

**TSR**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**June 12, 2024**

**BOARD OF SUPERVISORS**

**REGULAR  
MEETING AGENDA**

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA  
LETTER**

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

June 5, 2024

Board of Supervisors  
TSR Community Development District

<p style="text-align:center"><b><u>ATTENDEES:</u></b> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>
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Dear Board Members:

The Board of Supervisors of the TSR Community Development District will hold a Regular Meeting on June 12, 2024 at 6:00 p.m., at the Welcome Center, 2500 Heart Pine Avenue, Odessa, Florida 33556. The agenda is as follows:

1. Call to Order/Roll Call/Pledge of Allegiance
2. Public Comments (*agenda items*) [3 minutes per person]
3. Discussion/Update: Waterway Inspection Report – *SOLitude Lake Management, LLC*
4. Discussion: Rangeland West Blvd.
  - A. Consideration of Landscape Maintenance Professionals, Inc. Addendum 4 to Landscape Maintenance Services Agreement
5. Consideration of Landscape Maintenance Professionals, Inc. License Agreement
6. Consideration of Landscape Maintenance Professionals, Inc. Estimate #89255 for Whitfield Park Install
7. Consideration of MPOA Request for “No Parking” Sign Installation
8. Discussion/Consideration of Proposals for Concrete Sidewalk/Drainage Repair
9. Consideration of Esplanade Request to Allow Placement of a Fence on CDD Property to Deter Unauthorized Access into Community
10. Continued Discussion: Fiscal Year 2024/2025 Proposed Budget
11. Acceptance of Unaudited Financial Reports as of April 30, 2024
12. Approval of May 8, 2024 Regular Meeting Minutes

13. Action & Completed Items

14. Staff Reports

- A. District Counsel: *Kutak Rock, LLP*
- B. District Engineer: *Johnson Engineering, Inc.*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
  - NEXT MEETING DATE: July 10, 2024 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	KAREN ANDERSON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	MATT BRUNO	<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*

15. Supervisors' Requests

16. Public Comments (*non-agenda items*) [3 minutes per person]

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**

# **3**

# SOLITUDE

LAKE MANAGEMENT



## The Starkey Ranch CDD Waterway Inspection Report

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**Reason for Inspection:** Other

**Inspection Date:** 2024-05-21

**Prepared for:**

The Starkey Ranch CDD

**Prepared by:**

Kevin Wilt, Service Manager

Wesley Chapel Field Office  
SOLITUDELAKEMANAGEMENT.COM  
888.480.LAKE (5253)

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## Site: 1-2

### Comments:

Normal growth observed

Entrance pond that has some surface algae and a minimal amount of submersed vegetation that should clear up good with one treatment.

### Action Required:

Routine maintenance next visit

### Target:

Surface algae



## Site: 1-3

### Comments:

Normal growth observed

This entrance pond I typically control with a slow release granular algaecide to combat the fast growing filamentous algae.

### Action Required:

Routine maintenance next visit

### Target:

Surface algae



## Site: 3-1

### Comments:

Site looks good

This pond is dyed regularly and is responding well to the darkened water body, helping control the algae that usually is within the site.

### Action Required:

Routine maintenance next visit

### Target:

Shoreline weeds





**Site: 3-2****Comments:**

Site looks good

This is another site responding well to the dyed water body.

**Action Required:**

None at this time

**Target:****Site: 4-A****Comments:**

Normal growth observed

Another dyed site. Recently treated for Hydrilla and has cleared up well leaving a small amount of algae growing off the decay.

**Action Required:**

Routine maintenance next visit

**Target:**

Sub-surface algae

**Site: 4-B****Comments:**

Site looks good

A dyed site that is looking very good with no notable issues.

**Action Required:**

None at this time

**Target:**

## Site: 5-A

### Comments:

Site looks good

Another dyed site that is responding well to the darkened water body. This site still has algae blooms but they have been less frequent.

### Action Required:

Routine maintenance next visit

### Target:

Shoreline weeds



## Site: ESP-1A

### Comments:

Requires attention

This site use to need bi-weekly treatment but the algae hasn't been matting up nearly as bad as in the past due to adjusting my treatment specifically for this site.

### Action Required:

Routine maintenance next visit

### Target:

Surface algae



## Site: ESP-1B

### Comments:

This turbid site had more frequent algae blooms that was requiring treatment very often but has been turning around from adjusting my treatment method.

### Action Required:

Routine maintenance next visit

### Target:

Surface algae





**Site:** 15-1**Comments:**

Treatment in progress

Site was recently treated for shoreline weeds. This site has been responding well to a slow release algicide that has knocked back the algae growth significantly in this site.

**Action Required:**

None at this time

**Target:****Site:** 16-3**Comments:**

Requires attention

This site gets dyed blue regularly and is constantly producing algae. This pond and 16-4 are not responding well to the dyed water body control method.

**Action Required:**

Treat within 7 days

**Target:**

Surface algae

**Site:** 16-4**Comments:**

Normal growth observed

This is one of the ponds that gets dyed blue regularly. This site is not very deep and is constantly producing algae.

**Action Required:**

Treat within 7 days

**Target:**

Surface algae





**Site: 17-1****Comments:**

Site looks good

This site has been treated almost every 2 weeks the past 2- 2.5 months while it flips back and forth from planktonic algae to filamentous algae blooms.

**Action Required:**

Treat within 7 days

**Target:**

Planktonic algae

**Site: 17-2****Comments:**

Site looks good

This site like many others are extremely low on water. Algae treatments on these sites need to be broken up into 2 treatments to safely treat the sites.

**Action Required:**

None at this time

**Target:****Site: M-22C****Comments:**

Site looks good

This site was recently treated for shoreline weeds, algae, and submersed weeds and may need a follow up for the submersed weeds.

**Action Required:**

follow up and or retreat or in 1

**Target:**

Submersed vegetation





## Site: M-22B

### Comments:

Site looks good

This site was recently treated for shoreline vegetation.

### Action Required:

None at this time

### Target:



## Site: 3-3

### Comments:

Site looks good

This site was recently treated for algae and shoreline vegetation.

### Action Required:

None at this time

### Target:



## Site: M-8A

### Comments:

Site looks good

This site has algae along the bottom that will be treated my next visit to this pond.

### Action Required:

Routine maintenance next visit

### Target:

Sub-surface algae



## Site: M-9C

### Comments:

Site looks good

This site is in good shape and was treated 5/7 for Submersed weeds and will take about 30 days to yield results.

### Action Required:

None at this time

### Target:



## Site: 9-1

### Comments:

Site looks good

This site has been a problem in the past with filamentous algae and planktonic algae but is looking very good with only a little PA in the first photo.

### Action Required:

Routine maintenance next visit

### Target:

Planktonic algae



## Site: M-10B

### Comments:

Normal growth observed

The pond will need a boat to treat the grasses growing on the back side.

### Action Required:

Routine maintenance next visit

### Target:

Shoreline weeds





## Site: D-2

### Comments:

Site looks good

This site typically has a planktonic algae that grows within the water body but has been clear of it for a couple months and is looking good.

### Action Required:

Routine maintenance next visit

### Target:

Shoreline weeds



## Site: M-11A

### Comments:

Site looks good

This site is looking very good and will eventually need a boat visit to treat the wild side of the pond when it starts to grow out again.

### Action Required:

None at this time

### Target:



## Site: M-14A

### Comments:

Normal growth observed

The site has a small amount of invasive weeds growing in the Gulf Spikerush and will need a boat to treat the wild side of the pond for grasses.

### Action Required:

Routine maintenance next visit

### Target:

Shoreline weeds



**Site:** 14-1**Comments:**

Treatment in progress

This site was recently treated on 5/7 for Slender Spikerush and typically takes about 30 days before results are noticeable.

**Action Required:**

follow up and or retreat or in 14

**Target:**

Submersed vegetation

**Management Summary**

Ending the month of May we are really missing the rainfall hoping to see significant amounts of water come in June. These sites have been stagnant for months now producing algae due to the hot water in these shallow sites and the nutrition and fertilizers collecting in these sites due to runoff. Treatment of the exposed bank on these sites has increased the amount of time it takes to treat all these ponds ensuring that we treat the weeds growing on from the high water mark to the water line around the whole site. Sites that I have noticed erosion around the bank I have been spraying around to keep the root system in tact to try and hold the eroded bank together while the water level is below the damage.

We are dying 8 sites monthly in the community now. Sites 4-A, 4-B, 5-A, 12-5, 3-1, 3-2, 16-3, and 16-4. A couple of the sites like 16-3 and 16-4 are not mitigating the algae as well as other sites are with the dye applications. Site 12-5 isn't holding the dye in the site even with the low water levels. 12-5 has been behaving by not having notable algae blooms like it has in the past though. The other 5 sites have been responding very well and I have noticed an improvement in the frequency of algae blooms within these sites. The Esplanade ponds 4-A, 4-B, and 5-A have all received systemic, whole water body submersed weed treatments that have been very successful in clearing up the Hydrilla within the sites.

We have done water testing in sites over the past 2 years showing us that some of the sampled sites have had high levels of nutrition in them that contributes to the growth we see within the ponds. We have many methods of resolving these issues that have a more long term effect that we have discussed in the past. Though they can be costly, they are effective and need to be discussed to understand a timeline on a continuing effect from these solutions.

Going forward you can expect to see quarterly 25 pond reports like this going over ponds throughout the neighborhood.

Please reach out with any questions or concerns you may have regarding the ponds all throughout The Starkey Ranch community.

Thank you for choosing SOLitude.

Site	Comments	Target	Action Required
	Normal growth observed	Surface algae	Routine maintenance next visit
	Normal growth observed	Surface algae	Routine maintenance next visit
	Site looks good	Shoreline weeds	Routine maintenance next visit
	Site looks good		None at this time
	Normal growth observed	Sub-surface algae	Routine maintenance next visit
	Site looks good		None at this time
	Site looks good	Shoreline weeds	Routine maintenance next visit
	Requires attention	Surface algae	Routine maintenance next visit
		Surface algae	Routine maintenance next visit
	Treatment in progress		None at this time
	Requires attention	Surface algae	Treat within 7 days
	Normal growth observed	Surface algae	Treat within 7 days
	Site looks good	Planktonic algae	Treat within 7 days
	Site looks good		None at this time
	Site looks good	Submersed vegetation	follow up and or retreat or in 14 c
	Site looks good		None at this time
	Site looks good		None at this time
	Site looks good	Sub-surface algae	Routine maintenance next visit
	Site looks good		None at this time
	Site looks good	Planktonic algae	Routine maintenance next visit
	Normal growth observed	Shoreline weeds	Routine maintenance next visit
	Site looks good	Shoreline weeds	Routine maintenance next visit
	Site looks good		None at this time

Site	Comments	Target	Action Required
	Normal growth observed	Shoreline weeds	Routine maintenance next visit
	Treatment in progress	Submersed vegetation	follow up and or retreat or in 14





# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **4**



# EXHIBIT 1

## STARKEY RANCH TSR CDD SCOPE OF WORK

The work for the exterior landscape maintenance is to include the furnishing of all labor, materials, equipment, accessories and services necessary or incidental to sustain all turf and plant materials in a healthy, vigorous growing condition, free from weeds, diseases, insects, and nutritional deficiencies as well as a completely operational irrigation system. All associated planted areas are to be kept in a continuous healthy, neat, clean and debris free condition for the entire life of the contract.

### SCHEDULE "A" – GENERAL SERVICES

#### A. Turf Maintenance

*Turf maintenance is defined as all mowing, edging, trimming and cleanup of lawn areas. Turf maintenance operations are to be completed the same day they are begun. High traffic and high profile areas such as community entrances and parks will be completely mowed, edged, trimmed and cleaned up prior to normal business hours of operation. In the event it becomes necessary to make a change in the mowing schedule for any reason, management must be notified prior to adjustment of schedule. Mowing during inclement weather will not alleviate the contractor of responsibility for damage caused by the mowing of wet areas.*

##### 1. Mowing

- a. Prior to mowing, remove and dispose of normal litter and debris from all landscape areas.
- b. Turf shall be mowed weekly during the growing season from March 15<sup>th</sup> through October 15<sup>th</sup> and bi-weekly during the non-growing season from October 15<sup>th</sup> through March 15<sup>th</sup>. Based on this schedule, it is estimated that the contractor will perform a minimum of 40 and a maximum of 42 mowing cycles per 12-month period in the performance of this contract.
- c. Turf shall be cut with high speed rotary mowers to maintain a uniform height. Mowing blades shall be kept sufficiently sharp and properly adjusted to provide a cleanly cut grass blade. Mowing pattern shall be varied where feasible to prevent rutting and minimize compaction.
- d. Mowing heights will be set at 2"–3" for Zoysia turf. At no time will mowing height be reduced so that more than 1/3 of the grass blade is removed at any cutting. Due to irrigation regulations and periods of drought, with approval from management, heights may be increased to decrease turf damage.
- e. Mowing height for St. Augustine and Bahia turf will be set at 3½" to 4". At no time will mowing height be reduced so that more than 1/3 of the grass blade is removed at any cutting.
- f. Visible clippings that may be left following mowing operations shall be removed from the turf each visit. Discharging grass clippings into beds, tree rings or maintenance strips is unacceptable and any visible clippings discharged into these areas shall be removed prior to the end of each service day.
- g. Contractor will take special care to prevent damage to plant material as a result of the mowing operations. Any damage caused by contractors mowing equipment may result in the replacement of damaged material at the contractor's cost. Determination as to replacement will be at the sole discretion of management. Replacement material will be similar size to the material being replaced.

##### 2. Edging

Sidewalks, curbs, concrete slabs and other paved surfaces will be edged in conjunction with mowing operations. Edging is defined as removal of unwanted turf

from the above mentioned borders by use of a mechanical edger. String trimmers will not be used for this function.

### 3. String Trimming

- a. String Trimming shall be performed around road signs, guard posts, trees, shrubs, utility poles, and other obstacles where mowers cannot reach. Grass shall be trimmed to the same desired height as determined by the mowing operation. Trimming shall be completed with each mowing operation.
- b. Under no circumstance will it be an acceptable practice to string trim bed edges or small turf areas that may be cut utilizing a small walk behind mower.
- c. Maintaining grass-free areas by use of chemicals may be the preferred method in certain applications. Such use will only be done with prior approval of management.
- d. Turf around the edge of all waterways shall be mowed or string trimmed to the natural water's edge on a quarterly basis.

### 4. Blowing

When using forced air machinery to clean curbs, sidewalks and other paved surfaces, care must be taken to prevent blowing grass clippings into beds, onto vehicles or onto other hardscape surfaces.

### 5. Damage Prevention/Repair

Special care shall be taken to protect building foundations, light poles, sign posts, in-ground water meter covers and other hardscape elements from mowing, edging or string trimming equipment damage. Contractor will agree to have repairs made by specialized contractors or reimburse the owner within 30 days for any damage to property caused by their crew members or equipment.

## B. Detail

*Detailing of planted areas will be performed weekly in a sectional method, each section representing one-third of the entire property. Based on three sections, the contractor will completely detail the entire property once every three weeks. The exception will be amenity or high profile areas. These are high traffic and focal areas and as such will be included in each detail section to provide weekly attention. The detailing process will include trimming, pruning and shaping of all shrubbery, ornamental trees and groundcover, removal of tree suckers, structural pruning or cutbacks of select varieties of plant material and ornamental grasses as directed, as well as the defining of bed lines, tree saucers and the removal of all unwanted vegetation.*

### 1. Pruning

- a. Prune trees, shrubs and groundcovers to encourage healthy growth and create a natural appearance. Prune to control the new plant growth, maintain the desired plant shape and remove dead, damaged, or diseased portions of the plant. Provide remedial attention and repair to plant material as appropriate to season or in response to incidental damage.
- b. Only Contractor's staff that have been trained and demonstrate competency in proper pruning techniques shall perform pruning. Use only hand pruners or loppers on trees and shrubs, particularly groundcover varieties. Hand shears or Topiary shears will be the preferred method of trimming most formal shrubs. Only use power shears on formal hedges where previous practice was to shear, or as directed by management.
- c. Contractor will be required to prune trees up to a height of 12 feet as part of their detail rotation including the removal of all unwanted ball and hanging moss. If pruning is required above the height of 12 feet, contractor must notify the property management representative and propose an extra service but contractor must receive approval prior to

performing the work. The branching height of trees shall be raised only for the following reasons:

- Provide clearance for pedestrians, vehicles, mowers and buildings.
  - Maintain clearance from shrubs in bed areas.
  - Improve visibility in parking lots and around entries.
  - Maintain clearance around lamp post lighting.
- d. Prune trees to remove weak branching patterns and provide corrective pruning for proper development. Cut back to branch collar without leaving stubs. Provide clean and flush cut with no tearing of the tree bark.
- e. Removal of wood stakes and guying systems from trees/palms as needed.
- f. Prune all shrubbery in accordance with the architectural intent as it relates to adjacent plantings and intended function. The Maintenance Contractor should meet with Landscape Architect on site to confirm design intent. This intent will be documented for future reference.
- g. Prune to contain perimeter growth within intended bed areas. Established groundcover shall be maintained 4" to 6" away from adjacent hardscape and turf. Bevel or roll leading edges to avoid creating a harsh boxed look. Mature groundcover shall be maintained at a consistent, level height to provide a smooth and even appearance and separation from adjacent plant material.
- h. Perennial Peanut plantings shall be maintained by dedicated personnel assigned to hand pull weeds and to mow plantings periodically at a height of 4-5". The plantings should only receive light fertilizations using minor nutrients with little to no Nitrogen. Pre and post emergent herbicides including Plateau, Fusillade, Envoy, Impose and Broadstar should be used as needed to control weed growth.
- i. Structural pruning will be required for several varieties of plants bi-annually, annually or semi-annually to maintain their scale and performance within the landscape. The methodology employed is to structurally prune one plant group throughout the entire property during the sectional detail rotation. Following this schedule, all structural pruning should be completed within a six week cycle each time it is performed. Ornamental Grasses are to be haystack cut one time per year in late February to early March per UF IFAS Extension.
- j. Crape Myrtles are to be trimmed once per year in the winter months. Trimming should include removal of old blooms, sucker growth and any cross branching. Trimming should be done in such a way that cuts are no less than 12" away from previous year's cuts. "Hat Racking" will not be permitted unless directed otherwise by management.
- k. Pruning of all palms less than 12' CT in height will be included in the sectional rotation. Pruning consists of removal of all dead fronds, seedpods and any loose boots.

## 2. Edging

- a. Edging is defined as removal of unwanted vegetation along beds and tree saucers. Edges are to be perpendicular to the ground.
- b. Only mechanical edgers will be used for this function. Use of string trimmers or non selective herbicides will not be allowed.
- c. Care will be taken to maintain bed edges as designed in either straight or curvilinear lines.
- d. Once trees are established, tree saucers/rings shall be maintained at a diameter tight to the tree's trunk as specified by the Landscape Architect.

### 3. Weed Control

- a. Bed areas are to be left in a weed free condition after each detail service. While pre and post-emergent chemicals are acceptable means of control, weeds in bed areas larger than 3" shall be pulled by hand. Also, in beds where chemicals could damage plant material, weeds will be pulled by hand.
- b. Hardscape cracks and expansion joints are to be sprayed in conjunction with the detail cycle to control weeds. Chemical practices shall not be a substitute for hand weeding where the latter is required for complete removal.

## C. General

### 1. Policing

- a. Contractor will police the grounds daily or on each service visit to remove trash, debris and fallen tree litter less than 2" in diameter. Contractor is not responsible for removal of excessive storm debris which would be performed with prior approval at the labor rates specified in "Exhibit – 3 Extra Services Pricing Summary".
- b. Contractor will dedicate supplemental personnel and specialized equipment to the removal of seasonal leaf drop from all landscape and hardscape areas during the months of October through April.
- c. Contractor will provide weekly attention to the community garden at Cunningham Park to include policing for litter and debris, hand trimming of plants in raised planters, hand watering as needed and removal of weed growth from pathways and under planter boxes by hand or with the proper use of herbicides.
- d. All litter shall be removed from the property and disposed of off site.

### 2. Communication

- a. Daily, the contractor will communicate with management for any landscape issues requiring immediate attention.
- b. Communication is of the utmost importance. Contractor will provide a weekly written report in a form approved by management which details all aspects of the previous week's maintenance activities.
- c. Contractor will provide a Monthly Service Calendar for the upcoming period and a copy of the preceding month's Irrigation Maintenance report and Lawn and Ornamental report. A copy of these documents should be submitted to management by the 5<sup>th</sup> of each month electronically or via U.S. mail.
- d. Contractor agrees to take part in monthly inspections of the property to insure their performance of this agreement meets the standards required herein and protects the overall well being of the property's landscape. Contractor also agrees to complete any work that appears on punch lists resulting from inspections or reviews within three weeks of receiving them. Contractor will have their Account Manager participate on its behalf and have their Lawn and Ornamental and Irrigation Managers or Technicians available for a minimum of the pre inspection meeting.

### 3. Staffing

- a. The Contractor shall have a well-experienced Account Manager on site at all times with the crew. This person should have extensive knowledge of horticultural practices and be capable of properly supervising others. He/she and other supervisors should be in a certain type of uniform that distinguishes them from the crew. The Foreman/Supervisor should communicate daily with the CDD Representative and submit a report of the crew's accomplishments at the end of each week to Management. In order to maintain continuity, the same Foreman/Supervisor shall direct the scheduled maintenance operations throughout the year. Any anticipated changes in supervisory personnel shall be brought to the attention of the CDD Representative prior to any such change. This will assure the

CDD's Representatives that maintenance personnel remain familiar with the maintenance specifications, the site and any changing conditions.

- b. Contractor will produce a roster for the onsite staff including irrigation and agronomic support specialists prior to the commencement of work. The roster should be consistent with the crew size stated during the bidding process and should be adjusted seasonally to reflect the project's labor requirements throughout the year. Further, the contractor will produce a net loaded labor rate that includes all associated burdens such as payroll taxes, unemployment tax and worker's compensation, but excludes the company's set overhead amount to be used for adjustments to billing as it becomes necessary. Contractor will submit weekly labor reports to Consultant's office each Monday morning that reflect attendance from the previous week. Actual labor attendance will be recorded and totaled at the end of each month and labor deficits in excess of 10% will be credited on the following month's contract service invoice using the previously mentioned net loaded labor rate. Contractor is encouraged to maintain a full roster that is required to complete the assigned tasks in the Scope of Work at all times to avoid the administration task of reconciliation.
- c. The crew members should be properly trained to carry out their assigned task, and should work in a safe professional manner. Each crew member should be in full uniform at all times to include all rain, cold weather gear and hats.
- d. Contractor is expected to staff the property with trained personnel experienced in commercial landscape maintenance. All personnel applying fertilizers, insecticides, herbicides and fungicides must be certified by the FL Department of Agriculture and Consumer Services. These individuals should be Best Management Practices Certified and hold a Limited Certification for Urban Landscape Commercial Fertilizer or a Certified Pest Control Operator or an employee with an ID card working under the supervision of a CPCO.
- e. Contractor agrees to screen all crew members for criminal background, advise Management and not employ persons for this Contract that have been convicted of or pled guilty to a felony crime to which Management objects. Also, Contractor agrees to follow all INS guidelines for hiring and to maintain an I-9 and other required documents on each employee.
- f. Contractor is expected to staff the property with adequately trained personnel, five days per week, Monday through Friday. Holidays observed that do not require staffing include New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day. Normal working hours are from 7:00 AM until 5:00 PM. No power equipment operating near homes before 9:00 AM. Saturdays will be made available for makeup work due to inclement weather from 8:00 AM until 4 PM.

#### **SCHEDULE "B" – TURF CARE PROGRAM - ZOYSIA**

##### **A. Application Schedule - Zoysia**

<u>Month</u>	<u>Application</u>
January:	IPM spot treatment for weeds as necessary and inspect/treat fungal activity.
February:	Pre-emergent herbicide/spot treatment for weeds and fungal activity.
March:	Fertilization (granular 8-0-10) with .5lb N to .75lb-50% slow release w/minors. Spot treat weeds and treat fungal and insect activity as necessary. Apply Horticulture Sulfur at a rate of 1:1½ lbs per 1000 SF approximately two weeks before applying fertilizer.
April:	Liquid Fertilization with .5lb N, with Iron, post emergent weed control, insect/disease control as necessary.

May:	Fertilization (granular 20-0-10) with .5lb N, slow release w/minors. Insect/weed/disease control as necessary. TopChoice at 2.0 lbs per 1000 sq.ft.
June:	Blanket Sulpomag (granular 0-0-22) at 7 lbs per 1000 sq.ft. Insect/weed/disease control as necessary.
July:	Liquid Iron Sulphate and Techmangan. Insect/weed/disease control as necessary.
August:	Blanket Sulpomag (granular 0-0-22) application at 7 lbs per 1,000 sq.ft. IPM-spot treat weeds as necessary, inspect/treat fungal activity.
September:	Liquid Fertilization with Iron Sulphate and Techmangan, post emergent weed control, insect/disease control as necessary.
October:	Fertilization (granular 8-0-10 with .5lb N) or similar. Weed/insect/disease control as necessary. Apply Horticulture Sulfur at a rate of 1:1½ lbs per 1000 SF approximately two weeks before applying fertilizer.
November:	Blanket Pre-emergent herbicide, w/Liquid Iron. Spot treat weeds and inspect/treat fungal activity.
December:	Blanket Potash (granular 0-0-62) application at 4 lbs. per 1,000 sq.ft., IPM-spot treat weeds as necessary, inspect/treat fungal activity.

## **B. Application Requirements**

### **1. Fertilization**

- a. All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to insure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.
- b. All hardscape surfaces are to be blown off immediately following a fertilizer application to prevent staining.
- c. The irrigation system will be fully operational prior to any fertilizer application.
- d. Soils shall be tested at a reliable testing facility twice per year to monitor for pH and chemical makeup. The results will be provided to management along with the contractor's recommendation as to any changes in the turf care program based on these results.

### **2. Insect/Disease Control**

- a. The reduction of irrigation water during the winter season will dramatically reduce the potential for fungus/disease problems. Contractor will be responsible to manage settings of irrigation timers.
- b. Supplemental insecticide applications will be provided in addition to the normal preventive program as needed to provide control.
- c. TopChoice granular insecticide to be applied at 2.0 lbs per 1000 sq ft for Mole Crickets once per year.

### **3. Weed Control**

- a. Weed control will not be limited to only the broadleaf variety under this program.
- b. Contractor shall alert management of outbreaks of Sedge, invasive Bermuda, or Crabgrass. Failure to do so will make the contractor liable for resulting turf loss.

#### 4. Warranty

If the grass covered under this turf care program dies due to insect infestation, disease or improper fertilizer application, the affected grass will be replaced at no charge. Contractor will not be held responsible for turf loss due to conditions beyond their control. This includes high traffic areas, drainage problems, or acts of God.

### **SCHEDULE "B" – TURF CARE PROGRAM - ST. AUGUSTINE** (If included, see Exhibit 2 Fee Summary)

#### **A. Application Schedule**

<u>Month</u>	<u>Application</u>
January:	Winter fertilization, broadleaf weed control and disease control
March:	Spring granular fertilization, broadleaf weed control, insect and disease control
May:	Late spring heavy, 100% slow release Nitrogen fertilization with Arena and weed control
July	Liquid fertilization with minors and weed control
October:	Heavy fall granular fertilization and broadleaf weed/disease control

#### **B. Application Requirements**

##### 1. Fertilization

- a. Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a maximum of 4 lbs of N/1000 square feet with a minimum of 50% slow release and a high Potassium blend in the fall fertilization to promote root development unless soil samples indicate the presence of sufficient Potassium. The winter liquid fertilization should contain a maximum of .5lbs of N/1000 square feet.
- b. All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to insure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.
- c. All hardscape surfaces are to be blown off immediately following a fertilizer application to prevent staining.
- d. The irrigation system will be fully operational prior to any fertilizer application.
- e. Soils shall be tested at a reliable testing facility once per year to monitor for pH, Nematodes, Take All Root Rot and chemical make-up. The results will be provided to management along with the contractor's recommendation as to any changes in the turf care program based on these results.

##### 2. Insect/Disease Control

- a. The reduction of irrigation water during the winter season will dramatically reduce the potential for fungus/disease problems. Contractor will be responsible to manage settings of irrigation timers.
- b. Supplemental insecticide applications will be provided in addition to the normal preventive program as needed to provide control.



### 3. Weed Control

- a. Weed control will be limited to the broadleaf variety and sedge type grasses under this program.
- b. Contractor shall alert management of outbreaks of Crabgrass, Bermuda, Alexander and Dove grasses. Failure to do so will make the contractor liable for resulting turf loss.

### 4. Warranty

If the grass covered under this turf care program dies due to insect infestation, disease or improper fertilizer application, the affected grass will be replaced at no charge. Contractor will not be held responsible for turf loss due to conditions beyond their control. This includes nematodes, diseases such as Take-All Root Rot and weeds such as Crabgrass which are untreatable with currently available chemicals, high traffic areas, drainage problems, or acts of God. In the event these conditions exist, the contractor is responsible to employ whatever cultural practices can be reasonably performed to extend the life of the affected material.

## **SCHEDULE "B" – TURF CARE PROGRAM - BAHIA**

### **A. Application Schedule**

<u>Month</u>	<u>Application</u>
March:	Complete liquid 18-0-8 N-P-K fertilizer and broadleaf weed control to include blanket pre-emergent herbicide application.
June:	Chelated Iron application and Mole Cricket control.
October:	Complete liquid 18-0-8 N-P-K fertilizer and broadleaf weed control to include blanket pre-emergent herbicide application.

### **B. Application Requirements**

#### 1. Fertilization

- a. Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 2 lbs. of N/1000 square feet with a minimum of 30% slow release and a high Potassium blend in the late summer fertilization to promote root development unless soil samples indicate the presence of sufficient potassium.
- b. All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to insure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.
- c. All hardscape surfaces are to be blown off immediately following a fertilizer application to prevent staining.
- d. The irrigation system will be fully operational prior to any fertilizer application.
- e. Soils shall be tested at a reliable testing facility twice per year to monitor for PH and chemical makeup. The results will be provided to management along with the contractor's recommendation as to any changes in the turf care program based on these results.

#### 2. Insect/Disease Control

- a. The reduction of irrigation water during the winter season will dramatically reduce the potential for fungus/disease problems. Contractor will be responsible to manage settings of irrigation timers.
- b. Supplemental insecticide applications will be provided in addition to the normal preventive program as needed to provide control.



3. Weed Control
  - a. Weed control will be limited to the broadleaf variety under this program.
  - b. Contractor shall alert management of outbreaks of Sedge, invasive Bermuda, or Crabgrass. Failure to do so will make the contractor liable for resulting turf loss.
4. Warranty - No warranty is provided for Bahia turf.

### **SCHEDULE "C" – TREE/SHRUB CARE PROGRAM**

#### **A. Application Schedule**

<u>Month</u>	<u>Application</u>
February:	Spring granular fertilization and insect/disease control as needed. Apply Horticulture Sulfur at a rate of 1:1 ½ lbs. per 1000 SF approximately two weeks before applying fertilizer.
March/April:	Insect/disease control/fertilization as needed.
May/June:	Insect/disease control.
July/August:	Minor nutrient blend with insect/disease control.
October:	Fall granular fertilization and insect/disease control as needed. Apply Horticulture Sulfur at a rate of 1:1 ½ lbs. per 1000 SF approximately two weeks before applying fertilizer.
December:	Insect/disease control/fertilization as needed.

#### **B. Application Requirements**

1. Fertilization
  - a. Contractor will submit a schedule of materials to be used under this program along with application rates. Fertilizers selected must be appropriate for the plant material to be fertilized such as an acid forming fertilizer for Azaleas which require a lower soil pH.
  - b. Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 50% slow release Nitrogen and a high Potassium blend in the fall fertilization to promote root development unless soil sample results indicate the presence of sufficient Potassium.
  - c. All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to insure that all the requirements of plant material are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.
  - d. This program covers all fertility requirements on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35'. All native trees or transplanted trees over 35' in overall height will require special consideration and are therefore excluded from this program.
  - e. There will be a deep root feeding on an as needed basis to establish newly planted trees.
  - f. Fertilizer will be distributed evenly under the drip zone of each plant. Special care will be taken not to "clump" fertilizer neither at the base nor in the crown of plants.
  - g. The irrigation system will be fully operational prior to any fertilizer application.

<b>BAHIA AREA REPLACED ON RANGELAND WEST</b>			
			<b>QUANTITIES</b>
			<b>193569</b>
	<b>FREQUENCY</b>	<b>COST</b>	
BAHIA MOWING (INCLUDES LITTER PICKUP)	40	-\$7,144.00	
BAHIA FERTILIZATION	3	-\$3,735.00	
BAHIA MAINTENANCE TOTAL		<b>-\$10,879.00</b>	

<b>ZOYSIA AND BED AREAS INSTALLED ON RANGELAND WEST</b>			
			<b>QUANTITIES</b>
			<b>118,405</b>
ZOYSIA MOWING (INCLUDES LITTER PICK UP)	42	\$6,897.00	
ZOYSIA FERTILIZATION AND SUPPLEMENTAL NUTRITION	12	\$10,053.00	
ZOYSIA MAINTENANCE TOTAL		<b>\$16,950.00</b>	
			<b>QUANTITIES</b>
			<b>75,164</b>
BED WEEDING	22	\$13,614.00	
BED ROUND-UP	22	\$8,052.00	
BED TRIMMING	18	\$11,184.00	
BED FERTILIZATION AND SUPPLEMENTAL NUTRITION	6	\$7,785.00	
SOFT EDGING	21	\$694.00	
		<b>\$41,329.00</b>	
TOTAL PRICE FOR ADDENDUM		<b>\$47,400.00</b>	

All LMP pricing for Rangeland West Addendum Four was determined by			
(1) Square Footages and production rates			
a) Mowing and policing per TSR CDD Scope of Work			
b) Ornamental shrub/bed care (weeding, trimming, pruning, policing)			
(2)Frequency of fertilizer, supplemental nutrition, and insect/disease control per TSR CDD Scope Of Work			
a) Zoysia Turf			
b)Ornamental shrub bed care			
3) Amount of Herbicides required to keep weeds under control			
a) Cost of material, labor, service frequency			
4) Hourly labor rates (includes all overhead costs)			
a) Number of personnel required to perform tasks			
b) Number of days required on site			

# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **5**

## LICENSE AGREEMENT

**THIS LICENSE AGREEMENT** (the “Agreement”) is made effective as of the \_\_\_\_ day of \_\_\_\_\_, 2024, by and between **TSR COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* (the “District”), and **LANDSCAPE MAINTENANCE PROFESSIONALS, INC.**, a Florida corporation (the “Licensee”).

### RECITALS:

- A.** The District is the owner of certain real property identified as Parcel ID \_\_\_\_\_ (the “District Property”).
- B.** Licensee desires to use a portion of the District Property, as more particularly described in **Exhibit A** attached hereto (the “Storage Area”), for the storage of landscape maintenance equipment (the “Equipment”) and District is willing to allow such use pursuant to the terms set forth in this Agreement.
- C.** Together, the Storage Area and any portion of District Property necessary to access the Storage Area from a direct and convenient point to be determined by the District (the “Access Area”) constitute the “License Area.”

**NOW, THEREFORE**, in consideration of the foregoing and of the mutual agreements and covenants contained herein, District and Licensee agree as follows:

**1. Storage License.** District hereby grants to Licensee a nonexclusive license to store Equipment in the Storage Area (the “Storage License”) for the Term (as defined in Paragraph 6). The District is not conveying any land, title or easement thereto, but merely is granting a license as described herein. The District reserves title to the Storage Area.

**2. Use.** Licensee shall use the License Area solely for the purpose of storing Equipment utilized at the District. Licensee shall first prepare the portion of the License Area depicted in **Exhibit B**. Licensee shall then construct items within the License Area as outlined in **Exhibit C** at its sole cost and expense (the “Improvements”). Upon Licensee’s completion of the Improvements and acceptance by the District, which shall be given after inspection of the Improvements in its sole discretion, the Improvements shall be deemed property of the District. Any modifications or additions to the Improvements must first be approved in writing by the District. Licensee shall not use the License Area for any other use. Licensee shall not use any other portion of District’s property adjacent to the License Area. Except as permitted by this Agreement, in the performance and exercise of its rights and obligations under this Agreement, Licensee shall not interfere in any manner with the existence and operation of any and all infrastructure located on property which may include but not be limited to sanitary sewers, water mains, storm drains, gas mains, poles, aerial and underground electric and telephone wires, electroliers, cable television, and other telecommunications, and utility without the express prior written approval of District.

**3. Compliance; Waste; Nuisance.** Licensee shall abide by all reasonable directions and requirements of District and any insurance company insuring the License Area and shall keep and abide by all laws, ordinances, rules and regulations of all governmental bodies and their respective regulatory agencies having any jurisdiction over the License Area. Where a difference in

specifications may exist, the more stringent specification and/or rule shall apply. To the extent applicable, this Agreement is expressly made contingent upon Licensee obtaining all applicable certificates, permits, entitlements, studies, and other approvals that any federal, state, or local authority may require for storing the Equipment. Licensee shall bear the sole cost and expense related to the procurement of these approvals. Licensee shall at all times follow prudent operation techniques and practices in connection with the transportation and storage of Equipment over and on the License Area. Licensee shall maintain the License Area in a clean, safe, and sightly condition.

4. **No Hazardous Materials.** No Hazardous Material (as hereinafter defined) shall be created, handled, placed, stored, used, transported, or disposed of by Licensee on the License Area. Licensee hereby agrees to indemnify, defend and hold the District and its directors, officers, employees, staff, and agents harmless from and against any and all claims, judgments, damages, penalties, fines, costs, liabilities or losses (including, without limitation, sums paid in settlement of claims, attorney's fees, consultant fees and expert fees) which result from Licensee's breach of this Paragraph. As used herein, Hazardous Material shall mean any substance that is toxic, ignitable, reactive, and corrosive and that is regulated by any local government, the State of Florida, or the United States Government. Hazardous Material includes any and all material or substances that are defined as hazardous waste, extremely hazardous waste, or a hazardous substance pursuant to state, federal or local governmental law. Hazardous Material includes, but is not restricted to, asbestos, polychlorobiphenyls (PCBs), petroleum, or fluids in drums that could seep into the ground. Notwithstanding the foregoing, nothing herein will constitute or be construed as a waiver of the District's limitations on liability set forth in section 768.28, F.S., and other applicable law.

5. **Fees.** Licensee shall not be required to pay District any fees for use of the License Area but shall be responsible to reimburse District for all costs, expenses, and fees incurred by District as a result of a breach by Licensee of this Agreement. Licensee shall be solely responsible for the payment of all lawful fees, taxes and for the payment of any utility charges in connection with the exercise of Licensee's right, title, and interest in and to the Licensed Area, if any.

6. **Term.** This Agreement shall terminate ten (10) days after the date the District, in its sole discretion, provides written notice of termination to Licensee (the "Term"). In the event of a breach by Licensee of Section 2, Section 3 or Section 4 of this Agreement, District may immediately terminate this Agreement by providing written notice.

7. **Condition.** District makes no representation or warranty regarding the condition of the License Area or whether the use contemplated by this Agreement is allowed under applicable law, restrictions, or zoning requirements. Licensee accepts the License Area in its present "AS IS" condition. Licensee shall make no alterations or changes to the License Area without the District's written consent.

8. **Liability.** Licensee shall be responsible for any damage to the License Area caused by Licensee or its employees or contractors. Licensee indemnifies District against any loss, liability, or expense resulting from any claim made for personal injury or death, or damage to property, arising from the use of the License Area pursuant to this Agreement, as well as any fines or other costs incurred as a result of the use of the License Area pursuant to this Agreement. Licensee acknowledges that the District shall have no obligation to provide security for the License Area. District shall have no liability to Licensee or to any person for personal injury or death, or damage to property resulting from the use of the License Area pursuant to this Agreement except resulting from its own gross negligence or willful misconduct. Without limiting the foregoing, Licensee hereby assumes all risks

associated with the activities to be conducted pursuant to this Agreement. Notwithstanding the foregoing, nothing herein will constitute or be construed as a waiver of the District's limitations on liability set forth in section 768.28, F.S., and other applicable law.

9. **Insurance.** During the Term, Licensee shall maintain, at its sole cost and expense, a liability policy with minimum limits of \$1,000,000 for bodily injury or death of person(s) and \$1,000,000 for property damage arising out of a single occurrence. Said policies shall name District as an additional insured and be endorsed to insure against obligations assumed by Licensee in the indemnity herein. A certificate of insurance shall be furnished to District evidencing that said policy of insurance is in force and will not be cancelled or materially changed so as to affect the interests of District until ten (10) days written notice has been furnished to District. Upon request, copies of policies will be furnished to District. Licensee understands and agrees that the use of the License Area is expressly contingent upon acceptance and compliance with the provisions contained herein.

10. **Attorney's Fees.** In any proceeding to construe or enforce this Agreement, the losing party shall pay the substantially prevailing party, all reasonable costs, expenses and attorneys' fees incurred by the prevailing party, including those costs, expenses and reasonable attorneys' fees, paralegal fees, and expert witness fees incurred in appellate proceedings.

11. **No Transfer.** Licensee may not, without the prior written consent of District, transfer, assign, sublet, enter into any license or concession agreement, or mortgage or hypothecate this License.

12. **Entire Agreement.** This Agreement sets forth the entire agreement and understanding between the parties relating to its subject matter and merges all prior discussions between them. This Agreement may not be amended or modified except in writing signed by all parties.

13. **Waiver.** The waiver of any breach of this Agreement shall not operate or be construed as a waiver of any subsequent breach of this Agreement.

14. **Applicable Law.** This Agreement shall be enforced and interpreted under the laws of the State of Florida. The venue of any action brought to enforce or construe this Agreement shall be Pasco County, Florida.

15. **Notices.** All notices pursuant to this Agreement must be in writing and will be deemed given when mailed postage prepaid, by certified or registered mail, return receipt requested, sent by receipt courier service or delivered personally to the party concerned at the addresses set forth below:

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

**With a Copy to:** Kutak Rock LLP  
Attn: District Counsel  
107 West College Avenue  
Tallahassee, Florida 32301

**If to Licensee:** Landscape Maintenance Professionals, Inc.

Attn: \_\_\_\_\_  
13050 East U.S. Highway 92  
Dover, Florida 33527

16. **Third Party Beneficiary**. This Agreement is intended solely for the benefit of the parties hereto and shall not be deemed to create any rights in any other person or entity.

17. **Recitals**. The above recitals are true and are hereby incorporated into this Agreement.

*[signatures on next page]*

**IN WITNESS WHEREOF**, the parties have caused this Agreement to be executed effective as of the date first above written.

**TSR COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Chairperson, Board of Supervisors

**LANDSCAPE MAINTENANCE  
PROFESSIONALS, INC.**, a Florida corporation

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** Storage Area



**Exhibit A**

Storage Area

## EXHIBIT A

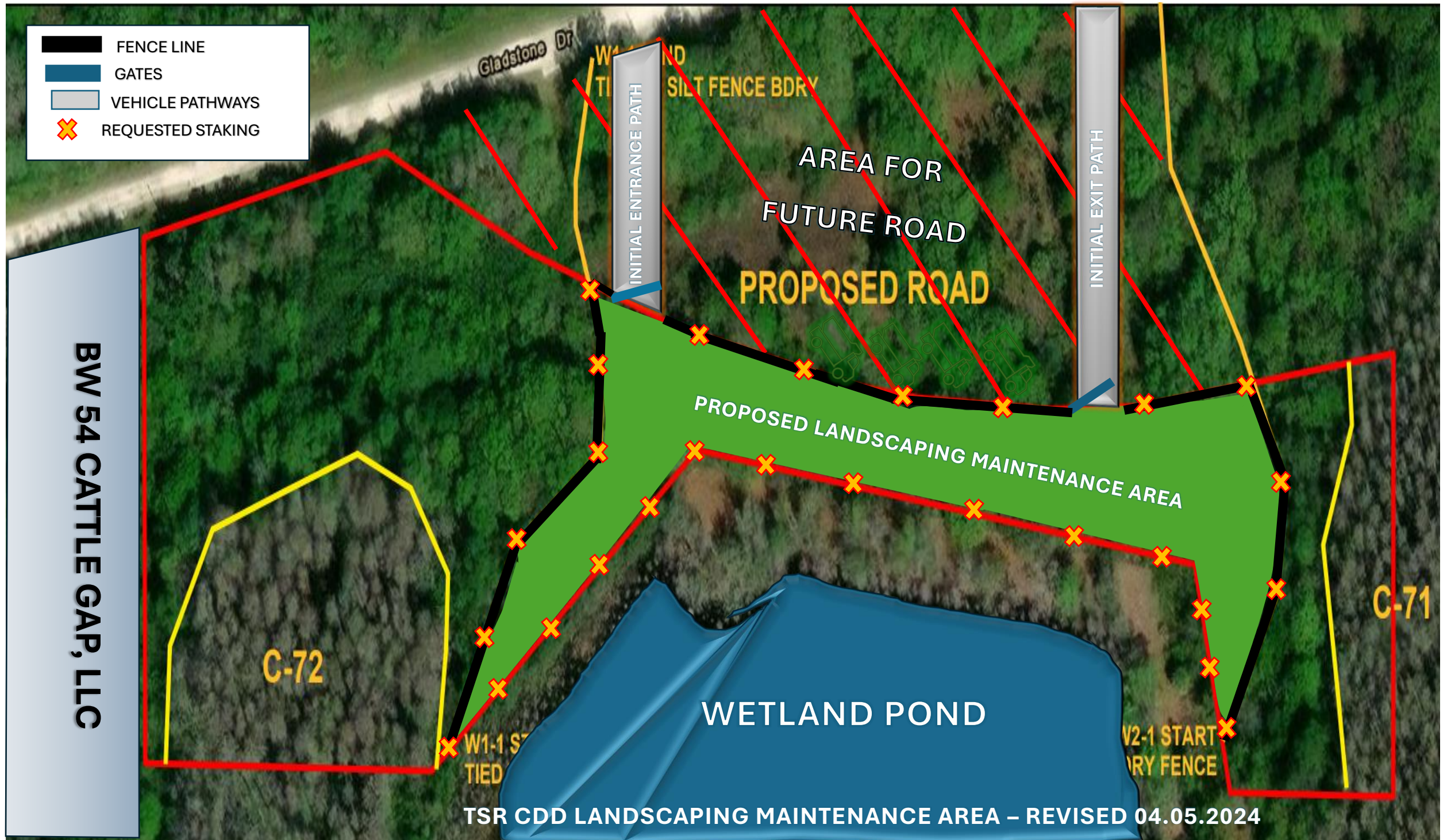




EXHIBIT B



## EXHIBIT C

### **CONSTRUCTION REQUIREMENTS:**

#### **SITE PREPERATION:** (Exhibit B)

Contractor will Clear and Grub approximately 1.5 acres for landscape maintenance area and access roads, at their expense. All cleared areas to be graded and compacted. All material cleared will be hauled off-site and disposed of properly. The procurement and cost of any permits required for removing trees or clearing the designated areas will be borne by the Contractor.

#### **FENCING / GATES:** (Exhibit A)

Contractor will install, at their expense:

- 8'h Black Chain Link Commercial Grade, complete with top rail and bottom tension wire.
- 10'w x 8'h Commercial Chain Link Double Drive Gates (Quantity x2)
- Landscaping Maintenance Area will be enclosed with fencing listed above, on three sides (minimum), as illustrated in Exhibit A. Contractor may choose to fence the rear section, at their cost.

#### **GRAVEL/ SITE DRESSING:** (Exhibit A)

**Access Roads:** Contractor will install, at their expense, a base material and top layer material leading up to the entrance drive gates. This area will be a minimum of 10' x 10', and the base material can consist of crusher run, limestone, traffic bond gravel, flexbase, or another alternative material, as approved in advance by the District. The top layer of the entrance path will have a crushed stone finish, with #57 granite, #57 limestone, #67 granite, #67 limestone, 3/4" river gravel, or another alternative material, if approved in advance by the District.

**Within Fenced Area:** Contractor will install, at their expense, a base material and top layer material within the fenced area. The base material can consist of crusher run, limestone, traffic bond gravel, flexbase, or another alternative material, as approved in advance by the District. The top layer of the entrance path will have a crushed stone finish, with #57 granite, #57 limestone, #67 granite, #67 limestone, 3/4" river gravel, or another alternative material, if approved in advance by the District.

# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **6**





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	4/18/2024
Estimate #	89255
LMP REPRESENTATIVE	
SMS	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
At Whitfield Park install Red Maple Tree and plant material to open area where people are walking through sodded area and close in bed to stop foot traffic.			
Mulhy Grass 3 GAL	50	20.00	1,000.00
Beautyberry Bush 3 GAL	2	20.00	40.00
Sabal Minor Palm 7 GAL	8	85.00	680.00
Maple Tree 45 GAL	1	1,382.50	1,382.50
Mulch - Pine Straw (bale)	40	12.50	500.00
Bed Prep/ Debris/ Disposal, sod removal	1	300.00	300.00
Irrigation Modifications/ Adjustments	1	720.00	720.00

**TERMS AND CONDITIONS:**

<b>TOTAL</b>	<b>\$4,622.50</b>
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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. If paying by credit card, please add a 3% processing fee of the Invoice Total.

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

OWNER / AGENT

DATE



# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **7**



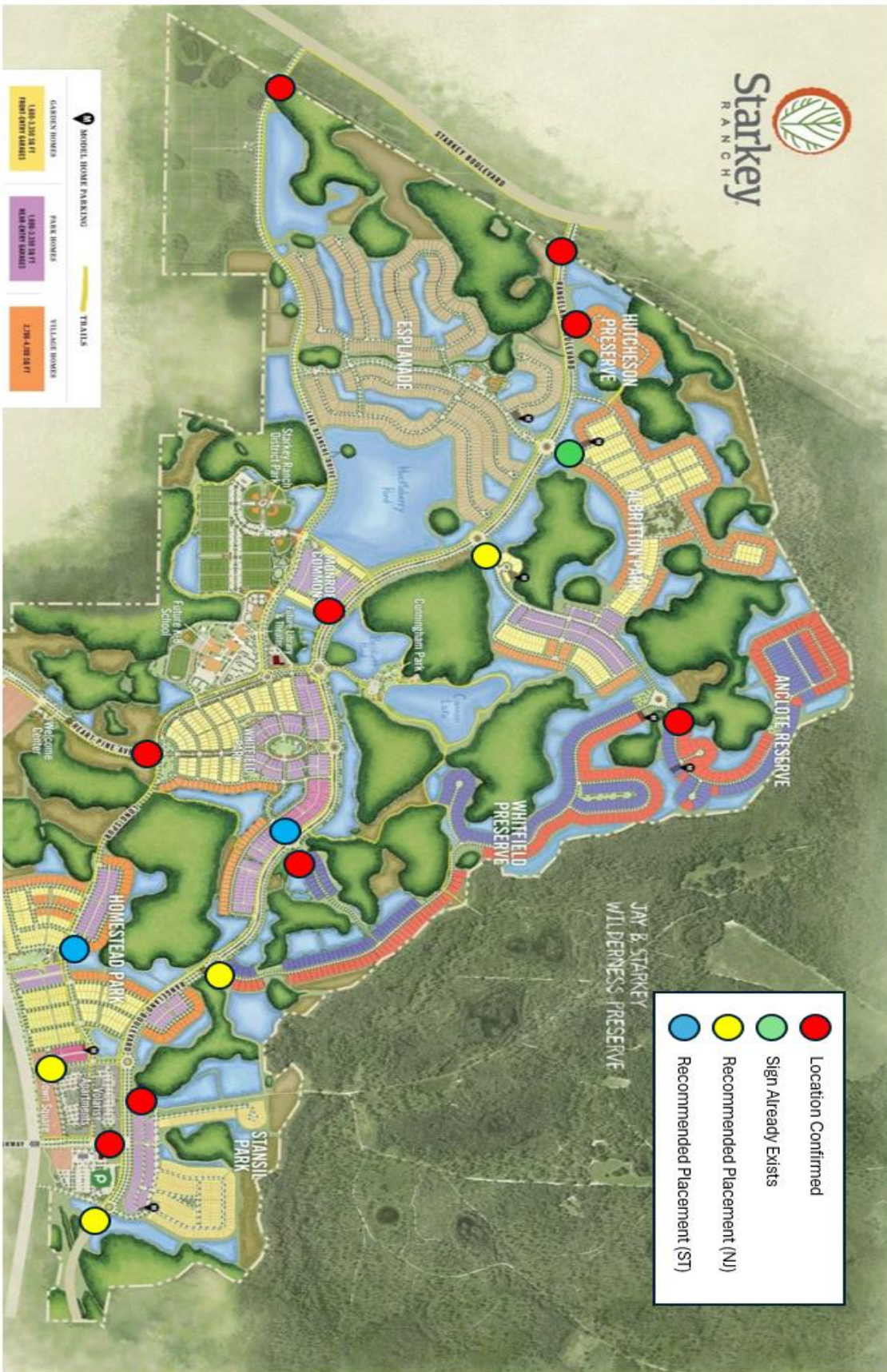
**Wrathell, Hunt and Associates, LLC**

TO: TSR Board of Supervisors  
FROM: Barry Mazzoni – Operations Manager  
DATE: June 4, 2024  
SUBJECT: **Memo – NO PARKING SIGN installation request by the Starkey Ranch MPOA**

---

The MPOA Board is seeking permission to have “No Parking Signs” installed throughout Starkey Ranch, which included TSR CDD common areas. In discussions with the Florida Highway Patrol (FHP), the MPOA was informed that they need these signs installed for FHP to continue issuing tickets during their inspections.

The MPOA currently estimates there will be thirteen (13) signs. On the following page is a draft of the areas the MPOA is considering for the installation of the signs. The Starkey Ranch MPOA is requesting the TSR CDD Board of Supervisors provide approval at their June 12<sup>th</sup> meeting, so they can proceed with installation and enforcement.



# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **8**



**TSR CDD** – Service Location: Odessa, FL 33556 (Reference Address: 12131 Rangeland Boulevard, Odessa, Florida 33556)

**Billing Address:**

TSR Community Development District  
c/o Wrathall, Hunt & Associates, LLC  
2300 Glades Road, Suite 410W  
Boca Raton, Florida 33431

**Mailing Address:**

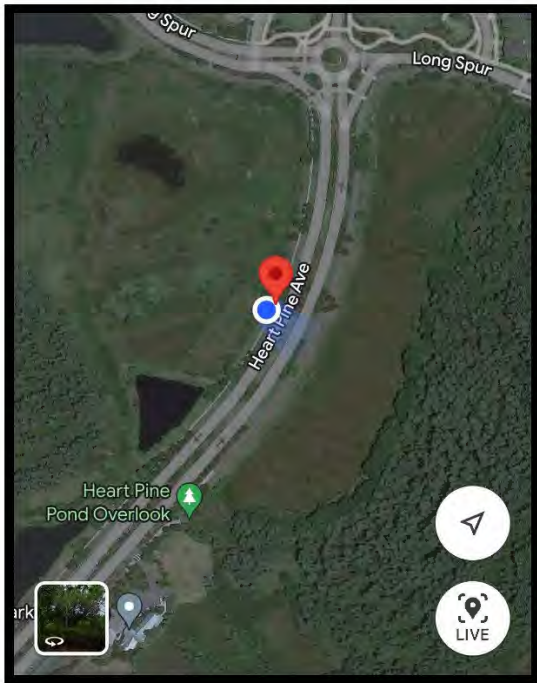
TSR Community Development District  
c/o Wrathall, Hunt & Associates, LLC  
P.O. Box 810036  
Boca Raton, FL 33481

**Point of Contact:**

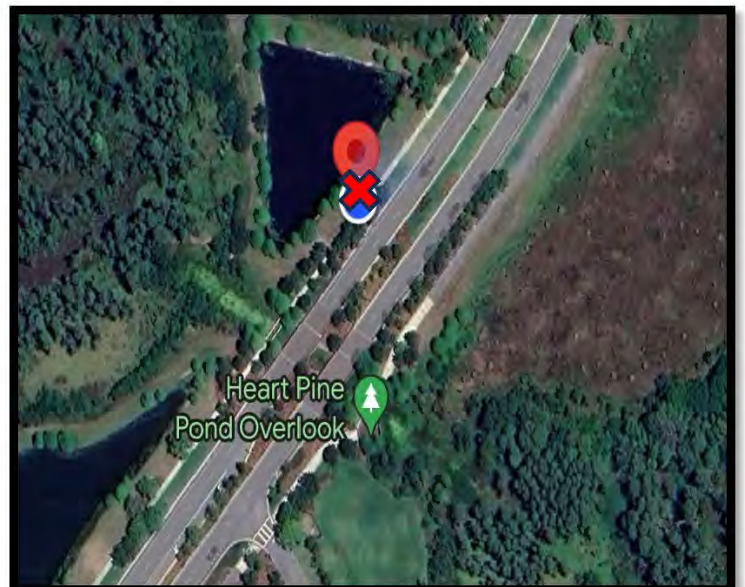
Barry Mazzoni  
TSR CDD Operations Manager  
(813) 399-0865  
mazzonib@whhassociates.com

## **SIDEWALK GRINDING**

### **HEART PINE AVE (Traveling towards SR-54 from Long Spur Ave)**

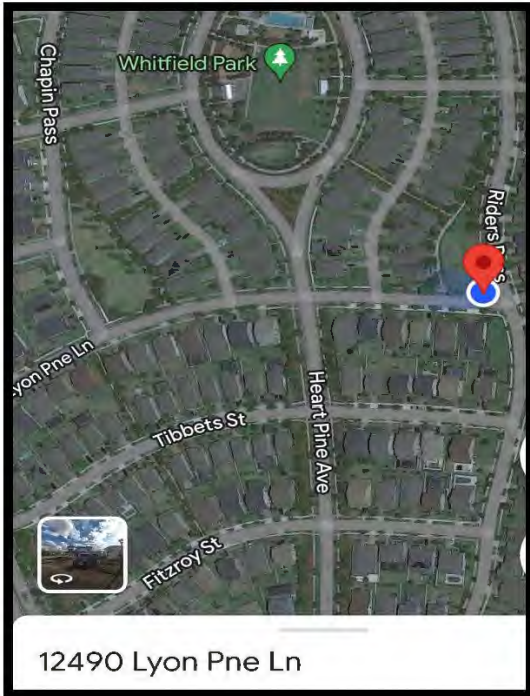


### **HEART PINE AVE #2 (Traveling towards SR-54 from Long Spur Ave)**

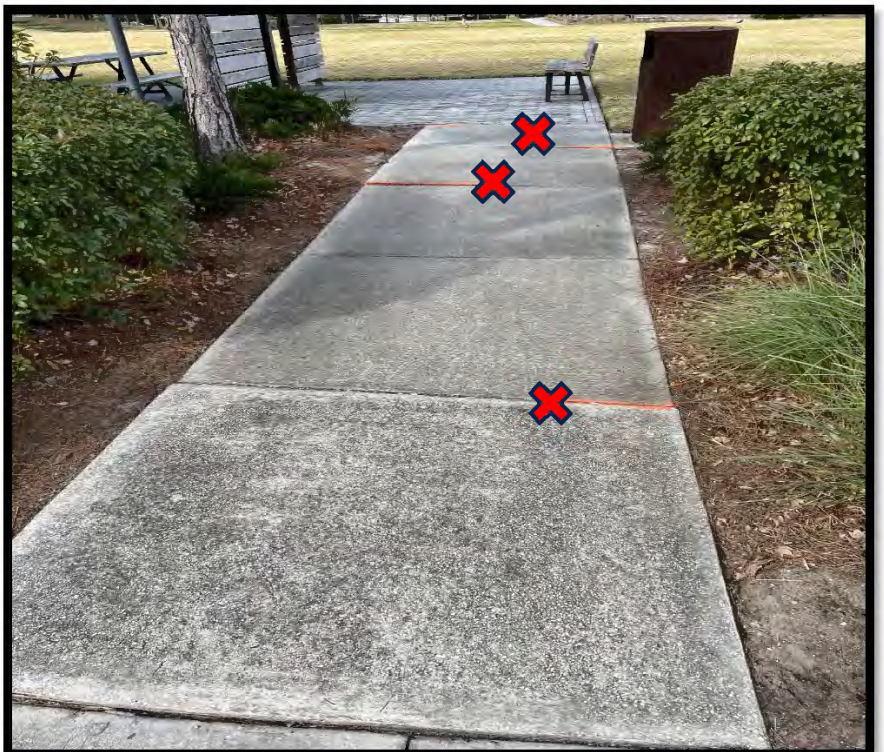
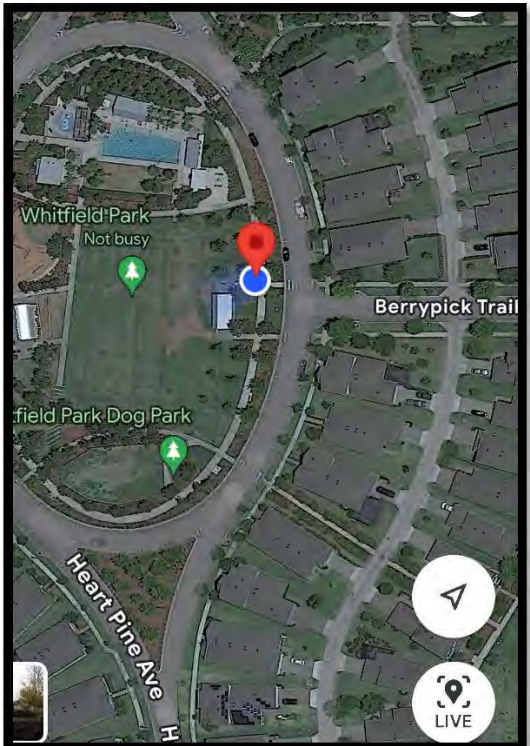




**LYON PINE LANE (Near Corner of Lyon Pine / Riders Pass)**

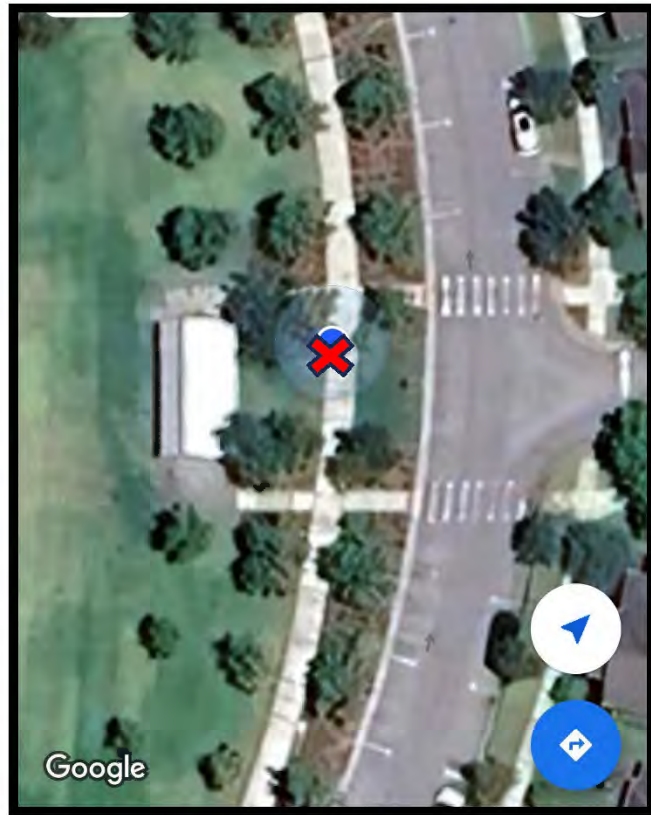


**Whitfield Park (Across from Berrypick Trail)**

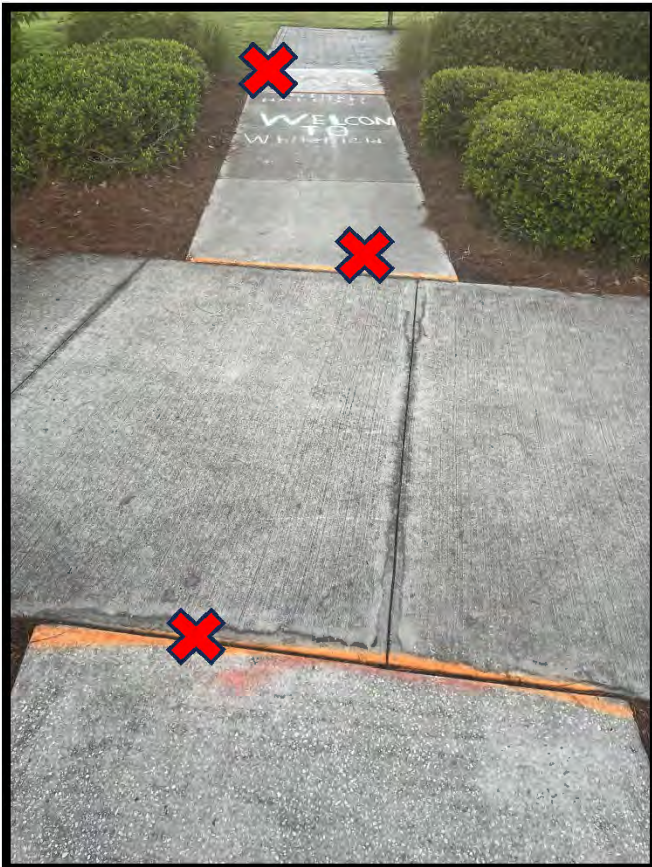




Whitfield Park (Spot #2)



Whitfield Park (3 Spots Near Pavilion)

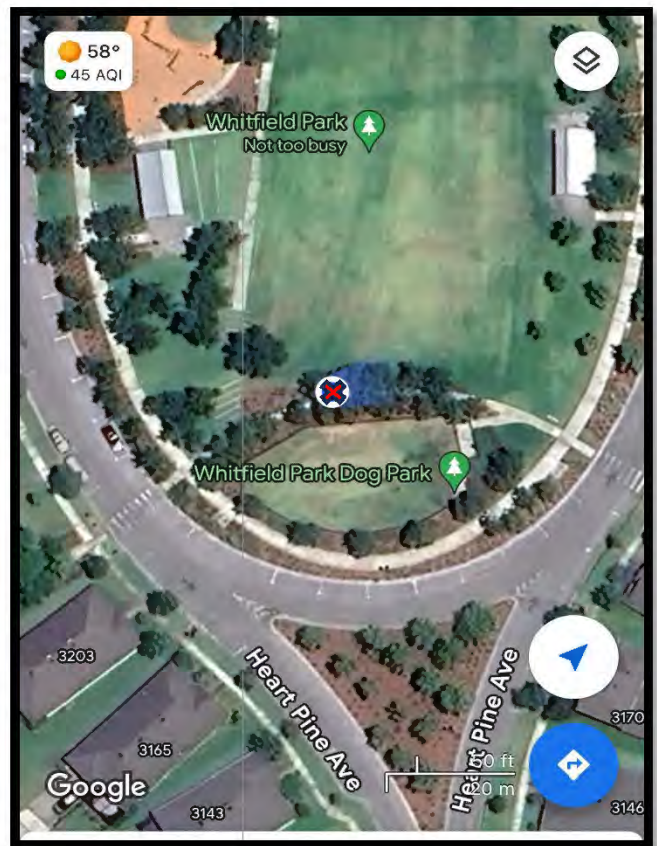




Whitfield Park (Near sidewalk leading to pool entry)

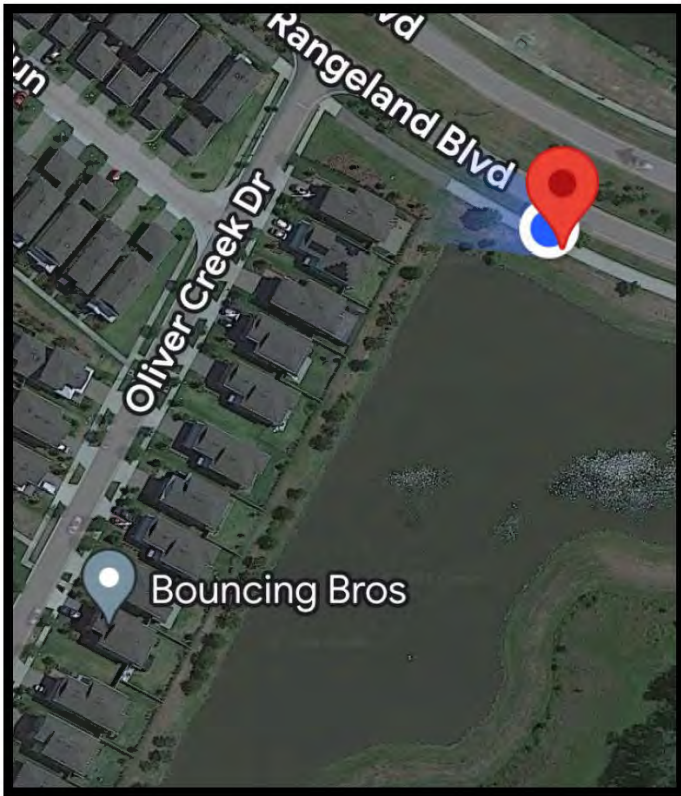


Whitfield Park (3 sections near sidewalk near the Dog Park)

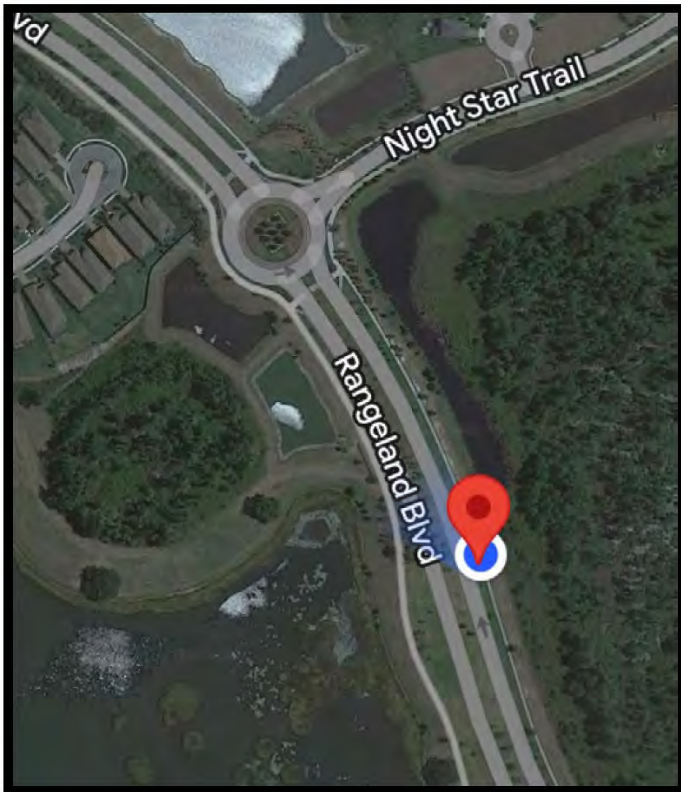




**Rangeland Blvd (Near Oliver Creek Drive)**

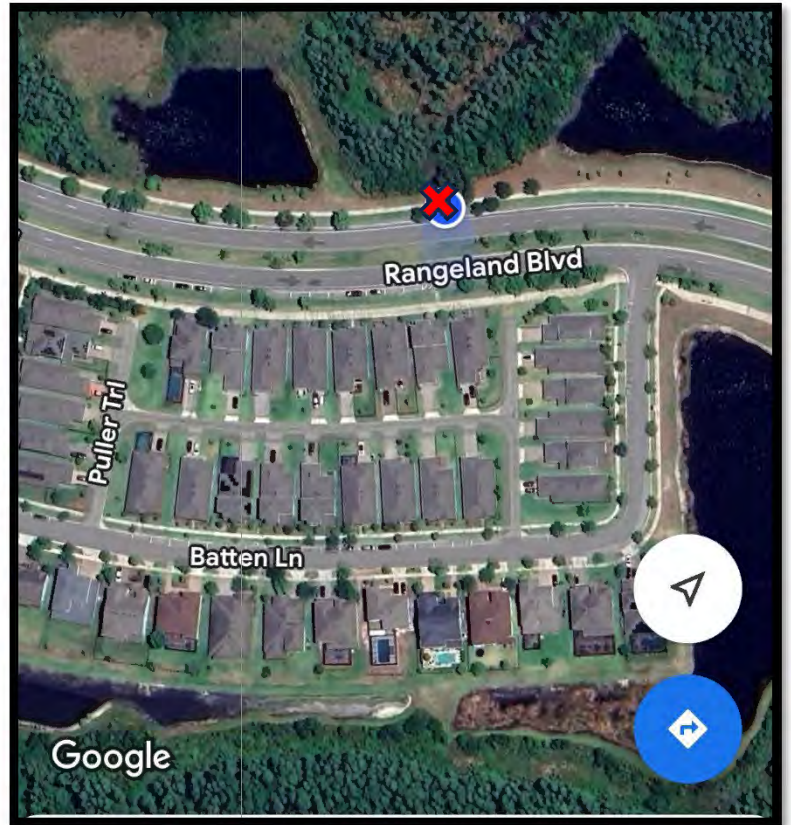


**Rangeland Blvd (Near Night Star Trail)**

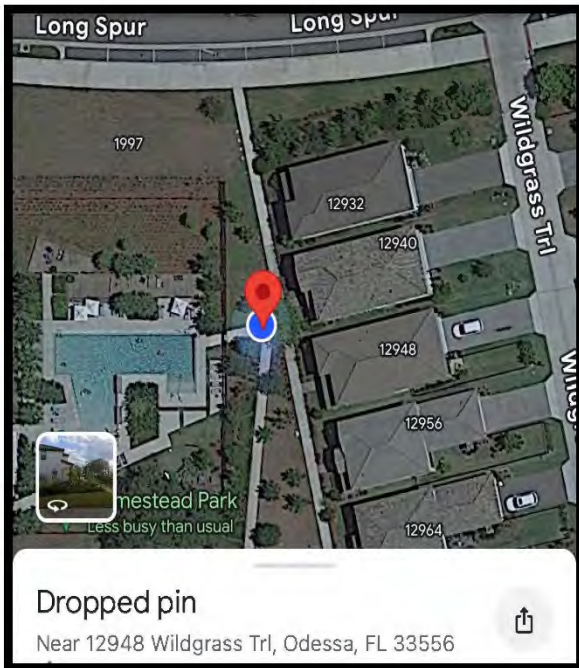




Rangeland Blvd. / Across from Batten Lane

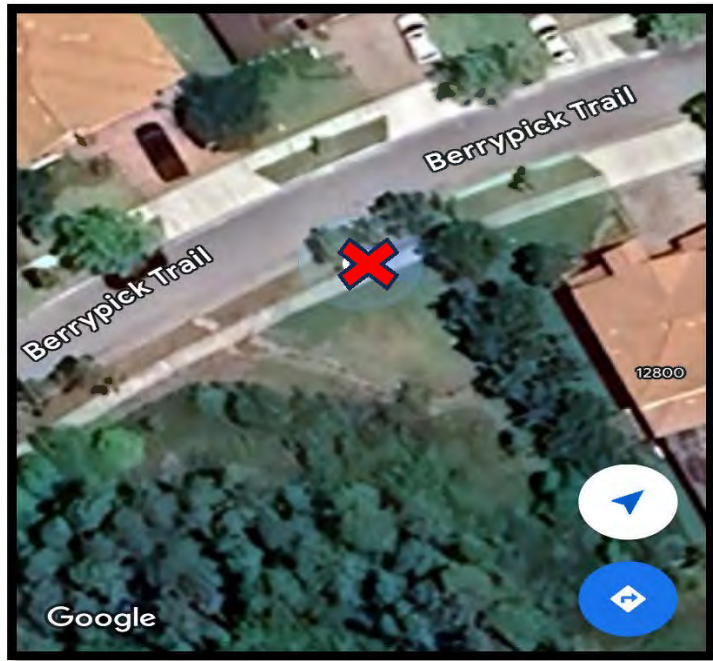


Homestead Park (near sidewalk leading to pool entry)

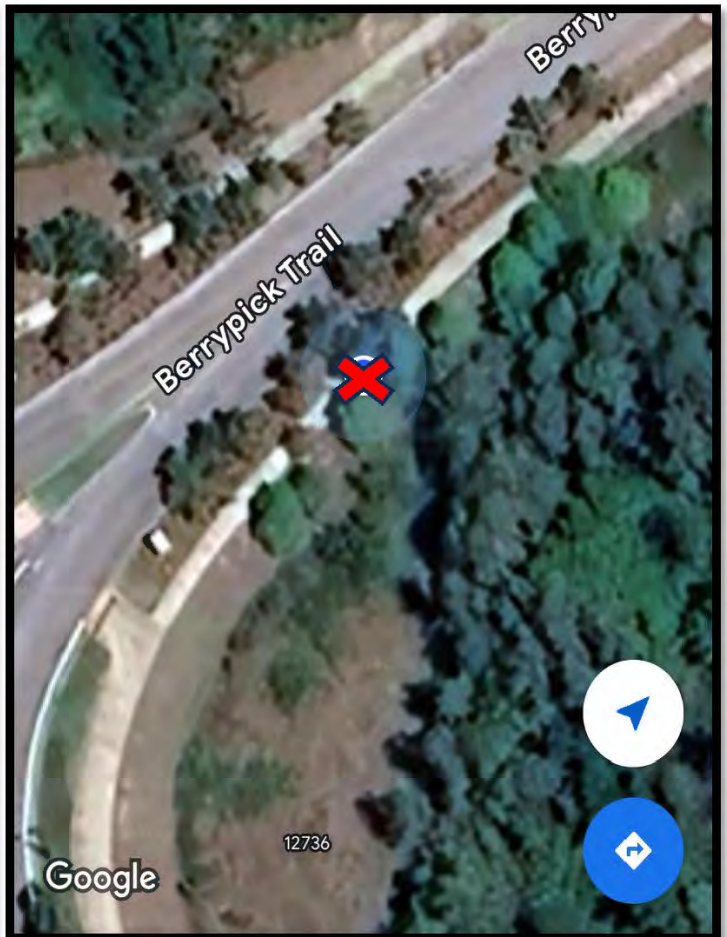




**Berrypick Trail (Near 12800 Berrypick Trail)**

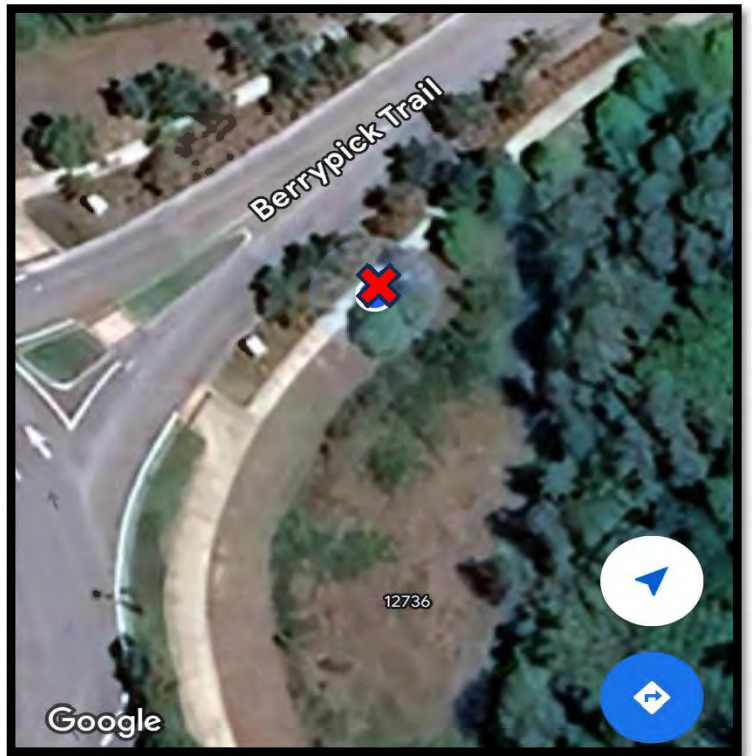


**Berrypick Trail (Before Pocket Park)**





**Berrypick Trail (Near the Intersection)**



**Homestead Park (Two spots near bench in the park area)**





Long Spur Ave/ Payton St



Pine Spur Gap (3 Spots)

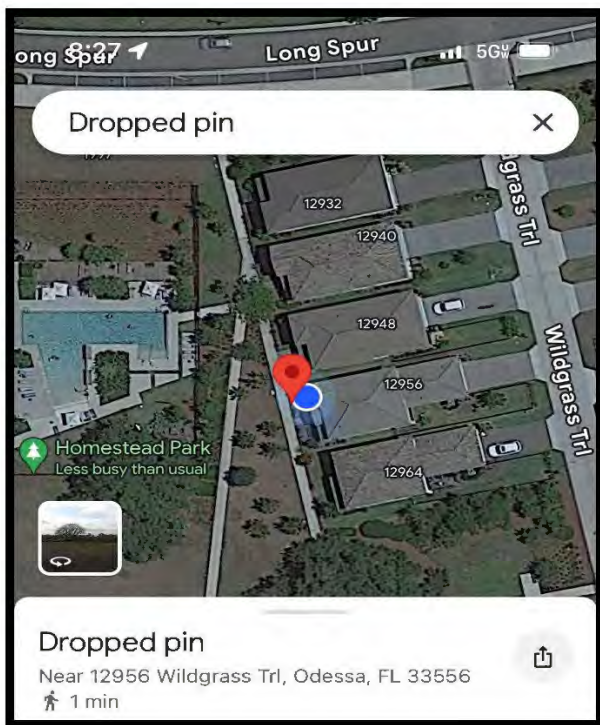






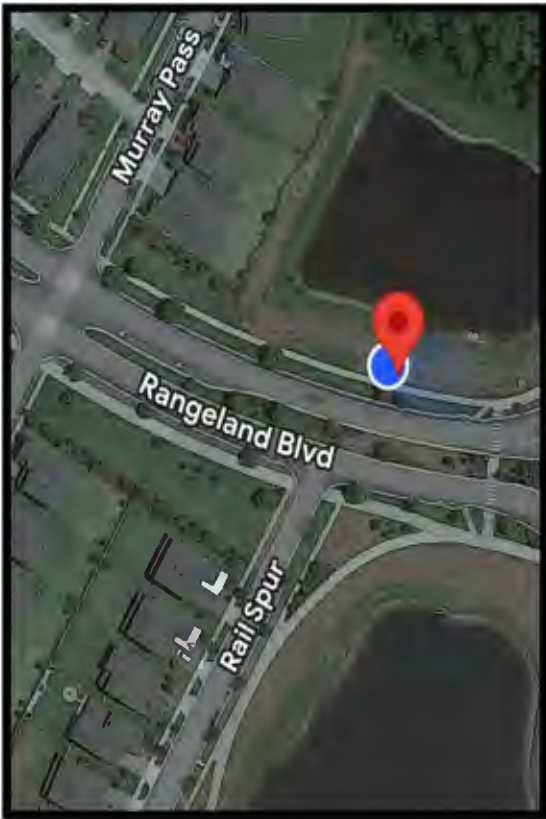
## SIDEWALK PANEL REPLACEMENT

### 12956 Wildgrass Trail





Rangeland Blvd (Rail Spur)



4 Panels

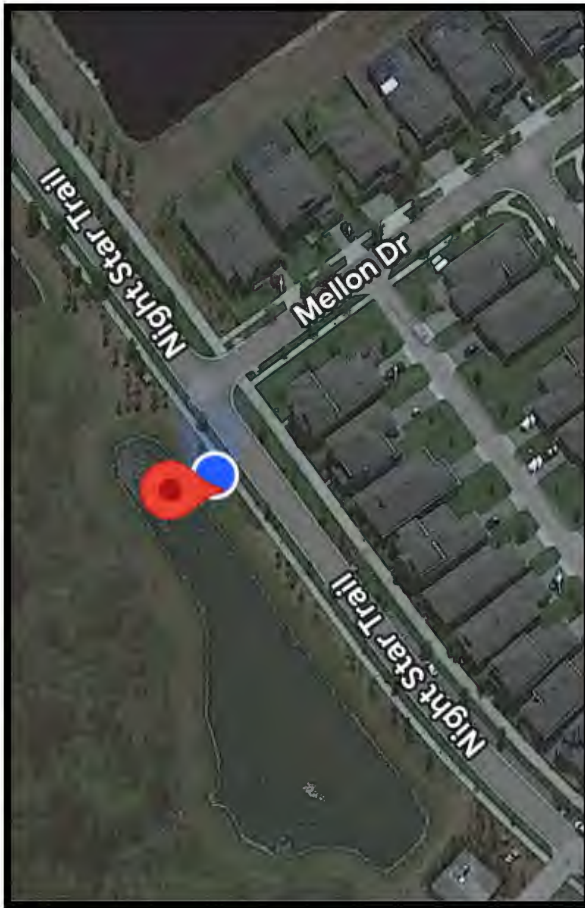
Wetmore Court (Trail)



2 Panels with Large Cracks



Night Star Trail (Near Mellon Drive)

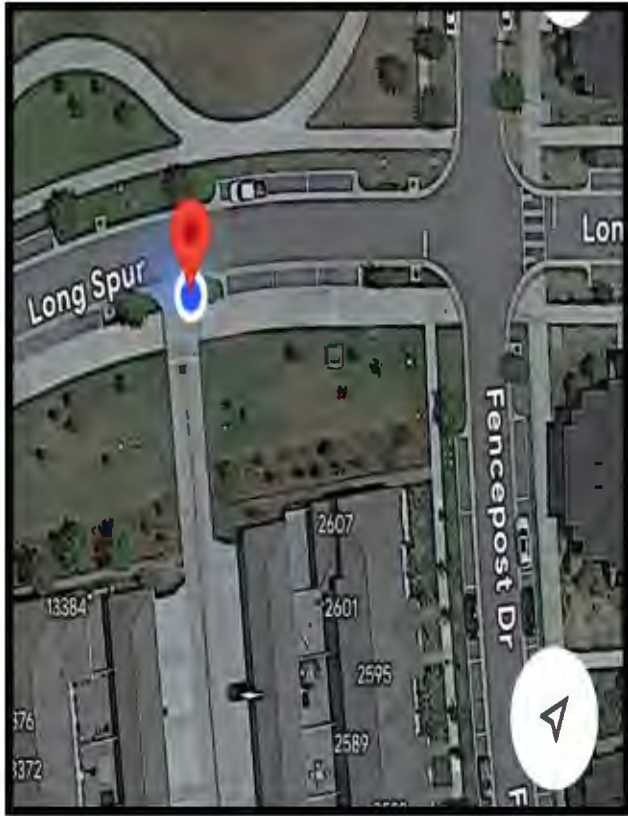


Pine Gap Spur (3 panels to replace)





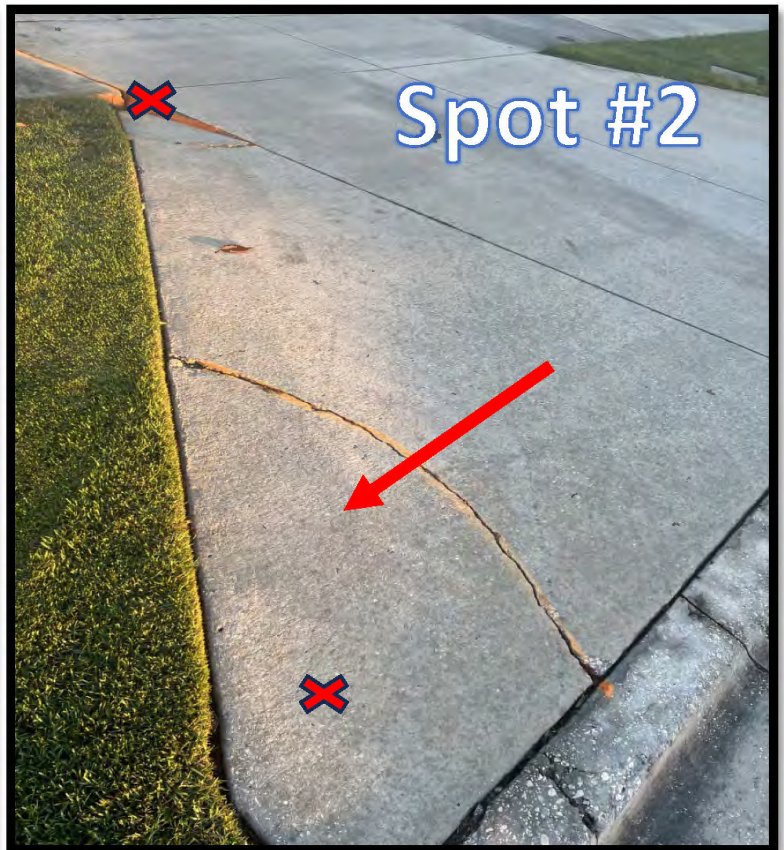
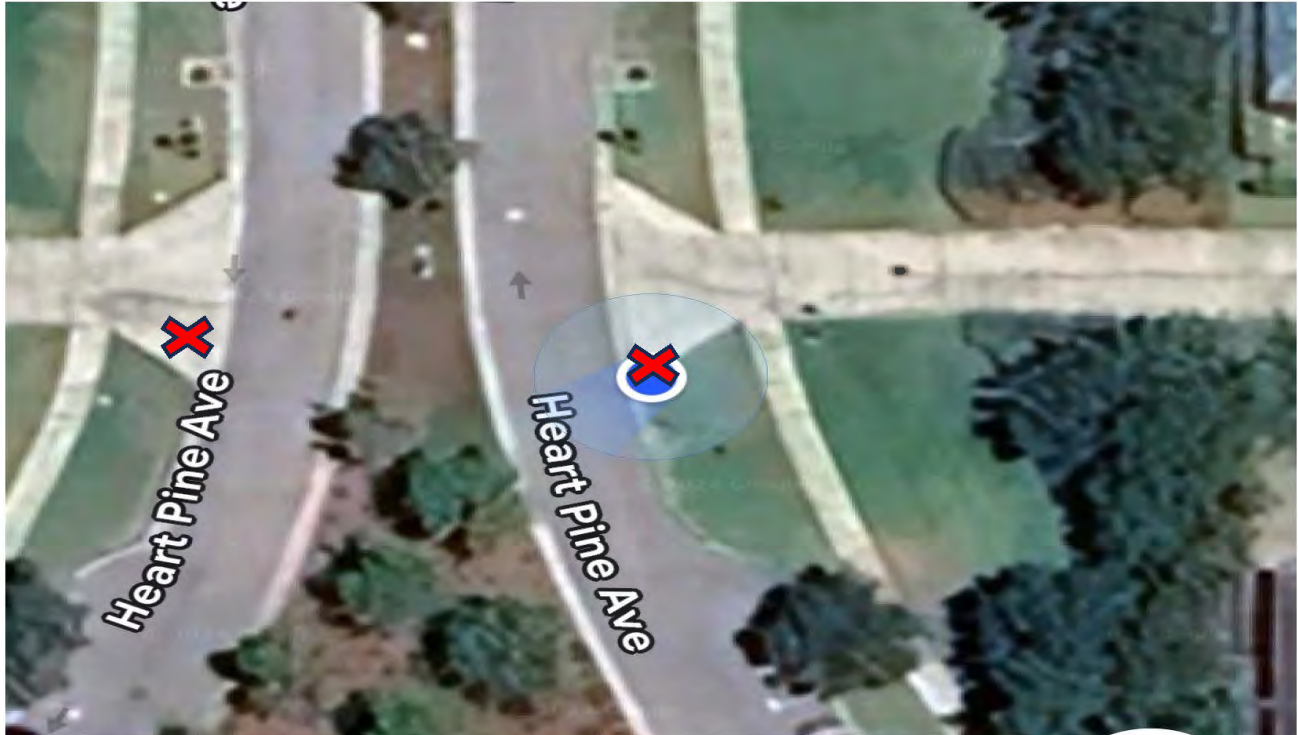
Long Spur (Fencepost Dr)



*There are multiple fractures in the concrete in this area, which is adjacent to an ADA warning mat that is raised.*

## Partial Driveway Replacements

Heart Pine Ave (Colt Run)





# Drain Inlets Needing Concrete Replacement

SERVICE ROAD BEHIND 3853 NIGHT STAR TRAIL



CROSS STREET AT BLAMEY TRAIL AND MONROE MEADOWS





Beyond Paving.  
BEYOND EXPECTATIONS.™

# PROPOSAL

OPP-24-013763

05 / 31 / 2024

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

Contact Information
<b>Contact Name:</b> Barry Mazzoni
<b>Contact Email:</b> mazzonib@whhassociates.com
<b>Contact Phone:</b>

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

## Notes/Exclusions

## PRICING TABLE

Service Line Name	QTY	U of M	Depth	Unit Price	Subtotal
Concrete Flatwork - Remove and Replace @ 8" Large Panels and Concrete Around Catch Basins	500	SF	8.00	\$27.56	\$13,781.54
Concrete Flatwork - Remove and Replace @ 4" Standard Sidewalk	250	SF	4.00	\$44.67	\$11,166.84
Concrete - Grind	151	SF		\$43.93	\$6,632.90

**Total** **\$31,581.28**





**Beyond Paving.**  
**BEYOND EXPECTATIONS.™**

# PROPOSAL

## CUSTOMER APPROVAL

Total Dollars Approved: **\$31,581.28**

Name:

Authorized Signature:

## BILLING INSTRUCTIONS:

## Scope Detail

Service Line Name	Service Description
Concrete Flatwork - Remove and Replace @ 8"	<ul style="list-style-type: none"> <li>-Saw and excavate damaged concrete down to specified depth.</li> <li>-Remove debris to approved facility.</li> <li>-Mechanically compact sub-grade to an unyielding condition.</li> <li>-Dowel into adjacent concrete as needed.</li> <li>-Set forms as necessary to achieve proper grades.</li> <li>-Pour 3500 PSI concrete flush with adjacent surface.</li> <li>-Re-establish joints per existing.</li> <li>-Remove forms and construction debris after concrete has cured.</li> </ul>
Concrete Flatwork - Remove and Replace @ 4"	<ul style="list-style-type: none"> <li>-Saw and excavate damaged concrete down to specified depth.</li> <li>-Remove debris to approved facility.</li> <li>-Mechanically compact sub-grade to an unyielding condition.</li> <li>-Dowel into adjacent concrete as needed.</li> <li>-Set forms as necessary to achieve proper grades.</li> <li>-Pour 3500 PSI concrete flush with adjacent surface.</li> <li>-Re-establish joints per existing.</li> <li>-Remove forms and construction debris after concrete has cured.</li> </ul>
Concrete - Grind	<p>Concrete grind down trip hazard/high side.</p> <p>Grind to level down the high side of two joining sections of concrete, the high side is ground down flush to the adjacent concrete eliminating the trip hazard.</p> <p>The debris will be swept up and hauled away.</p> <p>Leave property neat &amp; broom clean upon completion</p>

## Rose Paving Terms & Conditions

- 1. CONTRACT DOCUMENTS:** The Contract Documents consist only of these Terms & Conditions, the attached Proposal and terms contained therein, and specification sheets, drawings and other documentation attached to this Proposal, or otherwise made part of this agreement in writing. Such Contract Documents constitute the entire agreement between Rose Paving and Customer, and no other terms shall serve to alter the terms hereof without written agreement signed by both parties. Pricing in the Proposal is based on the specifications and terms set forth in the Proposal. If Customer requires different or additional terms, or compliance with any set of specifications, whether designed by an engineer or architect on Customer's behalf, or any governmental specification, other than those set forth in the Proposal, the Proposal price may need to be adjusted. Any alteration or deviation from the above specifications involving extra cost will be executed only upon written change orders and will become an extra charge over and above the Proposal price.
- 2. TIME LIMITATION:** The Proposal price is valid for fifteen (15) calendar days after the date of issuance. After fifteen (15) calendar days from the date of issuance, please contact the identified Account Executive to confirm pricing.
- 3. 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 Customer agrees to pay for the escalation of material costs without a change order. This paragraph applies only to materials.
- 4. DELAY:** Rose Paving shall not be responsible or in any way charged for unavoidable delays in work, including but not limited to delays caused by weather, government orders, Acts of God, labor strikes, pandemic, and other similar delays.
- 5. QUANTITIES LISTED:** Customer understands and agrees that all quantities are estimates; due to site conditions or other obstacles, the completed quantities may vary from those estimated, and any additional quantities needed will be paid to Rose Paving in full, without need for change order or other written authorization.
- 6. TAXES:** The price quoted in this Proposal is inclusive of any sales, use, or similar taxes imposed on the material or labor provided.
- 7. PAYMENT TERMS:** Net balance due within 30 days after completion of the work, or after issuance of the invoice, whichever is earlier. Progress payments, if any, are due within 30 days of the invoice date. Unpaid balances will accrue a late fee of 1% per month until paid in full. The Proposal and Invoice price reflect a 4% discount for payments by cash, check, or ACH.
- 8. DEPOSIT:** If the Proposal exceeds \$15,000.00, a deposit of 1/3 of the project price is required to schedule work unless noted otherwise in this agreement.
- 9. CANCELLATION OR DEFAULT:** If Customer cancels the work described herein for any reason, Customer agrees to pay Rose Paving for any sums incurred or expended through the date of cancellation in complying with this Proposal, and further agrees to pay Rose Paving the proportionate Proposal price for all work completed to that time. If Customer is in default under this Proposal, including but not limited to Customer's failure to pay any progress billings, Rose Paving shall have the right to stop work and cancel any remaining work.
- 10. PERMITS AND FEES:** Customer is responsible for obtaining and paying for any required permits, bonds, or licenses. Unless noted otherwise, the Proposal price excludes the cost of building permits and bonds required to perform the work required hereunder, and further excludes plans required to obtain such permits or bonds. However, for an additional charge of \$250.00, in addition to the cost of the permits, Rose Paving will apply for and obtain building permits, if requested, after receipt of a change order signed by both parties. Customer is responsible for engaging and paying an engineer or architect to prepare any engineering or architectural plans required to obtain building permits.

**11. UNMARKED / UNDOCUMENTED UTILITIES:** The Customer is responsible for ordering and scheduling any required private and/or public utility locates. Rose Paving shall not be responsible for any damage to private utility lines damaged during the course of work that were unmarked, undocumented, or non-conforming to prevailing codes. Rose Paving will be responsible for repairing utilities in situations where Rose Paving damaged marked, conforming utility lines. Rose Paving shall not be liable for additional damages or costs associated with utility interruption regardless of whether the damaged utility lines were marked, documented, or conforming to prevailing codes.

**12. WORK ACCESSIBILITY:** The Proposal price is contingent upon the work area being free of any obstructions (vehicles, dumpsters, etc) at the scheduled project start date and time and throughout the scheduled project time. Rose Paving reserves the right to adjust the agreed upon Proposal price to include all additional expenses incurred, including but not limited to additional labor and material charges, and trip charges.

**13. SOIL CONDITIONS:** The Proposal price is contingent on the existing subsoil or base being adequate to support the ordered 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, or similar deficiencies. Unless stated within the Proposal, Rose Paving will not conduct core samples or engage the services of an engineer to determine the adequacy of the subsoil or base.

**14. 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. Rose Paving shall not be held liable for ponding or retention in areas surrounding the work area. Customer acknowledges that on projects where the scope of work includes an asphalt overlay, the asphalt overlay will follow the contour of the existing base surface and Rose Paving does not guarantee or warranty and will not be liable for drainage issues in the work area or surrounding areas. Customer understands and agrees that grading issues fall outside the scope of Rose Paving's work hereunder.

**15. CLEANING EXPENSES:** Customer understands that the work called for in this agreement is a messy process. Rose Paving is not responsible for cleaning dust generated by the work blown outside of the work area. 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 or its subcontractors.

**16. INSURANCE:** Rose Paving will maintain insurance coverage including Comprehensive General Liability, Automobile, and Worker's Compensation as required by law. Customer agrees that it is responsible for any other coverage needed or desired relative to the location described above and work performed hereunder and is not relying on Rose Paving for any such coverage.

**17. INDEMNITY:** Rose Paving agrees to complete its work in a safe and workmanlike manner, and to take appropriate safety precautions while performing work. However, once installation is complete and Customer takes possession of the work area, Customer understands and agrees that Rose Paving cannot be responsible for materials or area maintenance and safety, and therefore 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, 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.



**18. 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.	Connecticut	Connecticut	State of Connecticut Judicial Branch Hartford Judicial District or United States District Court District of Connecticut.
D.	Florida	Florida	Circuit Court of Hillsborough County Florida or the United States District Court Middle District of Florida
E.	Illinois	Illinois	Circuit Court of Cook County or Northern District of Illinois
F.	North Carolina	North Carolina	Mecklenburg Circuit Court or the U.S. District Court Western District of North Carolina
G.	Tennessee	Tennessee	Davidson County Circuit Court or the U.S. District Court Middle District of Tennessee Nashville Division
H.	Virginia	Virginia	Fairfax Circuit Court or the U.S. District Court Eastern District of Virginia
I.	All other states	Illinois	Circuit Court of Cook County or U.S. District Northern District of Illinois Eastern Division

**19. ATTORNEY FEES & COSTS:** In the event of litigation between the parties arising from this Proposal, Rose Paving shall be entitled to reasonable collection agency fees, attorneys fees and costs.

**20. JURY WAIVER:** TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, EACH PARTY WAIVES THE RIGHT TO TRIAL BY JURY IN ANY LEGAL PROCEEDING ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE TRANSACTIONS CONTEMPLATED HEREBY.

**21. WARRANTY:** Rose Paving will complete its work in a workmanlike manner according to standard industry practices for similar projects in the area where the work was performed. Rose Paving warrants that all labor and materials furnished will be free from defects due to defective materials or workmanship for a period of one year from the date of completion. Notwithstanding the foregoing, temporary or semi-permanent repairs such as pothole filling, crackseal, and infrared are offered with no express or implied warranties. Asphalt overlays are not warrantied against reflective cracking. This warranty does not include normal wear and tear, damage caused by oil or chemical spills, snowplows, excessive weight, tire tears, lack of parking lot maintenance, and/or product abuse. Under this warranty, Rose Paving will be provided with the opportunity to have one of its representatives assess any purported defect caused by Rose Paving employees and/or material installed by Rose Paving. If Rose Paving determines the claimed defect was the fault of Rose Paving's workmanship and/or materials, Rose Paving will, at no cost to Customer, repair or replace the affected work. Rose Paving will be under no obligation to perform punch-list work until 95% of the Proposal price, as adjusted by any change orders, has been paid. Rose Paving will be under no obligation to perform warranty work, and no warranty will be valid, until 100% of the Proposal price, as adjusted by any change orders, has been paid.

**22. CONSENT TO USE OF PHOTOGRAPHS, IMAGES AND VIDEOS:** Customer consents to Rose Paving using images and videos of jobsite as described in proposal or any work order, for use in Rose Paving promotional, marketing and training materials. Rose Paving shall have the 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.

**23. 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.

**24. ALTERATIONS TO THIS PROPOSAL:** Pricing is contingent on Customer accepting the Proposal as submitted. Alterations or notations on or to this Proposal will not be valid unless accepted in writing by a General Manager or Vice-President of the Rose Paving division issuing this Proposal, or an officer of Rose Paving.

**25. 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 .

**26. AUTHORITY TO SIGN:** The undersigned represents and warrants to Rose Paving that such individual is fully authorized to bind Customer, and has been expressly given, received, and accepted authority to enter into this binding agreement.

**NOTICE TO CUSTOMERS FOR HOME IMPROVEMENTS CONTRACTS**

**"YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT."**

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

# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **9**





# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **10**

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2025**



**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
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**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Budget FY 2025
<b>REVENUES</b>					
Assessment levy: on-roll - gross O&M	\$ 4,415,306				\$ 4,801,378
Assessment levy: on-roll - gross trash	373,974				373,974
Allowable discounts (4%)	(191,571)				(207,014)
Assessment levy: on-roll - net	4,597,709	\$4,602,692	\$ -	\$ 4,602,692	4,968,338
Trash collection assessments	17,465	3,071	14,394	17,465	17,465
Commerical shared costs	120,191	59,375	-	59,375	123,324
Program revenue	14,000	7,980	12,000	19,980	20,000
Interest	2,500	15,002	-	15,002	2,500
Specialty program revenue	6,000	-	-	-	6,000
Miscellaneous-rental revenue	17,000	39,159	8,500	47,659	17,000
Total revenues	4,774,865	4,727,279	34,894	4,762,173	5,154,627
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	10,200	3,875	6,325	10,200	12,600
Management	42,070	21,035	21,035	42,070	42,070
Legal	30,000	6,594	17,000	23,594	25,000
Engineering	20,000	19,075	5,000	24,075	25,000
Assessment administration	10,000	5,000	5,000	10,000	10,000
Audit	4,570	-	4,570	4,570	4,570
Arbitrage rebate calculation	3,000	750	2,250	3,000	3,000
Dissemination agent	13,000	6,500	6,500	13,000	13,000
Trustee	35,000	29,631	5,369	35,000	35,000
Telephone	250	125	125	250	250
Postage	1,500	820	1,000	1,820	1,500
Printing & binding	2,000	1,000	1,000	2,000	2,000
Legal advertising	1,000	582	1,500	2,082	1,000
Annual special district fee	175	175	-	175	175
Insurance	6,800	6,690	-	6,690	6,900
Other current charges	2,000	826	1,000	1,826	2,000
Office supplies	750	385	350	735	750
Website					
Hosting & maintenance	705	-	705	705	705
ADA compliance	200	-	200	200	200
Property taxes	687	-	687	687	687
Property appraiser & tax collector	95,786	99,347	-	99,347	103,507
Total professional & administrative	279,693	202,410	79,616	282,026	289,914

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2025**

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Proposed Budget FY 2025
<b>Field operations</b>					
Contract services					
Field services	28,325	14,163	14,162	28,325	28,325
Landscape maintenance	1,760,000	681,630	775,000	1,456,630	1,760,000
Landscape consulting	65,400	50,044	15,356	65,400	65,400
Landscape arbor care	155,000	11,223	143,777	155,000	155,000
Wetland maintenance	30,000	-	30,000	30,000	30,000
Wetland mitigation reporting	4,500	24,490	-	24,490	30,000
Lake maintenance	100,000	51,794	48,206	100,000	100,000
Community trash hauling	375,000	172,906	180,000	352,906	375,000
Off-duty traffic patrols	20,000	6,975	9,000	15,975	20,000
Wildhog removal	16,000	5,885	-	5,885	16,000
Repairs & maintenance					
Repairs - general	15,000	2,835	7,500	10,335	15,000
Operating supplies	13,000	11,933	8,000	19,933	20,000
Plant replacement	70,000	203,405	-	203,405	100,000
Mulch	200,000	32,834	110,000	142,834	125,000
Playground mulch	18,000	-	18,000	18,000	22,000
Sod	200,000	146,970	-	146,970	300,000
Fertilizer/chemicals	30,000	62,246	-	62,246	50,000
Irrigation repairs	30,000	71,255	30,000	101,255	100,000
Irrigation monitoring	2,280	-	2,280	2,280	2,280
Security/alarms/camera/repair	1,500	-	1,500	1,500	1,500
Road & sidewalk	40,000	43,564	35,000	78,564	60,000
Common area signage	3,000	872	2,128	3,000	3,000
Bridge & deck maintenance	60,000	30,600	25,000	55,600	60,000
Pressure washing	-	-	-	-	105,000
Utilities - common area					
Electric	14,500	6,142	8,358	14,500	14,500
Streetlights	370,000	193,841	190,000	383,841	390,000
Irrigation - reclaimed water	70,000	30,585	39,415	70,000	70,000
Gas	450	446	4	450	450



**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2025**

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Proposed Budget FY 2025
Recreation facilities					
Amenity management staff/contract	404,861	181,135	223,726	404,861	414,291
Office operations	128,780	69,357	59,423	128,780	128,780
Park A/C repairs and maintenance	5,000	1,179	3,821	5,000	5,000
Pool operations	79,194	48,661	30,533	79,194	95,000
Pest services	500	550	-	550	1,700
Insurance	69,706	83,819	-	83,819	90,000
Cable/internet/telephone/software	10,000	5,750	4,250	10,000	10,000
Access cards	2,000	250	1,750	2,000	1,000
Activities	30,000	21,893	8,107	30,000	30,000
Specialty programming	6,000	5,183	817	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	8,300	-	8,300	10,000
Other					
Capital outlay - splash pad refurb.	-	-	-	-	26,000
Contingency	55,680	1,943	53,737	55,680	25,000
Total field operations	<u>4,495,176</u>	<u>2,284,658</u>	<u>2,082,350</u>	<u>4,367,008</u>	<u>4,864,726</u>
Total expenditures	<u>4,774,869</u>	<u>2,487,068</u>	<u>2,161,966</u>	<u>4,649,034</u>	<u>5,154,640</u>
Net increase/(decrease) of fund balance	(4)	2,240,211	(2,127,072)	113,139	(13)
Fund balance - beginning (unaudited)	2,030,713	1,820,055	4,060,266	1,820,055	1,933,194
Fund balance - ending (projected)	<u>\$ 2,030,709</u>	<u>\$ 4,060,266</u>	<u>\$ 1,933,194</u>	<u>\$ 1,933,194</u>	<u>\$ 1,933,181</u>

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

**EXPENDITURES**

**Professional & administrative**

Supervisors	\$ 12,600
This covers 4 Board members being paid \$200 per meeting for 12 annual meetings plus FICA.	
Management	42,070
The District has contracted with Wrathell, Hunt and Associates to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, budget preparation, all financial reporting, annual audit, etc. This is a fixed annual fee service.	
Legal	25,000
The District is currently engaged with Kutak Rock for the provision of general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, plats etc.	
Engineering	25,000
The District is currently under contract with Johnson Engineering to provide general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, plats etc.	
Assessment administration	10,000
The District contracts with Wrathell, Hunt and Associates to levy and administer the collection of non-ad valorem assessment on all assessable property within the District to fund the operating expenses of the District and principal and interest payment on each bond issue. This is a fixed fee service.	
Audit	4,570
The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District is currently engaged with Berger, Toombs, Elam, Gaines & Frank for this service.	
Arbitrage rebate calculation	3,000
The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2015, 2015A, 2016, 2017, 2018 and 2019 Special Assessment Revenue Bonds. The District is currently engaged with Grau and Associates for these services. The reports are priced at \$600 per bond series.	
Dissemination agent	13,000
The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues .Wrathell, Hunt and Associates, LLC service as the dissemination agent for the District's five bond series.	
Trustee	35,000
The District issued Series 2015, 2015A, 2016, 2017, 2018 & 2019 Special Assessment Revenue Bonds that are deposited with a Trustee at USBank. Each bond series incurs these fees at a rate of \$4,400 per year plus reimbursables.	
Telephone	250
Telephone and fax machine.	
Postage	1,500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	2,000
Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.	

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

**EXPENDITURES (continued)**

Legal advertising	1,000
The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.	
Annual special district fee	175
The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.	
Insurance	6,900
The District's general liability and public officials' liability insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies. The amount is based upon cost estimate provided by FIA for the fiscal year.	
Other current charges	2,000
Represents any miscellaneous expenses incurred during the fiscal year.	
Office supplies	750
Miscellaneous office supplies.	
Website	
Hosting & maintenance	705
ADA compliance	200
Property taxes	687
Represents the estimated non-ad valorem assessment charged by the Pasco County Tax Collector's Office for all assessable property within the District.	
Property appraiser & tax collector	103,507
<b>Field operations</b>	
Contract services	
Field services	28,325
The District has contracted with Wrathell, Hunt and Associates, LLC to provide field management of contracts for the District such as landscape and lake maintenance. Services to include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails. This is a fixed fee service.	
Landscape maintenance	1,760,000
The District has contracted with Down to Earth for maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed. Services include: mowing, edging, trimming and cleaning of all lawn areas, tree trimming, weed control, insect/disease control, fertilization, bed dressing and irrigation maintenance. The amount is based upon the current contract set in place, including recent addendums, and estimated future additions within the District.	
Landscape consulting	65,400
The District has contracted with Sunscape Consulting, Inc. to provide monthly landscape consulting services. The monthly services include: monitoring of the mowing, edging and palm trimming process, all detailed-related work, the agronomic program, palm trimming, arbor care work, mulch/pine straw installation, irrigation system operation and repairs, miscellaneous plant replacements and minor landscape repairs and enhancements.	
Landscape Arbor Care	155,000
The District contracts with a certified arborists company for periodic structural pruning and aerifying of the large grandfather oaks.	



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

**EXPENDITURES (continued)**

Wetland maintenance	30,000
The District has contracted with Florida Natives Nursery, Inc. to maintain wetlands located throughout the District. These areas are identified as: Areas 1, 2, 3, 4, 5, 6, 7, 8, 9, and M2B. Services include: nuisance/invasive vegetation control, and perimeter grass/brush control to delineated high water. These services are provided quarterly at a rate of \$6,041.91 per visit.	
Wetland mitigation reporting	30,000
The District has contracted with Ecological Consultants, Inc. and Florida Natives Nursery to provide scheduled monitoring of mitigation areas located throughout the District. The total amount budgeted is based on semi-annual visits.	
Lake maintenance	100,000
Represents estimated costs for maintenance to all lakes the District must maintain within District boundaries. The District has contracted with Solitude Lake Management for these services.	
Community trash hauling	375,000
Represents estimated costs the District incurs for the scheduled trash collection of all residential lots sold to third parties during the fiscal year.	
Off-duty traffic patrols	20,000
Allows for the hiring of an off duty FHP officers for a 4+1 hour block each week to provide traffic and speed patrol services.	
Wildhog removal	16,000
Provides for engaging a licensed and insured contractor for the periodic removal of wild hogs from District common areas.	
Repairs & maintenance	
Repairs - general	15,000
Represents estimated costs for the general repairs and maintenance of various facilities throughout the District.	
Operating supplies	20,000
Represents estimated costs of supplies purchased for operating and maintaining common areas.	
Plant replacement	100,000
Represents estimated costs related to the replacement of any landscaping needed throughout the fiscal year along with any corresponding irrigation modifications..	
Mulch	125,000
Represents supply and install costs for mulching of landscape common areas.	
Playground mulch	22,000
Represents the estimated costs to mulch the District playgrounds twice annually.	
Sod	300,000
Represents an aggressive initiative introduced in fiscal year 2022 to upgrade areas of Bahia sod to either Zoysia or Floratam sod. West Rangeland was completed in 2024 and it is anticipated that East Rangeland will be completed in 2025.	
Fertilizer/chemicals	50,000
Represents estimated costs of top choice pesticide applications that may be needed throughout the fiscal year.	
Irrigation repairs	100,000
The District will incur costs related to repairing and maintaining its irrigation systems. The amount is based on estimated and historical costs.	

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

**EXPENDITURES (continued)**

Irrigation monitoring	2,280
The District will incur costs related to GPRS irrigation communication services. The cost is based on 19 controllers at a rate of \$120 per year and is provided by Hunter Industries.	
Security/alarms/camera/repair	1,500
Represents estimated costs of maintaining security systems for the recreational facilities within the District and any maintenance needed to those systems.	
Road & sidewalk	60,000
Represents estimated costs of repairing and maintaining roads, sidewalks and trails within the District.	
Common area signage	3,000
Represents estimated costs to replace miscellaneous signs throughout the fiscal year.	
Bridge & deck maintenance	60,000
Represents the estimated costs of maintaining various bridges and decks owned by the District. Price includes every other month review and replacement as needed, of wood and paver brick decking.	
Pressure washing	105,000
Intended to cover the hiring of a qualified contractor to pressure wash all of the Districts Sidewalks once a year.	
Utilities - common area	
Electric	14,500
Represents current and estimated electric charges for common areas throughout the District. These services are provided by Duke Energy.	
Streetlights	390,000
Represents the cost of a lease, power and maintenance agreement with Duke Energy, for streetlights within the District.	
Irrigation - reclaimed water	70,000
Represents current and estimated costs for reclaimed water supply services provided for common areas throughout the District. These services are provided by Pasco County Utilities Services.	
Gas	450
Represents current and estimated gas services provided at the recreational facilities.	
Recreation facilities	
Amenity management staff/contract	414,291
The District has contracted with WTS International, Inc. to provide amenity center management services, amenity operations services and programming services. The amount estimated for FY2025 includes increases to some payroll items such as Pool Attendants and the addition of Monthly IT services.	
Office Operations	128,780
Includes the costs of office rental, expenses, utilities, office equipment rental and janitorial costs.	

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

**EXPENDITURES (continued)**

Park A/C repairs and maintenance	5,000
Covers the costs associated with preventative maintenance and repairs to the parks restroom AC units.	
Pool operations	95,000
Covers the costs of operating and maintaining the District three District pools. Including repairs and maintenance, cleaning, annual licenses and utilities.	
Pest services	1,700
The District will incur costs for pest control treatments to its recreational facilities. These services are provided by Southern Care Lawn and Pest for Cunningham Park at \$75 per quarter.	
Insurance	90,000
The District will incur fees to insure items owned by the District for its property needs. Coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage for government agencies. Also, includes WTS GL and kayak coverage.	
Cable/internet/telephone/software	10,000
Represents the estimated cost of providing cable, internet and telephone services to the District's recreational facilities. Internet services are provided at Whitfield Park and Homestead Park. Internet and cable services are provided at Cunningham Park.	
Access cards	1,000
Represents the estimated cost for providing and maintaining an access card system.	
Activities	30,000



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

**EXPENDITURES (continued)**

The onsite management company for the District coordinates and provides various activities throughout the year. The amount represents costs related to supplies, notices and other items to run these activities.	
Specialty programming	6,000
Covers the provision of specialty programs such as swim lessons, gymnastics etc.	
Recreational repairs	2,500
Represents estimated costs for general repairs and maintenance of the District's	
Pool signage	1,000
Represents the replacement of miscellaneous signs located at the District's recreational facilities.	
Holiday decorations	10,000
Covers the costs related to the decoration of common areas during the Holidays.	
Other	
Capital Outlay- Splash Pad	26,000
Intended to cover the cost of refurbishing the Splash Pad.	
Contingency	25,000
Represents funds for unexpected expenses that the District could incur throughout the fiscal year and/or expenses that do not fit into any standard category.	
Total expenditures	<u><u>\$ 5,154,640</u></u>

**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND BUDGET - SERIES 2015**  
**FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual Through 3/31/2024	Projected Through 9/30/2024	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 688,645				\$ 688,645
Allowable discounts (4%)	(27,546)				(27,546)
Net assessment levy - on-roll	661,099	\$ 657,391	\$ 3,708	\$ 661,099	661,099
Interest	50	29	21	50	50
Total revenues	661,149	657,420	3,729	661,149	661,149
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal - 11/1	200,000	200,000	-	200,000	210,000
Interest - 11/1	208,778	208,778	-	208,778	204,403
Interest - 5/1	204,403	-	208,778	208,778	199,809
Tax collector	13,773	13,133	640	13,773	13,773
Total expenditures	626,954	421,911	209,418	631,329	627,985
Excess/(deficiency) of revenues over/(under) expenditures	34,195	235,509	(205,689)	29,820	33,164
Beginning fund balance (unaudited)	1,151,276	1,159,871	1,395,380	1,159,871	1,189,691
Ending fund balance (projected)	<u>\$1,185,471</u>	<u>\$1,395,380</u>	<u>\$ 1,189,691</u>	<u>\$ 1,189,691</u>	<u>1,222,855</u>
Use of fund balance:					
Debt service reserve account balance (required)					(630,256)
Principal expense - November 1, 2025					(220,000)
Interest expense - November 1, 2025					(199,809)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 172,790</u>

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

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



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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
05/01/44	-		29,596.88	29,725.00	1,155,000.00
11/01/44	565,000.00	5.125%	29,596.88	594,725.00	590,000.00
05/01/45	-		15,118.75	15,246.88	590,000.00
11/01/45	590,000.00	5.125%	15,118.75	610,246.88	-
<b>Total</b>	<b>8,120,000.00</b>		<b>5,352,759.55</b>	<b>13,483,268.79</b>	

**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND BUDGET - SERIES 2015A**  
**FISCAL YEAR 2025**

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Proposed Budget FY 2025
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 692,988				\$ 692,988
Allowable discounts (4%)	(27,720)				(27,720)
Net assessment levy - on-roll	665,268	\$ 661,537	\$ 3,731	\$ 665,268	665,268
Interest	-	29	-	29	-
Total revenues	665,268	661,566	3,731	665,297	665,268
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal - 11/1	190,000	190,000	-	190,000	200,000
Interest - 11/1	229,131	229,131	-	229,131	224,025
Interest - 5/1	224,025	-	229,131	229,131	218,650
Tax collector	13,860	13,218	642	13,860	13,860
Total expenditures	657,016	432,349	229,131	662,122	656,535
Excess/(deficiency) of revenues over/(under) expenditures	8,252	229,217	(225,400)	3,175	8,733
Beginning fund balance (unaudited)	1,117,752	1,126,440	1,355,657	1,126,440	1,129,615
Ending fund balance (projected)	<u>\$ 1,126,004</u>	<u>\$ 1,355,657</u>	<u>\$1,130,257</u>	<u>\$ 1,129,615</u>	<u>1,138,348</u>
Use of fund balance:					
Debt service reserve account balance (required)					(650,450)
Principal expense - November 1, 2025					(210,000)
Interest expense - November 1, 2025					(218,650)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 59,248</u>

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

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



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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
05/01/44	-		33,609.38	33,609.38	1,195,000.00
11/01/44	580,000.00	5.625%	33,609.38	613,609.38	615,000.00
05/01/45	-		17,296.88	17,296.88	615,000.00
11/01/45	615,000.00	5.625%	17,296.88	632,296.88	-
<b>Total</b>	<b>8,110,000.00</b>		<b>5,924,893.86</b>	<b>14,034,893.86</b>	

**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND BUDGET - SERIES 2016**  
**FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual Through 3/31/2024	Projected Through 9/30/2024	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 682,986				\$ 682,986
Allowable discounts (4%)	(27,319)				(27,319)
Net assessment levy - on-roll	655,667	\$ 651,989	\$ 3,678	\$ 655,667	655,667
Interest	-	22	-	22	-
Total revenues	655,667	652,011	3,678	655,689	655,667
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal - 11/1	210,000	210,000	-	210,000	220,000
Interest - 11/1	214,388	214,387	1	214,388	210,188
Interest - 5/1	210,188	-	210,188	210,188	205,788
Tax collector	13,660	13,025	635	13,660	13,660
Total expenditures	648,236	437,412	210,824	648,236	649,636
Excess/(deficiency) of revenues over/(under) expenditures	7,431	214,599	(207,146)	7,453	6,031
Beginning fund balance (unaudited)	949,251	961,795	1,176,394	961,795	969,248
Ending fund balance (projected)	<u>\$ 956,682</u>	<u>\$ 1,176,394</u>	<u>\$ 969,248</u>	<u>\$ 969,248</u>	<u>975,279</u>
Use of fund balance:					
Debt service reserve account balance (required)					(482,081)
Principal expense - November 1, 2025					(230,000)
Interest expense - November 1, 2025					(205,788)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 57,410</u>

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

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



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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
05/01/44			54,150.00	54,150.00	2,280,000.00
11/01/44	530,000.00	4.750%	54,150.00	584,150.00	1,750,000.00
05/01/45			41,562.50	41,562.50	1,750,000.00
11/01/45	555,000.00	4.750%	41,562.50	596,562.50	1,195,000.00
05/01/46			28,381.25	28,381.25	1,195,000.00
11/01/46	585,000.00	4.750%	28,381.25	613,381.25	610,000.00
05/01/47			14,487.50	14,487.50	610,000.00
11/01/47	610,000.00	4.750%	14,487.50	624,487.50	-
<b>Total</b>	<b>9,080,000.00</b>		<b>6,039,912.56</b>	<b>15,119,912.56</b>	

**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND BUDGET - SERIES 2017**  
**FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed
	Adopted Budget FY 2024	Actual Through 3/31/2024	Projected Through 9/30/2024	Total Actual & Projected	Budget FY 2025
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 852,513				\$ 852,513
Allowable discounts (4%)	(34,101)				(34,101)
Net assessment levy - on-roll	818,412	\$ 813,822	\$ 4,590	\$ 818,412	818,412
Interest	-	23	-	23	-
Total revenues	818,412	813,845	4,590	818,435	818,412
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal - 11/1	250,000	250,000	-	250,000	260,000
Interest - 11/1	273,375	273,375	-	273,375	268,844
Interest - 5/1	268,844	-	268,844	268,844	263,481
Tax collector	17,050	16,258	792	17,050	17,050
Total expenditures	809,269	539,633	269,636	809,269	809,375
Excess/(deficiency) of revenues over/(under) expenditures	9,143	274,212	(265,046)	9,166	9,037
Beginning fund balance (unaudited)	960,691	971,348	1,245,560	971,348	980,514
Ending fund balance (projected)	<u>\$ 969,834</u>	<u>\$ 1,245,560</u>	<u>\$ 980,514</u>	<u>\$ 980,514</u>	<u>989,551</u>
Use of fund balance:					
Debt service reserve account balance (required)					(403,163)
Principal expense - November 1, 2025					(270,000)
Interest expense - November 1, 2025					(263,481)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 52,907</u>

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

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

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
05/01/44			82,768.75	82,768.75	3,485,000.00
11/01/44	635,000.00	4.750%	82,768.75	717,768.75	2,850,000.00
05/01/45			67,687.50	67,687.50	2,850,000.00
11/01/45	665,000.00	4.750%	67,687.50	732,687.50	2,185,000.00
05/01/46			51,893.75	51,893.75	2,185,000.00
11/01/46	695,000.00	4.750%	51,893.75	746,893.75	1,490,000.00
05/01/47			35,387.50	35,387.50	1,490,000.00
11/01/47	730,000.00	4.750%	35,387.50	765,387.50	760,000.00
05/01/48			18,050.00	18,050.00	760,000.00
11/01/48	760,000.00	4.750%	18,050.00	778,050.00	-
<b>Total</b>	<b>11,610,000.00</b>		<b>8,089,956.29</b>	<b>19,699,956.29</b>	



**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2018  
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual Through 3/31/2024	Projected Through 9/30/2024	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 681,735				\$ 681,735
Allowable discounts (4%)	(27,269)				(27,269)
Net assessment levy - on-roll	654,466	\$ 650,794	\$ 3,672	\$ 654,466	654,466
Interest	-	19	-	19	-
Total revenues	654,466	650,813	3,672	654,485	654,466
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal - 11/1	175,000	175,000	-	175,000	185,000
Interest - 11/1	231,022	231,022	-	231,022	227,522
Interest - 5/1	227,522	-	227,522	227,522	223,822
Tax collector	13,635	13,001	634	13,635	13,635
Total expenditures	647,179	419,023	228,156	647,179	649,979
Excess/(deficiency) of revenues over/(under) expenditures	7,287	231,790	(224,484)	7,306	4,487
Beginning fund balance (unaudited)	746,085	754,607	986,397	754,607	761,913
Ending fund balance (projected)	<u>\$ 753,372</u>	<u>\$ 986,397</u>	<u>\$ 761,913</u>	<u>\$ 761,913</u>	<u>766,400</u>
Use of fund balance:					
Debt service reserve account balance (required)					(320,366)
Principal expense - November 1, 2025					(190,000)
Interest expense - November 1, 2025					(223,822)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 32,212</u>

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

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

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
05/01/44			82,640.63	82,640.63	3,225,000.00
11/01/44	475,000.00	5.125%	82,640.63	557,640.63	2,750,000.00
05/01/45			70,468.75	70,468.75	2,750,000.00
11/01/45	495,000.00	5.125%	70,468.75	565,468.75	2,255,000.00
05/01/46			57,784.38	57,784.38	2,255,000.00
11/01/46	520,000.00	5.125%	57,784.38	577,784.38	1,735,000.00
05/01/47			44,459.38	44,459.38	1,735,000.00
11/01/47	550,000.00	5.125%	44,459.38	594,459.38	1,185,000.00
05/01/48			30,365.63	30,365.63	1,185,000.00
11/01/48	580,000.00	5.125%	30,365.63	610,365.63	605,000.00
05/01/49			15,503.13	15,503.13	605,000.00
11/01/49	605,000.00	5.125%	15,503.13	620,503.13	-
<b>Total</b>	<b>9,120,000.00</b>		<b>7,251,103.36</b>	<b>16,371,103.36</b>	

**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND BUDGET - SERIES 2019**  
**FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed
	Adopted Budget FY 2024	Actual Through 3/31/2024	Projected Through 9/30/2024	Total Actual & Projected	Budget FY 2025
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 351,254				\$ 351,254
Allowable discounts (4%)	(14,050)				(14,050)
Net assessment levy - on-roll	337,204	\$ 336,312	\$ 892	\$ 337,204	337,204
Interest	-	10	-	10	-
Total revenues	337,204	336,322	892	337,214	337,204
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal - 11/1	115,000	115,000	-	115,000	120,000
Interest - 11/1	106,125	106,125	-	106,125	104,400
Interest - 5/1	104,400	-	104,400	104,400	102,600
Tax collector	7,025	7,699	-	7,699	7,025
Total expenditures	332,550	228,824	104,400	333,224	334,025
Excess/(deficiency) of revenues over/(under) expenditures	4,654	107,498	(103,508)	3,990	3,179
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfers out	-	(4)	-	(4)	-
Total other financing sources/(uses)	-	(4)	-	(4)	-
Fund balance:					
Net increase/(decrease) in fund balance	4,654	107,494	(103,508)	3,986	3,179
Beginning fund balance (unaudited)	399,515	403,901	511,395	403,901	407,887
Ending fund balance (projected)	\$ 404,169	\$ 511,395	\$ 407,887	\$ 407,887	411,066
Use of fund balance:					
Debt service reserve account balance (required)					(165,100)
Principal expense - November 1, 2025					(125,000)
Interest expense - November 1, 2025					(102,600)
Projected fund balance surplus/(deficit) as of September 30, 2025					\$ 18,366



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

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

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
05/01/44			39,400.00	39,400.00	1,970,000.00
11/01/44	250,000.00	4.000%	39,400.00	289,400.00	1,720,000.00
05/01/45			34,400.00	34,400.00	1,720,000.00
11/01/45	260,000.00	4.000%	34,400.00	294,400.00	1,460,000.00
05/01/46			29,200.00	29,200.00	1,460,000.00
11/01/46	270,000.00	4.000%	29,200.00	299,200.00	1,190,000.00
05/01/47			23,800.00	23,800.00	1,190,000.00
11/01/47	280,000.00	4.000%	23,800.00	303,800.00	910,000.00
05/01/48			18,200.00	18,200.00	910,000.00
11/01/48	290,000.00	4.000%	18,200.00	308,200.00	620,000.00
05/01/49			12,400.00	12,400.00	620,000.00
11/01/49	305,000.00	4.000%	12,400.00	317,400.00	315,000.00
05/01/50			6,300.00	6,300.00	315,000.00
11/01/50	315,000.00	4.000%	6,300.00	321,300.00	-
<b>Total</b>	<b>5,375,000.00</b>		<b>3,372,831.28</b>	<b>8,747,831.28</b>	

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

**On-Roll Assessments**

		Projected Fiscal Year 2024				Fiscal Year 2023 Total
Number of Units	Unit Type	O&M	Trash Collection	DS	Total	
<b><u>Village 1 (Series 2015)</u></b>						
61	TH	1,854.53	158.80	901.00	2,914.33	2,765.21
60	SF 40'	1,854.53	158.80	1,201.00	3,214.33	3,065.21
35	SF 45'	1,854.53	158.80	1,201.00	3,214.33	3,065.21
85	SF 50'	1,854.53	158.80	1,501.00	3,514.33	3,365.21
90	SF 55'	1,854.53	158.80	1,501.00	3,514.33	3,365.21
101	SF 65'	1,854.53	158.80	1,726.00	3,739.33	3,590.21
45	SF 75'	1,854.53	158.80	1,877.00	3,890.33	3,741.21
<b>477</b>						
<b><u>Village 4 (Series 2015A)</u></b>						
201	SF 45'	1,854.53	158.80	1,343.00	3,356.33	3,207.21
240	SF 52'	1,854.53	158.80	1,343.00	3,356.33	3,207.21
77	SF 62'	1,854.53	158.80	1,343.00	3,356.33	3,207.21
<b>518</b>						
<b><u>Village 2, Parcel 7 (Series 2016)</u></b>						
32	TH	1,854.53	158.80	901.00	2,914.33	2,765.21
58	SF 34'	1,854.53	158.80	1,021.00	3,034.33	2,885.21
29	SF 40'	1,854.53	158.80	1,201.00	3,214.33	3,065.21
114	SF 45'	1,854.53	158.80	1,201.00	3,214.33	3,065.21
68	SF 50'	1,854.53	158.80	1,501.00	3,514.33	3,365.21
107	SF 55'	1,854.53	158.80	1,501.00	3,514.33	3,365.21
93	SF 65'	1,854.53	158.80	1,726.00	3,739.33	3,590.21
<b>501</b>						
<b><u>NW Area Parcels D E and F (Series 2017)</u></b>						
43	SF 40'	1,854.53	158.80	1,319.00	3,332.33	3,183.21
25	SF 45'	1,854.53	158.80	1,319.00	3,332.33	3,183.21
23	SF 50'	1,854.53	158.80	1,649.00	3,662.33	3,513.21
24	SF 55'	1,854.53	158.80	1,649.00	3,662.33	3,513.21
208	SF 65'	1,854.53	158.80	1,897.00	3,910.33	3,761.21
141	SF 75'	1,854.53	158.80	2,062.00	4,075.33	3,926.21
<b>464</b>						
<b><u>NW Area Parcels A B and C (Series 2018)</u></b>						
56	SF 40'/45'	1,854.53	158.80	1,325.00	3,338.33	3,189.21
137	SF 55'	1,854.53	158.80	1,655.00	3,668.33	3,519.21
200	SF 65'	1,854.53	158.80	1,904.00	3,917.33	3,768.21
<b>393</b>						

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

<b>On-Roll Assessments</b>
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		Projected Fiscal Year 2024				Fiscal Year 2023 Total
		O&M	Trash Collection	DS	Total	
<u>Downtown</u>	Unit Type					
<u>Neighborhood (Series</u>						
<u>2019)</u>						
76	SF 34'	1,854.53	158.80	1,184.00	3,197.33	3,048.21
50	SF 40'	1,854.53	158.80	1,393.00	3,406.33	3,257.21
110	SF 50'	1,854.53	158.80	1,742.00	3,755.33	3,606.21
<b>236</b>						



**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
APRIL 30, 2024**

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
APRIL 30, 2024**

	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 2019	Total Governmental Funds
<b>ASSETS</b>											
Cash	\$ 3,786,097	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,786,097
Investments											
Revenue	-	768,277	702,069	695,077	842,403	438,513	346,297	-	-	-	3,792,636
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	246,997	247,524
Interest	-	-	-	-	-	227,522	-	-	-	-	227,522
Undeposited funds	237	-	-	-	-	-	-	-	-	-	237
Due from BW 54 Gunn West LLC	1,974	-	-	-	-	-	-	-	-	-	1,974
Due from FRMF-Odessa LLC	47,621	-	-	-	-	-	-	-	-	-	47,621
Due from Starkey Ranch Asset	18,303	-	-	-	-	-	-	-	-	-	18,303
Due from Homes by West Bay	-	-	-	-	39,851	-	-	-	-	-	39,851
Due from other	1,318	-	-	-	-	-	-	-	-	-	1,318
Due from general fund	-	1,743	1,754	1,729	2,158	1,726	889	-	-	-	9,999
Utility deposit	5,590	-	-	-	-	-	-	-	-	-	5,590
Total assets	<u>\$ 3,861,140</u>	<u>\$1,397,128</u>	<u>\$1,357,416</u>	<u>\$1,178,128</u>	<u>\$1,287,574</u>	<u>\$988,127</u>	<u>\$512,286</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ 246,997</u>	<u>\$10,829,323</u>
<b>LIABILITIES</b>											
Liabilities:											
Accounts payable	\$ 8,613	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,613
Credit card payable	284	-	-	-	-	-	-	-	-	-	284
Due to Developer	101,119	-	-	-	-	-	-	-	-	-	101,119
Due to other	28	-	-	-	-	-	-	-	-	-	28
Due to debt service fund 2015	1,743	-	-	-	-	-	-	-	-	-	1,743
Due to debt service fund 2015A	1,754	-	-	-	-	-	-	-	-	-	1,754
Due to debt service fund 2016	1,729	-	-	-	-	-	-	-	-	-	1,729
Due to debt service fund 2017	2,158	-	-	-	-	-	-	-	-	-	2,158
Due to debt service fund 2018	1,726	-	-	-	-	-	-	-	-	-	1,726
Due to debt service fund 2019	889	-	-	-	-	-	-	-	-	-	889
Contracts payable	-	-	-	-	-	-	-	-	-	693	693
Accrued taxes payable	184	-	-	-	-	-	-	-	-	-	184
Total liabilities	<u>120,227</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>693</u>	<u>120,920</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>											
Unearned revenue	957	-	-	-	-	-	-	-	-	-	957
Deferred receipts	121,806	-	-	-	39,851	-	-	-	-	-	161,657
Total deferred inflows of resources	<u>122,763</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>39,851</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>162,614</u>
<b>FUND BALANCES</b>											
Restricted for											
Debt service	-	1,397,128	1,357,416	1,178,128	1,247,723	988,127	512,286	-	-	-	6,680,808
Capital projects	-	-	-	-	-	-	-	441	86	246,304	246,831
Unassigned	3,618,150	-	-	-	-	-	-	-	-	-	3,618,150
Total fund balances	<u>3,618,150</u>	<u>1,397,128</u>	<u>1,357,416</u>	<u>1,178,128</u>	<u>1,247,723</u>	<u>988,127</u>	<u>512,286</u>	<u>441</u>	<u>86</u>	<u>246,304</u>	<u>10,545,789</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 3,861,140</u>	<u>\$1,397,128</u>	<u>\$1,357,416</u>	<u>\$1,178,128</u>	<u>\$1,287,574</u>	<u>\$988,127</u>	<u>\$512,286</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ 246,997</u>	<u>\$10,829,323</u>

**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**  
**STATEMENT OF REVENUES, EXENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDING APRIL 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 12,453	\$ 4,615,145	\$4,597,709	100%
Trash collection assessments	150	3,221	17,465	18%
Commercial shared costs	18,733	78,108	120,191	65%
Program revenue	746	8,726	14,000	62%
Interest	13,729	28,731	2,500	1149%
Specialty program revenue	-	-	6,000	0%
Miscellaneous	1,950	41,109	17,000	242%
Total revenues	47,761	4,775,040	4,774,865	100%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Supervisors	1,292	5,167	10,200	51%
Management	3,506	24,541	42,070	58%
Legal	1,619	8,213	30,000	27%
Engineering	550	19,625	20,000	98%
Assessment administration	833	5,833	10,000	58%
Audit	-	-	4,570	0%
Arbitrage rebate calculation	2,500	3,250	3,000	108%
Dissemination agent	1,083	7,583	13,000	58%
Trustee	5,388	35,019	35,000	100%
Telephone	21	146	250	58%
Postage	660	1,481	1,500	99%
Printing & binding	167	1,167	2,000	58%
Legal advertising	-	582	1,000	58%
Annual special district fee	-	175	175	100%
Insurance	-	6,690	6,800	98%
Other current charges	127	952	2,000	48%
Office supplies	-	385	750	51%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	-	200	0%
Property appraiser	-	-	687	0%
Tax collector	249	99,596	95,786	104%
Total professional & administrative	17,995	220,405	279,693	79%
<b>Field operations</b>				
Contract services				
Field services	2,360	16,523	28,325	58%
Landscape maintenance	137,607	819,237	1,760,000	47%
Landscape consulting	8,035	58,078	65,400	89%
Landscape arbor care	34,533	45,756	155,000	30%
Wetland maintenance	-	-	30,000	0%
Wetland mitigation reporting	9,950	34,440	4,500	765%
Lake maintenance	11,010	62,804	100,000	63%
Community trash hauling	28,790	201,696	375,000	54%
Off-duty traffic patrols	1,525	8,500	20,000	43%
Wildhog removal	1,850	7,735	16,000	48%
Repairs & maintenance				
Repairs - general	-	2,835	15,000	19%



**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**  
**STATEMENT OF REVENUES, EXENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDING APRIL 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
Operating supplies	3,204	15,137	13,000	116%
Plant replacement	3,223	206,629	70,000	295%
Mulch	107,739	140,573	200,000	70%
Playground mulch	-	-	18,000	0%
Sod	-	146,970	200,000	73%
Fertilizer/chemicals	23,970	86,216	30,000	287%
Irrigation repairs	13,493	84,748	30,000	282%
Irrigation monitoring	-	-	2,280	0%
Security/alarms/repair	-	-	1,500	0%
Road & sidewalk	-	43,564	40,000	109%
Common area signage	-	872	3,000	29%
Bridge & deck maintenance	134	30,734	60,000	51%
Utilities - common area				
Electric	1,146	7,288	14,500	50%
Streetlights	35,559	229,400	370,000	62%
Irrigation - reclaimed water	6,865	37,450	70,000	54%
Gas	78	524	450	116%
Recreation facilities				
Amenity management staff/contract	19,017	200,152	404,861	49%
Office operations	4,067	73,425	128,780	57%
Park A/C repairs & maintenance	1,510	2,689	5,000	54%
Pool operations	6,383	55,044	79,194	70%
Pool permits	985	985	-	N/A
Pest services	-	550	500	110%
Insurance	-	83,819	69,706	120%
Cable/internet/telephone	1,154	6,904	10,000	69%
Access cards	-	250	2,000	13%
Activities	5,226	27,119	30,000	90%
Specialty programming	-	5,183	6,000	86%
Recreational repairs	848	848	2,500	34%
Pool signage	-	-	1,000	0%
Holiday decorations	-	8,300	8,000	104%
Other				
Contingency	-	1,943	55,680	3%
Total field operations	470,261	2,754,920	4,495,176	61%
Total expenditures	488,256	2,975,325	4,774,869	62%
Net increase/(decrease) of fund balance	(440,495)	1,799,715	(4)	
Fund balance - beginning (unaudited)	4,058,645	1,818,435	2,030,713	
Fund balance - ending (projected)	<u>\$ 3,618,150</u>	<u>\$ 3,618,150</u>	<u>\$2,030,709</u>	

**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND SERIES 2015 BONDS**  
**STATEMENT OF REVENUES, EXENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDING APRIL 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 1,779	\$ 659,169	\$ 661,099	100%
Interest	5	33	50	66%
Total revenues	<u>1,784</u>	<u>659,202</u>	<u>661,149</u>	100%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	200,000	200,000	100%
Interest - 11/1	-	208,778	208,778	100%
Interest - 5/1	-	-	204,403	0%
Tax collector	36	13,167	13,773	96%
Total expenditures	<u>36</u>	<u>421,945</u>	<u>626,954</u>	67%
Excess/(deficiency) of revenues over/(under) expenditures	1,748	237,257	34,195	
Beginning fund balance (unaudited)	<u>1,395,380</u>	<u>1,159,871</u>	<u>1,151,276</u>	
Ending fund balance (projected)	<u>\$ 1,397,128</u>	<u>\$1,397,128</u>	<u>\$1,185,471</u>	

**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND SERIES 2015A BONDS**  
**STATEMENT OF REVENUES, EXENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDING APRIL 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 1,790	\$ 663,327	\$ 665,268	100%
Interest	5	32	-	N/A
Total revenues	<u>1,795</u>	<u>663,359</u>	<u>665,268</u>	100%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	190,000	190,000	100%
Interest - 11/1	-	229,131	229,131	100%
Interest - 5/1	-	-	224,025	0%
Tax collector	36	13,252	13,860	96%
Total expenditures	<u>36</u>	<u>432,383</u>	<u>657,016</u>	66%
Excess/(deficiency) of revenues over/(under) expenditures	1,759	230,976	8,252	
Beginning fund balance (unaudited)	<u>1,355,657</u>	<u>1,126,440</u>	<u>1,117,752</u>	
Ending fund balance (projected)	<u><u>\$1,357,416</u></u>	<u><u>\$1,357,416</u></u>	<u><u>\$1,126,004</u></u>	

**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND SERIES 2016 BONDS**  
**STATEMENT OF REVENUES, EXENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDING APRIL 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 1,764	\$ 653,753	\$ 655,667	100%
Interest	5	28	-	N/A
Total revenues	<u>1,769</u>	<u>653,781</u>	<u>655,667</u>	100%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	210,000	210,000	100%
Interest - 11/1	-	214,387	214,388	100%
Interest - 5/1	-	-	210,188	0%
Tax collector	35	13,061	13,660	96%
Total expenditures	<u>35</u>	<u>437,448</u>	<u>648,236</u>	67%
Excess/(deficiency) of revenues over/(under) expenditures	1,734	216,333	7,431	
Beginning fund balance (unaudited)	<u>1,176,394</u>	<u>961,795</u>	<u>949,251</u>	
Ending fund balance (projected)	<u><u>\$1,178,128</u></u>	<u><u>\$1,178,128</u></u>	<u><u>\$ 956,682</u></u>	



**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND SERIES 2017 BONDS**  
**STATEMENT OF REVENUES, EXENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDING APRIL 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 2,202	\$ 816,023	\$ 818,412	100%
Interest	5	29	-	N/A
Total revenues	<u>2,207</u>	<u>816,052</u>	<u>818,412</u>	100%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	250,000	250,000	100%
Interest - 11/1	-	273,375	273,375	100%
Interest - 5/1	-	-	268,844	0%
Tax collector	44	16,302	17,050	96%
Total expenditures	<u>44</u>	<u>539,677</u>	<u>809,269</u>	67%
Excess/(deficiency) of revenues over/(under) expenditures	2,163	276,375	9,143	
Beginning fund balance (unaudited)	<u>1,245,560</u>	<u>971,348</u>	<u>960,691</u>	
Ending fund balance (projected)	<u><u>\$1,247,723</u></u>	<u><u>\$1,247,723</u></u>	<u><u>\$ 969,834</u></u>	

**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND SERIES 2018 BONDS**  
**STATEMENT OF REVENUES, EXENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDING APRIL 30, 2024**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 1,761	\$ 652,555	\$ 654,466	100%
Interest	4	23	-	N/A
Total revenues	<u>1,765</u>	<u>652,578</u>	<u>654,466</u>	100%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	175,000	175,000	100%
Interest - 11/1	-	231,022	231,022	100%
Interest - 5/1	-	-	227,522	0%
Tax collector	35	13,036	13,635	96%
Total expenditures	<u>35</u>	<u>419,058</u>	<u>647,179</u>	65%
Excess/(deficiency) of revenues over/(under) expenditures	1,730	233,520	7,287	
Beginning fund balance (unaudited)	<u>986,397</u>	<u>754,607</u>	<u>746,085</u>	
Ending fund balance (projected)	<u><u>\$ 988,127</u></u>	<u><u>\$ 988,127</u></u>	<u><u>\$ 753,372</u></u>	

**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND SERIES 2019 BONDS**  
**STATEMENT OF REVENUES, EXENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDING APRIL 30, 2024**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 907	\$ 337,220	\$ 337,204	100%
Interest	2	12	-	N/A
Total revenues	<u>909</u>	<u>337,232</u>	<u>337,204</u>	100%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	115,000	115,000	100%
Interest - 11/1	-	106,125	106,125	100%
Interest - 5/1	-	-	104,400	0%
Tax collector	19	7,717	7,025	110%
Total expenditures	<u>19</u>	<u>228,842</u>	<u>332,550</u>	69%
Excess/(deficiency) of revenues over/(under) expenditures	890	108,390	4,654	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers out	1	(5)	-	N/A
Total other financing sources/(uses)	<u>1</u>	<u>(5)</u>	<u>-</u>	N/A
Fund balance:				
Net increase/(decrease) in fund balance	891	108,385	4,654	
Beginning fund balance (unaudited)	511,395	403,901	399,515	
Ending fund balance (projected)	<u>\$512,286</u>	<u>\$ 512,286</u>	<u>\$ 404,169</u>	

**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**CAPITAL PROJECTS FUND SERIES 2015A BONDS**  
**STATEMENT OF REVENUES, EXENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDING APRIL 30, 2024**

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



**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**CAPITAL PROJECTS FUND SERIES 2016 BONDS**  
**STATEMENT OF REVENUES, EXENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDING APRIL 30, 2024**

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

**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**CAPITAL PROJECTS FUND SERIES 2019 BONDS**  
**STATEMENT OF REVENUES, EXENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDING APRIL 30, 2024**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 1	\$ 8
Total revenues	<u>1</u>	<u>8</u>
<b>EXPENDITURES</b>		
Capital outlay - construction	<u>-</u>	<u>4,577</u>
Total expenditures	<u>-</u>	<u>4,577</u>
Excess/(deficiency) of revenues over/(under) expenditures	1	(4,569)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfers in	<u>1</u>	<u>5</u>
Total other financing sources/(uses)	<u>1</u>	<u>5</u>
Net change in fund balance	2	(4,564)
Beginning fund balance (unaudited)	<u>246,302</u>	<u>250,868</u>
Ending fund balance (projected)	<u><u>\$ 246,304</u></u>	<u><u>\$ 246,304</u></u>

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**TSR CDD**  
**Check Detail**  
**April 2024**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>0</b>	<b>04/03/2024</b>	<b>BRIGHT HOUSE NETWORKS</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-307.18</b>
Bill	1420332032424	04/02/2024		572.416 · Amenity Cable/Internet	-307.18	307.18
TOTAL					-307.18	307.18
<b>Bill Pmt -Check</b>	<b>0</b>	<b>04/03/2024</b>	<b>DUKE ENERGY</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-766.30</b>
Bill	8702 7991 040124	04/02/2024		531.301 · Electric	-34.92	34.92
Bill	8702 8059 040124	04/02/2024		531.301 · Electric	-30.79	30.79
Bill	8702 8471 040124	04/02/2024		531.301 · Electric	-30.79	30.79
Bill	8702 8554 040124	04/02/2024		531.301 · Electric	-30.79	30.79
Bill	8702 8629 040124	04/02/2024		531.301 · Electric	-30.79	30.79
Bill	8702 8702 040124	04/02/2024		531.301 · Electric	-30.79	30.79
Bill	8702 8786 040124	04/02/2024		531.301 · Electric	-30.79	30.79
Bill	8702 8869 040124	04/02/2024		531.301 · Electric	-30.79	30.79
Bill	8702 8942 040124	04/02/2024		531.301 · Electric	-54.00	54.00
Bill	8702 9430 040124	04/02/2024		531.301 · Electric	-30.79	30.79
Bill	8702 9696 040124	04/02/2024		531.301 · Electric	-30.79	30.79
Bill	8702 9836 040124	04/02/2024		531.301 · Electric	-30.79	30.79
Bill	8702 9951 040124	04/02/2024		531.301 · Electric	-30.79	30.79
Bill	8702 9109 040124	04/02/2024		531.301 · Electric	-30.79	30.79
Bill	8703 0061 040124	04/02/2024		531.301 · Electric	-30.79	30.79
Bill	8703 0178 040124	04/02/2024		531.301 · Electric	-30.79	30.79
Bill	8703 0269 040124	04/02/2024		531.307 · Street Lights	-30.79	30.79
Bill	8703 0326 040124	04/02/2024		531.301 · Electric	-30.79	30.79
Bill	8703 0566 040224	04/02/2024		531.301 · Electric	-30.79	30.79
Bill	8703 0722 040124	04/02/2024		531.301 · Electric	-30.79	30.79
Bill	8703 0805 040124	04/02/2024		531.301 · Electric	-30.79	30.79
Bill	8703 0847 040124	04/02/2024		531.301 · Electric	-30.79	30.79
Bill	8712 3156 040124	04/02/2024		531.301 · Electric	-30.79	30.79
Bill	8712 3320 040124	04/02/2024		531.301 · Electric	-30.79	30.79
TOTAL					-766.30	766.30
<b>Bill Pmt -Check</b>	<b>0</b>	<b>04/03/2024</b>	<b>FEDEX</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-19.62</b>
Bill	8-456-71380	04/02/2024		519.410 · Postage	-19.62	19.62
TOTAL					-19.62	19.62

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**TSR CDD**  
**Check Detail**  
**April 2024**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	0	04/03/2024	SUNTRUST BANK	101.002 · Suntrust #570803-O...		-1,501.53
				204.300 · Credit Card - SunTrust	-1,501.53	1,501.53
TOTAL					-1,501.53	1,501.53
Bill Pmt -Check	0	04/15/2024	BRIGHT HOUSE NETWORKS	101.002 · Suntrust #570803-O...		-189.98
Bill	1415019040524	04/10/2024		572.416 · Amenity Cable/Internet	-189.98	189.98
TOTAL					-189.98	189.98
Bill Pmt -Check	0	04/15/2024	COASTAL WASTE & RECYC...	101.002 · Suntrust #570803-O...		-28,789.94
Bill	SW0000568909	04/10/2024		534.000 · Garbage/Solid Waste...	-28,509.25	28,509.25
Bill	SW0000569040	04/10/2024		534.000 · Garbage/Solid Waste...	-280.69	280.69
TOTAL					-28,789.94	28,789.94
Bill Pmt -Check	0	04/15/2024	DEX IMAGING	101.002 · Suntrust #570803-O...		-215.02
Bill	AR11061842	04/10/2024		572.701 · Office Operations	-215.02	215.02
TOTAL					-215.02	215.02
Bill Pmt -Check	0	04/15/2024	DUKE ENERGY	101.002 · Suntrust #570803-O...		-24,819.83
Bill	2553 5978 040424	04/10/2024		531.307 · Street Lights	-923.38	923.38
Bill	5641 1687 040324	04/10/2024		531.307 · Street Lights	-468.79	468.79
Bill	8702 7826 040324	04/10/2024		531.307 · Street Lights	-1,859.28	1,859.28
Bill	8702 8140 040524	04/10/2024		531.307 · Street Lights	-12,977.57	12,977.57
Bill	8702 8223 040924	04/10/2024		572.711 · Pool Operations	-1,160.69	1,160.69
Bill	8702 8322 040324	04/10/2024		531.307 · Street Lights	-1,622.08	1,622.08
Bill	8702 8413 040524	04/10/2024		531.307 · Street Lights	-2,573.74	2,573.74
Bill	8702 9761 040824	04/10/2024		531.307 · Street Lights	-831.52	831.52
Bill	8703 0425 040324	04/10/2024		531.307 · Street Lights	-916.22	916.22
Bill	8703 0681 040824	04/10/2024		531.307 · Street Lights	-287.52	287.52
Bill	8712 3049 040324	04/10/2024		531.301 · Electric	-30.80	30.80
Bill	8712 3081 040324	04/10/2024		531.307 · Street Lights	-944.80	944.80
Bill	8712 3429 040924	04/10/2024		531.301 · Electric	-223.44	223.44
TOTAL					-24,819.83	24,819.83



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**TSR CDD**  
**Check Detail**  
**April 2024**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>0</b>	<b>04/15/2024</b>	<b>FEDEX</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-605.67</b>
Bill	8-464-22632	04/10/2024		519.410 · Postage	-605.67	605.67
TOTAL					-605.67	605.67
<b>Bill Pmt -Check</b>	<b>0</b>	<b>04/17/2024</b>	<b>BRIGHT HOUSE NETWORKS</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-164.98</b>
Bill	1414954040724	04/16/2024		572.416 · Amenity Cable/Internet	-164.98	164.98
TOTAL					-164.98	164.98
<b>Bill Pmt -Check</b>	<b>0</b>	<b>04/17/2024</b>	<b>CITY OF CLEARWATER</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-78.44</b>
Bill	4224446 041224	04/16/2024		532.306 · Propane Services - G...	-27.95	27.95
Bill	4304296 041224	04/16/2024		532.306 · Propane Services - G...	-50.49	50.49
TOTAL					-78.44	78.44
<b>Bill Pmt -Check</b>	<b>0</b>	<b>04/17/2024</b>	<b>DUKE ENERGY</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-10,773.87</b>
Bill	8702 7933 041524	04/16/2024		531.307 · Street Lights	-3,398.75	3,398.75
Bill	8702 9216 041024	04/16/2024		531.307 · Street Lights	-1,344.89	1,344.89
Bill	8702 9274 041224	04/16/2024		531.301 · Electric	-30.80	30.80
Bill	8702 9365 041524	04/16/2024		531.307 · Street Lights	-487.56	487.56
Bill	8702 9620 041224	04/16/2024		531.307 · Street Lights	-716.19	716.19
Bill	8703 0938 041524	04/16/2024		531.307 · Street Lights	-3,657.59	3,657.59
Bill	8712 3263 041224	04/16/2024		572.711 · Pool Operations	-1,138.09	1,138.09
TOTAL					-10,773.87	10,773.87
<b>Bill Pmt -Check</b>	<b>0</b>	<b>04/17/2024</b>	<b>FEDEX</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-9.13</b>
Bill	8-470-92387	04/16/2024		519.410 · Postage	-9.13	9.13
TOTAL					-9.13	9.13
<b>Check</b>	<b>0</b>	<b>04/23/2024</b>	<b>SUNTRUST BANK</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-3,551.48</b>
				204.300 · Credit Card - SunTrust	-3,551.48	3,551.48
TOTAL					-3,551.48	3,551.48

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**TSR CDD**  
**Check Detail**  
 April 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>0</b>	<b>04/24/2024</b>	<b>BRIGHT HOUSE NETWORKS</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-184.98</b>
Bill	1436734041724	04/23/2024		572.416 · Amenity Cable/Internet	-184.98	184.98
TOTAL					-184.98	184.98
<b>Bill Pmt -Check</b>	<b>0</b>	<b>04/24/2024</b>	<b>DUKE ENERGY</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-1,602.08</b>
Bill	8703 0516 041824	04/23/2024		531.307 · Street Lights	-1,602.08	1,602.08
TOTAL					-1,602.08	1,602.08
<b>Bill Pmt -Check</b>	<b>0</b>	<b>04/24/2024</b>	<b>FEDEX</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-25.82</b>
Bill	8-477-93810	04/23/2024		519.410 · Postage	-25.82	25.82
TOTAL					-25.82	25.82
<b>Bill Pmt -Check</b>	<b>0</b>	<b>04/24/2024</b>	<b>WELLS FARGO VENDOR FIN...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-399.83</b>
Bill	5029452492	04/23/2024		572.701 · Office Operations	-399.83	399.83
TOTAL					-399.83	399.83
<b>Bill Pmt -Check</b>	<b>11722</b>	<b>04/03/2024</b>	<b>BIG DOG LEO SERVICES LLC</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-150.00</b>
Bill	040124	04/02/2024		538.620 · Off Duty Traffic Patrols	-150.00	150.00
TOTAL					-150.00	150.00
<b>Bill Pmt -Check</b>	<b>11723</b>	<b>04/03/2024</b>	<b>EVERGLADES PINESTRAW</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-107,739.20</b>
Bill	4582	04/02/2024		538.607 · Landscape - Mulch	-107,739.20	107,739.20
TOTAL					-107,739.20	107,739.20
<b>Bill Pmt -Check</b>	<b>11724</b>	<b>04/03/2024</b>	<b>FAIRY DUST HOUSEKEEPERS</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-2,500.00</b>
Bill	INV00022	04/02/2024		572.701 · Office Operations	-500.00	500.00
Bill	INV00023	04/02/2024		572.701 · Office Operations	-2,000.00	2,000.00
TOTAL					-2,500.00	2,500.00

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**TSR CDD**  
**Check Detail**  
**April 2024**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>11725</b>	<b>04/03/2024</b>	<b>FLORIDA NATIVES NURSER...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-9,950.00</b>
Bill	19565	04/02/2024		538.616 · Wetland Mitigation re...	-9,950.00	9,950.00
TOTAL					-9,950.00	9,950.00
<b>Bill Pmt -Check</b>	<b>11726</b>	<b>04/03/2024</b>	<b>JESUS FIGUEROA</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-275.00</b>
Bill	032624	04/02/2024		538.620 · Off Duty Traffic Patrols	-275.00	275.00
TOTAL					-275.00	275.00
<b>Bill Pmt -Check</b>	<b>11727</b>	<b>04/03/2024</b>	<b>KOMPAN, INC</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-848.41</b>
Bill	SP134598-3	04/02/2024		572.414 · Amenity Repair & Ma...	-848.41	848.41
TOTAL					-848.41	848.41
<b>Bill Pmt -Check</b>	<b>11728</b>	<b>04/03/2024</b>	<b>KUTAK ROCK LLP</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-1,619.00</b>
Bill	3368682 20923-1	04/02/2024		514.007 · District Counsel	-1,619.00	1,619.00
TOTAL					-1,619.00	1,619.00
<b>Bill Pmt -Check</b>	<b>11729</b>	<b>04/03/2024</b>	<b>LANDSCAPE MAINTENANCE...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-147,712.68</b>
Bill	182151	04/02/2024		538.604 · Landscape Maintena...	-137,606.67	137,606.67
Bill	182977	04/02/2024		538.609 · Irrigation Repairs & ...	-136.64	136.64
Bill	183004	04/02/2024		538.611 · Fertilizer/Chemicals	-4,606.48	4,606.48
Bill	183007	04/02/2024		538.609 · Irrigation Repairs & ...	-314.39	314.39
Bill	183008	04/02/2024		538.609 · Irrigation Repairs & ...	-1,500.62	1,500.62
Bill	183009	04/02/2024		538.609 · Irrigation Repairs & ...	-507.44	507.44
Bill	183010	04/02/2024		538.609 · Irrigation Repairs & ...	-404.44	404.44
Bill	183020	04/02/2024		538.651 · Replace Plants, Shru...	-195.00	195.00
Bill	183021	04/02/2024		538.651 · Replace Plants, Shru...	-1,841.00	1,841.00
Bill	183025	04/02/2024		538.611 · Fertilizer/Chemicals	-600.00	600.00
TOTAL					-147,712.68	147,712.68

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**TSR CDD**  
**Check Detail**  
 April 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>11730</b>	<b>04/03/2024</b>	<b>SOLITUDE LAKE MANAGEM...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-10,760.33</b>
Bill	PSI051022	04/02/2024		538.700 · Lake Maintenance	-10,760.33	10,760.33
TOTAL					-10,760.33	10,760.33
<b>Bill Pmt -Check</b>	<b>11731</b>	<b>04/03/2024</b>	<b>SUNCOAST POOL SERVICE</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-1,775.00</b>
Bill	10155	04/02/2024		572.711 · Pool Operations	-930.00	930.00
Bill	10154	04/02/2024		572.711 · Pool Operations	-845.00	845.00
TOTAL					-1,775.00	1,775.00
<b>Bill Pmt -Check</b>	<b>11732</b>	<b>04/03/2024</b>	<b>SUNSCAPE CONSULTING</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-5,450.00</b>
Bill	12304	04/02/2024		538.606 · Landscape Consulting	-5,450.00	5,450.00
TOTAL					-5,450.00	5,450.00
<b>Bill Pmt -Check</b>	<b>11733</b>	<b>04/03/2024</b>	<b>WTS INTERNATIONAL, LLC.</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-5,776.53</b>
Bill	12391912	04/02/2024		538.121 · Amenity Management	-4,485.00	4,485.00
Bill	12392394	04/02/2024		538.121 · Amenity Management	-1,205.00	1,205.00
Bill	12394308	04/02/2024		538.121 · Amenity Management	-86.53	86.53
TOTAL					-5,776.53	5,776.53
<b>Check</b>	<b>11734</b>	<b>04/11/2024</b>	<b>TSR CDD</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-11,220.54</b>
				207.201 · Due to Debt Service ...	-11,220.54	11,220.54
TOTAL					-11,220.54	11,220.54
<b>Check</b>	<b>11735</b>	<b>04/11/2024</b>	<b>TSR CDD</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-11,291.30</b>
				207.202 · Due to Debt Service ...	-11,291.30	11,291.30
TOTAL					-11,291.30	11,291.30



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**TSR CDD**  
**Check Detail**  
**April 2024**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	11736	04/11/2024	TSR CDD	101.002 · Suntrust #570803-O...		-11,128.33
				207.203 · Due to debt service f...	-11,128.33	11,128.33
TOTAL					-11,128.33	11,128.33
Check	11737	04/11/2024	TSR CDD	101.002 · Suntrust #570803-O...		-13,890.55
				207.204 · Due to debt service f...	-13,890.55	13,890.55
TOTAL					-13,890.55	13,890.55
Check	11738	04/11/2024	TSR CDD	101.002 · Suntrust #570803-O...		-11,107.95
				207.205 · .Due to debt service f...	-11,107.95	11,107.95
TOTAL					-11,107.95	11,107.95
Check	11739	04/11/2024	TSR CDD	101.002 · Suntrust #570803-O...		-5,723.20
				207.206 · Due to Debt Service ...	-5,723.20	5,723.20
TOTAL					-5,723.20	5,723.20
Bill Pmt -Check	11740	04/15/2024	IMPERIAL DADE	101.002 · Suntrust #570803-O...		-1,123.56
Bill	16270253	04/10/2024		538.618 · Operating Supplies	-1,123.56	1,123.56
TOTAL					-1,123.56	1,123.56
Bill Pmt -Check	11741	04/15/2024	JESUS FIGUEROA	101.002 · Suntrust #570803-O...		-275.00
Bill	040424	04/10/2024		538.620 · Off Duty Traffic Patrols	-275.00	275.00
TOTAL					-275.00	275.00
Bill Pmt -Check	11742	04/15/2024	JIM LAROSE	101.002 · Suntrust #570803-O...		-550.00
Bill	030624	04/10/2024		538.620 · Off Duty Traffic Patrols	-275.00	275.00
Bill	032124	04/10/2024		538.620 · Off Duty Traffic Patrols	-275.00	275.00
TOTAL					-550.00	550.00

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**TSR CDD**  
**Check Detail**  
**April 2024**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>11743</b>	<b>04/15/2024</b>	<b>U.S. BANK</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-5,387.50</b>
Bill	7268319	04/10/2024		513.105 · Trustee Fees	-5,387.50	5,387.50
TOTAL					-5,387.50	5,387.50
<b>Bill Pmt -Check</b>	<b>11744</b>	<b>04/15/2024</b>	<b>WRATHELL, HUNT &amp; ASSOC...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-7,970.42</b>
Bill	2023-3107	04/10/2024		513.100 · District Management	-3,505.84	3,505.84
				513.310 · Assessment Roll Pre...	-833.33	833.33
				513.312 · Dissemination Agent	-1,083.33	1,083.33
				538.120 · Field Services	-2,360.42	2,360.42
				519.411 · Telephone	-20.83	20.83
				519.470 · Printing and Binding	-166.67	166.67
TOTAL					-7,970.42	7,970.42
<b>Bill Pmt -Check</b>	<b>11745</b>	<b>04/15/2024</b>	<b>WTS INTERNATIONAL, LLC.</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-13,240.34</b>
Bill	12395156	04/10/2024		538.121 · Amenity Management	-13,240.34	13,460.69
TOTAL					-13,240.34	13,460.69
<b>Check</b>	<b>11746</b>	<b>04/15/2024</b>	<b>TSR CDD</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-1,047.27</b>
				207.301 · Due to Capital Projec...	-1,047.27	1,047.27
TOTAL					-1,047.27	1,047.27
<b>Paycheck</b>	<b>11747</b>	<b>04/15/2024</b>	<b>David Deenihan</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-184.70</b>
				511.110 · Supervisor's Fees	-200.00	200.00
				511.110 · Supervisor's Fees	-12.40	12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				511.110 · Supervisor's Fees	-2.90	2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
TOTAL					-184.70	184.70

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**TSR CDD**  
**Check Detail**  
**April 2024**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Paycheck	11748	04/15/2024	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	11749	04/15/2024	Karen Anderson	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	11750	04/15/2024	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
Paycheck	11751	04/15/2024	Matthew Bruno	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

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**TSR CDD**  
**Check Detail**  
**April 2024**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
				215.000 · Accrued Taxes Paya...	2.90	-2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
TOTAL					-184.70	184.70
Paycheck	11752	04/15/2024	Raymond M Szelest	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	11753	04/17/2024	CATERED BY VESH	101.002 · Suntrust #570803-O...		-2,451.89
Bill	102391	04/16/2024		572.300 · Amenity Managemen...	-2,451.89	2,451.89
TOTAL					-2,451.89	2,451.89
Bill Pmt -Check	11754	04/17/2024	LANDSCAPE MAINTENANCE...	101.002 · Suntrust #570803-O...		-6,789.33
Bill	183239	04/16/2024		538.609 · Irrigation Repairs & ...	-135.77	135.77
Bill	183240	04/16/2024		538.609 · Irrigation Repairs & ...	-119.98	119.98
Bill	183241	04/16/2024		538.609 · Irrigation Repairs & ...	-564.82	564.82
Bill	183242	04/16/2024		538.609 · Irrigation Repairs & ...	-147.40	147.40
Bill	183243	04/16/2024		538.609 · Irrigation Repairs & ...	-437.06	437.06
Bill	183244	04/16/2024		538.609 · Irrigation Repairs & ...	-308.63	308.63
Bill	183245	04/16/2024		538.609 · Irrigation Repairs & ...	-92.02	92.02
Bill	183246	04/16/2024		538.609 · Irrigation Repairs & ...	-173.10	173.10
Bill	183247	04/16/2024		538.609 · Irrigation Repairs & ...	-111.91	111.91
Bill	183248	04/16/2024		538.609 · Irrigation Repairs & ...	-459.06	459.06
Bill	183249	04/16/2024		538.609 · Irrigation Repairs & ...	-323.16	323.16
Bill	183250	04/16/2024		538.609 · Irrigation Repairs & ...	-264.33	264.33
Bill	183251	04/16/2024		538.609 · Irrigation Repairs & ...	-115.88	115.88
Bill	183252	04/16/2024		538.609 · Irrigation Repairs & ...	-204.21	204.21
Bill	183257	04/16/2024		538.609 · Irrigation Repairs & ...	-764.28	764.28
Bill	183258	04/16/2024		538.609 · Irrigation Repairs & ...	-935.65	935.65
Bill	183259	04/16/2024		538.609 · Irrigation Repairs & ...	-106.74	106.74
Bill	183260	04/16/2024		538.609 · Irrigation Repairs & ...	-192.83	192.83



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**TSR CDD**  
**Check Detail**  
**April 2024**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	183261	04/16/2024		538.609 · Irrigation Repairs & ...	-346.14	346.14
Bill	183262	04/16/2024		538.609 · Irrigation Repairs & ...	-986.36	986.36
TOTAL					-6,789.33	6,789.33
<b>Bill Pmt -Check</b>	<b>11755</b>	<b>04/17/2024</b>	<b>LARRY SEKELY</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-150.00</b>
Bill	32024	04/16/2024		572.300 · Amenity Managemen...	-150.00	150.00
TOTAL					-150.00	150.00
<b>Bill Pmt -Check</b>	<b>11756</b>	<b>04/17/2024</b>	<b>PASCO COUNTY UTILITIES ...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-7,658.48</b>
Bill	20183525	04/16/2024		536.301 · Irrigation - Reclaimed...	-20.28	20.28
Bill	20183526	04/16/2024		536.301 · Irrigation - Reclaimed...	-347.88	347.88
Bill	20183527	04/16/2024		572.711 · Pool Operations	-54.43	54.43
Bill	20183528	04/16/2024		536.301 · Irrigation - Reclaimed...	-402.48	402.48
Bill	20183532	04/16/2024		536.301 · Irrigation - Reclaimed...	-375.96	375.96
Bill	20183534	04/16/2024		536.301 · Irrigation - Reclaimed...	-167.70	167.70
Bill	20183536	04/16/2024		536.301 · Irrigation - Reclaimed...	-94.38	94.38
Bill	20183538	04/16/2024		536.301 · Irrigation - Reclaimed...	-152.10	152.10
Bill	20183539	04/16/2024		536.301 · Irrigation - Reclaimed...	-85.02	85.02
Bill	20183637	04/16/2024		536.301 · Irrigation - Reclaimed...	-599.82	599.82
Bill	20183638	04/16/2024		536.301 · Irrigation - Reclaimed...	-454.74	454.74
Bill	20183700	04/16/2024		536.301 · Irrigation - Reclaimed...	-216.06	216.06
Bill	20183701	04/16/2024		536.301 · Irrigation - Reclaimed...	-143.52	143.52
Bill	20183702	04/16/2024		572.711 · Pool Operations	-10.44	10.44
Bill	20183708	04/16/2024		572.711 · Pool Operations	-265.14	265.14
Bill	20183755	04/16/2024		536.301 · Irrigation - Reclaimed...	-44.46	44.46
Bill	20183761	04/16/2024		536.301 · Irrigation - Reclaimed...	-51.48	51.48
Bill	20183872	04/16/2024		572.711 · Pool Operations	-276.03	276.03
Bill	20183894	04/16/2024		572.711 · Pool Operations	-305.14	305.14
Bill	20183895	04/16/2024		536.301 · Irrigation - Reclaimed...	-315.12	315.12
Bill	20183900	04/16/2024		536.301 · Irrigation - Reclaimed...	-515.58	515.58
Bill	20183902	04/16/2024		536.301 · Irrigation - Reclaimed...	-521.04	521.04
Bill	20183904	04/16/2024		536.301 · Irrigation - Reclaimed...	-102.18	102.18
Bill	20183905	04/16/2024		536.301 · Irrigation - Reclaimed...	-596.70	596.70
Bill	20183975	04/16/2024		536.301 · Irrigation - Reclaimed...	-85.02	85.02
Bill	20184317	04/16/2024		536.301 · Irrigation - Reclaimed...	-180.96	180.96
Bill	20184318	04/16/2024		536.301 · Irrigation - Reclaimed...	-436.80	436.80
Bill	20184616	04/16/2024		536.301 · Irrigation - Reclaimed...	-48.36	48.36
Bill	20184863	04/16/2024		536.301 · Irrigation - Reclaimed...	-11.70	11.70
Bill	20185603	04/16/2024		536.301 · Irrigation - Reclaimed...	-315.32	315.32
				572.711 · Pool Operations	-84.34	84.34
Bill	20185626	04/16/2024		536.301 · Irrigation - Reclaimed...	-115.44	115.44
Bill	20185627	04/16/2024		536.301 · Irrigation - Reclaimed...	-74.10	74.10
Bill	20185631	04/16/2024		536.301 · Irrigation - Reclaimed...	-118.56	118.56

**TSR CDD**  
**Check Detail**  
**April 2024**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	20186204	04/16/2024		536.301 · Irrigation - Reclaimed...	-1.56	1.56
Bill	20186205	04/16/2024		536.301 · Irrigation - Reclaimed...	-3.12	3.12
Bill	20186206	04/16/2024		536.301 · Irrigation - Reclaimed...	-3.90	3.90
Bill	20186207	04/16/2024		536.301 · Irrigation - Reclaimed...	-1.56	1.56
Bill	20186221	04/16/2024		536.301 · Irrigation - Reclaimed...	-17.94	17.94
Bill	20186222	04/16/2024		536.301 · Irrigation - Reclaimed...	-35.10	35.10
Bill	20186223	04/16/2024		536.301 · Irrigation - Reclaimed...	-3.12	3.12
Bill	20186224	04/16/2024		536.301 · Irrigation - Reclaimed...	-3.90	3.90
TOTAL					-7,658.48	7,658.48
<b>Bill Pmt -Check</b>	<b>11757</b>	<b>04/17/2024</b>	<b>WTS INTERNATIONAL, LLC.</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-4,124.55</b>
Bill	12395353	04/16/2024		572.711 · Pool Operations	-259.08	259.08
				572.701 · Office Operations	-929.01	929.01
				538.651 · Replace Plants, Shru...	-1,187.30	1,187.30
				572.312 · Park A/C R&M	-860.00	860.00
				572.300 · Amenity Managemen...	-889.16	889.16
TOTAL					-4,124.55	4,124.55
<b>Bill Pmt -Check</b>	<b>11758</b>	<b>04/24/2024</b>	<b>DUKE ENERGY</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-38.25</b>
Bill	8900 8532 040324	04/23/2024		531.301 · Electric	-38.25	38.25
TOTAL					-38.25	38.25
<b>Bill Pmt -Check</b>	<b>11759</b>	<b>04/24/2024</b>	<b>JOHNSON ENGINEERING, IN...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-550.00</b>
Bill	20236027-000 13	04/23/2024		519.320 · Engineering	-550.00	550.00
TOTAL					-550.00	550.00
<b>Bill Pmt -Check</b>	<b>11760</b>	<b>04/24/2024</b>	<b>LANDSCAPE MAINTENANCE...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-5,140.51</b>
Bill	183280	04/23/2024		538.320 · Landscape Arbor Care	-300.00	300.00
Bill	183282	04/23/2024		538.320 · Landscape Arbor Care	-1,000.00	1,000.00
Bill	183341	04/23/2024		538.609 · Irrigation Repairs & ...	-150.35	150.35
Bill	183342	04/23/2024		538.609 · Irrigation Repairs & ...	-26.81	26.81
Bill	183343	04/23/2024		538.609 · Irrigation Repairs & ...	-20.32	20.32
Bill	183344	04/23/2024		538.609 · Irrigation Repairs & ...	-21.53	21.53
Bill	183345	04/23/2024		538.609 · Irrigation Repairs & ...	-49.53	49.53
Bill	183346	04/23/2024		538.609 · Irrigation Repairs & ...	-1.76	1.76
Bill	183347	04/23/2024		538.609 · Irrigation Repairs & ...	-17.90	17.90
Bill	183348	04/23/2024		538.609 · Irrigation Repairs & ...	-16.80	16.80
Bill	183349	04/23/2024		538.609 · Irrigation Repairs & ...	-467.21	467.21

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**TSR CDD**  
**Check Detail**  
**April 2024**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	183351	04/23/2024		538.609 · Irrigation Repairs & ...	-338.22	338.22
Bill	183352	04/23/2024		538.609 · Irrigation Repairs & ...	-424.05	424.05
Bill	183353	04/23/2024		538.609 · Irrigation Repairs & ...	-446.02	446.02
Bill	183354	04/23/2024		538.609 · Irrigation Repairs & ...	-989.79	989.79
Bill	183355	04/23/2024		538.609 · Irrigation Repairs & ...	-123.16	123.16
Bill	183356	04/23/2024		538.609 · Irrigation Repairs & ...	-747.06	747.06
TOTAL					-5,140.51	5,140.51
<b>Bill Pmt -Check</b>	<b>11761</b>	<b>04/24/2024</b>	<b>SUNSCAPE CONSULTING</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-2,584.85</b>
Bill	12449	04/23/2024		538.606 · Landscape Consulting	-2,584.85	2,584.85
TOTAL					-2,584.85	2,584.85
<b>Bill Pmt -Check</b>	<b>11762</b>	<b>04/24/2024</b>	<b>THE DAVEY TREE EXPERT C...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-51,997.00</b>
Bill	918321453	04/23/2024		538.611 · Fertilizer/Chemicals	-300.00	300.00
Bill	918329268	04/23/2024		538.611 · Fertilizer/Chemicals	-12,954.00	12,954.00
Bill	918335610	04/23/2024		538.611 · Fertilizer/Chemicals	-5,510.00	5,510.00
Bill	918362231	04/23/2024		538.320 · Landscape Arbor Care	-33,233.00	33,233.00
TOTAL					-51,997.00	51,997.00
<b>Liability Check</b>	<b>11763</b>	<b>04/24/2024</b>	<b>UNITED STATES TREASURY</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-336.60</b>
				215.000 · Accrued Taxes Paya...	-31.90	31.90
				215.000 · Accrued Taxes Paya...	-31.90	31.90
				215.000 · Accrued Taxes Paya...	-136.40	136.40
				215.000 · Accrued Taxes Paya...	-136.40	136.40
TOTAL					-336.60	336.60

# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **MINUTES**

**DRAFT**

**MINUTES OF MEETING  
TSR  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the TSR Community Development District held a Regular Meeting on May 8, 2024, at 6:00 p.m., at the Welcome Center, 2500 Heart Pine Avenue, Odessa Florida 33556.

**Present were:**

Mary Comella	Chair
Frank Stalzer	Vice Chair
David Deenihan	Assistant Secretary
Karen Anderson	Assistant Secretary
Matt Bruno	Assistant Secretary

**Also present:**

Chuck Adams	District Manager
Alyssa Willson (via telephone)	District Counsel
Barry Mazzoni	Operations Manager
Mark Yahn (via telephone)	SunScape Consulting, Inc., (SCI)
Peter Soety (via telephone)	SunScape Consulting, Inc., (SCI)
Rene Hlebak	WTS Starkey Ranch Lifestyle Director
Bill Levin	Landscape Maintenance Professionals (LMP)
Sam Martel	Landscape Maintenance Professionals (LMP)
Linda Deenihan	Resident
Leslie Schutter	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.

The Pledge of Allegiance was recited.

All Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Public Comments (agenda items) [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.*



Ms. Comella explained the protocols for public comments.

Resident Linda Deenihan posed questions and Staff responded, as follows:

➤ Regarding a request to reduce the speed limit on Night Star Trail to 25 miles per hour (mph), Mr. Mazzoni stated that the County Engineer is researching this and another request to increase the speed limit on Rangeland Boulevard. He informed the County Engineer about the number of accidents that have occurred on Rangeland Boulevard.

➤ Regarding a Facebook post stating that the CDD is responsible for maintaining the ponds, Mr. Mazzoni stated that the CDD manages the ponds, except the Hammond and Huckleberry ponds. The conditions are most effective when there is good water flow, which, at this time, is not the case due to low water levels. The ponds are inspected weekly and treated as needed. Residents should email issues directly to him. He is preparing a CDD contact information sheet for the lifestyle team to distribute, which is on the starkeyranch.com website.

➤ Regarding who approves removal of alligators from the property, Mr. Mazzoni stated that residents should report nuisance alligator sightings to the State; the trapper must deem it a nuisance gator for it to be removed.

### **THIRD ORDER OF BUSINESS**

#### **Discussion: Rangeland West Blvd**

#### **A. Consideration of Landscape Maintenance Professionals, Inc., Addendum 4 to Landscape Maintenance Services Agreement**

Mr. Bill Levin, of LMP, presented Addendum 4 to the Landscape Maintenance Services Agreement for Rangeland West and the Pricing Methodology. He compared the maintenance requirements and cost between the various types of grass.

Discussion ensued regarding a calculation error in the proposal.

Mr. Yahn explained that the contractor's production rates for this extension of service should match the figures in the Request for Proposals (RFP).

This item was deferred, while LMP corrects the Addendum.

#### **B. 2024 Irrigation Evaluation**

71 Mr. Mazzone stated that LMP received the last seven readings.

72 Mr. Sam Martel, of LMP, highlighted key information in the 2024 Irrigation Evaluation,  
73 as follows:

74 ➤ The County is not providing pressure because the CDD used up all its time, which is why  
75 the CDD is unable to operate the rotor zones.

76 ➤ There is not enough consistent pressure to operate the spray heads either or for  
77 homeowners to run their systems.

78 ➤ They are tracking the pressure daily while the Pasco County Lead Plant Manager Brett  
79 Vorhees finds a solution to the problem.

80 Discussion ensued regarding the condition of the new plantings on Rangeland West;  
81 hand watering hot spots with water tanks, which will not be successful if drought conditions  
82 persist; recommendations to hire a water truck for the month; the \$15,943 cost for a four-week  
83 period and applying granular Hydretain Root Zone Moisture Manager for a trial period.

84 The requirements, cost and timeline to install eight wells, were discussed.

85 Mr. Yahn stated that the consumptive use permit is based on acreage and has an  
86 expiration date; the CDD will still need a County permit to connect to the aquifer. He thinks the  
87 severely damaged zoysia might recover if it is watered soon. It will be more efficient hiring a  
88 2,000-gallon larger truck with a sprayer; the cost, including the operator, is about \$16,000 per  
89 month but it would save millions of dollars in sod. A wet summer is predicted.

90 Mr. Mazzone reviewed the steps taken and proceeding with Mr. Martel's  
91 recommendation to add a pressure gauge on the other side of the property, which will help  
92 provide more data to the County. He noted that he observed two Pasco County Utility  
93 Representatives walking the property today.

94 Due to the lack of water, Mr. Yahn thinks there should be some arrangement with LMP  
95 to credit all or part of the \$13,200 in irrigation inspection costs to offset the water truck cost for  
96 one month. If approved, the truck will be available this Friday and it will take seven days to  
97 obtain the permit.

98 Discussion ensued regarding the frequency of filling the truck and cost of water.

Mr. Martel asked for the CDD's tax exempt ID and federal tax ID, which are needed for the paperwork to install the meter.

**On MOTION by Mr. Stalzer and seconded by Ms. Comella, with all in favor, securing a water truck with LMP, in a not-to-exceed amount of \$15,946.64, plus a \$1,500 deposit for the Hydrometer and a \$160 installation fee, were approved.**

#### **FOURTH ORDER OF BUSINESS**

**Discussion: Reuse Water Schedule from Pasco County**

This item was not addressed.

#### **FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-05, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Mr. Adams presented Resolution 2024-05. He reviewed the proposed Fiscal Year 2025 budget and noted that a budget workshop will be scheduled for June 12, 2024 at 4:00 p.m., prior to the 6:00 p.m., regular meeting.

Discussion ensued regarding budget timelines to ensure utilizing the services of the Tax Collector and Property Appraiser, anticipating an 8% assessment increase, possibly using surplus funds to offset the anticipated increase, upcoming projects and ensuring unassigned surplus funds are set aside in case the Welcome Center is for sale.

**On MOTION by Ms. Anderson and seconded by Mr. Stalzer, with all in favor, Resolution 2024-05, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 14, 2024, at 6:00 p.m., at the Welcome Center, 2500 Heart Pine Avenue, Odessa Florida 33556; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date**

**On MOTION by Mr. Deenihan and seconded by Mr. Bruno, with all in favor, Resolution 2024-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date, was adopted.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of Fence/Wall Request at 13044 Wildgrass Trail**

After inspecting, Ms. Comella expressed her opinion that this is not a CDD matter.

Mr. Mazzoni and Mr. Stalzer inspected the area and reported their finding, as follows:

➤ Mr. Mazzoni pointed out in the photographs behind Item 11E that there is now a significant amount of landscaping buffering the residence, compared to when it was built. He thinks this is an MPOA matter and that the homeowner should seek a variance from the MPOA to add additional fencing on their property, since a wall was never intended for that area. He does not think this was a safety issue. Ms. Comella agreed with Mr. Mazzoni's comments.

➤ Mr. Stalzer believes that, if a 70' wall is installed on the property line, it would look like a closet and block his residence. He agreed with Mr. Mazzoni that the residence is set back enough from SR-54.

Discussion ensued regarding whether to install the same type of fencing that provides privacy and helps with road noise and safety, for uniformity, or exchange the current foliage with foliage that does not need to be cut down to avoid privacy issues, since the sidewalk is being moved.

**On MOTION by Mr. Deenihan and seconded by Mr. Stalzer, with all in favor, rejecting the request for a fence/wall at 13044 Wildgrass Trail and not building anything between the residence and SR-54, was approved.**

**EIGHTH ORDER OF BUSINESS****Acceptance of Unaudited Financial Reports  
as of March 31, 2024**

Mr. Adams stated that the "Interest" earnings amount will show an increase on the next Report, since transferring \$2.5 million to the ICS investment account; he expects that will cover the cost of the water truck.

Discussion ensued regarding the ability to collect unpaid property taxes via tax lien certificates, the Sunshine Law, advising Board Members not to post or respond to social media posts and coding and processing LMP invoices for payment only until full service is provided.

The financials were accepted.

**NINTH ORDER OF BUSINESS****Approval of April 10, 2024 Regular Meeting  
Minutes**

The following changes were made:

Line 240: Change "Bruno" to "Schumacher"

Line 289: Change "May 8, 2024" to "June 12, 2024"

**On MOTION by Mr. Stalzer and seconded by Mr. Deenihan, with all in favor,  
the April 10, 2024 Regular Meeting Minutes, as amended, were approved.**

**TENTH ORDER OF BUSINESS****Action & Completed Items**

Items 3, 4, 6, 7, 8 and 9 were completed.

Regarding a prior action item, Ms. Comella asked about the parents' response to the Board denying the request to reimburse costs associated with the child's injuries. Mr. Adams paraphrased the parent's response as: "We will have to review all of our options and you may hear back from us." That response was emailed about 60-days ago.

Item 13: Change "05.08.24" to "06.12.24"

**ELEVENTH ORDER OF BUSINESS****Staff Reports**



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

Mr. Adams distributed and presented the Internal Revenue Service (IRS) Information Document Request Form 4564, served on the CDD. He noted the following:

- This is a random audit of the CDD Debt Service Fund Series 2018 Construction Fund activities, Special Assessment Revenue bonds.
- The form was initially sent to the wrong District Management firm.
- The audit should be handled straight forward and to the letter of the law, ensuring the CDD meets all the IRS obligations and requests but does not overshare information.
- In light of the original Bond Counsel points of contact retiring, he recommended engaging Kutak Rock's Tax Attorney Specialists.
- He interviewed Kutak Rock Tax Counsel and executed a Power of Attorney to include Counsel's names as representatives of the CDD.

Ms. Willson provided background about Kutak Rock's Tax Counsel Matthias Edrich and David Lu. She noted that her history with the CDD will enable her to point them to relevant documents instead of turning all the files over to them for review; this will be more efficient than engaging another firm. As the Audit was initially sent to the incorrect District Management company, Mr. Adams' office obtained an initial extension; the current deadline is 12 days from now.

**On MOTION by Ms. Comella and seconded by Ms. Anderson, with all in favor, engagement of Kutak Rock Tax Counsel to represent the CDD before the IRS regarding the audit of the CDD Series 2018 Special Assessment Revenue Bonds, was approved.**

Ms. Willson stated that Tax Counsel will submit a response to the IRS and provide ongoing updates; she expects the process to span six months to a year before the Audit is closed.

Regarding use of scooters, Ms. Willson stated that standup scooters must comply with the speed limit and not to exceed 25 mph, which is under the same law that applies to bicycles

and e-bikes. The State law changed in 2023 whereby, those under the age of 16 can use the scooter as long as they wear a helmet. There is no County ordinance about this matter.

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

There was no report.

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

- **NEXT MEETING DATE: June 12, 2024 at 6:00 PM**

The next meeting will be on June 12, 2024 at 6:00 p.m., and will be preceded with a budget workshop at 4:00 p.m.

- **QUORUM CHECK**

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

Ms. Hlebak presented the Monthly Summary Report.

Asked if she is inundated with calls to remove alligators, Ms. Helbak stated that she typically receives a few from the same persons that are posting on social media; she reviewed the protocol for responding to alligator sightings; alligators can only be removed if deemed aggressive.

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

Mr. Mazzoni presented the Monthly Field Operations Report. He thanked everyone involved in getting the Homestead Pool deck repair projects completed. The invoice matches the amount the Board approved earlier; the Board approved him processing the invoice.

Mr. Mazzoni provided updates regarding LMP and constructing the landscape maintenance yard. He will work with LMP on the scope of improvements and a project timeline for the next meeting, along with the recommendation on whether to proceed with the project in July.

Mr. Mazzoni stated that Mr. Yahn and Mr. Soety are reviewing proposals from SOLitude and LMP, which will be emailed to the Board prior to the budget workshop.

Ms. Comella asked Mr. Mazzoni to increase the “sidewalk repairs” budget line item in the proposal Fiscal Year 2025 budget.

**TWELFTH ORDER OF BUSINESS**

**Supervisors’ Requests**

267 There were no Supervisors' requests.

268

269 **THIRTEENTH ORDER OF BUSINESS**

**Public Comments (non-agenda items) [3  
minutes per person]**

270

271

272 Resident Leslie Schutter showed a photograph of landscaping in an area adjacent to his  
273 residence and noted his discussions with the County in which he was advised that the  
274 Developer's original landscaping plans included four trees, which are missing. Mr. Mazzoni  
275 stated that the area appears to be unirrigated Bahia sod; whether to make those improvements  
276 would be the Board's decision. Mr. Mazzoni will review the County plans, noting there is no  
277 irrigation in that area and stated that he will include this on the next agenda.

278 The resident from 13044 Wildgrass Trail thanked the Board for doing exactly what it said  
279 it would, although he disagreed with the decision.

280

281 **FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

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283 **On MOTION by Mr. Stalzer and seconded by Ms. Anderson, with all in favor,**  
284 **the meeting adjourned at 7:55 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair

# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **ACTION & COMPLETED ITEMS**



**TSR CDD**  
**ACTION & COMPLETED ITEMS LIST**  
**05.08.24 for 06.12.24 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	06.14.23	<b>ACTION</b>	Mr. Adams/Mr. Mazzoni: Send wetland monitoring schedule to the Esplanade Board.	X			
2	11.08.23	<b>ACTION</b>	District Engineer/Mr. Adams: Present Roadway Turnover Reconciliation Report once finalized w/ County and present erosion repair proposals at nxt mtg. 02.14.24 Check on status with District Engineer.	X			
3	04.10.24	<b>ACTION</b>	Mr. Mazzoni: Follow up with District Engineer on ability to reduce speed limit on Night Star Trail.		X		
4	04.10.24	<b>ACTION</b>	Mr. Mazzoni: Utilize Ms. Anderson's knowledge when negotiating with Taylor Morrison on the turnover of Stancil Park.	X			
5	04.10.24	<b>BOTH</b>	Mr. Mazzoni/Ms. Willson: Prepare draft Use Agmt and contract addendum with LMP.			X After 05.08.24 Mtg	
6	04.10.24	<b>BOTH</b>	Mr. Mazzoni: Wrk with LMP to define maintenance yard. <b>05.08.24</b> Prepare project timeline and recommendation on whether to proceed with the project in July.		X		
7	04.10.24	<b>ACTION</b>	Mr. Adams: Schedule & advertise Budget Wkshp 06.12.24 at 4:00 p.m.	X		X After 05.08.24 Mtg	
8	05.08.24	<b>ACTION</b>	Mr. Mazzoni/Ms. Hlebak: Mr. Mazzoni prepare contact information sheet for the lifestyle team to distribute to residents.	X			
9	05.08.24	<b>BOTH</b>	LMP: Present corrected Addendum 4 for Rangeland West Boulevard.		X		
10	05.08.24	<b>ACTION</b>	Mr. Mazzoni: Provide Mr. Martel with the CDD's tax exempt ID and federal tax ID need to install the water meter.			X After 05.08.24 Mtg	
11	05.08.24	<b>ACTION</b>	Mr. Mazzoni: Increase the "sidewalk repair's" Fiscal Year 2025 budget line item.			X After 05.08.24 Mtg	
12	05.08.24	<b>ACTION</b>	Mr. Mazzoni: Upon Mr. Yahn and Mr. Soety's review, LMP proposals to the Board prior to the budget workshop.			X After 05.08.24 Mtg	
13	05.08.24	<b>BOTH</b>	Mr. Mazzoni: Review County plans to confirm if the Developer's original plans included installing four trees on Mr. Schutter's property.			X After 05.08.24 Mtg	

**TSR CDD**  
**ACTION & COMPLETED ITEMS LIST**  
**05.08.24 for 06.12.24 MEETING**

#	MTG DATE ADDED	ACTION/ AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY DONE BEFORE NXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
1	04.12.23	<b>ACTION</b>	Ms. Willson: Address school crosswalk individually.			X	01.10.24
2	09.13.23	<b>ACTION</b>	Mr. Mazzoni/Mr. Szelest: Mediate/settle outstanding West Bay Homes (WBH) items. 10.11.23 Staff/Ms. Willson: Finalize WBH Settlement Agrmt. 11.08.23 Ms. Willson: Send Letter Agrmt for WBH Parcels B1 & B2.			X	01.10.24
3	11.08.23	<b>ACTION</b>	Mr. Adams: Schedule Landscape Wksp for 01.10.24 at 4:00 p.m.			X	01.10.24
4	11.08.23	<b>ACTION</b>	District Engineer: Review Uniform Traffic Code, discussions w/ County reducing Night Star Tr speed limit; will be conveyed to County in future.			X	01.10.24
5	11.08.23	<b>ACTION</b>	Mr. Deenihan/Mr. Adams: Email documents regarding speed limit sign to Mr. Adams to distribute to Board & Staff.			X	01.10.24
6	11.08.23	<b>ACTION</b>	Ms. Willson: Send Notice of Intent to Award for audit to Mr. Adams.			X	01.10.24
7	11.08.23	<b>ACTION</b>	Ms. Hlebak: E-blast info re scheduling mtgs/events at Welcome Center.			X	01.10.24
8	11.08.23	<b>ACTION</b>	Mr. Mazzoni: Email the letters sent to homeowners re repairing damaged CDD property to the Board.			X	01.10.24
9	11.08.23	<b>ACTION</b>	Ms. Willson: Work w Staff - insert concise language in future letters to homeowners about incurring costs/reimbursing CDD for damaging CDD property.			X	01.10.24
10	11.08.23	<b>ACTION</b>	Mr. Adams: Email Lee County Fertilizer Ordinance to the Board.			X	01.10.24
11	09.13.23	<b>ACTION</b>	Mr. Adams: Inspect certain wetland pond area after meeting to determine if it requires services from the aquatic or landscaper teams.			X	02.14.24
12	11.08.23	<b>ACTION</b>	Mr. Szelest: Email his Auditor Evaluation Ranking form to Mr. Adams.			X	02.14.24
13	11.08.23	<b>ACTION</b>	All Staff: Distribute all December reports to the Board.			X	02.14.24
14	01.10.24	<b>ACTION</b>	Mr. Adams: Email CDD's Public Comments & Decorum Policies to BOS.			X	02.14.24
15	01.10.24	<b>ACTION</b>	Mr. Mazzoni: Tell LMP to address overgrown plantings in the crosswalks.			X	02.14.24
16	10.11.23	<b>ACTION</b>	Mr. Adams: Ask Controller why the \$53,000 in the Audit was not written off as liability. 11.08.23 Mr. Adams: Follow up with Controller.			X	03.13.24
17	02.14.24	<b>ACTION</b>	Mr. Mazzoni: Ask if Developer would install 100' fence on State Road 54, in front of Mr. Medley's residence and report finding at the nxt mtg.			X	03.13.24
18	02.14.24	<b>ACTION</b>	Mr. Mazzoni: Review Mr. Striker's list of concerns about Stancil Park.			X	03.13.24
19	02.14.24	<b>ACTION</b>	Mr. Mazzoni: Contact Mr. Szelest for onsite meeting with Davey Tree.			X	03.13.24

**TSR CDD**  
**ACTION & COMPLETED ITEMS LIST**  
**05.08.24 for 06.12.24 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
20	10.11.23	<b>ACTION</b>	Mr. Mazzoni: Obtain proposals for hydro seed for the nxt mtg.			X	04.10.24
21	01.10.24	<b>ACTION</b>	Ms. Willson/Mr. Adams: Staff to take all actions necessary to proceed with collections, which includes demand letters from the Attorney.			X	04.10.24
22	02.14.24	<b>ACTION</b>	LMP/Mr. Soety: Inspect and address overgrown plantings in the crosswalks, roundabouts and intersections throughout the CDD. 03.13.24 Report and proposals will be presented at nxt mtg.			X	04.10.24
23	02.14.24	<b>ACTION</b>	Mr. Adams: Provide Mr. Stalzer information about the \$33,494 Miscellaneous Revenue amount in the Unaudited Financial Reports.			X	04.10.24
24	03.13.24	<b>ACTION</b>	Mr. Adams: Research and provide a response to Ms. Anderson whether the Esplanade Community receives a landscape credit since the community pays to maintain the 18' area from the water's edge.			X	04.10.24
25	03.13.24	<b>ACTION</b>	Mr. Adams: Ask District Engineer to research Mr. DeVino's question if the ACOE designed the uphill drainage tract north to the wetlands.			X	04.10.24
26	03.13.24	<b>ACTION</b>	Mr. Mazzoni: Invite School Representative to discuss request to remove certain CDD shrubs to crease a wider crosswalk at nxt mtg.			X	04.10.24
27	03.13.24	<b>ACTION</b>	Accounting Dept: Incorporate the ISC earned interest revenue amount in the Unaudited Financial Statements.			X	04.10.24
28	03.13.24	<b>ACTION</b>	Mr. Adams: Coordinate with the HOA to e-blast residents information on presenting candidate resumes at nxt mtg and the candidate qualification process and qualifying period of the upcoming election process.			X	04.10.24
29	03.13.24	<b>ACTION</b>	District Counsel: Reply to Mrs. Shumaker's letter stating the Board's decision to deny the claim; referencing the CCNR rules.			X	04.10.24
30	03.13.24	<b>BOTH</b>	Mr. Mazzoni: Provide costs to install wells to incorporate into proposed Fiscal Year 2025 budget. 04.10.24 Mr. Mazzoni: Email LMP Report on well installation to the Board upon receipt.			X	05.08.24
31	03.13.24	<b>ACTION</b>	Ms. Hlebak: Obtain proposal to replace the splash pad to incorporate in the proposed Fiscal Year 2025 budget.			X	05.08.24
32	04.10.24	<b>ACTION</b>	Mr. Stalzer and Mr. Mazzoni: Inspect 13044 Wildgrass Trail and report findings to address safety and privacy concerns at the nxt mtg.			X	05.08.24
33	04.10.24	<b>ACTION</b>	Mr. Mazzoni: Inspect CDD property to determine if trees, bushes & irrigation need to be installed in front of Mr. Schutter's residence.			X	05.08.24

**TSR CDD**  
**ACTION & COMPLETED ITEMS LIST**  
**05.08.24 for 06.12.24 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
34	04.10.24	<b>ACTION</b>	Ms. Willson: Prepare draft License Agrmt with Starkey Ranch K-8 School.			X	05.08.24
35	04.10.24	<b>BOTH</b>	Mr. Mazzoni: Present LMP Methodology explaining project cost difference.			X	05.08.24

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS  
C**



TSR COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE		
LOCATION		
<i>Welcome Center, 2500 Heart Pine Avenue, Odessa, Florida 33556</i>		
<i>*Cunningham Park, 12131 Rangeland Blvd., Odessa, Florida 33556</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 11, 2023*	Regular Meeting	6:00 PM
November 8, 2023	Regular Meeting	6:00 PM
December 13, 2023 <b>CANCELED</b>	Regular Meeting	6:00 PM
January 10, 2024	Workshop	4:00 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	Budget Workshop	4:00 PM
June 12, 2024	Regular Meeting	6:00 PM
July 10, 2024	Regular Meeting	6:00 PM
August 14, 2024	Public Hearing & 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				Adopted Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
<b>REVENUES</b>					
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	4,765,085	4,723,346	74,075	4,797,421	4,774,865
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
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	275,418	191,692	82,746	274,438	279,693

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

	Fiscal Year 2023				
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	Adopted Budget FY 2024
<b>Field operations</b>					
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				
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	Adopted Budget FY 2024
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	4,483,098	1,601,108	2,223,392	3,824,500	4,495,176
Total expenditures	4,758,516	1,792,800	2,306,138	4,098,938	4,774,869
Net increase/(decrease) of fund balance	6,569	2,930,546	(2,232,063)	698,483	-
Fund balance - beginning (unaudited)	811,776	1,332,230	4,262,776	1,332,230	2,030,713
Fund balance - ending (projected)	<u>\$ 818,345</u>	<u>\$ 4,262,776</u>	<u>\$ 2,030,713</u>	<u>\$ 2,030,713</u>	<u>\$ 2,030,713</u>

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS  
D**





# Monthly Summary Report

*April 2024*

**Submitted by:**  
Renee Hlebak, Starkey Ranch Lifestyle Director  
Alex Murphy, Operations Director





# APRIL PROGRAM HIGHLIGHTS

PROGRAM	CATEGORY
One Blood Bus	Health/Educational
Yoga in the WC	Fitness
Vax-on-Site	Health/Educational
Music in the Park	Family Social
Music Bingo	Adult Social
On-Spot Derm	Health/Educational
Cystic Fibrosis Walk	Family Social
Community Garage Sale	Open Event
Final 4	Family Social
Kids Night Out	Kid's Social
Food Truck Friday	Family Social
Yoga	Fitness



*March Madness*  
*Winners!*

THANK YOU TO EVERYONE WHO PARTICIPATED IN OUR 2024 MARCH MADNESS BRACKETS!

CONGRATULATIONS TO OUR TWO WINNERS:  
**ERIC CICCOCIOPPO (WOMEN'S) & MATT BERTONCINI (MEN'S)**

PLEASE STOP BY THE WELCOME CENTER TO PICK-UP YOUR \$25 HOOTER'S GIFT CARD!



**MUSIC IN THE PARK**  
WHITFIELD PARK

COME JOIN US FOR SOME LIVE MUSIC FROM TRIPLE PLAY!

DON'T FORGET TO BRING THE FAMILY, CHAIRS, BLANKETS, AND YOUR APPETITE AS WE WILL HAVE FOOD TRUCKS ON SITE!

**April 12th | 6-8PM**



**MUSIC BINGO**

Jam out to snippets of your favorite songs with DJ Anthony, while playing competitively against other music lovers for a chance to win some gift cards!

Mark off the songs on your card as you hear them and yell BINGO when you have 5 in a row!

April 18th, 2024  
6 - 8 PM  
Cunningham Hall

RSVP: [fun@ourstarkeyranch.com](mailto:fun@ourstarkeyranch.com)



**Community Garage Sale**

Are you looking to declutter your space and make some extra cash? Come and be a part of our Garage Sale on April 27th, 8AM - 2PM!

If you would like us to advertise your garage sale, please [CLICK HERE](#) and sign up!

Lists of participants will be sent out to all the residents and can also be picked up at the Starkey Ranch Welcome Center at 8am on April 27th.

**We will be taking garage sale sign ups until April 22nd!**

# APRIL AMENITY RENTALS

AMENITY LOCATION	FREQUENCY	REVENUE
Cunningham Hall	4 Days/21 Hours	\$1050
Whitfield Park Pavilion	3 Days/13 Hours	\$195
Homestead Park Pavilion	3 Days/11 Hours	\$165
Albritton Park Pavilion	3 Days/16 Hours	\$240
***Rentals usually take place Friday – Sunday, pending Lifestyle Programs and needed access to the facilities. Resident Clubs, Fitness and Community Associations are not included in these numbers. Deposits for Cunningham Hall and Damage Costs are not included. Damage costs are rarely charged/a concern after rentals. Deposit Checks for Cunningham Hall are held until the Monday after the rental, they are then returned or shred per the resident’s request.***		

# FACILITY OPERATIONS & MAINTENANCE

ITEM	STATUS	CONCLUSION
Playground Repairs	Complete	Bolts were tightened, broken swings were replaced, springers repaired and teeter totters were realinged.
Homestead Park Pool & Deck Issues	Complete	Pool is open!
Homestead Park Slide	In Progress	Engineer's Report has requested we look into replacement options for the tower. In talks with Earthscape (Built the slide) & Kompan (Built/Created all other equipment) on quotes and options to best present to the Board. This will be a fairly large cost that will need to be discussed in detail once we have gathered all the information to best present to the Board.
Gator/Field Cart Maintenance	Complete	New Gator went to the shop for service and a few check, but we also had a few issues with the old one working. Both are up and running, but the old one is not going to make too much longer.
Paver Repairs	In Progress	Inspecting all areas with pavers from pavilions to round-a-bouts for issues and hazards. Repairing as we go.
Updating Park Bathrooms	In Progress	From lighter paint to replacing soap dispensers to a new floor product. We have found the colors and products that work best and going park to park to complete.
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.



# MAY PROGRAM FORECAST

PROGRAM	DATE
Vax-on-Site & Free Yoga	May 1st
Harry Potter Day	May 2nd
One Blood Bus & May the 4th Be with You	May 4th
Cinco De Mayo	May 5th
Drink This, Make That	May 8th
3D Mobile Mammography	May 11th
Mother's Day Brunch	May 12th
Drum Circle	May 16th
On Spot Derm & Wine Club Event	May 17th
Murder Mystery	May 18th
Hurricane Prep Seminar	May 25th
Kona Ice	May 24th & 27th
Kid's Night Out	May 31st
Food Truck Friday	Every Friday
Yoga	Every Monday

MAY THE  
4TH BE  
WITH  
YOU

COME JOIN THE LIFESTYLE  
TEAM FOR YOUR OFFICIAL  
JEDI TRAINING AND MAKE  
YOUR OWN LIGHTSABER!

\*COSTUMES ENCOURAGED\*

May 4th  
10am - 12 pm  
Homestead Park  
Fee:\$2

RSVP:  
FUN@OURSTARKEYRANCH.COM

HURRICANE PREPERATION SEMINAR



The course will teach residents how to prepare for hurricanes and their aftermath. We learn how to properly build a family emergency kit and create an emergency plan.

Starkey Ranch Welcome Center  
May 25, 2024  
10am - 12pm

RSVP: FUN@OURSTARKEYRANCH.COM

DRUM CIRCLE

MAY 16 | 6-7PM  
CUNNINGHAM HALL

Please join us for a Drum Circle with Caroline! She is a licensed mental health, counselor and certified Adlerian psychotherapist, and trained/certified in therapeutic drumming in a group setting.


The class will consist of a 1 hour drumming workshop where you will learn the basics of drumming, and connect with other community members.

If you have your own instruments, we encourage you to bring them! Please let us know when you RSVP!

\*Spots are limited\*

RSVP: FUN@OURSTARKEYRANCH.COM

Harry Potter Day



Calling all witches/wizards and even Muggles to join on the fun to search Whitfield Park for the flying quiddichs!

FEE: \$2

RSVP REQUIRED

May 2, 2023  
Whitfield Park  
4 - 7 PM

# THANK YOU.





**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
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**Wrathell, Hunt and Associates, LLC**

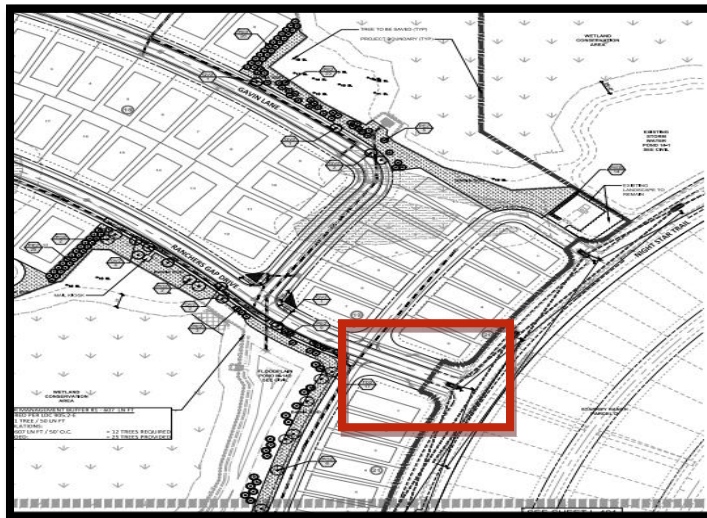
TO: TSR Board of Supervisors  
FROM: Barry Mazzoni – Operations Manager  
DATE: May 1, 2024  
SUBJECT: Status Report – Field Operations

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**MAY MEETING Q & A FOLLOW-UP:**

**ROW NEAR 13917 NIGHT STAR TRAIL:** Following the meeting, Operations reviewed information on the right-of-ways at the corner of Night Star Trail and Ranchers Gap that were provided to Mr. Scutter by Pasco County. Following up with the builder responsible for the section, it was determined that the plans the county provided to Mr. Scutter were not the most recently approved plans for this section. Upon further review and interaction with the county's representatives, we confirmed that there are no missing trees in this area, and it is currently landscaped according to the Pasco County approved plans from November 2021.

Thanks to Mr. Scutter for bringing this issue to our attention and to MI Homes and the Developer for their assistance in resolving the matter.



**GUNN HIGHWAY & LONG SPUR  
PALMETTO PLANT REMOVAL:**

Per the Board's direction to review sightlines along the roadways, Operations is recommending the removal of the palmettos and replacing them with Muhly Grasses. The proposal from LMP has been received and executed in the amount of \$1,866.00. Work is expected to be completed before the June meeting.



## **OPERATIONS UPDATES**

**REPORT FROM EGIS INSURANCE & RISK ADVISORS:** We received the inspection report from our tour on April 24<sup>th</sup>. The District had no critical issues to resolve and many of the recommendations were signage related. Operations and the Lifestyle team have already started reviewing the report and are working to resolve any concerns identified.

**PARCEL TRANSFER REQUEST FROM M/I HOMES:** Representatives from Taylor Morrisson contacted District Counsel regarding the desire to transfer the remaining parcels for maintenance, representing Stansil Park Section 1&2 and Whitfield Section 1&2. Pete Soety from Sunscape and I met via conference call with Taylor Morrisson Representatives and both counsel for the District and for the builder. Taylor Morrisson communicated they have additional work to complete before we schedule an inspection. Operations had received a brief list of generalized items from residents of Stansil Park in mid-April. We requested additional details on the list of concerns provided but have not received further information.

There is a follow-up call scheduled for May 31<sup>st</sup>. We will provide any additional updates at the June 12<sup>th</sup> meeting.

## **COMMON AREAS / AMENITIES**

### **SITE MASTERS OF FLORIDA REPAIRS INVOICE:**

We received the invoice from the pond repair previously approved by the Board. District Engineer was onsite on 5/21/2024 to review the work completed by Site Masters of Florida. There are some additional follow-up items. Once the District Engineer approves the work, Operations will move forward with coding the invoice for payment.

### **HOMESTEAD POOL DRAIN:**

During a recent landscaping inspection, Sunscape identified an issue with the excess water that being removed from the pool area. The water was impacting the stability and health of a neighboring grand oak tree.

To eliminate the issue, LMP installed a drain to allow this water to be funneled away from the tree, those reducing the possibility of further damage.

### **STORM DRAIN COVER:**

We have secured a storm drain cover to replace the missing one on Pine Gap Spur, near Skin NV.



## **LANDSCAPING / ARBOR CARE**

### **HUCKLEBERRY POND TREE INJECTION:**

Davey Tree has completed three injections of Vos Jet and fungicide into the tree. There has not been any significant improvement noted. The improvement observed to date is typical of trees in the last stages of decline. The recommendation is that we check back on the tree next spring to see if there is any improvement. Sunscape has obtained a proposal to address the trees on Huckleberry Pond in Spring, should the decline continue and require additional action to be taken by the District.

**2024-25 LANDSCAPING ENHANCEMENT / ARBOR CARE/ RANGELAND EAST PROPOSALS:** In advance of the budget workshop, proposals landscaping enhancements, arbor care, and the potential Rangeland East sod project were sent to the Board on May 30<sup>th</sup>.

**IRRIGATION PROPOSALS/ INVOICING:** After reviewing the District's current proposal and invoice process, Sunscape and Operations are adjusting the process. On a go forward basis, the vendor will be able to execute \$250 in irrigation repairs per incident without submitting a proposal for prior approval. The maximum total submissions for any given month, using this criterion, will not exceed \$2,000.00 in aggregate. Any irrigation repair that may exceed \$250.00, must be proposed and approved by Operations or Sunscape before any work is performed. This revised process will allow the vendor to maintain the system and address smaller repairs of the District's system, while allowing the District to provide greater oversight of its expenditures.

**LANDSCAPING MAINTENANCE AREA:** Operations has received the draft of a use agreement, in substantial form, from District Counsel. Operations has set a deadline of the July meeting to realize and complete this project. If the parties cannot agree by the July meeting, Operations recommends putting this project aside.

## **LAKES & PONDS**

**POND RFP:** The Pond and Lakes RFP was sent out on Wednesday, May 22<sup>nd</sup>. The deadline for return proposals is Friday, June 28<sup>th</sup>, with the proposals being reviewed and presentations conducted at the July 10<sup>th</sup> meeting. RFP packets were sent out to **Solitude, Sitex, Earth Balance, Bluewater Aquatics, Steadfast, TIGRIS Aquatic Services and Premier Lakes.**

**SOLITUDE:** The vendor will be attending the June 12<sup>th</sup> Board of Supervisors meeting to provide an update on our ponds and waterways. Enclosed in the meeting package for June is a copy of Solitude's report on the District's Waterways.