonds	\$ 320,366	\$ 320,366

**TSR Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022**

NOTE F – LONG-TERM DEBT (CONTINUED)

SPECIAL ASSESSMENTS REVENUE BONDS, SERIES 2019

Depository Funds – The bond resolution established certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

1. Reserve Fund – The 2019 Reserve Account is funded from the proceeds of the Bonds in an amount equal to 50% of the maximum annual debt service requirement. Monies held in the reserve account will be used only for the purpose established in the Trust Indenture.

	Reserve Balance	Reserve Requirement
Series 2019 Special Assessment Bonds	\$ 165,100	\$ 165,100

NOTE G – ECONOMIC DEPENDENCY

The Developer owns a significant portion of land within the District. The District’s activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District’s operations. At September 30, 2022, one board member is affiliated with the Developer.

NOTE H – DEVELOPER TRANSACTIONS

Series 2019 (2019 Project) Acquisition Agreement

The District has entered into an Acquisition Agreement with the Developer whereby the Developer agreed to advance, fund, commence, and complete the Work Product and the District improvements (the “2018 Improvement”) that will ultimately be paid for with the proceeds from the issuance of the Series 2019 Bonds. The 2018 Improvements were estimated to cost \$5,528,877 and the District had a total of \$5,068,222 available from the proceeds of the Series 2019 Bonds to acquire them; the Developer will contribute the remainder of the improvements to the District. In accordance with the agreement, the Series 2019 (2019 Project) bonds were issued and the District used \$925,082 of the proceeds to acquire a portion of the 2019 Improvements from the Developer in the prior year and \$14,691 of the proceeds in the current fiscal year.

NOTE I – RISK MANAGEMENT

The government is exposed to various risks of loss related to torts, theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. The District has not filed any claims under this commercial coverage.

**TSR Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022**

NOTE J – SUBSEQUENT EVENT

In November 2022, the District made a prepayment on the Series 2015 Special Assessment Bonds in the amount of \$5,000, as well as a prepayment on the Series 2015A Special Assessment Bonds in the amount of \$15,000.



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
TSR Community Development District
Pasco County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of TSR Community Development District, as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated September 8, 2023.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered TSR Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of TSR Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of TSR Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

To the Board of Supervisors
TSR Community Development District

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether TSR Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

September 8, 2023



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

MANAGEMENT LETTER

To the Board of Supervisors
TSR Community Development District
Pasco County, Florida

Report on the Financial Statements

We have audited the financial statements of the TSR Community Development District as of and for the year ended September 30, 2022, and have issued our report thereon dated September 8, 2023.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professionals Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated September 8, 2023, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding audit.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not TSR Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that TSR Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

To the Board of Supervisors
TSR Community Development District

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for TSR Community Development District. It is management's responsibility to monitor the TSR Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same as of September 30, 2022.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the TSR Community Development District reported:

- 1) The total number of district employees compensated in the last pay period of the District's fiscal year: 2
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: 6
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$4,400
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$1,750,209
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2021, together with the total expenditures for such project: None.
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was not amended.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the TSR Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District. The General Fund, \$1,647.71 - \$1,752.91 and Debt Service, \$901 - \$2,062.
- 2) The amount of special assessments collected by or on behalf of the District: Total special assessments collected was \$7,842,008.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds. The District had \$53,675,000, see note F for details.

To the Board of Supervisors
TSR Community Development District

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

September 8, 2023



**Berger, Toombs, Elam,
Gaines & Frank**

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE
WITH SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
TSR Community Development District
Pasco County, Florida

We have examined TSR Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2022. Management is responsible for TSR Community Development District's compliance with those requirements. Our responsibility is to express an opinion on TSR Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about TSR Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on TSR Community Development District's compliance with the specified requirements.

In our opinion, TSR Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2022.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

September 8, 2023

TSR

COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2024-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TSR
COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE
AUDITED FINANCIAL REPORT FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2022**

WHEREAS, the District’s Auditor, Berger, Toombs, Elam, Gaines & Frank, has heretofore prepared and submitted to the Board, for accepting, the District’s Audited Financial Report for Fiscal Year 2022;

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

1. The Audited Financial Report for Fiscal Year 2022, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2022, for the period ending September 30, 2022; and
2. A verified copy of said Audited Financial Report for Fiscal Year 2022 shall be attached hereto as an exhibit to this Resolution, in the District’s “Official Record of Proceedings”.

PASSED AND ADOPTED this 11th day of October, 2023.

ATTEST:

**TSR COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

TSR

COMMUNITY DEVELOPMENT DISTRICT

5



P.O. BOX 267 SEFFNER, FL 33583 – (813) 757-6500 – FAX (813) 757-6501 – SALES@LMPPRO.COM

**ADDENDUM 2
LANDSCAPE MAINTENANCE SERVICES
AGREEMENT
TSR CDD
PARCEL C
SEE ATTACHED MAP**

LMP agrees to service and maintain additional landscaped areas included in the attached map, as outlined in the landscape maintenance specifications agreement that went into effect January 1, 2023.

This addendum will change the landscape maintenance services invoice by \$2,353.42 per month. The new invoice amount will increase from \$134,353.25 per month to \$136,706.67 per month.

This change in normal billing is effective _____, 2023 and will remain in effect as part of the landscape maintenance services agreement.

In witness whereof the parties to this agreement have signed and executed this addendum effective the day _____ of _____, 2023.

TSR CDD _____

Landscape Maintenance Professionals, Inc.

Signature Of TSR CDD Representative

Signature Of LMP Representative

Chief Operating Officer
Title

Title

Date

Date



Starkey Parcel C

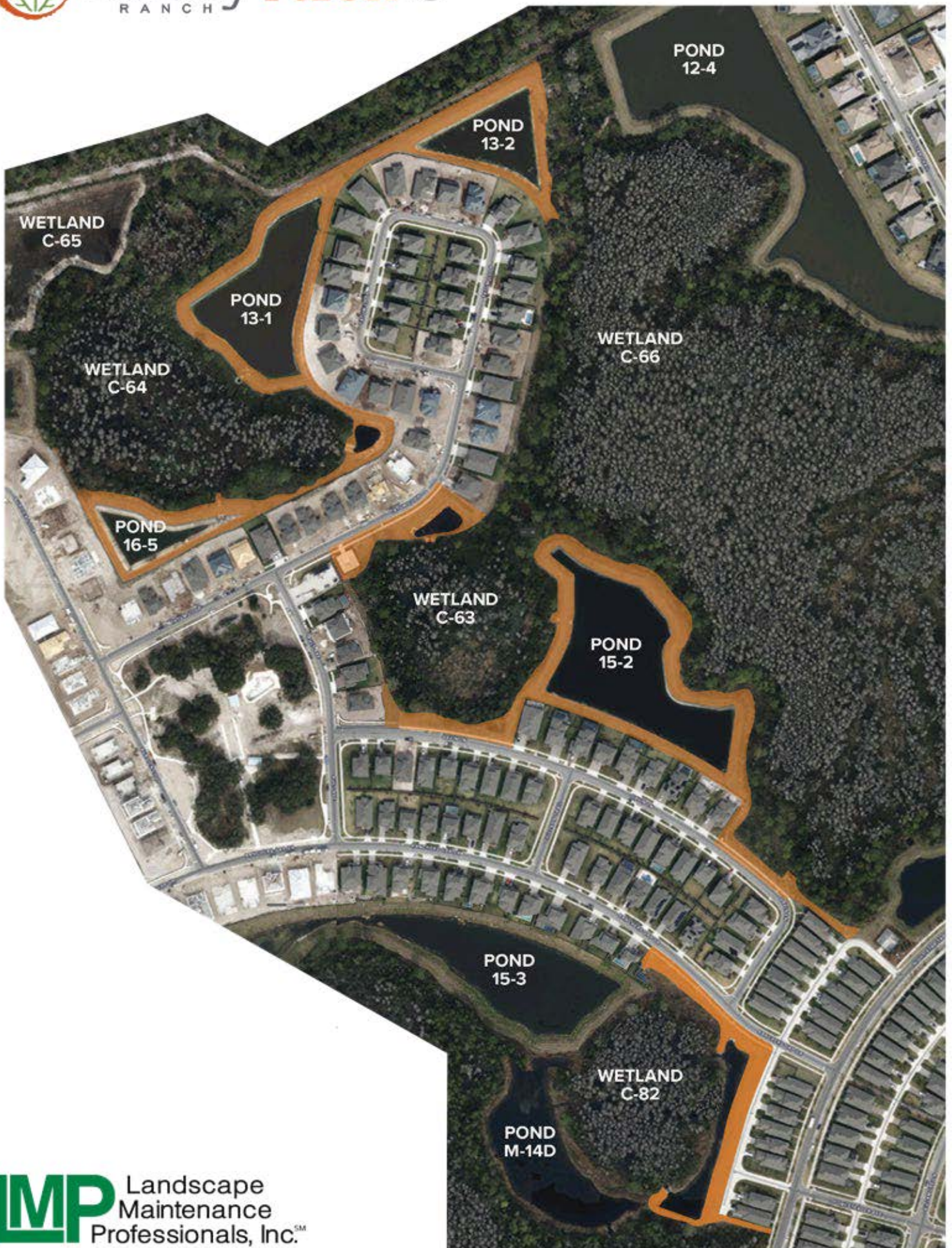


EXHIBIT 2 - FEE SUMMARY

Contractor: Landscape Maintenance Professionals, Inc.
 Address: PO BOX 267 , Seffner , FL 33583

Phone: (813) 757-6500
 Email: scott.carlson@lmppro.com
 Contact: Scott Carlson

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

Dates: 8/1/2023 through 7/31/2024

	2024 JAN	2024 FEB	2024 MAR	2024 APRIL	2024 MAY	2024 JUN	2024 JUL	2023 AUG	2023 SEP	2023 OCT	2023 NOV	2023 DEC	TOTAL
GENERAL SERVICES (Schedule A)	1,314	1,314	1,971	2,628	2,628	3,285	2,628	2,628	3,285	1,971	1,314	1,314	\$26,280
TURF CARE (Schedule B)	20	20	208	20	20	208	20	208	20	208	20	20	\$993
TREE/SHRUB CARE (Schedule C)	4	4	78	4	4	78	4	78	4	78	4	4	\$344
BEDDING PLANTS (Schedule D) <i>Units Per Rotation</i>													\$0
BED DRESSING (Schedule D) <i>Yards of Bed Dressing</i>													\$0
PALM TRIMMING (Schedule D) <i>Sabal Date Washington</i>													\$0
IRRIGATION MAINT. (Schedule E) <i>Number of Zones 4</i>	52 4	52 4	52 4	52 4	52 4	52 4	52 4	52 4	52 4	52 4	52 4	52 4	\$624
TOTAL FEE PER MONTH:	\$1,390	\$1,390	\$2,309	\$2,704	\$2,704	\$3,623	\$2,704	\$2,966	\$3,361	\$2,309	\$1,390	\$1,390	\$28,241
Flat Fee Schedule	\$2,353	\$2,353	\$2,353	\$2,353	\$2,353	\$2,353	\$2,353	\$2,353	\$2,353	\$2,353	\$2,353	\$2,353	\$28,241

Initials SAC

TSR

COMMUNITY DEVELOPMENT DISTRICT

6

TSR CDD
FY 2023 - 2024
LANDSCAPING
ENHANCEMENT
PROGRAM
PROPOSALS

FOR REVIEW @
OCT 2023 MEETING



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

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

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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
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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	5/24/2023
Estimate #	83593
LMP REPRESENTATIVE	
GaH	
PO #	
Work Order #	

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DESCRIPTION	QTY	COST	TOTAL
Cunningham Park plant replacements			
Dwarf Fakahatchee 3 Gal	130	20.00	2,600.00
Pink Muhly grass 3 Gal	110	20.00	2,200.00
Irrigation labor - 12 hours	12	65.00	780.00
Drip tubing 1500 ft	1,500	0.59	885.00
Drip fittings 50	50	0.62	31.00
Drip ground staples	300	0.10	30.00

TOTAL	\$6,526.00
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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	5/31/2023
Estimate #	83705
LMP REPRESENTATIVE	
GLH	
PO #	
Work Order #	

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DESCRIPTION	QTY	COST	TOTAL
Heart Pine park plant replacements			
Dwarf Fakahatchee grass 3 Gal	22	20.00	440.00
Standard Fakehatchee 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

TOTAL	\$3,773.50
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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	5/24/2023
Estimate #	83600
LMP REPRESENTATIVE	
GaH	
PO #	
Work Order #	

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

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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
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TERMS AND CONDITIONS:

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

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

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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
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TERMS AND CONDITIONS:

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OWNER / AGENT

DATE

TSR

COMMUNITY DEVELOPMENT DISTRICT

7



TO: TSR Board of Supervisors
FROM: Barry Mazzoni – Operations Manager
DATE: September 27, 2023
SUBJECT: **Memo - Solitude Pond Program Quotes**

In preparation for the October meeting, Operations requested quotes for the following ponds:

• 4A Calluna Drive	• 4B Laurus Dr	• Stancil Pond A
• 5A Francoa Drive	• 12-5 Night Star Trail	• Stancil Pond B
• 3-1 Riders Pass	• 3-2 Riders Pass	• Stancil Pond C
• 16-3 Tallfield Lane	• 16-4 Tallfield Lane	• Stancil Pond D

POND DYE QUOTE:

To dye the ponds (4A, 4B, 5A, 12-5, 3-1, 3-2, 16-3 & 16-4), as suggested in the second opinion on the testing, the cost will be \$1,708 per month or \$20,494 annually.

STANCIL POND ADD-ON QUOTE:

Add-on of the four new ponds in Stancil- The cost will be \$300 a month or \$3,600 annually. **Operations seeking authorization to add ponds when ready for acceptance.**

POND PLANTINGS QUOTE:

To plant the ponds (4A, 4B, 5A, 3-1, 3-2, 16-3 & 16-4) as discussed after testing, the cost will be **\$30,710** and the total number of plants will be 30,710. The cost for the plants for this project is \$1.00 per plant and this includes installation. **4A-\$6,090 4B-\$5,204 5A-\$7,390 3-1-\$7,074 3-2-\$2,728 16-3-\$1,160 16-4-\$1,064.**



Plants: *Sagittaria latifolia*, commonly called arrowhead, duck potato or Wapato, is a vigorous, deciduous, marginal aquatic perennial that typically grows 1-4' tall. *Pontederia cordata*, common name pickerelweed (USA) or pickerel weed (UK), is a monocotyledonous aquatic plant native to the American continents.

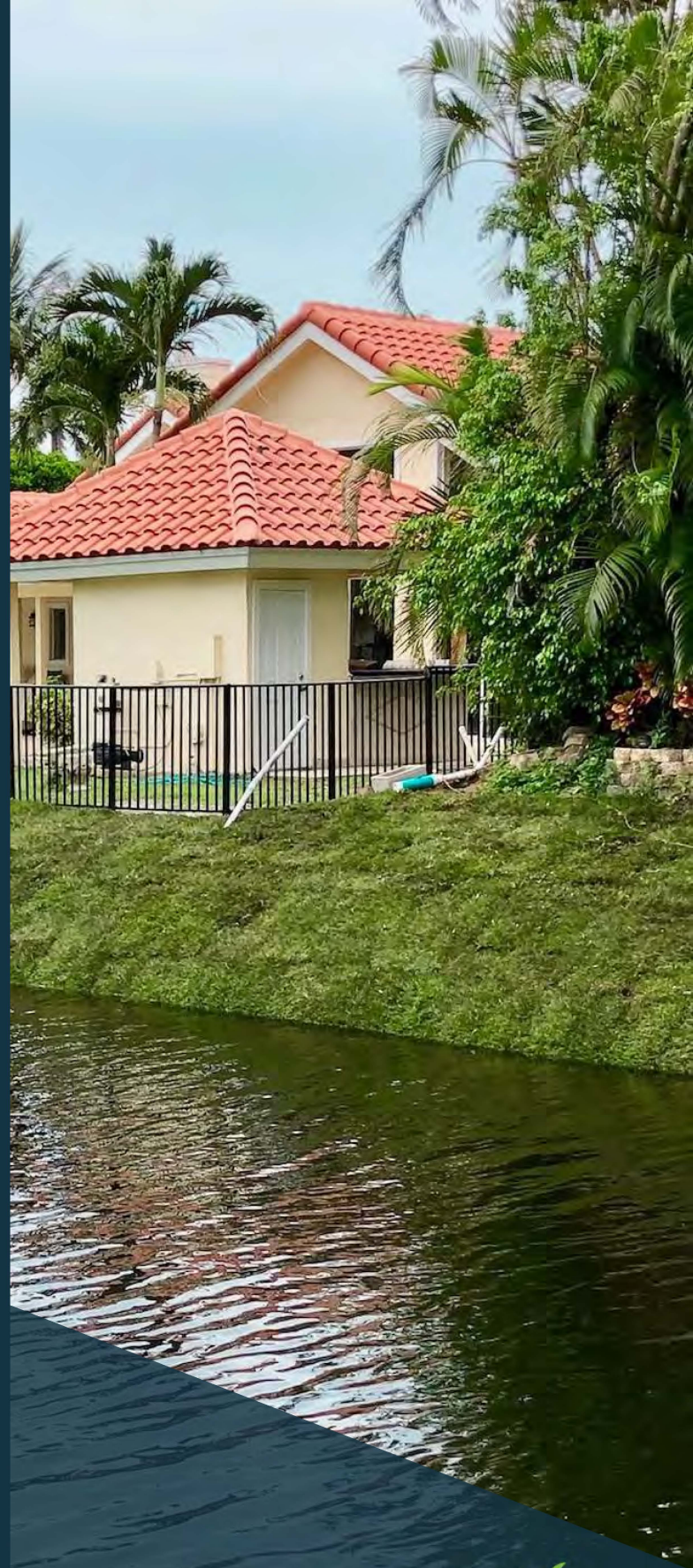
SOX SYSTEM POND 12-5 (NIGHT STAR TRAIL) QUOTE:

Pond 12-5 was repaired in 2022 due to erosion issues and 3000 sq ft of sod was added to the bank. Operations has been monitoring the pond to determine what the best course of action to address the remaining exposed pond bank areas. In speaking with Solitude, there is a product which they offer called Sox which could help. To install the SOX erosion system the cost for the whole pond will be \$227,500.00 or to just do the homeowners side will cost \$125,000.00.

Note: As a current client, there would be a lifetime warranty offered as well. The warranty will exclude Acts of God and vandalism. To maintain the warranty, the community will have to remain current on their bills; and if the contract was ever terminated, the warranty would also be cancelled.



Currently, Operations is not requesting approval of this option as we are exploring other, less capital-intensive avenues. Enclosed is material on SOX erosion system.



EROSION CONTROL & LIVING SHORELINES

www.soxerosion.com | 833-222-4769





BEFORE



DURING



AFTER

WHAT IS SOX

SOX Erosion Solutions™ develops, manufactures and distributes a suite of innovative, patented, bioengineered erosion control systems that immediately halt shoreline and hillside erosion.

Our environmentally-focused methodology is designed to stabilize earthen environments while promoting vegetation in a cost-efficient, long-lasting solution that is compliant with all BMP's of "Living Shoreline" erosion control systems.



BEFORE



DURING



AFTER



EROSION PROBLEM

Erosion of shorelines, lake banks, canals and creeks

Unsafe conditions for residents, visitors staff and workers

Loss of vegetation and habitat fragmentation

Reduced and diminished aesthetics

Low grade water quality and high algae density

Loss of original design and structure

SOX EROSION SOLUTION



Quick installation leading to minimal disruptions

Land and water stabilization creates a safe environment for wildlife

Enhanced experience and increased aesthetics

Creation of a littoral shelf for aquatic vegetation

Improved water quality and reduced algae

Designed for salt water and fresh water environments

SOX SYSTEMS



- Double layer of patented knitted polyethylene mesh
- Filled by dredging shallow sediment into the containment unit
- Halts erosion and creates an immediate, fully integrated secure living shoreline



- Single layer of patented knitted polyethylene mesh
- Filled with a locally sourced organic media such as blow-in mulch
- Halts soil erosion and re-stabilizes shorelines and hillsides using an open-ended containment system



- Next generation silt & sediment protective fencing that reduces water encroachment, retains sediments, and serves as a containment barrier
- Creates a safe and healthy environment for wildlife and aquatic habitats

20 YEARS OF STABLE SHORELINES IN 44 STATES & 4 COUNTRIES



BEFORE



AFTER

EROSION CONTROL & LIVING SHORELINES

www.soxerosion.com | 833-222-4769



BEFORE



AFTER

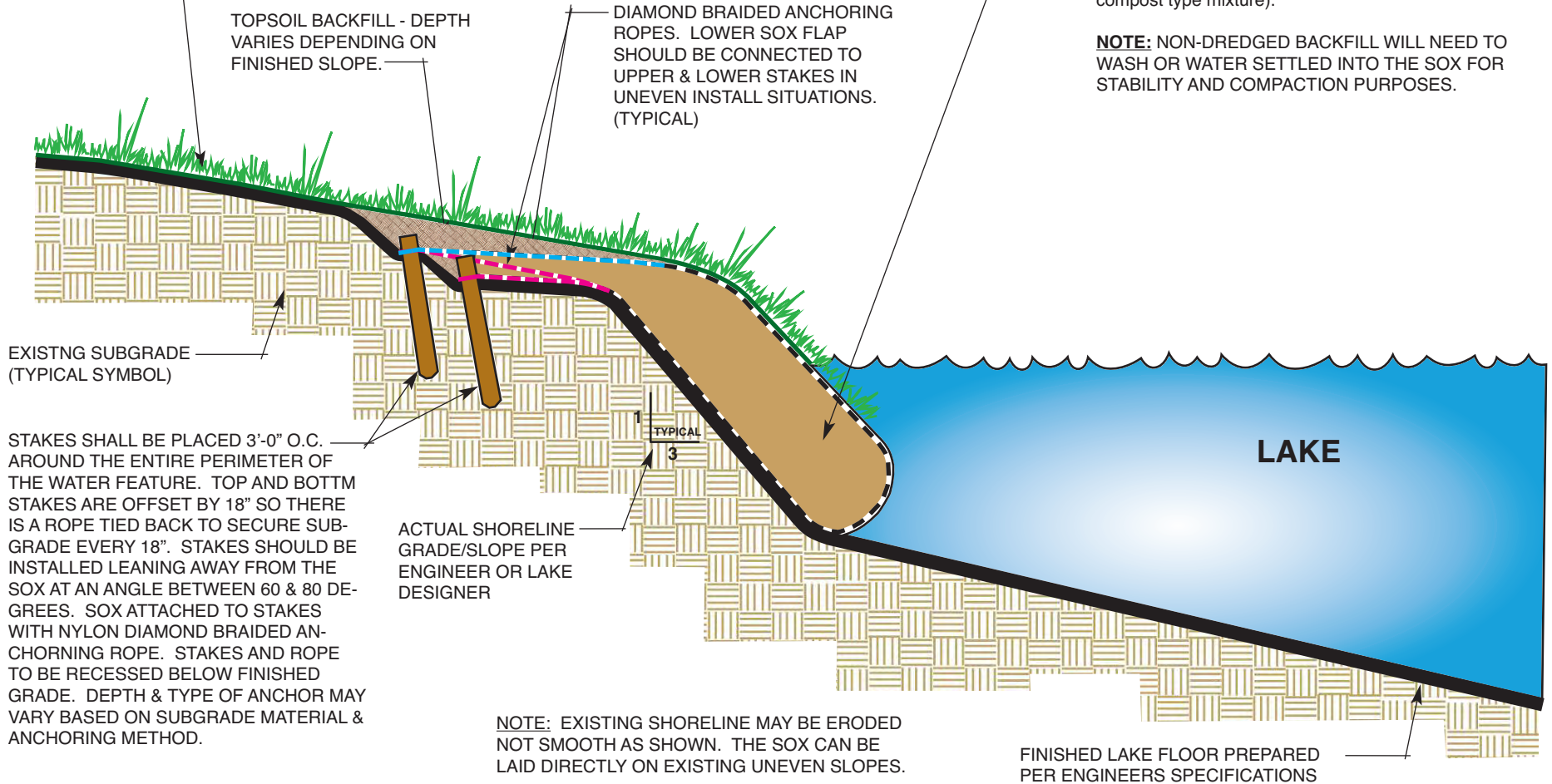
FINISHED SURFACE TO BE GRADED SMOOTH PER THE ARCHITECT OR ENGINEERS SPECIFICATIONS AND READY FOR SEEDING, SODDING OR PLANTING. PLANT MATERIAL "TBD" BY THE ARCHITECT OR AGRONOMIST. PLANTING SHOULD EXTEND INTO THE WATER & GROW INTO THE SOX FOR A STABLE ROOT ZONE.

TOPSOIL BACKFILL - DEPTH VARIES DEPENDING ON FINISHED SLOPE.

DIAMOND BRAIDED ANCHORING ROPES. LOWER SOX FLAP SHOULD BE CONNECTED TO UPPER & LOWER STAKES IN UNEVEN INSTALL SITUATIONS. (TYPICAL)

12', 18' OR 24' WIDE SHORESOFX OR DREDGESOX BACKFILLED WITH SITE OR PROJECT SPECIFIC BACKFILL. WIDTH OF SOX DETERMINED BY SHORE SLOPE AND AMOUNT OF SHORELINE TO BE RECAPTURED/PROTECTED. BACKFILL TO BE NO LESS THAN 80 MICRONS IN SIZE AND IS TYPICALLY ONE OF THE FOLLOWING MATERIALS (sand, topsoil, aeration plugs/cores, dredging spoils or and organic compost type mixture).

NOTE: NON-DREDGED BACKFILL WILL NEED TO WASH OR WATER SETTLED INTO THE SOX FOR STABILITY AND COMPACTION PURPOSES.



EXISTING SUBGRADE (TYPICAL SYMBOL)

STAKES SHALL BE PLACED 3'-0" O.C. AROUND THE ENTIRE PERIMETER OF THE WATER FEATURE. TOP AND BOTTOM STAKES ARE OFFSET BY 18" SO THERE IS A ROPE TIED BACK TO SECURE SUBGRADE EVERY 18". STAKES SHOULD BE INSTALLED LEANING AWAY FROM THE SOX AT AN ANGLE BETWEEN 60 & 80 DEGREES. SOX ATTACHED TO STAKES WITH NYLON DIAMOND BRAIDED ANCHORING ROPE. STAKES AND ROPE TO BE RECESSED BELOW FINISHED GRADE. DEPTH & TYPE OF ANCHOR MAY VARY BASED ON SUBGRADE MATERIAL & ANCHORING METHOD.

ACTUAL SHORELINE GRADE/SLOPE PER ENGINEER OR LAKE DESIGNER

NOTE: EXISTING SHORELINE MAY BE ERODED NOT SMOOTH AS SHOWN. THE SOX CAN BE LAID DIRECTLY ON EXISTING UNEVEN SLOPES.

FINISHED LAKE FLOOR PREPARED PER ENGINEERS SPECIFICATIONS

QUESTIONS - Call: (408)461-0324 or Email: dginkel@soxerosion.com

SHORESOFX/DREDGESOX DETAIL

TYPICAL LAKE EDGE RESTORATION



CORPORATE OFFICE:

950 PENINSULA CORPORATE CIRCLE, SUITE 3018 BOCA RATON, FL 33487

(561)501.0057

WWW.SOXEROSION.COM



DRAWN BY: DAVID GINKEL, ASGCA

APPROVED BY: CASEY CITTADINO



PROJECT: YUMA, CO

DETAIL: LAKE EDGE

SCALE: N.T.S.

DATE: 3/5/2020

TSR

COMMUNITY DEVELOPMENT DISTRICT

8



Wrathell, Hunt and Associates, LLC

TO: TSR Board of Supervisors
FROM: Barry Mazzoni – Operations Manager
DATE: September 20, 2023
SUBJECT: Hog Trapping Questions & Responses

Below are several of the questions that the supervisors asked during the Wednesday September 13th Board meeting. I have secured answers to these questions below. The owner of the firm will not be available for the October 11th meeting, but he will have one of his managers attend the meeting in his place, either in person or by phone. This way the Board can ask any additional questions regarding the process, the vendors' qualifications, or about the potential agreement.

Swine Solutions - Hog Trapping Questions & Responses

Question: Per your proposal, the board understands that there will be a cost for placing and relocating the traps. There was some concern about how much that would add to the total cost of the service per month.

Response: *We only charge a set up and removal fee. Once in the beginning and once at the end of the contract. That is in place to keep the board from making the decision to move the traps every week. We move the traps as needed or until we find a productive spot. We will charge that to communities that think they know more than us. We typically find a spot and try it before moving. If we are left alone to do our job, we will only charge that fee twice.*

Question: The board wondered how many traps would initially be set and what would be the expected frequency of moving those traps monthly.

Response: *We will determine how many traps we need once we are on site. Typically, one to two traps are sufficient.*

Question: Also, with regards to traps, the board wanted to know which are the typical ones you would deploy or if there were a variety of different traps you use.

Response: *We use drop doors and push door traps. Depending on the numbers we can also deploy a coral style trap. That is used for catching packs of pigs.*

Question: The board also inquired about the two - four visits to the community per week. One of the board members commented that there were specific requirements for taking care of the animals. So, he wondered how long the hogs would remain in the trap before they were collected. For example, if your firm saw on the cameras that there were hogs in the traps five days out of the week, would you come an extra day or how would that work.

Response: *We visit the trap sites a couple times a week or as needed. That is to freshen up bait as needed. Hogs are removed in a 24hr period once trapped. That's state law.*

TSR

COMMUNITY DEVELOPMENT DISTRICT

8A



Wild Pig Removal

When “This Little Piggy” Has to GO!

We are proud to be a part of the solution for our area’s wild hog problem.



BUSINESS PROPOSAL



WHAT ARE **FERAL SWINE**

Feral swine are the same species, *Sus scrofa*, as pigs that are found on farms. Feral swine are descendants of escaped or released pigs. Feral swine are called by many names including; wild boar, wild hog, razorback, piney woods roter, and Russian or Eurasian boar. No matter the name they are a dangerous, destructive, invasive species. History of feral swine in the Americas Feral swine were first brought to the United States in the 1500s by early explorers and settlers as a source of food. Repeated introductions occurred thereafter. The geographic range of this destructive species is rapidly expanding and its populations are increasing across the nation.

Feral Swine Destroy Property

Feral swine can destroy lawns, gardens, ornamental plantings, and trees through rooting. They can also damage landscaping, fences, and other structures reducing the aesthetic value of the property. Although most often associated with rural areas, feral swine are increasingly causing damage to residential property, golf courses, beaches, and parks. Furthermore, feral swine can cause considerable damage when involved in vehicle collisions such as with cars and motorcycles.

Feral swine cause great risks to human health and safety, by harboring and transmitting diseases to people and pets. Feral swine are known to carry at least 30 viral and bacterial diseases and nearly 40 parasites that can be transmitted to humans, pets, livestock, and other wildlife.

There are a variety of techniques that can be used to manage the damage caused by feral swine.

Not all techniques are suitable in every location or situation and, often, a combination of methods must be used to ensure success.



The most successful feral swine damage management strategies employ a diversity of tactics in a comprehensive, integrated approach. Factors to consider when choosing a management method(s) are overall objectives, landscape, environmental conditions, feral swine behavior and density, local regulations, and available funding. The appropriate method or combination of methods for the situation can be determined by utilizing the best information available which can be gathered from surveillance of damage and signs of feral swine on a specific property. Their reproduction rate is just off the charts, A female can have her first litter at 7 months old and she can have around 12. Fifty percent of those would normally be female and these hogs can have up to three litters a year.

Proposal

Prepared For: Barry Mazzone

Job Name: TSR CDD

Job Location: Pasco County

Starting Date:

End Date:

We propose to furnish all materials and perform all labor necessary to complete the following:

Hunt and trap all feral hogs possible using state-of-the-art GPS camera systems, night vision, trained K9's, and any other means necessary to control and eliminate the feral hog population. We DO NOT use any type of firearms to ensure the safety of residents and any other/all people around. Property and traps are monitored 24/7 via GPS/Mobile Cameras along with a representative of the company being onsite 2 to 4 times a week minimum to help eliminate and control the hog population onsite.

We have provided our services with great success to several properties throughout Hillsborough, Pasco, and Manatee County. Which include the following subdivisions and county preserves Panther Trace 1-2, River Reach, Carriage Pointe HOA/CDD, Tanglewood CDD, Belmont CDD, Concord Station CDD, Lower Green Swamp Preserve, Bell Creek Preserve, BlackWater Creek Preserve, Boyete Oak Scrub, and Menard Park, Reserve of Pradera CDD, Ballantrae CDD, Bexley CDD, Triple Creek CDD, Fishhawk Preserve, FishHawk Trails HOA, Wilderness Park CDD, Meadow Point CDD, JayMar Farms, Diehl Farms, Goodson Farms, Bickett Groves, Simmons Ranch, Double D Ranch, and Hillsborough County Parks and Recreations to name just a few

We specialize in hog removal with 15 years of experience. We take pride in being discreet (out of sight out of mind). We set the standards high in controlling the feral hog population. The purpose of this proposal is to assist the HOA/CDD, Property Management, and landowners in controlling feral hogs which cause tremendous and costly property damage as well as pose a serious health and safety risk to humans and other animals. We will continue to work efficiently and effectively using an integrated approach to remove feral hogs from the approved properties.

Our monthly service fee of \$1850 per month. All service includes capturing feral hogs by any means necessary with the exception of firearms of any kind, camera set up and monitoring, bait to contain and capture the hogs in traps to prevent further property damage endured by the feral hogs. Extended contracts for 1 year or more are offered at a discounted rate. There is a set up or removal fee of \$335 per trap location.



ANY AND ALL ILLEGAL ACTIVITY ON THE PROPERTY WILL BE REPORTED TO THE PROPERTY MANAGER ALONG WITH APPROPRIATE AUTHORITIES.

We are fully licensed and insured by the State of Florida to remove all nuisance wildlife and have the Feral Swine Transport License as well. We strive to provide the best service at a reasonable cost. Our team have all been background checked. Never to have been convicted of a felony, or misdemeanor within the last five years

Under no circumstance shall this contract be superseded by any other terms or conditions other than stated agreement. Any alterations or deviation from the above specifications involving extra cost of material or labor will be executed, and will become an extra cost.

By signing this contract, you acknowledge the term to be Month to Month. If you choose to terminate this contract prior to the month term, you will still be billed for the remaining month there are no prorated fees. Upon termination of contract a 30-day written notice needs to be sent. All One-year or other contracts will continue unless a notice to end Service is submitted by signing this contract, you are agreeing to all terms and conditions.

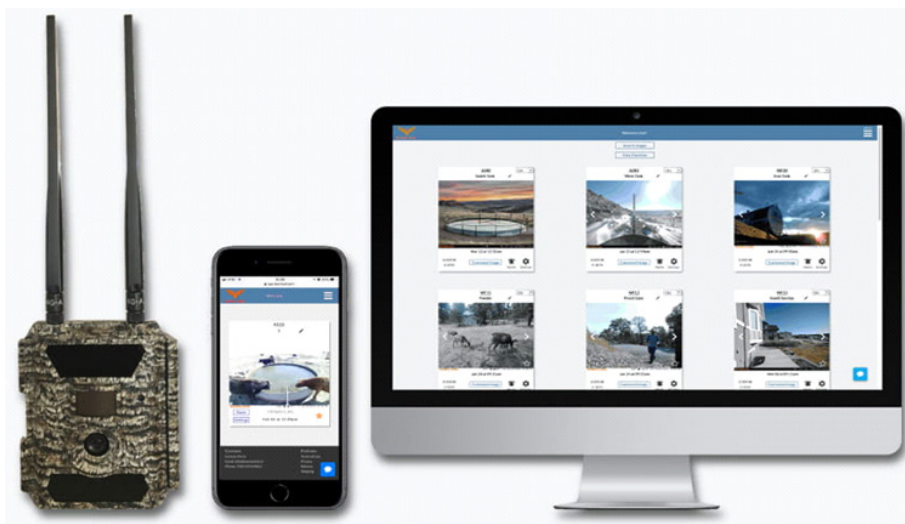
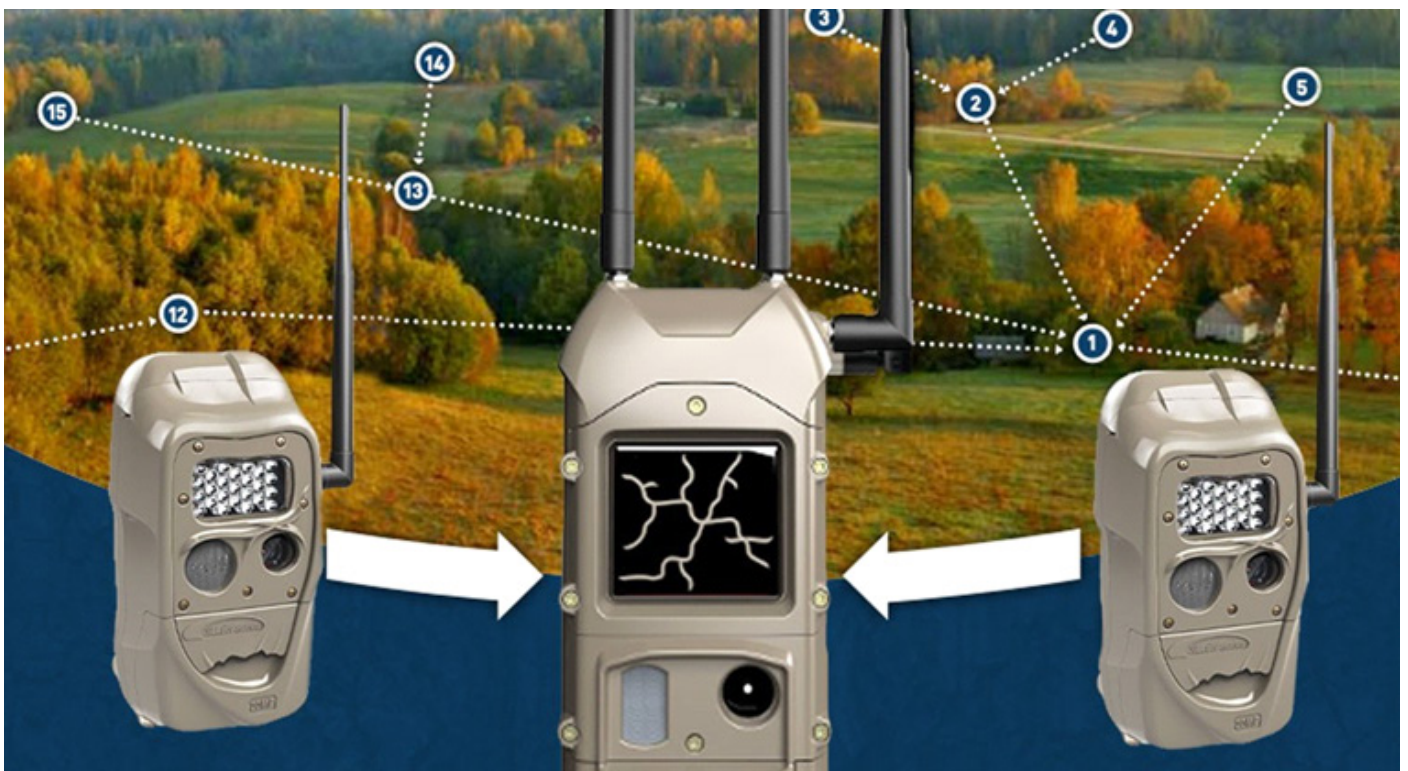
By signing this contract, you provide authorization for Swine Solutions LLC to set traps and Hunt feral Hogs. Swine Solutions LLC and his agents are authorized to set traps as he sees fit on the areas throughout the Land within Boundaries of said propriety where hog damage may occur.

Approved By: _____

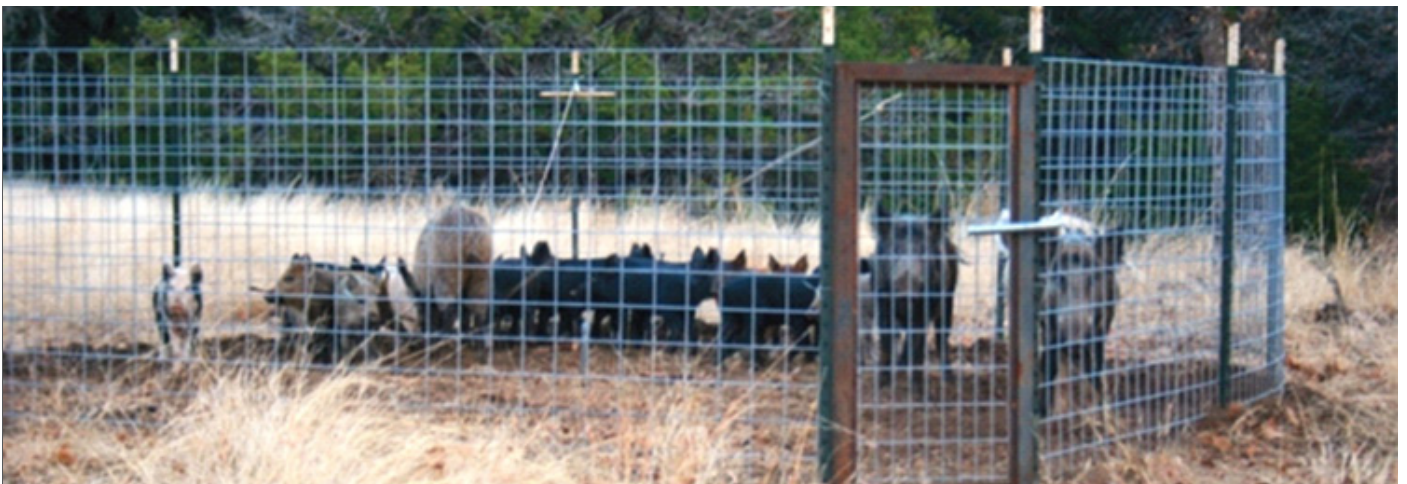
Respectfully Submitted By: _____ Thomas Sewell _____

Wireless Cameras allow us to monitor entire property and all active traps.

Here at Swine Solutions, we strive to be the best. We guarantee our work in the communities. We have a 100% success rate. We have worked all over central Florida to help communities remove the hog population and eliminate the damage they cause. We carry 2 million in liability and 500k in commercial auto insurance. We use state of the art cameras and traps. Look no further my friend. We are simply the best. Please consider Swine Solutions for all your feral hog needs.



Here at Swine Solutions we use several different kinds of traps. Round traps, Square Traps, and Corral Style Traps. These traps are mobile



These traps are mobile ”



BUSINESS
PROPOSAL

12013 Rose Ln Riverview, FL 33569

Office: 813-365 2568

Call: 813-220-5878

Email: Thomas@swinesolutionsfl.com

SwineSolutionsFL.com

TSR

COMMUNITY DEVELOPMENT DISTRICT

9A



Beyond Paving.
BEYOND EXPECTATIONS.™

PROPOSAL

OPP-23-022473

09 / 25 / 2023

Account Information
Account Name: TSR CDD - Starkey Ranch C/O Wrathell, Hunt and Associates LLC
Street Address: 2500 Heart Pine Ave
City State Zip: OdessaFL33556-3462

Contact Information
Contact Name: Barry Mazzone
Contact Email: mazzoneib@whhassociates.com
Contact Phone:

Rose Paving Information
Account Executive: Michael Vegeto
Email: michael.vegeto@rosepaving.com
Cell: 813-460-5126

Notes/Exclusions

PRICING TABLE					
Service Line Name	QTY	U of M	Depth	Unit Price	Subtotal
Asphalt - Removal of pavers, installation of base and asphalt.	5950	SF	2.00	\$5.03	\$29,936.59

Total \$29,936.59



Beyond Paving.
BEYOND EXPECTATIONS.™

PROPOSAL

CUSTOMER APPROVAL

Total Dollars Approved: **\$29,936.59**

Name:

Authorized Signature:

BILLING INSTRUCTIONS:

Scope Detail

Service Line Name	Service Description
Asphalt - Removal of pavers, installation of base and asphalt.	Remove and haul away existing pavers and debris to an approved facility. Install base material at a depth of 6". Mechanically compact sub-grade to an unyielding condition. Apply tack coat to ensure adhesion. Install Hot Mix Asphalt and compact to specified depth of 2". Clean up job site. *Rose Paving cannot change drainage or water flow due to existing elevations.

Rose Paving Contract Terms & Conditions

- 1. ESCALATION:** This proposal is based on material costs at current market rates. Due to the current volatile market conditions for liquid asphalt that are beyond Rose Paving's control and in the event of future material price increases the responsible party agrees to pay for the escalation of material costs without a change order. This paragraph applies only to materials.
- 2. TIMING:** Due to fluctuation in the cost of raw materials, including but not limited to liquid asphalt, if the current date is past 15 days from the proposal date, customer should clarify that pricing is still valid.
- 3. CONTRACT DOCUMENTS:** Specification sheets, drawings and other documentation presented in this proposal shall be part of the contract. It is the responsibility of the customer's authorized representative to be aware of the terms and conditions stated herein and of the other contract documentation.
- 4. PAYMENT TERMS:** NET BALANCE DUE 30 DAYS AFTER COMPLETION OF WORK. Unpaid balances will accrue a late fee of 1% per month until paid in full. In the event of your failure to conform to the terms and conditions of this agreement, you hereby agree to pay Rose Paving LLC. all sums earned to date. Price reflects a 4% (four percent) discount for payments by cash or check.
- 5. DEPOSIT:** If contracted amount exceeds \$15,000.00, a deposit of 1/3 of the project price is required to schedule work unless noted otherwise in this agreement.
- 6. PERMITS AND FEES:** Owner is responsible for obtaining and paying for any required PERMITS, BONDS, and LICENSES, or plans required to obtain the aforementioned.
- 7. UNMARKED / UNDOCUMENTED UTILITIES:** The client shall be responsible for repairing any private utility lines damaged by Rose Paving during the course of this project which were unmarked, undocumented or non-conforming to prevailing codes. While Rose Paving shall be responsible for repairing utilities in situations where Rose Paving damaged marked, conforming private utility lines, Rose Paving shall not be held liable for additional costs associated with utility interruption regardless of whether the lines were marked and / or documented properly or not. The customer is responsible to call the utility company.
- 8. WORK ACCESSIBILITY:** The price(s) quoted herein is contingent upon the work area being free of any obstructions (vehicles, dumpsters, etc.) at the scheduled project start date and time. Rose Paving, reserves the right to adjust the agreed upon project price if the job conditions prevent Rose Paving work crews from starting on time and proceeding without interruption
- 9. SOIL CONDITIONS:** The proposed price is contingent on the existing subsoil or base being adequate to support the pavement work. Rose Paving shall not be held liable for failure due to poor subgrade, moisture or other unforeseen circumstances such as underground water springs, contaminated soil, etc. If failure does occur, Rose Paving will notify agent or owner for inspection.
- 10. WATER DRAINAGE:** On projects where the natural fall of the land is less than 2%, Rose Paving cannot guarantee that there will be total water drainage on pavements. After repair and Rose Paving shall not be held liable for ponding or retention in surrounding areas. On projects where the scope of work includes an overlay, the overlay will follow the contour of the existing base surface and Rose Paving cannot guarantee and will not be liable for drainage issues in the work area or surrounding areas.
- 11. CLEANING EXPENSES:** The owner understands that the work called for in this agreement is a messy process. The parties agree that Rose Paving is not responsible for cleaning, repairing, or replacing any concrete, carpet, floor, passageway, etc., that is soiled or stained by anyone other than Rose Paving employees.

12. INDEMNITY: Rose Paving agrees to complete its work in a safe and workmanlike manner, and to take appropriate safety precautions. However, once installation is complete and customer takes possession of the work area, Owner/Customer understands and agrees that Rose Paving cannot be responsible for materials, area maintenance and safety, and therefore Owner/Customer assumes all responsibility in this regard, including but not limited to any and all personal injuries, deaths, property damage, losses, or expenses related to or in any way connected with the materials or services provided. To the fullest extent allowed by law, Owner/Customer agrees to indemnify, defend and hold Rose Paving and its agents harmless from any and all loss, expense, liability, or attorneys' fees in connection with any such damages or injuries occurring thereafter. Nothing contained within this paragraph means, or should be construed to mean that Rose Paving or others shall be indemnified for their own negligence.

13. CHOICE OF LAW & VENUE: To the fullest extent permitted by law, each provision of this contract shall be interpreted in such manner as to be effective and valid under the laws of the State of Project and corresponding Choice of Law indicated below without regard to that state's conflict of laws principles, and venue and jurisdiction for any dispute under this agreement shall rest in the Venue and Jurisdiction identified:

	State of Project	Choice of Law	Venue and Jurisdiction
A.	Arizona	Arizona	Superior Court of Maricopa County or the United States District Court District of Arizona-Phoenix
B.	California	California	Superior Court of California County of Los Angeles or the United States District Court Central District of California
C.	Florida	Florida	Circuit Court of Hillsborough County Florida or the United States District Court Middle District of Florida
D.	Illinois	Illinois	Circuit Court of Cook County or Northern District of Illinois
E.	Tennessee	Tennessee	Davidson County Circuit Court or the U.S. District Court Middle District of Tennessee Nashville Division
F.	All other states	Illinois	Circuit Court of Cook County or Northern District of Illinois

14. ATTORNEY FEES & COSTS: In the event Rose Paving places any amounts owed under this proposal for collection with either a collection firm or attorney, Rose Paving shall be entitled to reasonable collection fees, attorneys fees and costs.

15. TAXES: All taxes are included in proposal price unless otherwise specified.

16. MATERIAL & WORKMANSHIP: All material is guaranteed to be as specified. Unless otherwise specified within this Proposal, Rose Paving warrants workmanship and materials for a period of 1 year from the date of completion. All work shall be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the amount set forth above. We shall not be responsible for delays caused by strikes, accidents, weather or other contingencies beyond our control. Our workers are fully insured.



Beyond Paving.
BEYOND EXPECTATIONS.™

PROPOSAL

17. CONSENT TO USE OF PHOTOGRAPHS, IMAGES AND VIDEOS: Customer consents to Rose Paving using images and videos of jobsite as a described in proposal or any work order, for use in Rose Paving promotional, marketing and training materials. Rose Paving shall have right to use the name, logos, trademarks, trade names, service marks or other marks of customer to the extent any of the foregoing appear in photographs, images and videos of the jobsite.

18. NON-DISCLOSURE: Customer acknowledges that information in this Proposal, including but not limited to pricing, determination of scope of work, method for evaluating parking lots, and methods of repair, constitute and include Rose Paving's Confidential Information. This Proposal shall not be shared, distributed or disseminated to any other contractor and Customer acknowledges that should it violate this provision monetary damages will not be an adequate remedy and Rose Paving shall be entitled to injunctive relief in addition to any other remedy available in law or equity.

19. ALTERATIONS TO THIS PROPOSAL: Alterations or notations on or to this Proposal will not be valid unless accepted in writing by an authorized representative of Rose Paving.

20. SEVERABILITY OF TERMS: Should any part of this agreement be deemed unenforceable, the remaining terms shall be severable and separately enforceable and shall remain in full force

**As a duly authorized representative of TSR CDD - Starkey
Ranch C/O Wrathell, Hunt and Associates LLC, I agree to
these Terms & Conditions**

Address:

- TSR CDD - Starkey Ranch C/O Wrathell, Hunt and Associates LLC
2500 Heart Pine Ave, Odessa, FL 33556

Asphalt R&R @ 2": (Remove Existing Pavers)

- 1) 3,872 SF
- 2) 2,078 SF

Mike Vegeto
michael.vegeto@rosepaving.com
813.460.5126



TSR

COMMUNITY DEVELOPMENT DISTRICT

9C



ESTIMATE



Date 9/23/2023
 Invoice # 241
 Expiration Date 11/1/2023

WATKINS & SONS PAVING, INC.
 AMBER LEE WATKINS
 LIC #SP13889
 11839 PRUETT RD.
 SEFFNER, FL 33584
 813-661-6963
 FAX 813-661-1686
 WATKINSPAVING@GMAIL.COM

**Barry Mazzone, CMCA,
 LCAM, LSSGB**
 Operations Manager
**Wrathell, Hunt &
 Associates, LLC**
[2300 Glades Road, Suite
 410W](#)
[Boca Raton, Florida
 33431](#)
 Toll-free: (877) 276-0889
 Phone: (813) 399-0865
 Fax: (561) 571-0013
www.whhassociates.com

SQ. FT.	Item #	Description	Line total
	MOB	MOBILIZE EQUIPMENT AND SECURE JOB SITE ODESSA FL TSR CDD	.00
4000 sq ft HEART PINE	Crushed Concrete	<ol style="list-style-type: none"> 1. Provide location services as necessary prior to commencing work. 2. Provide all LBR's 3. Excavate existing ground brick pavers and existing fill to an approx depth of 11" below grade existing grade 4. Compact sub grade and regrade if needed 5. Install Mirafi 160N Nonwoven Geotextile - 6. Haul and install six (8") inches of crushed concrete road base 7. Compact base material 8. Provide compaction testing and site survey at minimum of two times for project. Once for subgrade and once for finished base 9. Lay two and a half (2.5") inches of Plant Mixed HMA 10. Compact asphalt to an approx depth of 2" 	\$45,000.00

WATKINS & SONS PAVING, INC.
 AMBER LEE WATKINS
WATKINSPAVING@GMAIL.COM

		<ul style="list-style-type: none"> 11. Restripe lines as necessary 12. Area in BLUE is to milled at an inch and a half for smooth transition 13. All excavation and removal of materials and base work can be done the two weeks given Pasco County Schools Thanksgiving break (November 20-24) or the winter break (December 25th - January 5th) but, there is stipulations with asphalt. The asphalt plants shut down during those two weeks. But are can be left the existing grade and drove on until the following point if the asphalt plants. The day of laying asphalt area will be graded to grade for laying of asphalt. This will be done as soon as busses are done with transport. When school is ready to let out paving will be done and not effect traffic. 14. Duration of removal 2-3 days with base work 15. Duration of Asphalt and milling 1 day 16. Traffic will be controlled with road closed signs and cones 	
2,800 sq. Ft LONG SPUR		<ul style="list-style-type: none"> 17. Provide location services as necessary prior to commencing work. 18. Provide all LBR's 19. Excavate existing ground brick pavers and existing fill to an approx depth of 11" below grade existing grade 20. Compact sub grade and regrade if needed 21. Install Mirafi 160N Nonwoven Geotextile - 22. Haul and install six (8") inches of crushed concrete road base 23. Compact base material 24. Provide compaction testing and site survey at minimum of two times for project. Once for subgrade and once for finished base 25. Lay two and a half (2.5") inches of Plant Mixed HMA 26. Compact asphalt to an approx depth of 2" 27. Restripe lines as necessary 1. Area in BLUE is to milled at an inch and a half for smooth transition 	\$34,000.00
<p>NOTE: TO HAVE THE ASPHALT PROPERLY MAINTAINED TO AVOID FUTURE COMPLICATIONS AND PROLONG THE LONGEVITY OF PARKING LOT IT IS RECOMMENDED THAT THE ASPHALT BE SEAL-COATED WITH GEM SEAL POLY TAR SEALER AFTER THE FIRST SIX (6) MONTHS OF BEING OVERLAID, THEN THERE AFTER APPROX. EVERY TWO TO THREE YEARS. THIS PROCESS ALLOWS THE EMULSION OF ASPHALT TO BE PUT BACK IN. THE SUN IS A MAJOR FACTOR TO THE REASON OF THE ASPHALT TURNING WHITE. SEALCOATING PROPERLY WITH EXTEND THE LIFE OF YOUR ASPHALT PARKING LOT.</p>			
TOTAL JOB			\$79,000.00

For the price stated above Watkins & Sons Paving, Inc. will perform the above work stated in this proposal. Upon agreement of this proposal the purchaser agrees to pay the price as follows: pay half down \$39,500.00 in addition pays \$39,500.00 upon completion of the job stated above.

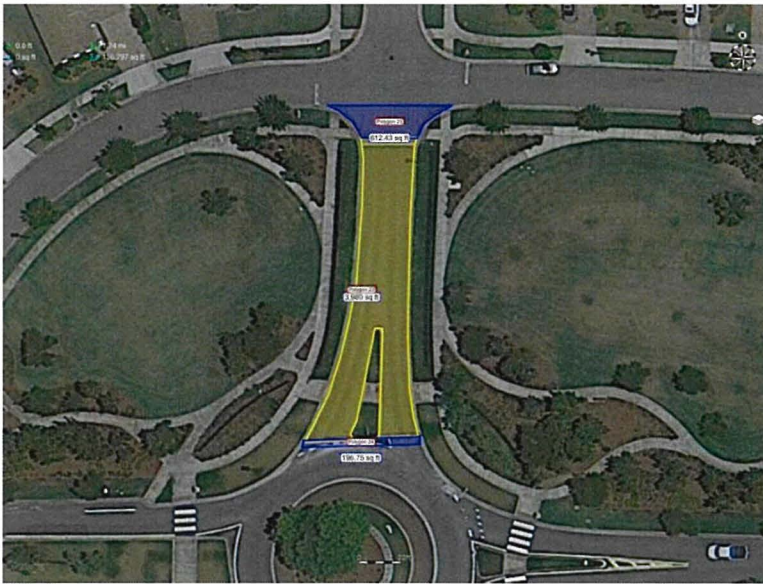
In the event, it should be necessary for Watkins & Sons Paving, Inc. to collect any amount due under this contract through an attorney or by legal proceedings. The undersigned signature promises and agrees to pay all cost of the collection.

Accepted and agreed to this _____ day of _____ 2023

Accepted by _____

EXHIBIT A

WATKINS & SONS PAVING, INC.
 AMBER LEE WATKINS
WATKINSPAVING@GMAIL.COM



That

EXHIBIT B

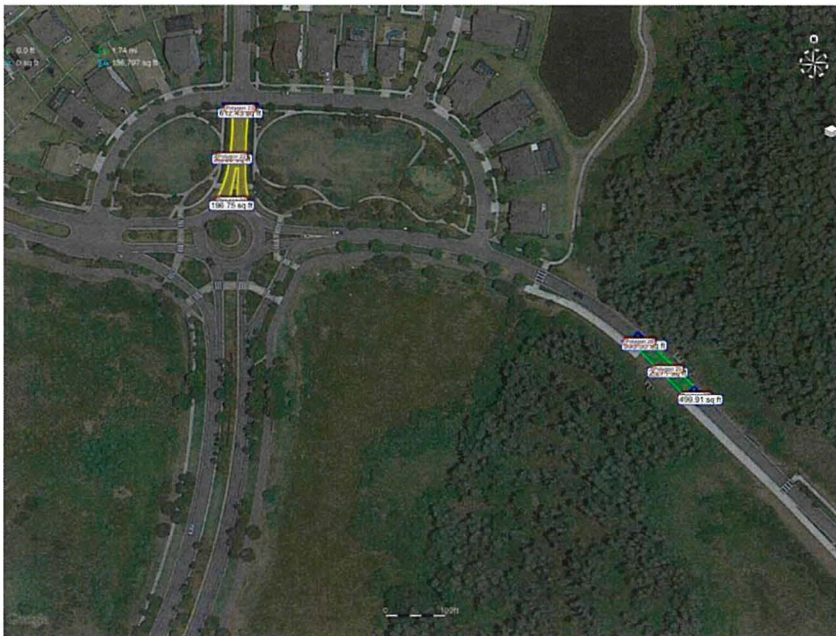


EXHIBIT C



WATKINS & SONS PAVING, INC.
AMBER LEE WATKINS
WATKINSPAVING@GMAIL.COM

TSR

COMMUNITY DEVELOPMENT DISTRICT

10

Lifestyle Events & Use of the Welcome Center

Ideas, Suggestions & Current Use

- Staff Offices
- New Resident Registration
- Issue Resident ID Cards
- Resident Questions
- Community Information & Contacts
- Program Registrations & Payments
- Staff Break Area
- Extra Supply Storage
- Drop off of Rentals & Payments
- Drink This, Make That
- Sip & Solve
- Food Trucks
- 3D Mobile Mammography
- One Blood Bus
- Vax-On-Site
- On-Spot Dermatology
- Yoga (In the Park – can change to “Yoga on the Lawn”)
- Seminars
- MPOA & HOA Meetings
- Resident Club Meetings
- CDD Workshops
- Movie on the Lawn (with power)
- Music on the Lawn (with power)
- Small Vendor Events
- Donation & Food Drives
- Landscaping & Staff Meetings

TSR

COMMUNITY DEVELOPMENT DISTRICT

11



Mark FitzGerald
Bank United, N.A
600 N Federal Highway
Boca Raton, FL 33432

Date: September 2023

To: Craig Wrathell
CC: Wrathell, Hunt & Associates, LLC. Government ICS Deposit Program.

This letter is to confirm that BankUnited is an approved and active member of the Certificate of Qualified Public Depository.

We are currently offering a **starting rate of 4.50% on our ICS Money Market Product** which is FDIC insured up to **\$150,000,000 (Million)** versus the regular banks business Money Market of **\$250,000 (Thousand)** FDIC coverage per EIN number.

The rate is based on the Federal Funds Rate currently 5.5% - 100 Basis Points = 4.50%.

The above-mentioned rate is not based on a minimum balance requirement.

As a preferred ICS Bank my team and I monitor the ICS relationships monthly and if rates go up, which they have been doing we will automatically adjust your rates accordingly to always give the best service.

Fed Funds Rate

	This Week	Year Ago
Fed Funds Rate (Current target rate 5.25-5.50)	5.5	2.5

3 days ago

Any additional questions, please do not hesitate to ask.

Sincerely,

Mark FitzGerald, V.P Business Relationship Manager.
mfitzgerald@bankunited.com
561-906-3754

SERVING OUR CLIENTS WITH STRENGTH AND STABILITY



A strong and stable financial track record is the foundation that sets BankUnited apart from many financial institutions.

Our commitment to our clients means we deliver products and services at a competitive price backed by personalized service.

We develop strong relationships with our clients to help them achieve their financial goals. At BankUnited, you'll find big bank services coupled with neighborhood bank care.

WHY OUR CLIENTS CHOOSE US

- ✓ One of the largest financial institutions headquartered in Florida
- ✓ Local decision-making
- ✓ Sound credit quality
- ✓ Solid balance sheet
- ✓ Committed to our clients

CREDIT RATINGS (Third Party Ratings)

P-1	Moody's Short Term Deposit
A2	Moody's Long Term Deposit
Baa2	Moody's Issuer Rating
F2	Fitch Short Term Deposit
BBB+	Fitch Long Term Deposit
K1	Kroll Short Term Deposit
A	Kroll Long Term Deposit

America's Most Trustworthy Companies in America (Banking), *Newsweek*, April 2023

#2 Bank Reputation Ranking by Customers, *American Banker*, November 2022

★★★★★ Superior Rating from *BauerFinancial* consecutively since its inception

Financial Highlights as of June 30, 2023 BankUnited, N.A.

\$35.9
BILLION
in Total Assets

\$25.8
BILLION
in Total Deposits

\$24.6
BILLION
in Total Loans

53
BRANCHES
in Florida

4
BANKING
CENTERS
in New York

1
BRANCH
in Texas

Robust Capital Base

8.8%
Tier-1 Leverage
Ratio

13.6%
Total
Risk-Based
Capital Ratio

13.0%
Common Equity
Tier 1
Capital Ratio

STRONG LIQUIDITY POSITION

- > Same day available liquidity of \$14.7 billion as of June 30
- > Available liquidity to uninsured, uncollateralized deposits ratio of 167% as of June 30

66% of our deposit base is insured or collateralized as of June 30

\$25 billion in prudently underwritten and well-diversified loans

High-Quality Commercial Real Estate portfolio; no non-performing loans¹

- > Commercial Real Estate loans is 23% of our total loans

¹ Excludes \$14 million in non-accrual guaranteed SBA loans.

Safety, Returns, and Peace of Mind: Access up to \$150 Million Dollars in FDIC insurance

ICS®, the IntraFi Cash ServiceSM, and CDARS®, the IntraFi Certificate of Deposit Account Registry Service® are smart, secure, convenient ways to keep large-dollar deposits safe. You can access multi-million-dollar FDIC insurance at network banks through your BankUnited relationship, all while keeping your funds safe and secure.

How do ICS and CDARS work?

When we place your organization's deposit through the ICS or CDARS service, your money is divided into amounts under the standard FDIC insurance maximum of \$250,000 and is placed in deposit accounts at multiple FDIC-insured banks. This makes your deposit eligible for FDIC insurance with each member bank. Use of these services makes it possible for you to gain access to up to \$150 million dollars of FDIC insurance. As a result, you can access coverage from many institutions while working directly with BankUnited as a single point of contact.

Want to learn more? Call me today.

Mark FitzGerald

V.P S.R Business Relationship Manager

561-906-3754

mfitzgerald@bankunited.com

With ICS and CDARS, you can:



Enjoy Peace of Mind – With access to multi-million-dollar FDIC coverage through both services, your funds are eligible for protection that is backed by the full faith and credit of the federal government.



Save Time – You can forego the need to track collateral on an ongoing basis, open accounts under different insurable capacities, or to manage multiple bank relationships. This means you can spend more time accomplishing your financial goals.



Access Funds – When funds are placed through the ICS service, you may make unlimited program withdrawals. Funds placed through the CDARS service offer multiple maturities to help meet your liquidity needs.



STATE OF FLORIDA
Office of the Chief Financial Officer
Division of Treasury
Bureau of Collateral Management

CERTIFICATE OF QUALIFIED PUBLIC DEPOSITORY
UNDER THE FLORIDA SECURITY FOR
PUBLIC DEPOSITS ACT

This is to certify that

BANKUNITED, N.A.
14817 OAK LANE
MIAMI LAKES, FLORIDA 33016

has fully qualified as a public depository pursuant to Chapter 280, Florida Statutes, otherwise known as the Florida Security for Public Deposits Act. As such, said bank or savings association is hereby designated to receive public deposits, as defined in Subsection 280.02(13), Florida Statutes.

Given under my hand this 29th day of February, 2012.

A handwritten signature in black ink, appearing to read "Jeff Stewart", written over a horizontal line.

CHIEF FINANCIAL OFFICER, STATE OF FLORIDA

Smart Saving with ICSSM

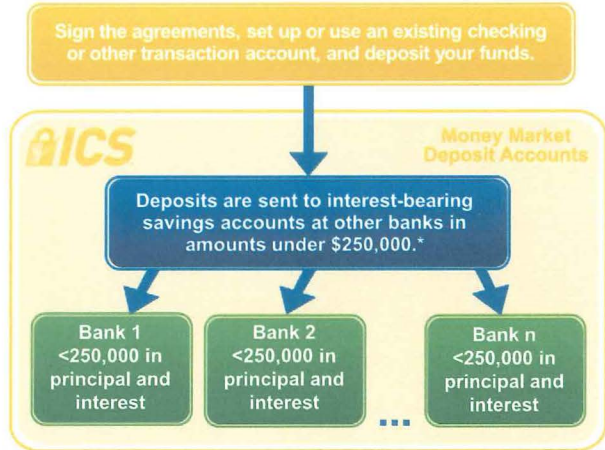
What is ICS?



Through ICSSM, the Insured Cash SweepSM service, you can:

- **Earn interest.** Put excess cash balances to work in savings accounts (money market deposit accounts).
- **Enjoy peace of mind.** ICS funds are eligible for multi-million-dollar FDIC insurance that's backed by the full faith and credit of the United States government.
- **Access funds.** Enjoy daily liquidity in your linked transaction account; replenish the account by withdrawing ICS funds up to six times per month.


How does ICS work?



* The standard FDIC insurance maximum is \$250,000 per insured capacity, per bank.

Work directly with just us – an institution you already know and trust – to receive coverage from many, and know that your confidential information remains protected.

How does ICS compare to other alternatives?

Product	Issue	ICS Solution
Noninterest-bearing checking accounts	Are eligible for unlimited FDIC coverage through 2012 under the Dodd-Frank Act, but do not earn interest.	 <p>You do not have to choose between earning a return and enjoying peace of mind – with ICS, you can do both.</p> <p>And, by offering access to FDIC insurance, ICS can help you avoid the hassles associated with managing multiple bank relationships or the need to track collateral on an ongoing basis (if you are accustomed to doing so).</p>
Interest-bearing checking accounts	Earn interest, but funds are insured only up to \$250,000 per insured capacity, per bank.	
Repurchase sweeps	May earn interest, but the yield can be very low; the process carries administrative tracking burdens, and the investment is not backed by FDIC insurance.	
Collateralized deposits	Administrative tracking problem can be more onerous than with repo sweeps.	
Money market mutual funds	Earn interest, but the yield may be very low, and the investment is not backed by the full faith and credit of the federal government.	



Member FDIC

Placement of your funds through the ICS service is subject to the terms, conditions, and disclosures set forth in the agreements, including the ICS Deposit Placement Agreement, that you enter into with us. Limits and customer eligibility criteria apply. Program withdrawals are limited to six per month. ICS and Insured Cash Sweep are service marks of Promontory Interfinancial Network, LLC.



August 21, 2023

Chesley "Chuck" E. Adams, Jr.
Director of Operations
Wrathell, Hunt and Associates, LLC

RE: Wrathell, Hunt and Associates, LLC Government Deposit Program

Synovus Bank would like to thank you for the opportunity to work with government customers under your direct management to create a deposits program specifically for customers of Wrathell, Hunt and Associates (WHA). We understand how important it is to choose the right partner for banking services and that partner being fully prepared to *exceed your expectations*. With over \$62 billion in assets, Synovus Bank is ranked among the top 50 banks by the Federal Reserve Board. Synovus is a publicly traded company (Synovus Financial Corp. NYSE: SNV), and member of the Federal Reserve System with an extremely diverse and deep leadership team. Our humble beginnings date back to 1888. 135 years later, we have grown to 250+ branches in five states; yet we continue our culture of being a "Community Bank". Synovus Bank has the capabilities of Wall Street but the mindset of "Main Street". Banking is relationships with our clients and communities in which we serve; this is what sets Synovus Bank apart from our competition. Our success has led to accolades such as being honored as one of the Best Banks in America, by Forbes. We do not take our customer obligations lightly. We have a history of providing excellent customer service to our clients. We have a team of dedicated government professionals ready to assist in this endeavor and any others your customers may have.

As previously outlined, the WHA program would include the following:

- Customer would be confirmed by WHA as District Manager,
- State, County, and Municipal (SCM) Money Market account would be opened in the name of the District with the District's TIN. Each account will include FDIC on the first \$250,000 and will be collateralized as defined in Chapter 280, Florida Statutes,
- Interest would be posted monthly and compounded,
- Minimum amount of initial deposit for each account would be \$500,000,
- For account with balances equal to or greater than \$500,000, the interest rate would be indexed to the Federal Funds Rate minus 75 basis points. For informational purposes, that rate of this date would be 4.75 percent. For balances that decline to levels between \$200,000 and \$499,999, the rate would be indexed the Federal Funds Rate minus 100 basis points. For balances below \$200,000 the rate would be managed by the Bank with an initial rate of 3.50 percent.
- Account balance measurements will be taken the first day of each month and when action is taken by the Federal Open Markets Committee.

Synovus Bank appreciates the opportunity and looks forward to your favorable response. If you should have any questions or need additional information, please do not hesitate to contact either of us at the numbers below.

Respectfully,

Andy LaFear
Government Solutions - Relationship Manager
7768 Ozark Drive, Suite 100
Jacksonville, FL 32256
904-347-7068
andylafear@synovus.com

Jim Mitchell, Senior director
Government Solutions
2325 Vanderbilt Beach Road
Naples, FL 34109
(239) 552-1819
jimmitchell@synovus.com

TSR

COMMUNITY DEVELOPMENT DISTRICT

**UNAUDITED
FINANCIAL
STATEMENTS**

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

**TSR
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
AUGUST 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	\$ 2,568,857	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,568,857
Investments												
Revenue	-	530,554	470,619	478,282	565,452	432,056	237,676	-	-	-	-	2,714,639
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	-	257,255	257,782
Undeposited funds	193	-	-	-	-	-	-	-	-	-	-	193
Accounts receivable	23	-	-	-	-	-	-	-	-	-	-	23
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 debt service fund	643	-	-	-	-	-	-	-	-	-	-	643
Utility deposit	2,405	-	-	-	-	-	-	-	-	-	-	2,405
Total assets	<u>\$ 2,626,258</u>	<u>\$ 1,157,662</u>	<u>\$ 1,124,212</u>	<u>\$ 959,604</u>	<u>\$ 1,008,465</u>	<u>\$ 752,422</u>	<u>\$ 402,776</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ -</u>	<u>\$ 257,255</u>	<u>\$ 8,289,181</u>
LIABILITIES												
Liabilities:												
Credit card payable	\$ 1,211	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,211
Due to Developer	101,119	-	-	-	-	-	-	-	-	-	-	101,119
Due to general fund	-	112	113	111	139	111	57	-	-	-	-	643
Due to other	28	-	-	-	-	-	-	-	-	-	-	28
Contracts payable	-	-	-	-	-	-	-	-	-	-	10,028	10,028
Accrued taxes payable	214	-	-	-	-	-	-	-	-	-	-	214
Total liabilities	<u>102,572</u>	<u>112</u>	<u>113</u>	<u>111</u>	<u>139</u>	<u>111</u>	<u>57</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>10,028</u>	<u>113,243</u>
DEFERRED INFLOWS OF RESOURCES												
Unearned revenue	957	-	-	-	-	-	-	-	-	-	-	957
Deferred receipts	106,729	-	-	-	39,851	-	-	-	-	-	-	146,580
Total deferred inflows of resources	<u>107,686</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>39,851</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>147,537</u>
FUND BALANCES												
Restricted for												
Debt service	-	1,157,550	1,124,099	959,493	968,475	752,311	402,719	-	-	-	-	5,364,647
Capital projects	-	-	-	-	-	-	-	441	86	-	247,227	247,754
Unassigned	2,416,000	-	-	-	-	-	-	-	-	-	-	2,416,000
Total fund balances	<u>2,416,000</u>	<u>1,157,550</u>	<u>1,124,099</u>	<u>959,493</u>	<u>968,475</u>	<u>752,311</u>	<u>402,719</u>	<u>441</u>	<u>86</u>	<u>-</u>	<u>247,227</u>	<u>8,028,401</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 2,626,258</u>	<u>\$ 1,157,662</u>	<u>\$ 1,124,212</u>	<u>\$ 959,604</u>	<u>\$ 1,008,465</u>	<u>\$ 752,422</u>	<u>\$ 402,776</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ -</u>	<u>\$ 257,255</u>	<u>\$ 8,289,181</u>

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ -	\$ 4,649,059	\$ 4,606,136	101%
Assessment levy - off-roll O&M	7,483	17,524	-	N/A
Trash collection assessments	202	12,297	11,404	108%
Commercial shared costs	-	134,340	112,045	120%
Program revenue	5,578	36,778	12,000	306%
Interest	-	-	2,500	0%
Specialty program revenue	-	-	6,000	0%
Miscellaneous	-	20,639	15,000	138%
Total revenues	13,263	4,870,637	4,765,085	102%
EXPENDITURES				
Professional & administrative				
Supervisors	861	7,751	10,200	76%
Management	3,506	38,564	42,070	92%
Legal	3,923	41,789	30,000	139%
Engineering	1,150	5,269	20,000	26%
Assessment administration	833	9,167	10,000	92%
Audit	-	-	4,570	0%
Arbitrage rebate calculation	-	1,500	3,000	50%
Dissemination agent	1,083	11,917	13,000	92%
Trustee	-	35,019	26,500	132%
Telephone	21	229	250	92%
Postage	112	3,514	1,500	234%
Printing & binding	167	1,833	2,000	92%
Legal advertising	218	1,417	3,500	40%
Annual special district fee	-	175	175	100%
Insurance	-	6,464	7,100	91%
Other current charges	115	1,254	3,500	36%
Office supplies	-	538	500	108%
Website				
Hosting & maintenance	705	705	705	100%
ADA compliance	-	210	200	105%
Property appraiser	-	150	687	22%
Tax collector	-	95,529	95,961	100%
Total professional & administrative	12,694	262,994	275,418	95%
Field operations				
Contract services				
Field services	2,360	25,965	28,325	92%
Landscape maintenance	134,353	1,282,213	1,700,000	75%
Landscape consulting	10,000	56,223	60,000	94%
Landscape arbor care	2,756	115,253	155,000	74%
Wetland maintenance	-	518	68,168	1%
Wetland mitigation reporting	-	35,816	4,500	796%
Lake maintenance	15,952	93,925	100,000	94%
Community trash hauling	29,722	323,902	330,000	98%
Off-duty traffic patrols	1,250	5,910	20,000	30%
Repairs & maintenance				
Repairs - general	44,671	65,524	20,000	328%
Operating supplies	719	15,245	8,000	191%
Plant replacement	900	15,411	70,000	22%
Mulch	-	119,415	200,000	60%
Playground mulch	-	-	18,000	0%
Sod	-	543	200,000	0%
Fertilizer/chemicals	-	39,012	30,000	130%
Irrigation repairs	9,068	86,553	30,000	289%

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

	Current Month	Year to Date	Budget	% of Budget
Irrigation monitoring	-	-	2,280	0%
Security/alarms/repair	-	543	1,500	36%
Road & sidewalk	-	31,270	40,000	78%
Signage maintenance	-	480	-	N/A
Common area signage	279	2,431	3,000	81%
Bridge & deck maintenance	50,850	96,198	40,000	240%
Pressure washing	-	68,579	105,000	65%
Utilities - common area				
Electric	1,553	12,087	14,500	83%
Streetlights	34,314	334,793	380,000	88%
Irrigation - reclaimed water	7,431	61,847	70,000	88%
Gas	29	281	450	62%
Recreation facilities				
Amenity management staff/contract	46,648	309,587	389,820	79%
Office supplies	2,416	6,107	-	N/A
Office rental	-	-	80,000	0%
Office expenses	-	-	8,950	0%
Office utilities	346	346	8,850	4%
Office copy machine	620	6,264	4,875	128%
Janitorial	2,000	18,460	24,480	75%
Park A/C repairs & maintenance	-	1,450	5,000	29%
Pool cleaning	3,295	26,650	27,594	97%
Pool repairs & maintenance	34	3,710	2,500	148%
Pool - pressure wash	-	240	-	N/A
Pool fence & gate	-	884	2,000	44%
Pool - electric	2,966	27,317	36,000	76%
Pool - water	1,463	9,862	10,000	99%
Pool permits	-	986	1,100	90%
Pest services	270	790	500	158%
Insurance	-	54,411	69,706	78%
Cable/internet/telephone	951	10,485	10,000	105%
Access cards	-	2,837	5,500	52%
Activities	483	35,314	30,000	118%
Specialty programming	6,059	16,754	6,000	279%
Recreational repairs	562	18,235	2,500	729%
Pool signage	-	-	1,000	0%
Holiday decorations	-	8,000	8,000	100%
Other				
Contingency	2,700	19,138	20,000	96%
Capital outlay	-	-	30,000	0%
Total field operations	<u>417,020</u>	<u>3,467,764</u>	<u>4,483,098</u>	77%
Total expenditures	<u>429,714</u>	<u>3,730,758</u>	<u>4,758,516</u>	78%
Net increase/(decrease) of fund balance	(416,451)	1,139,879	6,569	
Fund balance - beginning (unaudited)	2,832,451	1,276,121	811,776	
Fund balance - ending (projected)	<u>\$ 2,416,000</u>	<u>\$ 2,416,000</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 AUGUST 31, 2023

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ -	\$ 666,935	\$ 661,099	101%
Interest	5	53	50	106%
Total revenues	<u>5</u>	<u>666,988</u>	<u>661,149</u>	101%
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	208,906	100%
Tax collector	-	13,338	13,773	97%
Total expenditures	<u>-</u>	<u>635,288</u>	<u>630,851</u>	101%
Excess/(deficiency) of revenues over/(under) expenditures	5	31,700	30,298	
Beginning fund balance (unaudited)	<u>1,157,545</u>	<u>1,125,850</u>	<u>1,119,883</u>	
Ending fund balance (projected)	<u><u>\$ 1,157,550</u></u>	<u><u>\$1,157,550</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 AUGUST 31, 2023

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ -	\$ 672,442	\$ 666,558	101%
Interest	4	51	-	N/A
Total revenues	<u>4</u>	<u>672,493</u>	<u>666,558</u>	101%
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	229,547	100%
Tax collector	-	13,448	13,887	97%
Total expenditures	<u>-</u>	<u>671,963</u>	<u>657,818</u>	102%
Excess/(deficiency) of revenues over/(under) expenditures	4	530	8,740	
Beginning fund balance (unaudited)	<u>1,124,095</u>	<u>1,123,569</u>	<u>1,101,463</u>	
Ending fund balance (projected)	<u><u>\$1,124,099</u></u>	<u><u>\$1,124,099</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 AUGUST 31, 2023

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ -	\$ 661,454	\$ 655,667	101%
Interest	4	44	-	N/A
Total revenues	<u>4</u>	<u>661,498</u>	<u>655,667</u>	101%
EXPENDITURES				
Debt service				
Principal - 11/1	-	200,000	200,000	100%
Interest - 11/1	-	218,387	218,388	100%
Interest - 5/1	-	214,387	218,338	98%
Tax collector	-	13,229	13,660	97%
Total expenditures	<u>-</u>	<u>646,003</u>	<u>650,386</u>	99%
Excess/(deficiency) of revenues over/(under) expenditures	4	15,495	5,281	
Beginning fund balance (unaudited)	<u>959,489</u>	<u>943,998</u>	<u>938,085</u>	
Ending fund balance (projected)	<u><u>\$ 959,493</u></u>	<u><u>\$ 959,493</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 AUGUST 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ -	\$ 825,637	\$ 818,412	101%
Interest	4	45	-	N/A
Total revenues	<u>4</u>	<u>825,682</u>	<u>818,412</u>	101%
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	100%
Tax collector	-	16,513	17,050	97%
Total expenditures	<u>-</u>	<u>812,704</u>	<u>813,241</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	4	12,978	5,171	
Beginning fund balance (unaudited)	<u>968,472</u>	<u>955,497</u>	<u>948,123</u>	
Ending fund balance (projected)	<u><u>\$ 968,476</u></u>	<u><u>\$ 968,475</u></u>	<u><u>\$ 953,294</u></u>	

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

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy - on-roll	\$ -	\$ 660,243	\$ 654,466	101%
Interest	3	36	-	N/A
Total revenues	<u>3</u>	<u>660,279</u>	<u>654,466</u>	101%
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	100%
Tax collector	-	13,204	13,635	97%
Total expenditures	<u>-</u>	<u>648,648</u>	<u>649,079</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	3	11,631	5,387	
Beginning fund balance (unaudited)	<u>752,307</u>	<u>740,680</u>	<u>734,798</u>	
Ending fund balance (projected)	<u><u>\$ 752,310</u></u>	<u><u>\$ 752,311</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 AUGUST 31, 2023

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy - on-roll	\$ -	\$ 340,180	\$ 337,204	101%
Interest	2	19	-	N/A
Total revenues	<u>2</u>	<u>340,199</u>	<u>337,204</u>	101%
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	100%
Tax collector	-	6,803	7,025	97%
Total expenditures	<u>-</u>	<u>330,703</u>	<u>330,925</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	2	9,496	6,279	
OTHER FINANCING SOURCES/(USES)				
Transfers out	<u>(1)</u>	<u>(8)</u>	<u>-</u>	N/A
Total other financing sources/(uses)	<u>(1)</u>	<u>(8)</u>	<u>-</u>	N/A
Fund balance:				
Net increase/(decrease) in fund balance	1	9,488	6,279	
Beginning fund balance (unaudited)	<u>402,718</u>	<u>393,231</u>	<u>390,203</u>	
Ending fund balance (projected)	<u>\$402,719</u>	<u>\$ 402,719</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 AUGUST 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 AUGUST 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 AUGUST 31, 2023

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

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

	Current Month	Year To Date
REVENUES		
Interest	\$ 1	\$ 41
Total revenues	1	41
EXPENDITURES		
Capital outlay - construction	-	2,156,207
Total expenditures	-	2,156,207
Excess/(deficiency) of revenues over/(under) expenditures	1	(2,156,166)
OTHER FINANCING SOURCES/(USES)		
Transfers in	1	8
Total other financing sources/(uses)	1	8
Net change in fund balance	2	(2,156,158)
Beginning fund balance (unaudited)	247,225	2,403,385
Ending fund balance (projected)	\$ 247,227	\$ 247,227

TSR CDD Check Detail August 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	0	08/02/2023	BRIGHT HOUSE NETWORKS	101.002 · Suntrust #570803-O...		-294.86
Bill	1420332072423	08/01/2023		572.416 · Amenity Cable/Internet	-294.86	294.86
TOTAL					-294.86	294.86
Bill Pmt -Check	0	08/02/2023	DUKE ENERGY	101.002 · Suntrust #570803-O...		-791.59
Bill	3212 0055 073123	08/01/2023		531.301 · Electric	-30.79	30.79
Bill	8703 0061 073123	08/01/2023		531.301 · Electric	-30.79	30.79
Bill	8703 0178 073123	08/01/2023		531.301 · Electric	-30.79	30.79
Bill	8703 0269 073123	08/01/2023		531.307 · Street Lights	-30.79	30.79
Bill	8703 0566 073123	08/01/2023		531.301 · Electric	-30.79	30.79
Bill	8703 0722 073123	08/01/2023		531.301 · Electric	-30.79	30.79
Bill	8703 0805 073123	08/01/2023		531.301 · Electric	-30.79	30.79
Bill	8703 0847 073123	08/01/2023		531.301 · Electric	-30.79	30.79
Bill	8712 3156 073123	08/01/2023		531.301 · Electric	-30.79	30.79
Bill	8712 3320 073123	08/01/2023		531.301 · Electric	-30.79	30.79
Bill	8702 7991 073123	08/01/2023		531.301 · Electric	-32.95	32.95
Bill	8702 8059 073123	08/01/2023		531.301 · Electric	-30.79	30.79
Bill	8702 8471 073123	08/01/2023		531.301 · Electric	-30.79	30.79
Bill	8702 8554 073123	08/01/2023		531.301 · Electric	-30.79	30.79
Bill	8702 8629 073123	08/01/2023		531.301 · Electric	-30.79	30.79
Bill	8702 8702 073123	08/01/2023		531.301 · Electric	-30.79	30.79
Bill	8702 8786 073123	08/01/2023		531.301 · Electric	-30.79	30.79
Bill	8702 8869 073123	08/01/2023		531.301 · Electric	-30.79	30.79
Bill	8702 8942 073123	08/01/2023		531.301 · Electric	-50.47	50.47
Bill	8702 9109 073123	08/01/2023		531.301 · Electric	-30.79	30.79
Bill	8702 9430 073123	08/01/2023		531.301 · Electric	-30.79	30.79
Bill	8702 9696 073123	08/01/2023		531.301 · Electric	-30.79	30.79
Bill	8702 9836 073123	08/01/2023		531.301 · Electric	-30.79	30.79
Bill	8702 9951 073123	08/01/2023		531.301 · Electric	-30.79	30.79
Bill	8703 0326 073123	08/01/2023		531.301 · Electric	-30.79	30.79
TOTAL					-791.59	791.59
Bill Pmt -Check	0	08/09/2023	COASTAL WASTE & RECYC...	101.002 · Suntrust #570803-O...		-29,721.72
Bill	SW0000374699	08/08/2023		534.000 · Garbage/Solid Waste...	-29,475.71	29,475.71
Bill	SW0000374765	08/08/2023		534.000 · Garbage/Solid Waste...	-246.01	246.01
TOTAL					-29,721.72	29,721.72

**TSR CDD
Check Detail
August 2023**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	0	08/09/2023	DEX IMAGING	101.002 · Suntrust #570803-O...		-220.61
Bill	AR9813060	08/08/2023		572.915 · Office Copy Machine	-220.61	220.61
TOTAL					-220.61	220.61
Bill Pmt -Check	0	08/09/2023	DUKE ENERGY	101.002 · Suntrust #570803-O...		-22,852.21
Bill	3807 3819 080323	08/08/2023		531.301 · Electric	-30.79	30.79
Bill	3807 5598 080323	08/08/2023		531.321 · Electric - Pool	-523.69	523.69
Bill	8702 7826 080223	08/08/2023		531.307 · Street Lights	-1,871.54	1,871.54
Bill	8702 8140 080723	08/08/2023		531.307 · Street Lights	-13,157.90	13,157.90
Bill	8702 8322 080223	08/08/2023		531.307 · Street Lights	-1,640.81	1,640.81
Bill	8702 8413 080723	08/08/2023		531.307 · Street Lights	-2,590.71	2,590.71
Bill	8702 9761 080823	08/08/2023		531.307 · Street Lights	-843.39	843.39
Bill	8703 0425 080223	08/08/2023		531.307 · Street Lights	-922.24	922.24
Bill	8703 0681 080823	08/08/2023		531.307 · Street Lights	-289.36	289.36
Bill	812 3049 080323	08/08/2023		531.301 · Electric	-30.79	30.79
Bill	8712 3081 080223	08/08/2023		531.307 · Street Lights	-950.99	950.99
TOTAL					-22,852.21	22,852.21
Bill Pmt -Check	0	08/09/2023	PASCO COUNTY UTILITIES ...	101.002 · Suntrust #570803-O...		-36.95
Bill	18705765 071323	08/08/2023		536.301 · Irrigation - Reclaimed...	-35.10	35.10
				536.301 · Irrigation - Reclaimed...	-1.85	1.85
TOTAL					-36.95	36.95
Check	0	08/15/2023	SUNTRUST BANK	101.002 · Suntrust #570803-O...		-609.98
				204.300 · Credit Card - SunTrust	-609.98	609.98
TOTAL					-609.98	609.98
Bill Pmt -Check	0	08/16/2023	BRIGHT HOUSE NETWORKS	101.002 · Suntrust #570803-O...		-335.94
Bill	1415019080523	08/15/2023		572.416 · Amenity Cable/Internet	-177.97	177.97
Bill	1414954080723	08/15/2023		572.416 · Amenity Cable/Internet	-157.97	157.97
TOTAL					-335.94	335.94

TSR CDD Check Detail August 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	0	08/16/2023	DUKE ENERGY	101.002 · Suntrust #570803-O...		-6,413.94
Bill	8712 3263 081423	08/15/2023		531.321 · Electric - Pool	-1,082.44	1,082.44
Bill	8712 3429 080923	08/15/2023		531.301 · Electric	-699.87	699.87
Bill	2553 5978 081123	08/15/2023		531.307 · Street Lights	-675.98	675.98
Bill	8702 8223 080923	08/15/2023		531.321 · Electric - Pool	-1,359.52	1,359.52
Bill	8702 9216 081023	08/15/2023		531.307 · Street Lights	-1,353.73	1,353.73
Bill	8702 9274 081423	08/15/2023		531.301 · Electric	-30.79	30.79
Bill	8702 9365 081523	08/15/2023		531.307 · Street Lights	-490.74	490.74
Bill	8702 9620 081423	08/15/2023		531.307 · Street Lights	-720.87	720.87
TOTAL					-6,413.94	6,413.94
Bill Pmt -Check	0	08/16/2023	FEDEX	101.002 · Suntrust #570803-O...		-111.69
Bill	8-224-77264	08/15/2023		519.410 · Postage	-111.69	111.69
TOTAL					-111.69	111.69
Bill Pmt -Check	0	08/23/2023	BRIGHT HOUSE NETWORKS	101.002 · Suntrust #570803-O...		-179.98
Bill	1436734081723	08/22/2023		572.416 · Amenity Cable/Internet	-179.98	179.98
TOTAL					-179.98	179.98
Bill Pmt -Check	0	08/23/2023	CITY OF CLEARWATER	101.002 · Suntrust #570803-O...		-29.23
Bill	4224446 081623	08/22/2023		532.306 · Propane Services - G...	-26.28	26.28
				532.306 · Propane Services - G...	-2.95	2.95
TOTAL					-29.23	29.23
Bill Pmt -Check	0	08/23/2023	DUKE ENERGY	101.002 · Suntrust #570803-O...		-8,774.87
Bill	8703 0516 082123	08/22/2023		531.307 · Street Lights	-1,612.63	1,612.63
Bill	8703 0938 081623	08/22/2023		531.307 · Street Lights	-3,737.49	3,737.49
Bill	8702 7933 081623	08/22/2023		531.307 · Street Lights	-3,424.75	3,424.75
TOTAL					-8,774.87	8,774.87

TSR CDD Check Detail August 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	0	08/23/2023	WELLS FARGO VENDOR FIN...	101.002 · Suntrust #570803-O...		-399.83
Bill	5026314907	08/22/2023		572.915 · Office Copy Machine	-399.83	399.83
TOTAL					-399.83	399.83
Bill Pmt -Check	11383	08/02/2023	FAIRY DUST HOUSEKEEPERS	101.002 · Suntrust #570803-O...		-2,500.00
Bill	INV00006	08/01/2023		572.702 · Oper Mgr - Office Su...	-500.00	500.00
Bill	INV00007	08/01/2023		572.301 · Janitorial Service	-2,000.00	2,000.00
TOTAL					-2,500.00	2,500.00
Bill Pmt -Check	11384	08/02/2023	JIM LAROSE	101.002 · Suntrust #570803-O...		-550.00
Bill	071923	08/01/2023		538.620 · Off Duty Traffic Patrols	-275.00	275.00
Bill	072423	08/01/2023		538.620 · Off Duty Traffic Patrols	-275.00	275.00
TOTAL					-550.00	550.00
Bill Pmt -Check	11385	08/02/2023	JOHNSON ENGINEERING, IN...	101.002 · Suntrust #570803-O...		-300.00
Bill	20236027-000 4	08/01/2023		519.320 · Engineering	-300.00	300.00
TOTAL					-300.00	300.00
Bill Pmt -Check	11386	08/02/2023	KUTAK ROCK LLP	101.002 · Suntrust #570803-O...		-3,922.75
Bill	3253633	08/01/2023		514.007 · District Counsel	-3,922.75	3,922.75
TOTAL					-3,922.75	3,922.75
Bill Pmt -Check	11387	08/02/2023	LANDSCAPE MAINTENANCE...	101.002 · Suntrust #570803-O...		-138,034.29
Bill	176861	08/01/2023		538.604 · Landscape Maintena...	-134,353.25	134,353.25
Bill	176476	08/01/2023		538.609 · Irrigation Repairs & ...	-247.67	247.67
Bill	177680	08/01/2023		538.609 · Irrigation Repairs & ...	-97.75	97.75
Bill	177681	08/01/2023		538.609 · Irrigation Repairs & ...	-167.55	167.55
Bill	177682	08/01/2023		538.609 · Irrigation Repairs & ...	-115.48	115.48
Bill	177683	08/01/2023		538.609 · Irrigation Repairs & ...	-115.52	115.52
Bill	177684	08/01/2023		538.609 · Irrigation Repairs & ...	-586.54	586.54
Bill	177685	08/01/2023		538.609 · Irrigation Repairs & ...	-250.53	250.53

TSR CDD
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August 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	177698	08/01/2023		538.320 · Landscape Arbor Care	-1,400.00	1,400.00
Bill	177708	08/01/2023		538.320 · Landscape Arbor Care	-700.00	700.00
TOTAL					-138,034.29	138,034.29
Bill Pmt -Check	11388	08/02/2023	SMARTSOLUTIONS	101.002 · Suntrust #570803-O...		-1,591.47
Bill	STV32537	08/01/2023		572.702 · Oper Mgr - Office Su...	-1,591.47	1,591.47
TOTAL					-1,591.47	1,591.47
Bill Pmt -Check	11389	08/02/2023	SOLITUDE LAKE MANAGEM...	101.002 · Suntrust #570803-O...		-8,752.50
Bill	PSI-92559	08/01/2023		538.700 · Lake Maintenance	-8,752.50	8,752.50
TOTAL					-8,752.50	8,752.50
Bill Pmt -Check	11390	08/02/2023	SUNCOAST POOL SERVICE	101.002 · Suntrust #570803-O...		-3,295.00
Bill	9479	08/01/2023		572.712 · Pool Cleaning	-1,520.00	1,520.00
Bill	9493	08/01/2023		572.712 · Pool Cleaning	-845.00	845.00
Bill	9494	08/01/2023		572.712 · Pool Cleaning	-930.00	930.00
TOTAL					-3,295.00	3,295.00
Bill Pmt -Check	11391	08/02/2023	SUNSCAPE CONSULTING	101.002 · Suntrust #570803-O...		-5,000.00
Bill	11560	08/01/2023		538.606 · Landscape Consulting	-5,000.00	5,000.00
TOTAL					-5,000.00	5,000.00
Bill Pmt -Check	11392	08/02/2023	TIMES PUBLISHING COMPA...	101.002 · Suntrust #570803-O...		-218.00
Bill	0000297062	08/01/2023		513.801 · Legal Advertising	-218.00	218.00
TOTAL					-218.00	218.00

TSR CDD Check Detail August 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	11393	08/02/2023	WTS INTERNATIONAL, LLC.	101.002 · Suntrust #570803-O...		-9,501.85
Bill	12372686	08/01/2023		538.121 · Amenity Management	-4,350.00	4,350.00
Bill	12373924	08/01/2023		538.121 · Amenity Management	-2,105.00	2,105.00
Bill	12374129	08/01/2023		538.121 · Amenity Management	-2,599.79	2,599.79
Bill	12374381	08/01/2023		538.121 · Amenity Management	-154.95	154.95
Bill	12376637	08/01/2023		538.121 · Amenity Management	-159.61	159.61
Bill	12376694	08/01/2023		538.121 · Amenity Management	-132.50	132.50
TOTAL					-9,501.85	9,501.85
Bill Pmt -Check	11394	08/09/2023	BIG DOG LEO SERVICES LLC	101.002 · Suntrust #570803-O...		-150.00
Bill	080123	08/08/2023		538.620 · Off Duty Traffic Patrols	-150.00	150.00
TOTAL					-150.00	150.00
Bill Pmt -Check	11395	08/09/2023	LANDSCAPE MAINTENANCE...	101.002 · Suntrust #570803-O...		-1,350.13
Bill	177763	08/08/2023		538.609 · Irrigation Repairs & ...	-353.31	353.31
Bill	177764	08/08/2023		538.609 · Irrigation Repairs & ...	-116.10	116.10
Bill	177765	08/08/2023		538.609 · Irrigation Repairs & ...	-302.42	302.42
Bill	177766	08/08/2023		538.609 · Irrigation Repairs & ...	-578.30	578.30
TOTAL					-1,350.13	1,350.13
Bill Pmt -Check	11396	08/09/2023	SOUTHERN LAND SERVICE...	101.002 · Suntrust #570803-O...		-9,750.00
Bill	071423-12	08/08/2023		538.610 · Bridge & Deck Maint...	-9,750.00	9,750.00
TOTAL					-9,750.00	9,750.00
Bill Pmt -Check	11397	08/09/2023	SOUTHERN WILDLIFE REM...	101.002 · Suntrust #570803-O...		-2,700.00
Bill	JULY23	08/08/2023		579.000 · Contigency	-2,700.00	2,700.00
TOTAL					-2,700.00	2,700.00
Bill Pmt -Check	11398	08/09/2023	SUNSCAPE CONSULTING	101.002 · Suntrust #570803-O...		-5,000.00
Bill	11485	08/08/2023		538.606 · Landscape Consulting	-5,000.00	5,000.00
TOTAL					-5,000.00	5,000.00

**TSR CDD
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Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	11399	08/09/2023	TREE FARM 2, INC.	101.002 · Suntrust #570803-O...		-44,671.00
Bill	10-153965	08/08/2023		538.601 · General Repair & Mai...	-32,650.00	32,650.00
Bill	10-153966	08/08/2023		538.601 · General Repair & Mai...	-6,311.00	6,311.00
Bill	10-153967	08/08/2023		538.601 · General Repair & Mai...	-5,710.00	5,710.00
TOTAL					-44,671.00	44,671.00
Bill Pmt -Check	11400	08/09/2023	WRATHELL, HUNT & ASSOC...	101.002 · Suntrust #570803-O...		-7,970.42
Bill	2023-0886	08/08/2023		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	11401	08/09/2023	WTS INTERNATIONAL, LLC.	101.002 · Suntrust #570803-O...		-13,649.54
Bill	12377337	08/08/2023		538.121 · Amenity Management	-919.20	919.20
Bill	12377824	08/08/2023		538.121 · Amenity Management	-12,730.34	12,730.34
TOTAL					-13,649.54	13,649.54
Paycheck	11402	08/10/2023	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
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Type	Num	Date	Name	Account	Paid Amount	Original Amount
Paycheck	11403	08/10/2023	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	11404	08/10/2023	Jason Silber	101.002 · Suntrust #570803-O...		-184.70
				511.110 · Supervisor's Fees	-200.00	200.00
				511.110 · Supervisor's Fees	-12.40	12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				511.110 · Supervisor's Fees	-2.90	2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
TOTAL					-184.70	184.70
Paycheck	11405	08/10/2023	Mary E Comella	101.002 · Suntrust #570803-O...		-184.70
				511.110 · Supervisor's Fees	-200.00	200.00
				511.110 · Supervisor's Fees	-12.40	12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				511.110 · Supervisor's Fees	-2.90	2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
TOTAL					-184.70	184.70
Bill Pmt -Check	11406	08/16/2023	JESUS FIGUEROA	101.002 · Suntrust #570803-O...		-275.00
Bill	080923	08/15/2023		538.620 · Off Duty Traffic Patrols	-275.00	275.00
TOTAL					-275.00	275.00

TSR CDD Check Detail August 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	11407	08/16/2023	LANDSCAPE MAINTENANCE...	101.002 · Suntrust #570803-O...		-3,359.34
Bill	176629-1	08/15/2023		538.651 · Replace Plants, Shru...	-900.00	900.00
Bill	177785	08/15/2023		538.609 · Irrigation Repairs & ...	-1,453.70	1,453.70
Bill	177858	08/15/2023		538.609 · Irrigation Repairs & ...	-211.11	211.11
Bill	77859	08/15/2023		538.609 · Irrigation Repairs & ...	-230.88	230.88
Bill	177860	08/15/2023		538.609 · Irrigation Repairs & ...	-110.32	110.32
Bill	177861	08/15/2023		538.609 · Irrigation Repairs & ...	-188.64	188.64
Bill	177862	08/15/2023		538.609 · Irrigation Repairs & ...	-264.69	264.69
TOTAL					-3,359.34	3,359.34
Bill Pmt -Check	11408	08/16/2023	PASCO COUNTY UTILITIES ...	101.002 · Suntrust #570803-O...		-8,857.49
Bill	18845177	08/15/2023		536.301 · Irrigation - Reclaimed...	-459.75	459.75
Bill	18845184	08/15/2023		536.301 · Irrigation - Reclaimed...	-386.25	386.25
Bill	18845198	08/15/2023		536.301 · Irrigation - Reclaimed...	-414.75	414.75
Bill	18845205	08/15/2023		536.301 · Irrigation - Reclaimed...	-334.50	334.50
Bill	18845206	08/15/2023		536.301 · Irrigation - Reclaimed...	-87.00	87.00
Bill	18845211	08/15/2023		536.301 · Irrigation - Reclaimed...	-123.00	123.00
Bill	18845214	08/15/2023		536.301 · Irrigation - Reclaimed...	-298.50	298.50
Bill	18845218	08/15/2023		536.301 · Irrigation - Reclaimed...	-115.50	115.50
Bill	18845607	08/15/2023		536.301 · Irrigation - Reclaimed...	-594.00	594.00
Bill	18845613	08/15/2023		536.301 · Irrigation - Reclaimed...	-279.00	279.00
Bill	18846073	08/15/2023		536.301 · Irrigation - Reclaimed...	-520.50	520.50
Bill	18846078	08/15/2023		536.301 · Irrigation - Reclaimed...	-218.25	218.25
Bill	18846083	08/15/2023		536.301 · Irrigation - Reclaimed...	-10.29	10.29
Bill	18846125	08/15/2023		536.321 · Utility service - Pool	-465.02	465.02
Bill	18846475	08/15/2023		536.301 · Irrigation - Reclaimed...	-81.75	81.75
Bill	18846516	08/15/2023		536.301 · Irrigation - Reclaimed...	-56.25	56.25
Bill	18846521	08/15/2023		536.301 · Irrigation - Reclaimed...	-17.25	17.25
Bill	18847326	08/15/2023		536.301 · Irrigation - Reclaimed...	-216.91	216.91
Bill	18847491	08/15/2023		536.321 · Utility service - Pool	-998.42	998.42
Bill	18847493	08/15/2023		536.301 · Irrigation - Reclaimed...	-242.25	242.25
Bill	18847527	08/15/2023		536.301 · Irrigation - Reclaimed...	-323.25	323.25
Bill	18847536	08/15/2023		536.301 · Irrigation - Reclaimed...	-498.00	498.00
Bill	18847547	08/15/2023		536.301 · Irrigation - Reclaimed...	-102.00	102.00
Bill	18847551	08/15/2023		536.301 · Irrigation - Reclaimed...	-84.75	84.75
Bill	18847561	08/15/2023		536.301 · Irrigation - Reclaimed...	-372.75	372.75
Bill	18848098	08/15/2023		536.301 · Irrigation - Reclaimed...	-40.50	40.50
Bill	18850660	08/15/2023		536.301 · Irrigation - Reclaimed...	-297.75	297.75
Bill	18850661	08/15/2023		536.301 · Irrigation - Reclaimed...	-540.75	540.75
Bill	18852699	08/15/2023		536.301 · Irrigation - Reclaimed...	-21.75	21.75
Bill	18854615	08/15/2023		536.301 · Irrigation - Reclaimed...	-25.50	25.50
Bill	18860135	08/15/2023		536.301 · Irrigation - Reclaimed...	-178.50	178.50
Bill	18860136	08/15/2023		536.301 · Irrigation - Reclaimed...	-73.50	73.50
Bill	18864490	08/15/2023		536.301 · Irrigation - Reclaimed...	-189.75	189.75

TSR CDD Check Detail August 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	18864493	08/15/2023		536.301 · Irrigation - Reclaimed...	-105.75	105.75
Bill	18864496	08/15/2023		536.301 · Irrigation - Reclaimed...	-48.75	48.75
Bill	18864498	08/15/2023		536.301 · Irrigation - Reclaimed...	-35.10	35.10
TOTAL					-8,857.49	8,857.49
Bill Pmt -Check	11409	08/16/2023	REEL GRAPHIX, LLC	101.002 · Suntrust #570803-O...		-279.25
Bill	23-0810	08/15/2023		538.614 · Common Area Signage	-279.25	279.25
TOTAL					-279.25	279.25
Bill Pmt -Check	11410	08/16/2023	SOLITUDE LAKE MANAGEM...	101.002 · Suntrust #570803-O...		-4,500.00
Bill	PSI-86800	08/15/2023		538.700 · Lake Maintenance	-4,500.00	4,500.00
TOTAL					-4,500.00	4,500.00
Bill Pmt -Check	11411	08/16/2023	SOUTHERN CARE LAWN AN...	101.002 · Suntrust #570803-O...		-270.00
Bill	18584	08/15/2023		539.600 · Pest Services	-270.00	270.00
TOTAL					-270.00	270.00
Bill Pmt -Check	11412	08/23/2023	LANDSCAPE MAINTENANCE...	101.002 · Suntrust #570803-O...		-1,217.74
Bill	177936	08/22/2023		538.609 · Irrigation Repairs & ...	-57.72	57.72
Bill	177937	08/22/2023		538.609 · Irrigation Repairs & ...	-58.15	58.15
Bill	177938	08/22/2023		538.609 · Irrigation Repairs & ...	-171.31	171.31
Bill	177939	08/22/2023		538.609 · Irrigation Repairs & ...	-273.09	273.09
Bill	177940	08/22/2023		538.609 · Irrigation Repairs & ...	-22.74	22.74
Bill	177941	08/22/2023		538.609 · Irrigation Repairs & ...	-213.19	213.19
Bill	177942	08/22/2023		538.609 · Irrigation Repairs & ...	-312.01	312.01
Bill	177943	08/22/2023		538.609 · Irrigation Repairs & ...	-109.53	109.53
TOTAL					-1,217.74	1,217.74
Bill Pmt -Check	11413	08/23/2023	SOLITUDE LAKE MANAGEM...	101.002 · Suntrust #570803-O...		-2,700.00
Bill	WO 00364284	08/22/2023		538.700 · Lake Maintenance	-2,700.00	2,700.00
TOTAL					-2,700.00	2,700.00

**TSR CDD
Check Detail
August 2023**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	11414	08/23/2023	SOUTHERN LAND SERVICE...	101.002 · Suntrust #570803-O...		-26,250.00
Bill	080423-53	08/22/2023		538.610 · Bridge & Deck Maint...	-26,250.00	26,250.00
TOTAL					-26,250.00	26,250.00
Bill Pmt -Check	11415	08/23/2023	STANDARD BRICK PAVERS, ...	101.002 · Suntrust #570803-O...		-14,849.85
Bill	2441	08/22/2023		538.610 · Bridge & Deck Maint...	-14,849.85	14,849.85
TOTAL					-14,849.85	14,849.85
Bill Pmt -Check	11416	08/23/2023	WTS INTERNATIONAL, LLC.	101.002 · Suntrust #570803-O...		-14,554.67
Bill	12378964	08/22/2023		538.122 · Program Incentives	-2,823.60	2,823.60
Bill	12378977	08/22/2023		538.121 · Amenity Management	-11,731.07	11,731.07
TOTAL					-14,554.67	14,554.67
Bill Pmt -Check	11417	08/30/2023	AAA ACG CARROLLWOOD D...	101.002 · Suntrust #570803-O...		-120.00
Bill	081723	08/29/2023		572.300 · Amenity Managemen...	-120.00	120.00
TOTAL					-120.00	120.00
Bill Pmt -Check	11418	08/30/2023	JESUS FIGUEROA	101.002 · Suntrust #570803-O...		-275.00
Bill	082423	08/29/2023		538.620 · Off Duty Traffic Patrols	-275.00	275.00
TOTAL					-275.00	275.00
Bill Pmt -Check	11419	08/30/2023	JOHNSON ENGINEERING, IN...	101.002 · Suntrust #570803-O...		-850.00
Bill	20236027-000 5	08/29/2023		519.320 · Engineering	-850.00	850.00
TOTAL					-850.00	850.00

**TSR CDD
Check Detail
August 2023**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	11420	08/30/2023	LANDSCAPE MAINTENANCE...	101.002 · Suntrust #570803-O...		-3,116.15
Bill	177305	08/29/2023		538.320 · Landscape Arbor Care	-656.25	656.25
Bill	177315	08/29/2023		538.609 · Irrigation Repairs & ...	-304.53	304.53
Bill	177316	08/29/2023		538.609 · Irrigation Repairs & ...	-181.44	181.44
Bill	177317	08/29/2023		538.609 · Irrigation Repairs & ...	-54.20	54.20
Bill	177318	08/29/2023		538.609 · Irrigation Repairs & ...	-106.28	106.28
Bill	177319	08/29/2023		538.609 · Irrigation Repairs & ...	-51.74	51.74
Bill	177320	08/29/2023		538.609 · Irrigation Repairs & ...	-99.06	99.06
Bill	177321	08/29/2023		538.609 · Irrigation Repairs & ...	-228.76	228.76
Bill	177322	08/29/2023		538.609 · Irrigation Repairs & ...	-21.98	21.98
Bill	177323	08/29/2023		538.609 · Irrigation Repairs & ...	-266.70	266.70
Bill	178287	08/29/2023		538.609 · Irrigation Repairs & ...	-148.61	148.61
Bill	178288	08/29/2023		538.609 · Irrigation Repairs & ...	-47.77	47.77
Bill	178289	08/29/2023		538.609 · Irrigation Repairs & ...	-250.46	250.46
Bill	178290	08/29/2023		538.609 · Irrigation Repairs & ...	-131.91	131.91
Bill	178292	08/29/2023		538.609 · Irrigation Repairs & ...	-566.46	566.46
TOTAL					-3,116.15	3,116.15
Bill Pmt -Check	11421	08/30/2023	WTS INTERNATIONAL, LLC.	101.002 · Suntrust #570803-O...		-14,825.15
Bill	12373267	08/29/2023		538.122 · Program Incentives	-3,235.80	3,235.80
Bill	12374950	08/29/2023		538.121 · Amenity Management	-11,589.35	11,589.35
TOTAL					-14,825.15	14,825.15

TSR

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
TSR
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the TSR Community Development District held a Regular Meeting on September 13, 2023, at 6:00 p.m., at Cunningham Park, 12131 Rangeland Boulevard, Odessa, Florida 33556.

Present were:

Jason Silber (via telephone)	Chair
Mary Comella (via telephone)	Vice Chair
David Deenihan	Assistant Secretary
Frank Stalzer	Assistant Secretary
Ray Szelest	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Antonio Shaw	Wrathell, Hunt and Associates, LLC (WHA)
Alyssa Willson (via telephone)	District Counsel
Barry Mazzoni	Operations Manager
Rene Hlebak	WTS Starkey Ranch Lifestyle Director
Greg Best	Resident
Jack Clemons	Resident
Megan Cody	Resident
Sanja Korda	Resident
Bill Shumaker	Resident
Dennis Durney	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call/Pledge of Allegiance

Mr. Adams called the meeting to order at 6:00 p.m.

Supervisors Deenihan, Stalzer and Szelest were present. Supervisor Comella attended via telephone. Supervisor Silber was not present at roll call.

All present recited the Pledge of Allegiance.

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.

40

41 Resident Greg Best asked about the approval process to install solar panels. Mr. Adams
42 stated that is not a CDD matter; Mr. Best should ask the HOA.

43 Albritton resident Jack Clemons conveyed online neighborhood discussions titled “Death
44 in our Neighborhood” and spoke about an incident of a resident who threatened and pulled a
45 gun on a neighbor on Night Star Trail, which resulted in calling the police. He asked the Board to
46 become advocates of safety and warned that he and several residents are considering filing a
47 lawsuit against the CDD and its Board Members, the Developers and Pasco County and
48 involving the local news.

49 Ms. Willson stated that the CDD does not have traffic regulation powers over the speed
50 limit as speed limits are set by the County in consultation with the Florida Department of
51 Transportation (FDOT).

52 Discussion ensued regarding differing speed limits in the neighborhoods because some
53 roads are CDD roads and some are private, the status of completing the Roadway Turnover
54 Reconciliation Report, instructing residents to contact the Sheriff if threatened and CDD
55 engagement of the Florida Highway Patrol (FHP) to conduct off-duty random traffic patrols due
56 to the Sheriff’s lack of support.

57 Suggestions about this issue included residents applying pressure on the County as the
58 County controls the speed limits and organizing a large group to go to the Sheriff’s office to
59 voice their concerns or facilitate a meeting and invite the Pasco County Sheriff.

60 Mr. Clemons asked for a copy of the speed limit and conveyance documents.

61 Resident Megan Cody thanked Ms. Hlebak and advised that everything is going great at
62 the garden and additional planting is scheduled as the temperatures cool. Given the lake
63 depths, a resident advised that research proved applying dyes in the lakes is more successful to
64 inhibit algae growth than aerators, which he believes are a waste of money. A resident asked
65 who irrigation issues should be reported to. It was noted that Esplanade residents should report
66 issues via the “Landscape Issues” icon on the Welcome Center website and issues outside of
67 Esplanade should be reported to the CDD.

68 Resident Sanja Korda asked if fishing is allowed and noted that she observed several
69 people fishing with nets and buckets late at night but they left once she passed by. Residents

70 were advised to contact the Florida Fish and Wildlife Conservation Commission (FWC), as the
71 FWC monitors fishing licenses and enforces the catch and release program.

72 Asked about the number of fishing tag requests the Welcome Center received, Ms.
73 Hlebak stated that residents are using the app to access the community; she suggested
74 residents have their resident ID card in their possession. She noted instances when, without
75 proof of non-residency, the Sheriff will not ask anyone to leave the premises. She is working
76 with the FWC.

77 Mr. Szelest stated he plans to meet and extend an olive branch with the Sheriff.

78

79 **THIRD ORDER OF BUSINESS**

**Presentation of Roadway Turnover
Reconciliation Report**

80

81

82 Mr. Adams presented and highlighted the following outstanding maintenance bond
83 items in the Roadway Turnover Reconciliation Report, which he will email to the Board:

84 ➤ Parcels B1 and B2: Issued March 2023 and turnover set for March 2026.

85 ➤ Parcel C1: Issued January 2022 and turnover set for January 2025.

86 ➤ Parcel C2: Issued February 2022 and turnover set for February 2025.

87 Mr. Adams and Mr. Mazzoni outlined that the County is responsible for repairing any
88 roadway deficiencies, via the bond, and an Agreement is in place to repair the alleyways.

89

90 **FOURTH ORDER OF BUSINESS**

**Consideration of Proposals for Sidewalk
and Asphalt Repairs**

91

92

93 Mr. Mazzoni presented the following proposals and accompanying Exhibits:

94 **A. Asphalt & Concrete Parking Lot Maintenance**

95 **B. DMI Paving & Sealcoating**

96 **C. Rose Paving, LLC**

97 Mr. Mazzoni stated that all three vendors are reputable vendors. He prefers awarding
98 the contract to Rose Paving, LLC.

99 Ms. Willson suggested preparing a short addendum to the Agreement to ensure it
100 includes all the statutorily required items and a warranty.

101

102

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108

109 **FIFTH ORDER OF BUSINESS****Consideration of Swine Solutions Proposal
for Wild Pig Removal**

110

111

112 Mr. Mazzoni presented the Southern Wildlife Removal, LLC contract cancellation notice,
113 effective September 15, 2023. He recalled that the Board rejected the rate increase.

114 Mr. Mazzoni presented the Swine Solutions proposal to provide yearly or monthly
115 services. He noted they were the sole respondent to the four invitations to bid. He discussed a
116 reduction in the hog population since the controlled burns started and the Southwest Florida
117 Water Management District (SWFWMD) future commitment to install fencing bordering the
118 CDD property and the preserve.

119 Discussion ensued regarding the service area, quantifying the number and types of
120 traps, frequency of setting traps and disposing of wildlife.

121 This item was deferred while Mr. Mazzoni obtains further clarification, continues
122 negotiations and invites the vendor to the next meeting.

123

124 **SIXTH ORDER OF BUSINESS****Consideration of LMP Addendum 2 to the
Landscape Maintenance Agreement
(Parcel C)**

125

126

127

128 Mr. Mazzoni presented LMP Addendum 2 to the Landscape Maintenance Agreement for
129 Parcel C and accompanying Exhibit. Services already commenced. He must research if Parcel C
130 was part of the original bid and then credited to the CDD, since it was not ready to be conveyed
131 at that time. Board Members voiced their frustration that the proposal is higher than the cost
132 presented in the Workshop and asked for the LMP Representative to attend the next meeting.

133

The Board agreed to hear public comments.

134 Mr. Clemons reported about wetland pond areas with construction debris and
135 landscapers leaving a 2' weed line. Mr. Adams stated he will inspect the areas after the
136 meeting to determine if service is needed from the aquatics or the landscaper teams.

137

138 **SEVENTH ORDER OF BUSINESS**

Update: Welcome Center Lease

139

140 Ms. Willson stated that Mr. Liquori's legal team is reviewing the updated Lease
141 Agreement, which includes renting the facility for fitness classes or Kid's Night Out. She advised
142 that Mr. Liquori thinks the October 1, 2023 commencement date might be problematic.

143

144 **EIGHTH ORDER OF BUSINESS**

**Consideration of Workshop to Discuss
Rangeland and Welcome Center Lease**

145

146

147 Mr. Stalzer asked for a Workshop to be scheduled to discuss the Welcome Center and
148 whether to continue leasing or to purchase or build a facility and making landscaping on
149 Rangeland Boulevard continuous.

150 The Board agreed to scheduling the Workshop on September 28, 2023 at 12:00 p.m., at
151 the Welcome Center. Mr. Adams reviewed protocols for conducting workshops. The Board
152 agreed that Ms. Willson's attendance will not be necessary.

153 Resident Bill Schumaker voiced his opinion that more than one workshop will be needed
154 due to the variables about the Welcome Center.

155

156 **NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-09,
Authorizing the Disbursement of Funds of
the District Without Prior Approval of the
District's Board of Supervisors ("Board");
Setting Certain Monetary Thresholds; and
Providing for Severability and an Effective
Date**

157

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164 Mr. Adams presented Resolution 2023-09. Mr. Stalzer stated that the purpose of the
165 Resolution is to authorize Staff to address CDD issues and disburse funds between meetings.

166

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171

On MOTION by Mr. Stalzer and seconded by Mr. Szelest, with all in favor, Resolution 2023-09, Authorizing the Disbursement of Funds of the District Without Prior Approval of the District’s Board of Supervisors (“Board”); Setting Certain Monetary Thresholds; and Providing for Severability and an Effective Date, was adopted.

172
173

174 **TENTH ORDER OF BUSINESS**

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

175
176

177 Mr. Adams presented the Unaudited Financial Reports as of July 31, 2023. A requisition
178 from the Developer is expected and, once processed, the District Engineer will certify the
179 project complete and any remaining funds from the bond construction fund will be applied to
180 pre-pay the debt service.

181 Mr. Stalzer expressed his opinion that District Management should contact vendors to
182 collect on delinquent accounts. Mr. Adams stated there are remedies to pursue collections and
183 noted that District Management is a billing agency, not a collection agency; he will check to see
184 if August’s payment was received.

185 Mr. Stalzer asked if the Board can expect no major irrigation repairs or exceeding
186 budget. Mr. Mazzoni stated that LMP assessed the system but a controller just failed. The
187 builder is updating the irrigation at Albritton Park.

188 Resident Dennis Durney stated that he observed mowers in Esplanade and the common
189 area stepping on the lines.

190 Mr. Deenihan voiced his opinion that vendor representatives should attend CDD
191 meetings. Mr. Mazzoni will advise the vendors.

192 The financials were accepted.

193

194 **ELEVENTH ORDER OF BUSINESS**

**Approval of August 9, 2023 Public Hearing
and Regular Meeting Minutes**

195
196

197 The following changes were made:

198 Line 53: Change “liable” to “Libel”

199 Line 195: Change “all in favor” to “Ms. Comella, Mr. Silber, Mr. Deenihan and Ms. Stalzer
200 in favor and Mr. Szelest dissenting”

201 Line 197: Insert “[Motion passed 4-1]” after “approved.”

202 Line 337: Change “contract” to “contact”

203 Mr. Stalzer stated he was notified by a resident that the May 10, 2023 meeting minutes
204 are not posted on the CDD website.

205

206 **On MOTION by Mr. Stalzer and seconded by Mr. Deenihan, with all in favor,**
207 **August 9, 2023 Public Hearing and Regular Meeting Minutes, as amended to**
208 **incorporate the edits made and edits submitted to Management, were**
209 **approved.**

210

211

212 **TWELFTH ORDER OF BUSINESS**

Action & Completed Items

213

214 Item 11: Mr. Stalzer asked Mr. Adams to send the information.

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

216

217 **THIRTEENTH ORDER OF BUSINESS**

Staff Reports

218

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

220 There was no report.

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

222 There was no report.

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

- 224 • **NEXT MEETING DATE: October 11, 2023 at 6:00 PM**

- 225 ○ **QUORUM CHECK**

226 Outlook invitations will be sent for the Workshop on September 28, 2023 at 12:00 p.m.
227 at the Welcome Center. The next CDD meeting will be on October 11, 2023.

228 **D. Lifestyle Director & Amenity Manager: Arch Amenities Group**

229 Mr. Stalzer complimented Staff on the preparations for the impending hurricane and
230 outstanding communication efforts.

231 Ms. Hlebak presented the Monthly Summary Report and responded to questions
232 regarding the status of the gator, engaging Everglades to perform mechanical repairs, hiring an
233 additional park attendant and the air conditioners in the park bathrooms. She noted the new
234 email address in the Report and new signage. She commended the Garden Club Members'
235 upkeep efforts and asked if it is possible to give the Club prepaid gift cards for purchases up to
236 \$150, for convenience purposes and to avoid delays. The Board agreed as long as the expenses
237 can be tracked.

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

239 Mr. Mazzoni distributed a Fiscal Year 2023/2024 Landscaping Enhancement document.

240 Mr. Mazzoni presented the newly formatted Monthly Field Operations Report. He
241 highlighted the Second Opinion related to pond testing and benefits of planting to address
242 erosion and nutrient issues. He prefers installing dye in the ponds in November, instead of
243 aerators, and possibly considering installing plantings in Fiscal Year 2025. The Board agreed
244 with Mr. Mazzoni's recommendations; he will present proposals at the next meeting.

245 Mr. Mazzoni stated that West Bay Homes is amenable to paying repairs due to the turf
246 loss and for irrigation during turnover of parcel, to avoid further damage and delays.

247

248 **On MOTION by Mr. Szelest and seconded by Mr. Stalzer, with all in favor,**
249 **authorizing Mr. Szelest to work with Mr. Mazzoni to mediate and settle the**
250 **final outstanding items with West Bay Homes, was approved.**

251

252

253 Board Members commented on landscaping issues at Parcel E, condition of Albritton
254 dog park and residents extending plantings onto CDD Parcel C, of which the MPOA was notified
255 and is responsible for any drainage changes. Mr. Adams stated he will confer with Ms. Willson
256 about the possibility of recovering costs from homeowners for the cost to install French drains.

257 Mr. Mazzoni reported another incident of a resident installing a pool and redirecting
258 water flow. Ms. Willson suggested the MPOA send an eblast reminding residents it is not
259 allowed and that the CDD will seek reimbursement for damage to CDD property.

260 Mr. Mazzoni noted SunScape is obtaining additional proposals to commence arbor care
261 in October.

262 Frontier requested a conference call next week and has no issue reimbursing the CDD
263 for damages.

264 Regarding the staging area, LMP will be clearing it after the area is staked.

265 Mr. Mazzone introduced his new associate, Mr. Antonio Shaw, who is assigned to the
266 Orlando area and will be shadowing him for a while.

267 Mr. Mazzone stated Mr. Yahn advised him that the original design vendor provided
268 rough ideas for Rangeland Boulevard.

269

270 **FOURTEENTH ORDER OF BUSINESS** **Supervisors' Requests**

271

272 There were no Supervisors' requests.

273

274 **FIFTEENTH ORDER OF BUSINESS** **Adjournment**

275

276

277 **On MOTION by Mr. Stalzer and seconded by Mr. Deenihan, with all in favor,**
278 **the meeting adjourned at 8:17 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

284
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Secretary/Assistant Secretary

Chair/Vice Chair

TSR

COMMUNITY DEVELOPMENT DISTRICT

**ACTION &
COMPLETED
ITEMS**

**TSR CDD
ACTION & COMPLETED ITEMS LIST
09.13.23 FOR 10.11.23 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	08.10.22	ACTION	Mr. Chang: Research Long Spur & other Village I areas & determine what areas the County & CDD should each be maintaining. 07.12.23 Mr. Mazzoni: Check with Mr. Chang on status			X After 09.13.23 Mtg	
2	04.12.23	ACTION	Ms. Willson: Address school crosswalk individually.	X			
3	06.14.23	ACTION	Mr. Adams: Send wetland monitoring schedule to the Esplanade Board.	X			
4	06.14.23	ACTION	Mr. Adams: Verify the Homes by West Bay 2021 payment offsets the amount due from the Estate Homes. Review the commercial shared costs July 31, 2022 balance sheet.	X			
5	07.12.23	ACTION	Mr. Adams: Send Trustee materials to Mr. Stalzer.	X			
6	07.12.23	ACTION	Mr. Adams: Send Mr. Stalzer backup materials for the Trustee Charges.	X			
7	08.09.23	ACTION	Ms. Hlebak: Work w/ Mr. Butler to finalize holiday lighting scope of services	X			
8	08.09.23	ACTION	Mr. Adams: Reply to Attorney Stephen Streiker's letter closing the matter of Taylor Morrison installing a new stop sign.	X			
9	09.13.23	ACTION	Mr. Adams: Email speed limit and conveyance docs to Mr. Clemons.	X			
10	09.13.23	ACTION	Mr. Adams: Email District Engineer's Roadway Turnover Reconciliation Report to Board.	X			
11	09.13.23	ACTION	Mr. Mazzoni/Ms. Willson: Email Rose Paving Proposal for sidewalk & asphalt repairs to Ms. Willson to prep Addendum to the Agreement.			X After 09.13.23 Mtg	
12	09.13.23	ACTION	Mr. Mazzoni: Obtain further clarification and continue negotiations with Southern Wildlife Removal and invite Rep to the nxt meeting.	X			
13	09.13.23	ACTION	Mr. Mazzoni: Research if Parcel C was part of original bid & invite LMP Rep to nxt meeting.			X After 09.13.23 Mtg	
14	09.13.23	ACTION	Mr. Adams: Inspect certain wetland pond area after meeting to determine if it requires services from the aquatic or landscaper teams.	X			
15	09.13.23	BOTH	Ms. Willson: Waiting on Mr. Liquori's legal team to review CDD updates to the Lease Agreement and present in final form for approval at nxt mtg, ensure obtains updated Land Description from the Developer, defined as Exhibit A to the Lease.	X			
16	09.13.23	ACTION	Mr. Adams: Schedule Workshop for September 28, 2023 at 12:00 p.m. at the Welcome Center. Staff to send outlook invites.			X After 09.13.23 Mtg	

**TSR CDD
ACTION & COMPLETED ITEMS LIST
09.13.23 FOR 10.11.23 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	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
2	03.08.23	ACTION	District Manager/District Counsel: Work out auto insurance requirement before scheduling hog hunt.			X	04.12.23
3	03.08.23	ACTION	Mr. Silber: Email router info to Ms. Hlebak to order.			X	04.12.23
4	01.11.23	ACTION	Mr. Adams: Ask County to reimburse CDD before considering maintaining ROW on Lake Blanch Road. 02.08.23 Mr. Mazzoni: Work with vendor to reduce costs.			X	05.10.23
5	03.08.23	ACTION	Mr. Adams: Email sidewalk/driveway apron parking legal opinion to Ms. Comella.			X	05.10.23
6	03.08.23	ACTION	Ms. Willson: Incorporate Mr. Silber's revisions before sending letter to Mr. Mohr advising that CDD prohibits fireworks activity on CDD property and that it is the CDD Amenity Policy.			X	05.10.23
7	04.12.23	ACTION	Mr. Hawkins/LMP: Inspect pond behind Ranchers Gap Dr. re: grass being cut too short and generating dust.			X	05.10.23
8	04.12.23	ACTION	Mr. Stalzer: Consult other major communities re: joint letter to County about solutions to drought issues.			X	05.10.23
9	04.12.23	ACTION	Mr. Mazzoni: Find out water testing dates at 4A, 4B, 5A, ESP1A & ESP1B.			X	05.10.23
10	03.08.23	BOTH	Mr. Adams: Check on outstanding commercial shared costs items, confirm if able to collect interest on unpaid costs & collection expenses and proceed accordingly. Email info on WestBay nxt week and ask Accounting to clear up "Due from Developer C" budget line item. 05.10.23 Email schedules to Board and add to the upcoming agenda.			X	06.14.23
11	04.12.23	ACTION	Mr. Adams: Provide reconciliation of amounts due from developers.			X	06.14.23
12	04.12.23	ACTION	Mr. Adams: Open a Cash Sweep account with FineMark Bank.			X	06.14.23
13	04.12.23	ACTION	Mr. Adams: Obtain proposals for Reserve Study.			X	06.14.23
14	05.10.23	ACTION	Mr. Mazzoni/Ms. Willson: Provide proposal to repair damaged CDD property to Ms. Willson to prepare letter to 3898 Barbour Trail homeowner.			X	06.14.23

**TSR CDD
ACTION & COMPLETED ITEMS LIST
09.13.23 FOR 10.11.23 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
15	05.10.23	ACTION	Mr. Adams: Schedule Budget Workshop for June 14 at 4:00 p.m.			X	06.14.23
16	05.10.23	ACTION	Mr. Adams: For proposed FY 2024 Budget, split assigned working capital & unassigned fund balance, correct data on definition page & create new playground equipment replacement line item.			X	06.14.23
17	05.10.23	ACTION	Mr. Mazzone: Schedule a Landscape Workshop for June 6 at 4:00 p.m.			X	06.14.23
18	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	07.12.23
19	03.08.23	ACTION	Mr. Hlebak: Obtain & present proposals to extend warranty on park playground equipment.			X	07.12.23
20	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	07.12.23
21	04.12.23	ACTION	Ms. Hlebak: Assist with Community Cleanup Day.			X	07.12.23
22	04.12.23	ACTION	Ms. Hlebak: Prep proposed park usage guidelines for organized groups. Not possible as she cannot stick to Policies/Guidelines.			X	07.12.23
23	05.10.23	ACTION	Ms. Willson: Include Mr. Szelest on beginning conversations w/ County and SWFWMD on CDD requesting they install hog wire fence.			X	07.12.23
24	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	07.12.23
25	06.14.23	ACTION	Mr. Mazzone: Research entity who maintains Creative World property on Long Spur, which Mr. Stalzer provided photographs of its condition.			X	07.12.23
26	06.14.23	ACTION	Mr. Adams: Email Kimley Horn's analysis of the bridge to Mr. Stalzer.			X	07.12.23
27	06.14.23	ACTION	Ms. Hlebak: Check Health Department permit to determine if there are sufficient chairs at the pool, if not, obtain proposals.			X	07.12.23
28	06.14.23	ACTION	Mr. Mazzone: Include in his notes for the July meeting update on Whitfield Park and the Monroe Commons drain.			X	07.12.23
29	06.14.23	ACTION	Mr. Adams: FY 2024 use fund balance to offset assessment increase.			X	07.12.23
30	06.14.23	BOTH	Mr. Adams: Ensure agenda posted on website 7 days prior to meeting. Add pledge of allegiance as an ongoing agenda item.			X	07.12.23
31	06.14.23	ACTION	Ms. Willson: Research with the CDD's insurance carrier how defibrillators at Cunningham and the pool will affect the CDD's liability.			X	07.12.23

**TSR CDD
ACTION & COMPLETED ITEMS LIST
09.13.23 FOR 10.11.23 MEETING**

#	MTG DATE ADDED	ACTION/ AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY DONE BEFORE NXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
32	05.10.23	ACTION	Ms. Hlebak/Mr. Adams: Determine projected costs for new playground equipment replacement FY2024 budget line item.			X	08.09.23
33	06.14.23	ACTION	Ms. Hlebak: Email WTS' Club guidelines to the Garden Club.			X	08.09.23
34	03.08.23	BOTH	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. 08.09.23 Mr. Silber/Ms. Wilson: Work together to define live entertainment needed to incorporate in the lease. Obtain updated Land Description from the Developer, defined as Exhibit A to the Lease.			X	09.13.23
35	03.08.23	BOTH	Mr. Call/Mr. Mazzone/Mr. Chang: Create list of roads still under the CDD, transferred roads & roads that still need to be transferred to County. 06.14.23 Mr. Mazzone: Check w/ Mr. Chang. 07.12.23 Mr. Chang: Present Roadway Turnover Reconciliation Report at nxt meeting.			X	09.13.23
36	06.14.23	ACTION	Mr. Mazzone: Prepare Notice letter to the builders incorporating Mr. Silber's verbiages on addressing landscape/irrigation plan deficiencies, have Mr. Yahn and Mr. Soety identify the parcels and deficiencies and prepare a map identifying parcels that have not been conveyed to the CDD for the nxt meeting. 07.12.23 Mr. Soety: Send MI Homes Plan C in Albritton project schedule to repair broken concrete upon receipt.			X	09.13.23
37	07.12.23	ACTION	Mr. Soety: Provide update on vendor finalizing the Dog Park Sod Replacement project at the nxt meeting.			X	09.13.23
38	07.12.23	ACTION	Mr. Soety: Issue LMP 30-day notice to complete the irrigation project at Albritton Park.			X	09.13.23
39	08.09.23	ACTION	Mr. Mazzone: Obtain vendor opinions of SOLitude's water testing results.			X	09.13.23
40	08.09.23	ACTION	Mr. Mazzone: Advise Gary to address line-of-sight concerns at Long Spur and Fence Post.			X	09.13.23
41	08.09.23	BOTH	Mr. Mazzone: Obtain and present more proposals for hog removal.			X	09.13.23
42	08.09.23	ACTION	Ms. Willson: Send demand letter to Frontier to reimburse the CDD for damages to CDD property.				09.13.23
43	08.09.23	BOTH	Mr. Adams: Include as an agenda item "Discussion on scheduling a Workshop"				09.13.23

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COMMUNITY DEVELOPMENT DISTRICT

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TSR COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE

LOCATION

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 11, 2023	Regular Meeting	6:00 PM
November 8, 2023	Regular Meeting	6:00 PM
December 13, 2023	Regular Meeting	6:00 PM
January 10, 2024	Regular Meeting	6:00 PM
February 14, 2024	Regular Meeting	6:00 PM
March 13, 2024	Regular Meeting	6:00 PM
April 10, 2024	Regular Meeting	6:00 PM
May 8, 2024	Regular Meeting	6:00 PM
June 12, 2024	Regular Meeting	6:00 PM
July 10, 2024	Regular Meeting	6:00 PM
August 14, 2024	Regular Meeting	6:00 PM
September 11, 2024	Regular Meeting	6:00 PM

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

	Fiscal Year 2023			Total Actual & Projected	Adopted 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	4,597,709
Assessment levy: off-roll O&M	-	10,041	-	10,041	-
Trash collection assessments	11,404	10,570	834	11,404	17,465
Commerical shared costs	112,045	134,340	-	134,340	120,191
Program revenue	12,000	9,528	2,472	12,000	14,000
Interest	2,500	-	2,500	2,500	2,500
Specialty program revenue	6,000	-	6,000	6,000	6,000
Miscellaneous-rental revenue	15,000	9,030	5,970	15,000	17,000
Total revenues	<u>4,765,085</u>	<u>4,723,346</u>	<u>74,075</u>	<u>4,797,421</u>	<u>4,774,865</u>
EXPENDITURES					
Professional & administrative					
Supervisors	10,200	3,875	6,325	10,200	10,200
Management	42,070	21,035	21,035	42,070	42,070
Legal	30,000	21,358	8,642	30,000	30,000
Engineering	20,000	3,153	16,847	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	1,500	1,500	3,000	3,000
Dissemination agent	13,000	6,500	6,500	13,000	13,000
Trustee	26,500	23,166	3,334	26,500	35,000
Telephone	250	125	125	250	250
Postage	1,500	2,971	1,000	3,971	1,500
Printing & binding	2,000	1,000	1,000	2,000	2,000
Legal advertising	3,500	794	1,500	2,294	1,000
Annual special district fee	175	175	-	175	175
Insurance	7,100	6,464	-	6,464	6,800
Other current charges	3,500	677	1,000	1,677	2,000
Office supplies	500	364	350	714	750
Website					
Hosting & maintenance	705	-	705	705	705
ADA compliance	200	-	200	200	200
Property taxes	687	-	687	687	687
Property appraiser & tax collector	95,961	93,535	2,426	95,961	95,786
Total professional & administrative	<u>275,418</u>	<u>191,692</u>	<u>82,746</u>	<u>274,438</u>	<u>279,693</u>

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

	Fiscal Year 2023			Total Actual & Projected	Adopted 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	28,325
Landscape maintenance	1,700,000	624,688	775,000	1,399,688	1,760,000
Landscape consulting	60,000	25,000	35,000	60,000	65,400
Landscape aqrbor care	155,000	23,148	131,852	155,000	155,000
Wetland maintenance	68,168	518	67,650	68,168	30,000
Wetland mitigation reporting	4,500	20,575	-	20,575	4,500
Lake maintenance	100,000	42,963	57,037	100,000	100,000
Community trash hauling	330,000	175,931	180,000	355,931	375,000
Off-duty traffic patrols	20,000	200	15,000	15,200	20,000
Wildhog removal	-	-	-	-	16,000
Repairs & maintenance					
Repairs - general	20,000	4,935	7,500	12,435	15,000
Operating supplies	8,000	9,536	3,500	13,036	13,000
Plant replacement	70,000	11,598	58,402	70,000	70,000
Mulch	200,000	111,585	-	111,585	200,000
Playground mulch	18,000	-	18,000	18,000	18,000
Sod	200,000	542	-	542	200,000
Fertilizer/chemicals	30,000	-	30,000	30,000	30,000
Irrigation repairs	30,000	35,750	10,000	45,750	30,000
Irrigation monitoring	2,280	-	2,280	2,280	2,280
Security/alarms/camera/repair	1,500	233	1,267	1,500	1,500
Road & sidewalk	40,000	4,830	35,000	39,830	40,000
Signage maintenance	-	480	-	480	-
Common area signage	3,000	1,042	1,958	3,000	3,000
Bridge & deck maintenance	40,000	17,570	25,000	42,570	60,000
Pressure washing	105,000	240	77,000	77,240	-
Utilities - common area					
Electric	14,500	5,316	9,184	14,500	14,500
Streetlights	380,000	165,929	190,000	355,929	370,000
Irrigation - reclaimed water	70,000	19,311	50,689	70,000	70,000
Gas	450	140	310	450	450

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

	Fiscal Year 2023			Total Actual & Projected	Adopted 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>

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COMMUNITY DEVELOPMENT DISTRICT

**STAFF
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Monthly Summary Report

September, 2023

Submitted by:

Renee Hlebak, Starkey Ranch Lifestyle Director

Iliana Santiago, Starkey Ranch Lifestyle Coordinator

Alex Murphy, Operations Director



Starkey
RANCH

Where life takes root.



SEPTEMBER PROGRAM HIGHLIGHTS

PROGRAM	CATEGORY
Boats & Floats	Family Social
Vaxonsite	Health/Educational
Brudders Book Kids Painting Class	Kids Social
Yoga in the Park	Fitness
How Training Can be Fun	Cancelled - No Sign Ups
Crafty Kids	Cancelled - No Sign Ups
Pop Up Food Truck	Family Social
1 st Annual Taste of Starkey	Family Social
Drink This, Make That	Adult Social
Kid's Night Out	Kids Social
Environmental Day	Family Social
Little Mini Wednesday	Kids Social/Educational
Food Truck Friday	Family Social
Yoga	Fitness
Peak Personal Training	Fitness
ISR, Group & Private Swim Lessons	Aquatics
Starkey Ranch Cook Book - Gathering Recipes	Health/Educational



SEPTEMBER AMENITY RENTALS

AMENITY LOCATION	FREQUENCY	REVENUE
Cunningham Hall	6 Days /29 Hours	\$1450
Whitfield Park Pavilion	3 Days/14 Hours	\$210
Homestead Park Pavilion	1 Days/4 Hours	\$60
Albritton Park Pavilion	2 Days/8 Hours	\$120
<p>***Rentals usually take place Friday - Sunday, pending Lifestyle Programs and needed access to the facilities. Resident Clubs, Fitness and Community Associations are not included in these numbers. Deposits for Cunningham Hall and Damage Costs are not included. Damage costs are rarely charged/a concern after rentals. Deposit Checks for Cunningham Hall are held until the Monday after the rental, they are then returned or shred per the resident's request.***</p>		

FACILITY OPERATIONS & MAINTENANCE

ITEM	STATUS	CONCLUSION
Homestead and Cunningham Bathroom A/Cs	Complete	Installs complete and back to quarterly maintenance.
Albritton Park Playground Inspection	Complete	Playground equipment company sent out an inspector to review and make repairs before warranty is up this month
Camera & Card Reader Repairs	Complete	Smart Solutions came out to make repairs on damaged & broken readers at the pools & reconnect a few cameras that were down. Working on a maintenance agreement .
Cunningham Hall A/C Maintenance	In Progress	Scheduled routine maintenance in the hall.
Cunningham Hall Window Leaks	Complete	Repaired and patched areas where water was coming into the hall near the windows and flashing.
Relocating Trash Cans	In Progress	New map & relocating problem cans that neighbors keep filling up with landscaping & personal trash.
Replacement Tables for Hall	In Progress	Ordering replacement tables for the hall. Most are beat up and were not new when the hall was opened.
Bathroom Code Locks at Cunningham Park	In Progress	Lock keeps malfunctioning. Replacement is about \$800. Requested proposal to change them to FOB readers.
Resident Filing System	In Progress	Making the more owner information more organized and secure in the Welcome Center/Office.
Pool Equipment Maintenance	Complete	Auto filler at Whitfield Park Pool needed repaired.
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.

OCTOBER PROGRAM FORECAST

PROGRAM	DATE
You've Been Boored	Oct. 1 st
Vaxonsite	Oct. 4 th
One Blood Bus	Oct. 7 th
A Night in the Haunted Garden	Oct. 14 th
Yoga in the Park	Oct. 15 th
Break Away Fitness Class	Oct. 19 th
Movie in the Park	Oct. 20 th
Community Garage Sale	Oct. 21 st
Breakfast in the Park	Oct. 22 nd
Drink This, Make That	Oct. 25 th
Sip & Solve	Oct. 26 th
Kid's Night Out	Oct. 27 th
Monster Mash Dash	Oct. 28 th
Gator Talk	Oct. 29 th
Little Mini Wednesday	Oct. 4 th & 18 th
Food Truck Friday	Every Friday
Yoga	Every Monday
Peak Personal Training	Based on Resident Request
ISR, Group & Private Swim Lessons	All Month/Any Day or Time Pools are Open



Join The Lifestyle Team For:

GATOR TALK SEMINAR

OCTOBER 29TH, 2023
2:00 PM - 4:00 PM
WELCOME CENTER

Fun Fact:
As an alligator's teeth are worn down, they are replaced. An alligator can go through 3,000 teeth in a lifetime

Want To Attend?
RSVP REQUIRED
EMAIL: FUN@OURSTARKEYPARK.COM
NO LATER THAN OCTOBER 23RD, 2023 BY 5:00 PM

Our Mission
Guess who's back at Starkey Ranch for another seminar.. It's Gator Rick! Head on over to the Welcome Center for a presentation that consists of Alligator safety, NEW Hatch gators & behavior. The Presentation will also cover the Florida Nuisance Alligator Program, Pet Safety and tips to Co-existence.

Come Sip & Solve a murder mystery with Murder Mystery Company as a group with The Lifestyle Team at the Welcome Center.

SIP & SOLVE MURDER MYSTERY NIGHT

RSVP REQUIRED

SEP. 26 - OCT. 4TH:
\$10 PER PERSON

OCT. 5TH - 22ND:
\$15 PER PERSON

OCTOBER 26TH, 2023 | 6:00 PM - 9:00 PM
THE STARKEY RANCH WELCOME CENTER

STARKEY RANCH

COMMUNITY GARAGE SALE

OCTOBER 21ST, 2023
8:00 AM - 2:00 PM

LET'S MAKE ROOM FOR THE HOLIDAYS AND MAKE SOME MONEY OFF YOUR GENTLY USED ITEMS DURING THE COMMUNITY GARAGE SALE!

MAPS AND LISTS OF PARTICIPANTS CAN BE PICKED UP AT THE STARKEY RANCH WELCOME CENTER AT 8 AM ON OCTOBER 21ST.

EMAIL FUN@OURSTARKEYPARK.COM
NEIGHBORHOOD SECTION, ADDRESS & SPECIALTY ITEMS.

NO LATER THAN OCTOBER 18TH, 2023 BY 5:00 PM.



DOWNLOAD THE FREE APP!!!

EVERYTHING RESIDENTS NEED IN ONE LOCATION; EVERYTHING SENT OUT IN EMAIL GOES OUT ON THE APP.

RESIDENTS SHOULD ALSO SAVE THE LINK TO THE WEBSITE:

WWW.OURSTARKEYRANCH.COM



THANK YOU.



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COMMUNITY DEVELOPMENT DISTRICT

**STAFF
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E**



Wrathell, Hunt and Associates, LLC

TO: TSR Board of Supervisors
FROM: Barry Mazzoni – Operations Manager
DATE: October 1, 2023
SUBJECT: Status Report – Field Operations

FOLLOW-UPS FROM LAST MEETING

Swine Solutions / Hog Hunt Proposal: Sent the Board's questions from the September meeting to the vendor. Provided answers to the Board's questions under separate memo dated 9/20/23. Vendor will have a representative available at the October 11th meeting to answer any additional questions by the Board of Supervisors.

Solitude: At the Board's direction, Operation Manager has requested aquatic planting and dye proposals from the vendor. Ponds selected for potential planting were based off service histories, and off the two water testings that were performed.

Pond Bank Erosion: Met with District Manager and District Counsel to discuss pond erosion repairs and adjacent property owner improvements. Sent District Manager letter template to review and approve for latest erosion concern and for use going forward. Sent District Counsel the proposal approved in July, along with copies of letters sent to those property owners.

Erosion repairs are still ongoing on the ponds located behind or adjacent to 13407 Payton Street; 3965 Bonfire Drive; 4204 Woods Rider Loop; 4240 Woods Rider Loop; 13478 Batten Lane. Awaiting final work and sod installations.

Sidewalk / Asphalt Repairs: The proposal and agreement approved by the Board of Supervisors at the September meeting has been executed by the CDD Chair and Rose Paving. Work will be scheduled as soon as possible to complete the repairs. Operations Manager will review the areas once completed before payment is approved.

Parcel C Addendum: In reviewing Parcel C addendum with LMP and Sunscape, it was determined there were two additional ponds not represented in the original agreement. An updated Parcel C addendum will be submitted for the Board's consideration at the October meeting.

Landscaping / Welcome Center Workshop: In preparation for the workshop, resent drawing for turf alternative design plan for Rangeland West, along with proposals previously sent for turf replacement for both east and west Rangeland. Also resent previous alternatives and options for replacing the Welcome Center.

Vendor Meeting Attendance: Spoke with representatives of Sunscape and LMP regarding attendance at meetings where proposals are being presented. Both firms are committed to attending meetings going forward. Please note, it was not either firms' decision to skip or fail to attend the September meeting. Operations Manager did not feel they were needed for the Parcel C proposal presented as the parcel had already been accepted at the previous meeting.

Night Star Trail Speed Limit Review: Operations Manager reviewed the speed limit signs on various roads throughout the District. It was noted that Night Star Trail is the only 35 MPH road within the district that could be located. Most other roads were 30PH or below. For example, Rangeland Blvd. is 30 miles an hour and has similar home structures and parking.

Recommendation: It is recommended that the board approves a reduction of the speed on this road to 30 MPH to match Rangeland Blvd, or 25 MPH to match neighboring homes on Barbour Trail.

LANDSCAPING:

- **Fall Tree Trimming & Healthcare:** At the Board's direction, the previously submitted proposals by Davey Tree have been executed. Received confirmation from the vendor that work is scheduled to commence around October 16th. Sunscape will monitor the project to completion.

- **Parcel C Bush Hogging & Maintenance Request:** LMP and Field Operations received a request from homeowners on Night Star Trail to bush hog an area surrounding Mitigation Pond M14D. *Please see photos below of the area.* LMP will be submitting a proposal for the board's consideration. If approved, there will also need to be an addendum for mowing this area.

Recommendation: Neither the Operation Manager nor LMP's Account Manager recommend approving this request. Though we understand that the requestor previously mowed the area themselves and feels it should be maintained differently, we disagree with that assessment. If the request were to be approved, we expect that other residents throughout the District will want similar work done, thus increasing the landscaping costs of the District, and reducing preserve and mitigation areas which is not in line with our understanding of the community's design specifications.



Pond M14D Personal Property on District Property: During an inspection of the area, operations noted that an unknown party is storing what appears to be firewood in the wetland area. The storage rack has no identifying marks.

Board Approval & Direction Needed:

Operation seeks authorization from the board to remove the firewood and the storage rack from District property. Operations can either ask staff to store the property until it is claimed or have it disposed of immediately.

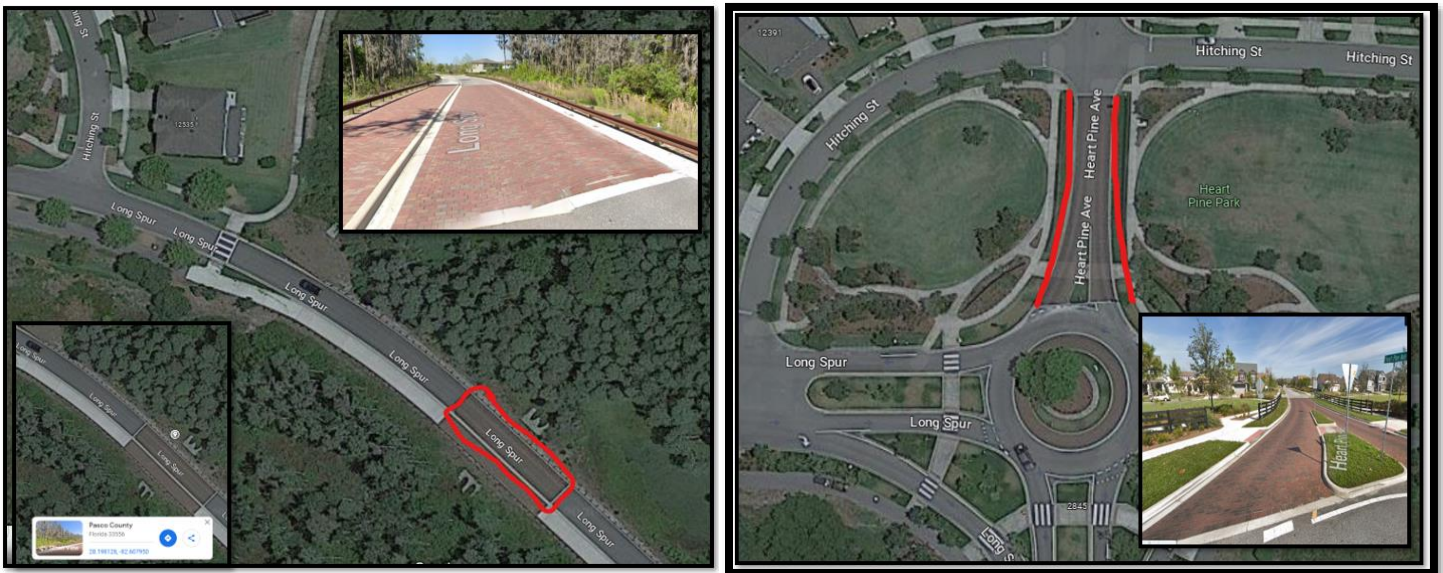
PARCEL TURNOVER UPDATES:

- **Parcel C: (MI Homes)** – LMP has begun service. Sunscape and LMP are working on the addendum for this area. Operations and accounting are transferring the respective utility accounts.
- **Albritton Park: Drip irrigation corrections are nearly complete. LMP will be providing a proposal to pine straw the area once completed.**
- **Parcel B2:** Proposals sent to West Bay Homes for their consideration. If accepted, staff recommend acceptance of the parcel and start of maintenance.
- **Parcel E:** Only a few outstanding issues remain. Expecting potential transfer by year's end.
- **Stancil:** Pond are nearing preparation for transfer to District for maintenance.

BRIDGES/ ROADWAYS/ SIDEWALKS:

- **Heart Pine Avenue / Long Spur Ave Paver Sections:** Proposal requests have gone out to replace the paver sections shown below on Heart Pine Avenue and Long Spur Avenue. These proposals would remove the pavers and replace them with asphalt. It is anticipated that these proposals will be ready for review at the October 11th Board of Supervisor's meeting. As an alternative to total replacement of the pavers, we are also seeking a quote to pick up pavers and repair the base, like the project on the Heart Pine Ave bridge. This would only be necessary for Long Spur Avenue, as Heart Pine Avenue does not currently show the same wear patterns as Long Spur Avenue.

Project Note: Operations Manager was advised by one responding vendor that the District's goal of completing this project during either the Pasco County Schools Thanksgiving break or during Winter Break, maybe negatively impacted by the annual closures of the asphalt manufacturers during those periods. The vendor did state that they would be able to prepare the road by removing the pavers and getting the base ready so that the asphalt could be poured within one day after the factory reopens. This should limit any disruption to school transportation.



MISC. FIELD OPERATION UPDATES

- **Frontier Project:** Letter from District Counsel has been received and acknowledged by Frontier regarding damage to District property. The Operations Manager and our LMP Account Manager will be meeting onsite with Frontier representatives to review damaged areas in pursuit of a resolution on October 3rd.
- **Creative World Landscaping Concerns:** The property owners of Creative World have addressed the maintenance conditions of their landscaping along Long Spur Ave. At this time, the matter appears to be resolved.