

TSR

**COMMUNITY DEVELOPMENT
DISTRICT**

September 11, 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

September 4, 2024

Board of Supervisors
TSR Community Development District

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

Dear Board Members:

The Board of Supervisors of the TSR Community Development District will hold a Regular Meeting on September 11, 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. Cogan Grass and Truck Parking - *Kathryn Starkey (Pasco County Commissioner)*
4. Waterways Update from Aquatics Vendor - *Alex Kurth (Premier Lakes)*
5. Consideration of Maintenance Acceptance for Whitfield Phase 1 (Parcel E1) from Taylor Morrison
6. Consideration of Addendum 5 from LMP to Maintain Whitfield Phase 1 (Parcel E1) from Taylor Morrison
7. Acceptance of Unaudited Financial Statements as of July 31, 2024
8. Approval of August 14, 2024 Public Hearings and Regular Meeting Minutes
9. Action & Completed Items
10. 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: October 9, 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

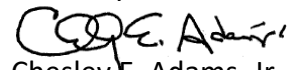
D. Lifestyle Director & Amenity Manager: *Arch Amenities Group*

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

11. Supervisors' Requests
12. Public Comments (*non-agenda items*) [3 minutes per person]
13. Adjournment

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

Sincerely,



Chesley E. Adams, Jr.
District Manager

TSR

COMMUNITY DEVELOPMENT DISTRICT

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Work Order



1936 Bruce B Downs Blvd Suite 308
Wesley Chapel FL 33543
(844) 525-3735,
CustomerSupport@PremierLakesFL.com

DATE	09/04/2024 -
TECH(S)	Alex Kurth, Bill Kurth, James Billings, Kevin Klukowski
JOB #	1050787809

CUSTOMER
TSR CDD Barry Mazzoni 2500 Heart Pine Ave Odessa, Florida, 33556-3462 (813) 399-0865 mazzonib@whhassociates.com

SERVICE LOCATION
TSR CDD TSR CDD Welcome Center 2500 Heart Pine Ave Odessa, Florida, 33556-3462 (813) 399-0865 mazzonib@whhassociates.com

JOB DETAILS	Annual Lake Maintenance - Weekly Visits
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JOB CATEGORY	
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COMPLETION NOTES	<p>Treated shoreline grasses and broadleaf weeds, including torpedo grass, primrose willow, pennywort, cattails, salvinia, duckweed, and Carolina willow on lakes D1, D2, M11A, 11-1, 12-6, 12-2, 12-3, M12A, 5-1A, 7-1B, Stancil A, Stancil B, Stancil C, Stancil D, 5-5B, 5-5A, Cannon Lake (B3), ESP 4A, ESP 4B, ESP 5A, ESP 5B, 15-2, 15-3, M14D, M14G, 14-7, 18-9, 18-10.</p> <p>Lake ESP 4B and 5A were also dyed.</p> <p>Based on the level of growth of shoreline grasses and weeds, and the lack of any evidence of treatment, it is our belief that the prior vendor has not sprayed much, if anything at all, since the contract was awarded to Premier Lakes. It will take time, but we will get TSR CDD looking the way it should.</p>
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TSR

COMMUNITY DEVELOPMENT DISTRICT

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

LANDSCAPE MAINTENANCE SERVICES AGREEMENT

FOR

TSR CDD

ADDENDUM 5

PARCEL E PHASE I

(SEE ATTACHED MAP)

LMP agrees to service and maintain irrigation system in conjunction with the specifications outlined in the landscape maintenance agreement that went into effect January 1, 2023.

This addendum will change the landscape maintenance services invoice by **\$1,820.00** per month.

The new invoice amount will increase from **\$141,556.67** per month to **\$143,376.67** per month.

This change in normal billing is effective **September 1, 2024** and will remain in effect as part of the landscape maintenance services agreement, until **December 31, 2024**.

There will be a 3% increase to the total contract amount beginning January 1, 2025.

In witness whereof the parties to this agreement have signed and executed this addendum effective the _____ day of _____, 2024.

TSR CDD

Landscape Maintenance Professionals, Inc.

Signature Of TSR CDD Representative

Signature Of LMP Representative

Title

Chief Operating Officer
Title

Date

Date

EXHIBIT 2 - FEE SUMMARY

Contractor: LANDSCAPE MAINTENANCE PROFESSIONALS, LLC.

Address: PO BOX 267, SEFFNER FL 33583

Phone: (813) 757-6500

Email: bill.leavens@lmppro.com

Contact: Bill Leavens

Property: Starkey Ranch TSR CDD

Address: 9220 Bonita Beach Rd. Suite 214

Bonita Springs, FL. 34135

Phone: 239-464-7114

Email: Adamsc@whhassociates.com

Contact: Chuck Adams

3% Contract Price Increase 2025

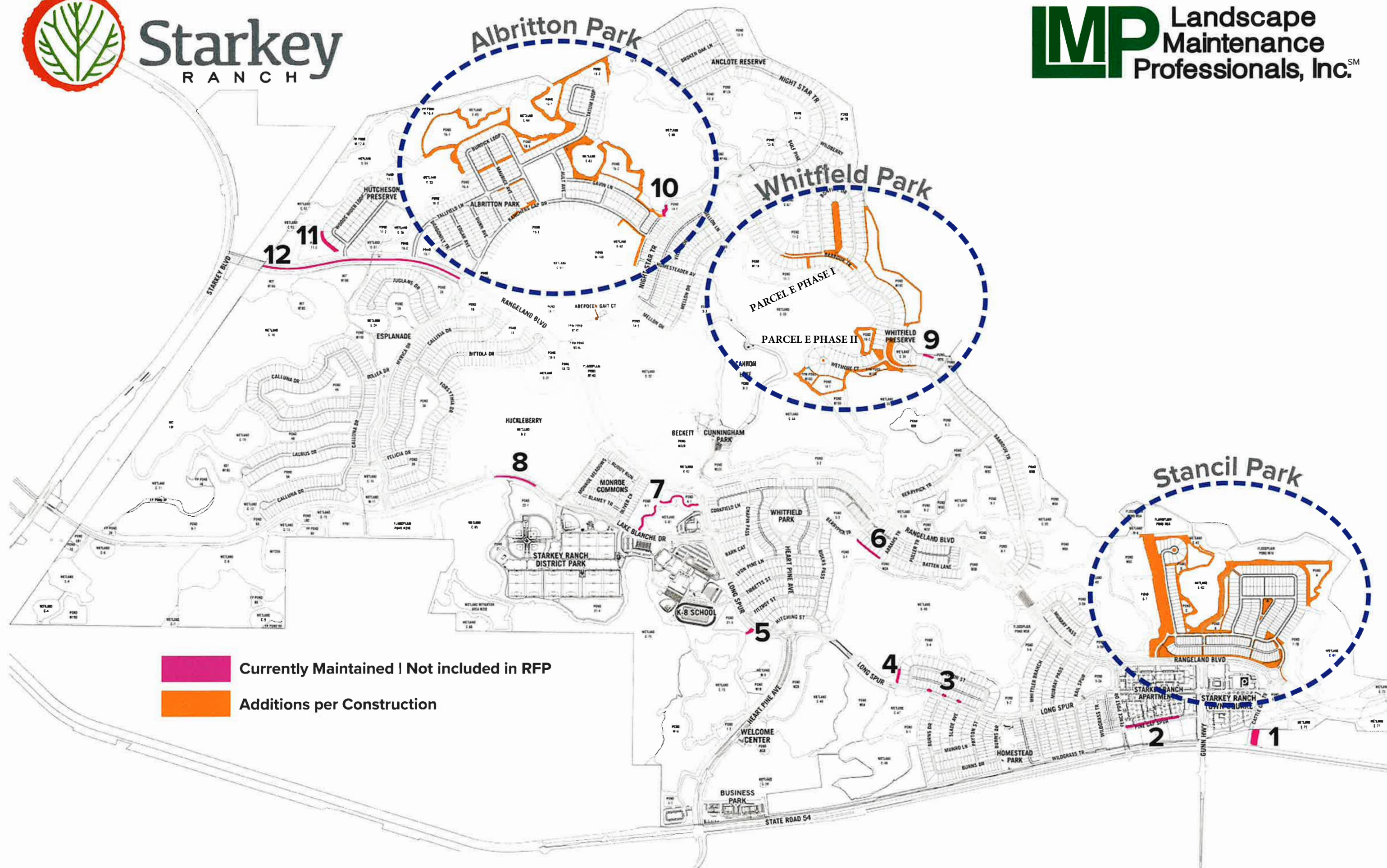
Dates: 9/1/2024 through 8/31/2025

	2025 JAN	2025 FEB	2025 MAR	2025 APRIL	2025 MAY	2025 JUN	2025 JUL	2025 AUG	2024 SEP	2024 OCT	2024 NOV	2024 DEC	TOTAL
GENERAL SERVICES (Schedule A)	723	723	1,446	1,446	1,446	1,808	1,446	1,446	1,808	1,053	1,053	702	\$15,100
TURF CARE (Schedule B)	88	618	618	88	618	88	618	88	600	85	600	85	\$4,194
TREE/SHRUB CARE (Schedule C)	30	158	30	30	30	158	30	30	143	23	143	23	\$828
BEDDING PLANTS (Schedule D) <i>Units Per Rotation</i>													\$0
BED DRESSING (Schedule D) <i>Yards of Bed Dressing</i>													\$0
PALM TRIMMING (Schedule D) <i>Sabal Date Queen</i>													\$0
IRRIGATION MAINT. (Schedule E) <i>Number of Zones</i>	247 20	247 20	247 20	247 20	247 20	247 20	247 20	247 20	240 20	240 20	240 20	240 20	\$2,936
TOTAL FEE PER MONTH:	\$1,088	\$1,746	\$2,341	\$1,811	\$2,341	\$2,301	\$2,341	\$1,811	\$2,791	\$1,401	\$2,036	\$1,050	\$23,058

Initials_____



LMP Landscape Maintenance Professionals, Inc.SM



TSR

COMMUNITY DEVELOPMENT DISTRICT

**UNAUDITED
FINANCIAL
STATEMENTS**

**TSR
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JULY 31, 2024**

**TSR
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JULY 31, 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
ASSETS											
Cash											
Trust: operating	\$ 880,450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 880,450
Bank United: ICS	1,810,666	-	-	-	-	-	-	-	-	-	1,810,666
Investments											
Revenue	-	565,633	479,814	486,631	575,730	440,249	242,790	-	-	-	2,790,847
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	247,002	247,529
Undeposited funds	169	-	-	-	-	-	-	-	-	-	169
Accounts receivable	23	-	-	-	-	-	-	-	-	-	23
Due from BW 54 Gunn West LLC	1,974	-	-	-	-	-	-	-	-	-	1,974
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 debt service fund	795	-	-	-	-	-	-	-	-	-	795
Utility deposit	7,096	-	-	-	-	-	-	-	-	-	7,096
Prepaid expense	6,792	-	-	-	-	-	-	-	-	-	6,792
Total assets	<u>\$ 2,727,586</u>	<u>\$1,192,741</u>	<u>\$1,133,407</u>	<u>\$ 967,953</u>	<u>\$1,018,743</u>	<u>\$760,615</u>	<u>\$407,890</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ 247,002</u>	<u>\$ 8,456,464</u>
LIABILITIES											
Liabilities:											
Credit card payable	\$ 2,910	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,910
Due to Developer	101,119	-	-	-	-	-	-	-	-	-	101,119
Due to general fund	-	137	146	136	170	136	70	-	-	-	795
Due to other	28	-	-	-	-	-	-	-	-	-	28
Contracts payable	-	-	-	-	-	-	-	-	-	693	693
Accrued taxes payable	122	-	-	-	-	-	-	-	-	-	122
Total liabilities	<u>104,179</u>	<u>137</u>	<u>146</u>	<u>136</u>	<u>170</u>	<u>136</u>	<u>70</u>	<u>-</u>	<u>-</u>	<u>693</u>	<u>105,667</u>
DEFERRED INFLOWS OF RESOURCES											
Unearned revenue	957	-	-	-	-	-	-	-	-	-	957
Deferred receipts	21,593	-	-	-	39,851	-	-	-	-	-	61,444
Total deferred inflows of resources	<u>22,550</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>39,851</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>62,401</u>
FUND BALANCES											
Restricted for											
Debt service	-	1,192,604	1,133,261	967,817	978,722	760,479	407,820	-	-	-	5,440,703
Capital projects	-	-	-	-	-	-	-	441	86	246,309	246,836
Unassigned	2,600,857	-	-	-	-	-	-	-	-	-	2,600,857
Total fund balances	<u>2,600,857</u>	<u>1,192,604</u>	<u>1,133,261</u>	<u>967,817</u>	<u>978,722</u>	<u>760,479</u>	<u>407,820</u>	<u>441</u>	<u>86</u>	<u>246,309</u>	<u>8,288,396</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 2,727,586</u>	<u>\$1,192,741</u>	<u>\$1,133,407</u>	<u>\$ 967,953</u>	<u>\$1,018,743</u>	<u>\$760,615</u>	<u>\$407,890</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ 247,002</u>	<u>\$ 8,456,464</u>

TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING JULY 31, 2024

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ -	\$ 4,642,166	\$ 4,597,709	101%
Trash collection assessments	-	3,221	17,465	18%
Commercial shared costs	-	125,729	120,191	105%
Program revenue	6,235	22,843	14,000	163%
Interest	9,044	60,666	2,500	2427%
Specialty program revenue	-	-	6,000	0%
Miscellaneous	2,422	47,276	17,000	278%
Total revenues	17,701	4,901,901	4,774,865	103%
EXPENDITURES				
Professional & administrative				
Supervisors	861	8,181	10,200	80%
Management	3,506	35,058	42,070	83%
Legal	22,670	35,444	30,000	118%
Engineering	-	21,775	20,000	109%
Assessment administration	833	8,333	10,000	83%
Audit	3,000	6,500	4,570	142%
Arbitrage rebate calculation	-	3,250	3,000	108%
Dissemination agent	1,083	10,833	13,000	83%
Trustee	-	35,019	35,000	100%
Telephone	21	208	250	83%
Postage	144	2,016	1,500	134%
Printing & binding	167	1,667	2,000	83%
Legal advertising	-	926	1,000	93%
Annual special district fee	-	175	175	100%
Insurance	-	6,690	6,800	98%
Other current charges	150	1,352	2,000	68%
Office supplies	-	385	750	51%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	210	210	200	105%
Property appraiser	-	2,708	687	394%
Tax collector	-	97,590	95,786	102%
Total professional & administrative	32,645	278,320	279,693	100%
Field operations				
Contract services				
Field services	2,360	23,604	28,325	83%
Landscape maintenance	141,557	1,243,907	1,760,000	71%
Landscape consulting	5,450	78,525	65,400	120%
Landscape arbor care	125	49,531	155,000	32%
Wetland maintenance	-	-	30,000	0%
Wetland mitigation reporting	-	37,990	4,500	844%
Lake maintenance	16,160	100,485	100,000	100%
Community trash hauling	28,839	288,111	375,000	77%
Off-duty traffic patrols	1,600	12,375	20,000	62%
Wildhog removal	1,850	13,285	16,000	83%
Repairs & maintenance				
Repairs - general	-	3,995	15,000	27%
Operating supplies	2,045	20,370	13,000	157%

TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING JULY 31, 2024

	Current Month	Year to Date	Budget	% of Budget
Plant replacement	2,216	218,448	70,000	312%
Mulch	375	141,128	200,000	71%
Playground mulch	-	11,616	18,000	65%
Sod	800	153,620	200,000	77%
Fertilizer/chemicals	-	86,216	30,000	287%
Irrigation repairs	-	111,865	30,000	373%
Irrigation monitoring	-	-	2,280	0%
Security/alarms/repair	1,887	3,168	1,500	211%
Road & sidewalk	31,581	75,145	40,000	188%
Common area signage	376	4,482	3,000	149%
Bridge & deck maintenance	11,400	44,023	60,000	73%
Utilities - common area				
Electric	1,343	11,081	14,500	76%
Streetlights	33,614	332,111	370,000	90%
Irrigation - reclaimed water	12,761	64,209	70,000	92%
Gas	69	732	450	163%
Recreation facilities				
Amenity management staff/contract	32,184	311,965	404,861	77%
Office operations	12,445	114,779	128,780	89%
Park A/C repairs & maintenance	2,659	5,348	5,000	107%
Pool operations	12,282	108,319	79,194	137%
Pool fence & gate	4,197	4,197	-	N/A
Pool permits	-	985	-	N/A
Pest services	790	1,610	500	322%
Insurance	-	83,819	69,706	120%
Cable/internet/telephone	1,172	10,146	10,000	101%
Access cards	-	1,521	2,000	76%
Activities	217	30,243	30,000	101%
Specialty programming	66	8,952	6,000	149%
Recreational repairs	-	1,546	2,500	62%
Pool signage	-	-	1,000	0%
Holiday decorations	-	8,300	8,000	104%
Other				
Contingency	31,203	46,014	55,680	83%
Total field operations	393,623	3,867,766	4,495,176	86%
Total expenditures	426,268	4,146,086	4,774,869	87%
Net increase/(decrease) of fund balance	(408,567)	755,815	(4)	
Fund balance - beginning (unaudited)	3,009,424	1,845,042	2,030,713	
Fund balance - ending (projected)	<u>\$ 2,600,857</u>	<u>\$ 2,600,857</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 JULY 31, 2024

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ -	\$ 663,029	\$ 661,099	100%
Interest	5	50	50	100%
Total revenues	<u>5</u>	<u>663,079</u>	<u>661,149</u>	100%
EXPENDITURES				
Debt service				
Principal - 11/1	-	200,000	200,000	100%
Interest - 11/1	-	208,778	208,778	100%
Interest - 5/1	-	204,403	204,403	100%
Tax collector	-	13,248	13,773	96%
Total expenditures	<u>-</u>	<u>626,429</u>	<u>626,954</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	5	36,650	34,195	
Beginning fund balance (unaudited)	<u>1,192,599</u>	<u>1,155,954</u>	<u>1,151,276</u>	
Ending fund balance (projected)	<u>\$ 1,192,604</u>	<u>\$1,192,604</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 JULY 31, 2024

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ -	\$ 667,210	\$ 665,268	100%
Interest	5	48	-	N/A
Total revenues	<u>5</u>	<u>667,258</u>	<u>665,268</u>	100%
EXPENDITURES				
Debt service				
Principal - 11/1	-	190,000	190,000	100%
Interest - 11/1	-	229,131	229,131	100%
Interest - 5/1	-	224,025	224,025	100%
Tax collector	-	13,331	13,860	96%
Total expenditures	<u>-</u>	<u>656,487</u>	<u>657,016</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	5	10,771	8,252	
Beginning fund balance (unaudited)	<u>1,133,256</u>	<u>1,122,490</u>	<u>1,117,752</u>	
Ending fund balance (projected)	<u><u>\$1,133,261</u></u>	<u><u>\$1,133,261</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 JULY 31, 2024

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ -	\$ 657,580	\$ 655,667	100%
Interest	4	41	-	N/A
Total revenues	<u>4</u>	<u>657,621</u>	<u>655,667</u>	100%
EXPENDITURES				
Debt service				
Principal - 11/1	-	210,000	210,000	100%
Interest - 11/1	-	214,387	214,388	100%
Interest - 5/1	-	210,188	210,188	100%
Tax collector	-	13,138	13,660	96%
Total expenditures	<u>-</u>	<u>647,713</u>	<u>648,236</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	4	9,908	7,431	
Beginning fund balance (unaudited)	<u>967,813</u>	<u>957,909</u>	<u>949,251</u>	
Ending fund balance (projected)	<u><u>\$ 967,817</u></u>	<u><u>\$ 967,817</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 JULY 31, 2024

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ -	\$ 820,801	\$ 818,412	100%
Interest	4	42	-	N/A
Total revenues	<u>4</u>	<u>820,843</u>	<u>818,412</u>	100%
EXPENDITURES				
Debt service				
Principal - 11/1	-	250,000	250,000	100%
Interest - 11/1	-	273,375	273,375	100%
Interest - 5/1	-	268,844	268,844	100%
Tax collector	-	16,400	17,050	96%
Total expenditures	<u>-</u>	<u>808,619</u>	<u>809,269</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	4	12,224	9,143	
Beginning fund balance (unaudited)	<u>978,717</u>	<u>966,498</u>	<u>960,691</u>	
Ending fund balance (projected)	<u><u>\$ 978,721</u></u>	<u><u>\$ 978,722</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 JULY 31, 2024

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ -	\$ 656,376	\$ 654,466	100%
Interest	3	33	-	N/A
Total revenues	<u>3</u>	<u>656,409</u>	<u>654,466</u>	100%
EXPENDITURES				
Debt service				
Principal - 11/1	-	175,000	175,000	100%
Interest - 11/1	-	231,022	231,022	100%
Interest - 5/1	-	227,522	227,522	100%
Tax collector	-	13,115	13,635	96%
Total expenditures	<u>-</u>	<u>646,659</u>	<u>647,179</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	3	9,750	7,287	
Beginning fund balance (unaudited)	<u>760,476</u>	<u>750,729</u>	<u>746,085</u>	
Ending fund balance (projected)	<u><u>\$ 760,479</u></u>	<u><u>\$ 760,479</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 JULY 31, 2024

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ -	\$ 338,188	\$ 337,204	100%
Interest	2	18	-	N/A
Total revenues	<u>2</u>	<u>338,206</u>	<u>337,204</u>	100%
EXPENDITURES				
Debt service				
Principal - 11/1	-	115,000	115,000	100%
Interest - 11/1	-	106,125	106,125	100%
Interest - 5/1	-	104,400	104,400	100%
Tax collector	-	6,757	7,025	96%
Total expenditures	<u>-</u>	<u>332,282</u>	<u>332,550</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	2	5,924	4,654	
OTHER FINANCING SOURCES/(USES)				
Transfers out	(1)	(7)	-	N/A
Total other financing sources/(uses)	<u>(1)</u>	<u>(7)</u>	<u>-</u>	N/A
Fund balance:				
Net increase/(decrease) in fund balance	1	5,917	4,654	
Beginning fund balance (unaudited)	407,819	401,903	399,515	
Ending fund balance (projected)	<u>\$407,820</u>	<u>\$ 407,820</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 JULY 31, 2024

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

TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2016 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING JULY 31, 2024

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

TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2019 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING JULY 31, 2024

	Current Month	Year To Date
REVENUES		
Interest	\$ 1	\$ 11
Total revenues	<u>1</u>	<u>11</u>
EXPENDITURES		
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	(4,566)
OTHER FINANCING SOURCES/(USES)		
Transfers in	<u>1</u>	<u>7</u>
Total other financing sources/(uses)	<u>1</u>	<u>7</u>
Net change in fund balance	2	(4,559)
Beginning fund balance (unaudited)	<u>246,307</u>	<u>250,868</u>
Ending fund balance (projected)	<u><u>\$ 246,309</u></u>	<u><u>\$ 246,309</u></u>

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TSR CDD
Check Detail
July 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	0	07/12/2024	BRIGHT HOUSE NETWORKS	101.002 · Suntrust #570803-O...		-539.94
Bill	1436734061724	07/11/2024		572.416 · Amenity Cable/Internet	-184.98	184.98
Bill	1414954070724	07/11/2024		572.416 · Amenity Cable/Internet	-164.98	164.98
Bill	1415019070524	07/11/2024		572.416 · Amenity Cable/Internet	-189.98	189.98
TOTAL					-539.94	539.94
Bill Pmt -Check	0	07/12/2024	DEX IMAGING	101.002 · Suntrust #570803-O...		-217.54
Bill	AR11551944	07/11/2024		572.701 · Office Operations	-217.54	217.54
TOTAL					-217.54	217.54
Bill Pmt -Check	0	07/12/2024	FEDEX	101.002 · Suntrust #570803-O...		-10.00
Bill	8-548-06648	07/11/2024		519.410 · Postage	-10.00	10.00
TOTAL					-10.00	10.00
Bill Pmt -Check	0	07/12/2024	DUKE ENERGY	101.002 · Suntrust #570803-O...		-25,725.59
Bill	5641 1687 070324	07/11/2024		531.307 · Street Lights	-564.77	564.77
Bill	6305 7442 070324	07/11/2024		531.301 · Electric	-22.64	22.64
Bill	8702 7826 070224	07/11/2024		531.307 · Street Lights	-1,852.82	1,852.82
Bill	8702 7991 062824	07/11/2024		531.301 · Electric	-31.41	31.41
Bill	8702 8140 070924	07/11/2024		531.307 · Street Lights	-12,883.97	12,883.97
Bill	8702 8223 071024	07/11/2024		572.711 · Pool Operations	-1,305.43	1,305.43
Bill	8702 8322 070224	07/11/2024		531.307 · Street Lights	-1,612.31	1,612.31
Bill	8702 8413 070924	07/11/2024		531.307 · Street Lights	-2,564.81	2,564.81
Bill	8702 8942 062824	07/11/2024		531.301 · Electric	-45.94	45.94
Bill	8702 9216 071124	07/11/2024		531.307 · Street Lights	-1,340.22	1,340.22
Bill	8702 9761 070924	07/11/2024		531.307 · Street Lights	-825.35	825.35
Bill	8703 0425 070224	07/11/2024		531.307 · Street Lights	-913.04	913.04
Bill	8703 0681 070924	07/11/2024		531.307 · Street Lights	-286.54	286.54
Bill	8712 3081 070224	07/11/2024		531.307 · Street Lights	-941.53	941.53
Bill	8712 34290 71024	07/11/2024		531.301 · Electric	-534.81	534.81
TOTAL					-25,725.59	25,725.59

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TSR CDD
Check Detail
July 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	0	07/17/2024	COASTAL WASTE & RECYC...	101.002 · Suntrust #570803-O...		-28,839.34
Bill	SW0000661532	07/16/2024		534.000 · Garbage/Solid Waste...	-28,509.25	28,509.25
Bill	SW0000661674	07/16/2024		534.000 · Garbage/Solid Waste...	-330.09	330.09
TOTAL					-28,839.34	28,839.34
Bill Pmt -Check	0	07/17/2024	DUKE ENERGY	101.002 · Suntrust #570803-O...		-2,537.22
Bill	8702 8471 062824	07/16/2024		531.301 · Electric	-30.80	30.80
Bill	8702 8554 062824	07/16/2024		531.301 · Electric	-30.80	30.80
Bill	8702 8629 062824	07/16/2024		531.301 · Electric	-30.80	30.80
Bill	8702 8702 062824	07/16/2024		531.301 · Electric	-30.80	30.80
Bill	8702 8786 062824	07/16/2024		531.301 · Electric	-30.80	30.80
Bill	8702 8869 062824	07/16/2024		531.301 · Electric	-30.80	30.80
Bill	8702 9109 062824	07/16/2024		531.301 · Electric	-30.80	30.80
Bill	8702 9274 071524	07/16/2024		531.301 · Electric	-30.80	30.80
Bill	8702 9430 062824	07/16/2024		531.301 · Electric	-30.80	30.80
Bill	8702 9620 071524	07/16/2024		531.307 · Street Lights	-713.71	713.71
Bill	8702 9696 062824	07/16/2024		531.301 · Electric	-30.80	30.80
Bill	8702 9836 062824	07/16/2024		531.301 · Electric	-30.80	30.80
Bill	8702 9951 062824	07/16/2024		531.301 · Electric	-30.80	30.80
Bill	8703 0061 062824	07/16/2024		531.301 · Electric	-30.80	30.80
Bill	8703 0178 062824	07/16/2024		531.301 · Electric	-30.80	30.80
Bill	8703 0269 062824	07/16/2024		531.307 · Street Lights	-30.80	30.80
Bill	8703 0326 062824	07/16/2024		531.301 · Electric	-30.80	30.80
Bill	8703 0566 062824	07/16/2024		531.301 · Electric	-30.80	30.80
Bill	8703 0722 062824	07/16/2024		531.301 · Electric	-30.80	30.80
Bill	8703 0805 062824	07/16/2024		531.301 · Electric	-30.80	30.80
Bill	8703 0847 062824	07/16/2024		531.301 · Electric	-30.80	30.80
Bill	8712 3049 070324	07/16/2024		531.301 · Electric	-30.80	30.80
Bill	8712 3156 062824	07/16/2024		531.301 · Electric	-30.80	30.80
Bill	8712 3263 071524	07/16/2024		572.711 · Pool Operations	-1,115.11	1,115.11
Bill	8712 3320 062824	07/16/2024		531.301 · Electric	-30.80	30.80
TOTAL					-2,537.22	2,537.22
Bill Pmt -Check	0	07/17/2024	FEDEX	101.002 · Suntrust #570803-O...		-133.58
Bill	8-561-67199	07/16/2024		519.410 · Postage	-133.58	133.58
TOTAL					-133.58	133.58

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TSR CDD
Check Detail
 July 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	0	07/17/2024	WELLS FARGO VENDOR FIN...	101.002 · Suntrust #570803-O...		-399.83
Bill	5030596042	07/16/2024		572.701 · Office Operations	-399.83	399.83
TOTAL					-399.83	399.83
Bill Pmt -Check	0	07/24/2024	ADA SITE COMPLIANCE	101.002 · Suntrust #570803-O...		-210.00
Bill	INV-11277	07/23/2024		513.907 · ADA Website Compli...	-210.00	210.00
TOTAL					-210.00	210.00
Bill Pmt -Check	0	07/24/2024	BRIGHT HOUSE NETWORKS	101.002 · Suntrust #570803-O...		-184.98
Bill	1436734071724	07/23/2024		572.416 · Amenity Cable/Internet	-184.98	184.98
TOTAL					-184.98	184.98
Bill Pmt -Check	0	07/24/2024	CITY OF CLEARWATER	101.002 · Suntrust #570803-O...		-68.86
Bill	4224446 071524	07/23/2024		532.306 · Propane Services - G...	-27.95	27.95
Bill	4304296 071524	07/23/2024		532.306 · Propane Services - G...	-40.91	40.91
TOTAL					-68.86	68.86
Bill Pmt -Check	0	07/24/2024	DUKE ENERGY	101.002 · Suntrust #570803-O...		-9,114.59
Bill	8702 7933 071724	07/23/2024		531.307 · Street Lights	-3,385.14	3,385.14
Bill	8702 9274 061524	07/23/2024		531.301 · Electric	-30.80	30.80
Bill	8702 9365 071724	07/23/2024		531.307 · Street Lights	-485.87	485.87
Bill	8703 0516 072224	07/23/2024		531.307 · Street Lights	-1,596.53	1,596.53
Bill	8703 0938 071724	07/23/2024		531.307 · Street Lights	-3,616.25	3,616.25
TOTAL					-9,114.59	9,114.59
Check	0	07/24/2024	SUNTRUST BANK	101.002 · Suntrust #570803-O...		-2,171.65
				204.300 · Credit Card - SunTrust	-2,171.65	2,171.65
TOTAL					-2,171.65	2,171.65

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Check Detail
 July 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	0	07/31/2024	BRIGHT HOUSE NETWORKS	101.002 · Suntrust #570803-O...		-307.18
Bill	1420332072424	07/30/2024		572.416 · Amenity Cable/Internet	-307.18	307.18
TOTAL					-307.18	307.18
Bill Pmt -Check	11847	07/12/2024	BARRY MAZZONI	101.002 · Suntrust #570803-O...		-376.00
Bill	2041-22567	07/11/2024		538.614 · Common Area Signage	-376.00	376.00
TOTAL					-376.00	376.00
Bill Pmt -Check	11848	07/12/2024	BIG DOG LEO SERVICES LLC	101.002 · Suntrust #570803-O...		-750.00
Bill	062824	07/11/2024		538.620 · Off Duty Traffic Patrols	-300.00	300.00
Bill	070124	07/11/2024		538.620 · Off Duty Traffic Patrols	-150.00	150.00
Bill	070524	07/11/2024		538.620 · Off Duty Traffic Patrols	-300.00	300.00
TOTAL					-750.00	750.00
Bill Pmt -Check	11849	07/12/2024	FAIRY DUST HOUSEKEEPERS	101.002 · Suntrust #570803-O...		-2,500.00
Bill	INV00028	07/11/2024		572.701 · Office Operations	-500.00	500.00
Bill	INV00029	07/11/2024		572.701 · Office Operations	-2,000.00	2,000.00
TOTAL					-2,500.00	2,500.00
Bill Pmt -Check	11850	07/12/2024	GENTRY SR INVESTMENTS ...	101.002 · Suntrust #570803-O...		-13,583.34
Bill	1015	07/11/2024		572.701 · Office Operations	-6,791.67	6,791.67
Bill	1016	07/11/2024		155.000 · Prepaid Expense	-6,791.67	6,791.67
TOTAL					-13,583.34	13,583.34
Bill Pmt -Check	11851	07/12/2024	GRAU AND ASSOCIATES	101.002 · Suntrust #570803-O...		-3,000.00
Bill	26196	07/11/2024		513.320 · Audit	-3,000.00	3,000.00
TOTAL					-3,000.00	3,000.00

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TSR CDD
Check Detail
 July 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	11852	07/12/2024	JIM LAROSE	101.002 · Suntrust #570803-O...		-550.00
Bill	060324	07/11/2024		538.620 · Off Duty Traffic Patrols	-275.00	275.00
Bill	061924	07/11/2024		538.620 · Off Duty Traffic Patrols	-275.00	275.00
TOTAL					-550.00	550.00
Bill Pmt -Check	11853	07/12/2024	KUTAK ROCK LLP	101.002 · Suntrust #570803-O...		-20,349.00
Bill	3411615 20923-1	07/11/2024		514.007 · District Counsel	-5,649.00	5,649.00
Bill	3411617 20923-4	07/11/2024		514.007 · District Counsel	-14,700.00	14,700.00
TOTAL					-20,349.00	20,349.00
Bill Pmt -Check	11854	07/12/2024	LANDSCAPE MAINTENANCE...	101.002 · Suntrust #570803-O...		-171,518.92
Bill	184358	07/11/2024		538.604 · Landscape Maintena...	-137,606.67	137,606.67
Bill	184678	07/11/2024		538.604 · Landscape Maintena...	-3,950.00	3,950.00
Bill	184679	07/11/2024		579.000 · Contigency	-15,946.61	15,946.61
Bill	184721	07/11/2024		538.630 · SOD	-500.00	500.00
Bill	184722	07/11/2024		538.651 · Replace Plants, Shru...	-1,866.00	1,866.00
Bill	184740	07/11/2024		579.000 · Contigency	-5,824.82	5,824.82
Bill	185118	07/11/2024		579.000 · Contigency	-5,824.82	5,824.82
TOTAL					-171,518.92	171,518.92
Bill Pmt -Check	11855	07/12/2024	PASCO COUNTY UTILITIES ...	101.002 · Suntrust #570803-O...		-341.25
Bill	20347560	07/11/2024		536.301 · Irrigation - Reclaimed...	-93.60	93.60
Bill	20347926	07/11/2024		536.301 · Irrigation - Reclaimed...	-140.87	140.87
Bill	20507458	07/11/2024		536.301 · Irrigation - Reclaimed...	-106.78	106.78
TOTAL					-341.25	341.25
Bill Pmt -Check	11856	07/12/2024	SITE MASTERS OF FLORIDA...	101.002 · Suntrust #570803-O...		-5,400.00
Bill	051524-1	07/11/2024		538.700 · Lake Maintenance	-5,400.00	5,400.00
TOTAL					-5,400.00	5,400.00

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TSR CDD
Check Detail
July 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	11857	07/12/2024	SMARTSOLUTIONS	101.002 · Suntrust #570803-O...		-4,196.99
Bill	STV33872	07/11/2024		572.715 · Pool Fence & Gate	-4,196.99	4,196.99
TOTAL					-4,196.99	4,196.99
Bill Pmt -Check	11858	07/12/2024	SOLITUDE LAKE MANAGEM...	101.002 · Suntrust #570803-O...		-10,760.33
Bill	PSI075240	07/11/2024		538.700 · Lake Maintenance	-10,760.33	10,760.33
TOTAL					-10,760.33	10,760.33
Bill Pmt -Check	11859	07/12/2024	SUNCOAST POOL SERVICE	101.002 · Suntrust #570803-O...		-7,655.00
Bill	10390	07/11/2024		572.711 · Pool Operations	-1,520.00	1,520.00
Bill	10401	07/11/2024		572.711 · Pool Operations	-1,600.00	1,600.00
Bill	10402	07/11/2024		572.711 · Pool Operations	-1,295.00	1,295.00
Bill	10409	07/11/2024		572.711 · Pool Operations	-3,240.00	3,240.00
TOTAL					-7,655.00	7,655.00
Bill Pmt -Check	11860	07/12/2024	SUNSCAPE CONSULTING	101.002 · Suntrust #570803-O...		-5,450.00
Bill	12576	07/11/2024		538.606 · Landscape Consulting	-5,450.00	5,450.00
TOTAL					-5,450.00	5,450.00
Bill Pmt -Check	11861	07/12/2024	SWINE SOLUTIONS	101.002 · Suntrust #570803-O...		-1,850.00
Bill	515	07/11/2024		538.645 · Wild Hog Removal	-1,850.00	1,850.00
TOTAL					-1,850.00	1,850.00
Bill Pmt -Check	11862	07/12/2024	WRATHELL, HUNT & ASSOC...	101.002 · Suntrust #570803-O...		-7,970.42
Bill	2023-3844	07/11/2024		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

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TSR CDD
Check Detail
July 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	11863	07/12/2024	WS-TSR	101.002 · Suntrust #570803-O...		-3,500.00
Bill	061523	07/11/2024		539.700 · Misc. Contingency	-3,500.00	3,500.00
TOTAL					-3,500.00	3,500.00
Bill Pmt -Check	11864	07/12/2024	WTS INTERNATIONAL, LLC.	101.002 · Suntrust #570803-O...		-22,244.18
Bill	12397762	07/11/2024		538.121 · Amenity Management	-4,560.00	4,560.00
Bill	12398694	07/11/2024		538.121 · Amenity Management	-1,205.00	1,205.00
Bill	12400296	07/11/2024		538.121 · Amenity Management	-106.52	106.52
Bill	12400585	07/11/2024		538.122 · Program Incentives	-66.00	66.00
Bill	12400591	07/11/2024		538.618 · Operating Supplies	-400.89	400.89
				572.701 · Office Operations	-482.92	482.92
				579.000 · Contingency	-105.69	105.69
				572.907 · Security System	-1,887.43	1,887.43
Bill	12401184	07/11/2024		538.121 · Amenity Management	-13,429.73	13,429.73
TOTAL					-22,244.18	22,244.18
Bill Pmt -Check	11865	07/17/2024	GRAU AND ASSOCIATES	101.002 · Suntrust #570803-O...		-1,000.00
Bill	25800	05/07/2024		513.320 · Audit	-1,000.00	3,500.00
TOTAL					-1,000.00	3,500.00
Bill Pmt -Check	11866	07/17/2024	PASCO COUNTY UTILITIES ...	101.002 · Suntrust #570803-O...		-3,569.91
Bill	20678198	07/16/2024		536.301 · Irrigation - Reclaimed...	-139.62	139.62
Bill	20678200	07/16/2024		536.301 · Irrigation - Reclaimed...	-173.53	173.53
Bill	20680262	07/16/2024		536.301 · Irrigation - Reclaimed...	-208.25	208.25
				572.711 · Pool Operations	-414.94	414.94
Bill	20680285	07/16/2024		536.301 · Irrigation - Reclaimed...	-181.97	181.97
Bill	20680286	07/16/2024		536.301 · Irrigation - Reclaimed...	-124.57	124.57
Bill	20680291	07/16/2024		536.301 · Irrigation - Reclaimed...	-291.64	291.64
Bill	20680860	07/16/2024		536.301 · Irrigation - Reclaimed...	-0.78	0.78
Bill	20680877	07/16/2024		536.301 · Irrigation - Reclaimed...	-90.79	90.79
Bill	20680878	07/16/2024		536.301 · Irrigation - Reclaimed...	-85.33	85.33
Bill	20680879	07/16/2024		536.301 · Irrigation - Reclaimed...	-6.79	6.79
Bill	20680880	07/16/2024		536.301 · Irrigation - Reclaimed...	-4.68	4.68
Bill	20697874	07/16/2024		999999 · Uncoded Expenses	-1,847.02	1,847.02
TOTAL					-3,569.91	3,569.91

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TSR CDD
Check Detail
July 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Paycheck	11867	07/23/2024	David Deenihan	101.002 · Suntrust #570803-O...		-184.70
				511.110 · Supervisor's Fees	-200.00	200.00
				511.110 · Supervisor's Fees	-12.40	12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				511.110 · Supervisor's Fees	-2.90	2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
TOTAL					-184.70	184.70
Paycheck	11868	07/23/2024	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	11869	07/23/2024	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	11870	07/23/2024	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

1:17 PM

08/27/24

TSR CDD
Check Detail
July 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
Bill Pmt -Check	11871	07/24/2024	LANDSCAPE MAINTENANCE...	101.002 · Suntrust #570803-O...		-800.00
Bill	185425	07/23/2024		538.607 · Landscape - Mulch	-375.00	375.00
Bill	185426	07/23/2024		538.320 · Landscape Arbor Care	-125.00	125.00
Bill	185427	07/23/2024		538.630 · SOD	-300.00	300.00
TOTAL					-800.00	800.00
Bill Pmt -Check	11872	07/24/2024	PASCO COUNTY UTILITIES ...	101.002 · Suntrust #570803-O...		-11,056.30
Bill	20678199	07/23/2024		536.301 · Irrigation - Reclaimed...	-715.42	715.42
Bill	20678201	07/23/2024		536.301 · Irrigation - Reclaimed...	-662.06	662.06
Bill	20678206	07/23/2024		536.301 · Irrigation - Reclaimed...	-576.34	576.34
Bill	20678207	07/23/2024		536.301 · Irrigation - Reclaimed...	-493.04	493.04
Bill	20678208	07/23/2024		536.301 · Irrigation - Reclaimed...	-115.52	115.52
Bill	20678209	07/23/2024		536.301 · Irrigation - Reclaimed...	-200.23	200.23
Bill	20678211	07/23/2024		536.301 · Irrigation - Reclaimed...	-452.79	452.79
Bill	20678212	07/23/2024		536.301 · Irrigation - Reclaimed...	-190.79	190.79
Bill	20678309	07/23/2024		536.301 · Irrigation - Reclaimed...	-743.42	743.42
Bill	20678310	07/23/2024		536.301 · Irrigation - Reclaimed...	-625.25	625.25
Bill	20678370	07/23/2024		536.301 · Irrigation - Reclaimed...	-505.99	505.99
Bill	20678372	07/23/2024		536.301 · Irrigation - Reclaimed...	-117.16	117.16
Bill	20678373	07/23/2024		572.711 · Pool Operations	-11.69	11.69
Bill	20678379	07/23/2024		572.711 · Pool Operations	-762.96	762.96
Bill	20678427	07/23/2024		536.301 · Irrigation - Reclaimed...	-91.03	91.03
Bill	20678432	07/23/2024		536.301 · Irrigation - Reclaimed...	-106.63	106.63
Bill	20678433	07/23/2024		536.301 · Irrigation - Reclaimed...	-28.78	28.78
Bill	20678543	07/23/2024		572.711 · Pool Operations	-265.30	265.30
Bill	20678565	07/23/2024		572.711 · Pool Operations	-752.04	752.04
Bill	20678566	07/23/2024		536.301 · Irrigation - Reclaimed...	-267.07	267.07
Bill	20678571	07/23/2024		536.301 · Irrigation - Reclaimed...	-540.46	540.46
Bill	20678573	07/23/2024		536.301 · Irrigation - Reclaimed...	-541.63	541.63
Bill	20678575	07/23/2024		536.301 · Irrigation - Reclaimed...	-215.28	215.28
Bill	20678576	07/23/2024		536.301 · Irrigation - Reclaimed...	-140.24	140.24
Bill	20678577	07/23/2024		536.301 · Irrigation - Reclaimed...	-477.20	477.20
Bill	20678645	07/23/2024		536.301 · Irrigation - Reclaimed...	-48.59	48.59
Bill	20678984	07/23/2024		536.301 · Irrigation - Reclaimed...	-454.51	454.51
Bill	20678985	07/23/2024		536.301 · Irrigation - Reclaimed...	-662.77	662.77
Bill	20679280	07/23/2024		536.301 · Irrigation - Reclaimed...	-0.78	0.78
Bill	20679526	07/23/2024		536.301 · Irrigation - Reclaimed...	-67.24	67.24
Bill	20680861	07/23/2024		536.301 · Irrigation - Reclaimed...	-0.78	0.78

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08/27/24

TSR CDD
Check Detail
July 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	20680863	07/23/2024		536.301 · Irrigation - Reclaimed...	-0.78	0.78
Bill	20700169	07/23/2024		536.301 · Irrigation - Reclaimed...	-222.53	222.53
TOTAL					-11,056.30	11,056.30
Bill Pmt -Check	11873	07/24/2024	ROSE PAVING LLC	101.002 · Suntrust #570803-O...		-31,581.28
Bill	PS-INV144222	07/23/2024		538.602 · Roads & Sidewalk M...	-31,581.28	31,581.28
TOTAL					-31,581.28	31,581.28
Bill Pmt -Check	11874	07/24/2024	SOUTHERN LAND SERVICE...	101.002 · Suntrust #570803-O...		-11,400.00
Bill	070524-35	07/23/2024		538.610 · Bridge & Deck Maint...	-11,400.00	11,400.00
TOTAL					-11,400.00	11,400.00
Bill Pmt -Check	11875	07/24/2024	WTS INTERNATIONAL, LLC.	101.002 · Suntrust #570803-O...		-12,882.28
Bill	12401747	07/23/2024		538.121 · Amenity Management	-12,882.28	12,882.28
TOTAL					-12,882.28	12,882.28
Liability Check	11876	07/16/2024	UNITED STATES TREASURY	101.002 · Suntrust #570803-O...		-489.60
				215.000 · Accrued Taxes Paya...	-46.40	46.40
				215.000 · Accrued Taxes Paya...	-46.40	46.40
				215.000 · Accrued Taxes Paya...	-198.40	198.40
				215.000 · Accrued Taxes Paya...	-198.40	198.40
TOTAL					-489.60	489.60
Bill Pmt -Check	11877	07/31/2024	BARRY MAZZONI	101.002 · Suntrust #570803-O...		-1,049.00
Bill	073024	07/30/2024		572.702 · Oper Mgr - Office Su...	-1,049.00	1,049.00
TOTAL					-1,049.00	1,049.00
Bill Pmt -Check	11878	07/31/2024	BIG DOG LEO SERVICES LLC	101.002 · Suntrust #570803-O...		-300.00
Bill	072624	07/30/2024		538.620 · Off Duty Traffic Patrols	-300.00	300.00
TOTAL					-300.00	300.00

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08/27/24

TSR CDD
Check Detail
 July 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	11879	07/31/2024	IMPERIAL DADE	101.002 · Suntrust #570803-O...		-1,212.26
Bill	17335758	07/30/2024		538.618 · Operating Supplies	-1,212.26	1,212.26
TOTAL					-1,212.26	1,212.26
Bill Pmt -Check	11880	07/31/2024	KUTAK ROCK LLP	101.002 · Suntrust #570803-O...		-2,320.50
Bill	3424981 20923-1	07/30/2024		514.007 · District Counsel	-1,879.50	1,879.50
Bill	3424982 20923-4	07/30/2024		514.007 · District Counsel	-441.00	441.00
TOTAL					-2,320.50	2,320.50
Bill Pmt -Check	11881	07/31/2024	LANDSCAPE MAINTENANCE...	101.002 · Suntrust #570803-O...		-350.00
Bill	185446	07/30/2024		538.651 · Replace Plants, Shru...	-270.00	270.00
Bill	185865	07/30/2024		538.651 · Replace Plants, Shru...	-80.00	80.00
TOTAL					-350.00	350.00
Bill Pmt -Check	11882	07/31/2024	SOUTHERN CARE LAWN AN...	101.002 · Suntrust #570803-O...		-250.00
Bill	58468	07/30/2024		539.600 · Pest Services	-250.00	250.00
TOTAL					-250.00	250.00

TSR

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT
TSR
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the TSR Community Development District held Public Hearings and a Regular Meeting on August 14, 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	District Counsel
Barry Mazzoni	Operations Manager
Peter Soety (via telephone)	SunScape Consulting, Inc., (SCI)
Renee Hlebak (via telephone)	AAG - Starkey Ranch Lifestyle Director
Bill Levin	Landscape Maintenance Professionals (LMP)

Residents present:

Tracy Lesh	Curtis Culver	Woody Rossbach	Terry Williams	Jennifer Uppercue
Mike Hudak	Bill Epstein	Debbie Kennedy	Gerry Williams	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call/Pledge of Allegiance

Mr. Adams called the meeting to order at 6:00 p.m. All Supervisors were present.

The Pledge of Allegiance was recited.

SECOND ORDER OF BUSINESS

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

Resident Curtis Culver asked what items of the CDD assessments are listed on the tax bill.

Mr. Adams referred to Pages 28 and 29 of the proposed Fiscal Year 2025 budget, which has a breakdown of the Operations and Maintenance (O&M) assessments versus the Debt Service assessments; the last column is the total combined assessment amount that is on the property tax bill.

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

Mr. Culver discussed actions taken to get Taylor Morrison to address overgrown weeds and damaged sod in the common area, from Bonfire Drive and Barbour Trail. In his opinion that the area has been in very poor condition for the last year, he asked for the Board's help to ensure the landscapers will take over that area so that it looks like the rest of the community. Mr. Mazzoni explained that different sections of the community were built by different builders and common areas are only conveyed to the CDD once they meet the CDD's criteria for landscaping, irrigation, etc.; before that, the builders are responsible for upkeep. CDD Staff is working with the builder to address all deficiencies so that the property can be conveyed to the CDD.

Resident Tracy Lesh reported similar landscaping issues in Stancil Park and asked how long it takes for builders to complete all the criteria to have it conveyed to the CDD. Mr. Mazzoni stated that Whitfield Park took four years, which was the longest time; the goal of the builder and CDD is to turn over the last four properties at the same time, as it is easier for the CDD's landscaping team to maintain the areas to CDD standards. Regarding the ponds, residents should see a vast improvement within the next three to six months.

Resident Mike Hudak stated that he observed the Davey landscaping crew break the drain while driving down Lyon Pine Lane and Chapin Pass. He thinks the area where two sewer drains had depressions needs to be repaired again and noted that the pavement is cracking. Mr. Mazzoni stated that he will inspect the area and determine course of action.

THIRD ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2024/2025 Budget

A. Affidavit of Publication

B. Consideration of Resolution 2024-08, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Adams stated that the proposed Fiscal Year 2025 budget is the same as the version approving a 3% assessment increase at the last meeting. The final proposed Annual O&M Assessment amount is \$1,836.84; overall, it is an increase of about \$135 per unit compared to Fiscal Year 2024, but it is less than the \$1,891.95 amount in the Mailed Notice that was used for the purposes of setting the Public Hearing. The trash collection amount remains unchanged and the Debt Service Fund will not change until the debt is paid off.

Mr. Adams reviewed the proposed Fiscal Year 2025 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes.

Mr. Stalzer stated that he is proud of the Board's work on the budget, given the routine increases in materials and service costs each year, the CDD paying for the streetlights which accounts for about 8% of the total budget and taking on additional maintenance areas. The assessment increase equates to about \$11 a month per unit. He agreed with Ms. Comella's point about trying to get the property owners to understand that about 40% to 45% of the total CDD assessment is to pay down bond debt, which was used to construct CDD infrastructure, and the O&M assessment portion of the budget is about 55%, which pays the CDD's expenditures.

Regarding the efforts to bid CDD contracts to receive multiple bids, Mr. Mazzoni stated that seven contractors submitted bids for the pond maintenance contract and eight submitted bids for landscape services.

On MOTION by Ms. Anderson and seconded by Mr. Deenihan, with all in favor, the Public Hearing was opened.

Mr. Hudak asked what the Board can do to combat assessment increases. He noted that his assessments went from \$2,500 in 2017 to \$3,500. It was noted that the Board transitioned from a Developer Board to a resident Board over the past two years but, since then, any assessment increase was nominal despite incurring costs to repair property due to vandalism and adding services for conveyed property.

Mr. Hudak asked about the wooden bridge. It was noted that the County does not want to accept the bridge and, as noted at prior meetings, the cost to replace the bridge is \$2.5 million.

Mr. Mazzoni encouraged residents to view the budgets on the CDD website, which show that the CDD issued bond debt in 2018 and 2019 to continue building the community.

Mr. Hudak asked why the CDD is responsible for the light poles. It was noted that the CDD engaged in a lease/power maintenance program, the CDD leases the pole and lights and charged for power consumption. Purchasing the lights would cost \$15 million to \$20 million.

Resident Woody Rossbach asked if the lights are the most efficient available. Mr. Adams replied affirmatively; they are LED lights. He stated the CDD pays the same amount whether the

lights are on all day. Residents should call the number on the side of the light poles to report lighting issues.

Resident Bill Epstein voiced concern about accountability and asked if it is possible to renew the landscape maintenance contract quarterly. Mr. Mazzoni explained SunScape Consulting's responsibility to supervise the landscaper to ensure it is maintaining CDD landscape according to the contract. He discussed the upcoming landscape proposals where the consultant is incurring certain costs. Board Members and Staff tour the community with the landscapers.

Mr. Hudak asked if the Board considered hiring a security company to combat vandalism. It was noted that the cost would be about \$300,000; typically, the police are contacted but do not respond for some time.

Discussion ensued regarding law enforcement's inability to enforce rules due to statutory restrictions.

Mr. Culver asked if CDD documents prohibit commercial lawn services from providing services on a Sunday. He was directed to check with the Master Property Owner Association (MPOA) and County ordinances.

Resident Terry Williams commended the Board and Staff on how the CDD meeting is being conducted and the Board for taming the budget. In his opinion, security guards do not prevent vandalism.

On MOTION by Ms. Anderson and seconded by Ms. Comella, with all in favor, the Public Hearing was closed.

Mr. Stalzer noted the Board and Staff's effort to build up surplus fund balance over the last four years, which will be needed in the event of a hurricane or unforeseen expenses.

On MOTION by Mr. Deenihan and seconded by Ms. Comella, with all in favor, Resolution 2024-08, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

**Public Hearing to Hear Comments and
Objections on the Imposition of**

Maintenance and Operation Assessments
to Fund the Budget for Fiscal Year
2024/2025, Pursuant to Florida Law

A. Proof/Affidavit of Publication

B. Mailed Notice(s) to Property Owners

These items were included for informational purposes.

C. Consideration of Resolution 2024-09, Providing for Funding for the FY 2025 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Mr. Adams presented Resolution 2024-09.

On MOTION by Ms. Anderson and seconded by Mr. Deenihan, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Ms. Anderson and seconded by Mr. Stalzer, with all in favor, the Public Hearing was closed.

On MOTION by Ms. Anderson and seconded by Mr. Stalzer, with all in favor, Resolution 2024-09, Providing for Funding for the FY 2025 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Landscape Maintenance Professionals, Inc. Estimate #90758 Zoysia Sod Drought Replacement (\$12,500.00)

Mr. Mazzoni presented Landscape Maintenance Professionals, Inc. (LMP) Estimate #90758 to replace drought-damaged sod. This project will be scheduled in October 2024, in

conjunction with the project covering warranty work, to ensure the sod farms have dried out and the CDD receives healthy sod. Mr. Soety stated that the pricing follows the contract.

On MOTION by Ms. Comella and seconded by Ms. Anderson, with all in favor, Landscape Maintenance Professionals, Inc. Estimate #90758 for Zoysia Sod Drought Replacement, in the amount of \$12,500, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Proposals for Cunningham Park Vine Removal and Trimming

Mr. Mazzoni recalled the Developer's intention for Cunningham Park to be a natural area for vegetation to grow on purpose. He, Mr. Soety and LMP completed a walkthrough and clarified the project scope to ensure improved viewpoints on all sides. Mr. Mazzoni presented the following:

A. Landscape Maintenance Professionals, Inc. Estimate #91013 (\$13,925)

B. The Davey Tree Expert Company Proposal #20004068-1722508960 (\$11,700)

On MOTION by Ms. Comella and seconded by Mr. Stalzer, with all in favor, Landscape Maintenance Professionals, Inc. Estimate #9113 for Cunningham Park Vine Removal and Trimming, in the amount of \$13,925, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]

Mr. Adams presented the Memorandum detailing this new requirement and explained that newly adopted legislation requires special districts to establish and report annual goals and objectives and develop performance measures and standards to assess the achievement of the goals and objectives. District Management and District Counsel collaborated on developing general performance measures, identifying Community Communication and Engagement, Infrastructure and Facilities Maintenance, and Financial Transparency and Accountability as the key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each. Ms. Willson recommended approval and stated that the goals and objectives that were developed are achievable.

On MOTION by Mr. Stalzer and seconded by Ms. Anderson, with all in favor, the Goals and Objectives and the Performance Measures/Standards & Annual Reporting Form, were approved.

EIGHTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Reports
as of June 30, 2024**

Mr. Adams stated that he will check with the Controller and Mr. Liquori on the status of the outstanding items from the last meeting.

The financials were accepted.

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

The following change was made:

Line 220: Change "Saltzer" to "Stalzer"

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

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

Items 1, 6, 7, 8, 14 and 15 were completed.

Item 3: Mr. Mazzoni stated that the District Engineer told him the Developer submitted the request to reduce the speed limit on Night Star Trail and the County requested all new plans, which is being worked on. Mr. Mazzoni was advised to speak to Mr. Ben Kat, at the Starkey meeting on September 25, 2024, and invite the District Engineer to the meeting.

Item 5: Regarding the ability of the Lifestyle Team to communicate information to all residents, Mr. Mazzoni stated that Ms. Hlebak is working on populating the app to include resident addresses instead of owners, as there is confusion about whether the Developer is shutting down the Starkey Ranch website or if the MPOA will take it over.

Item 14: Mr. Mazzoni will inspect all the ponds with the Premier Lakes team and will forward proposals to repair erosion at Ponds 5-2, 15-2 and 17-3 to District Counsel to send demand letters to each homeowner, if necessary or warranted.

ELEVENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kutak Rock, LLP**

Ms. Willson stated that she is working with Mr. Mazzoni on Taylor Morrison turnover items. They hope to have the punch list items next month so Mr. Mazzoni can obtain maintenance proposals for when the property is conveyed to the CDD; it might be helpful to preview a letter agreement, similar to what was done with Homes By West Bay. Mr. Mazzoni stated they received the plans, observed a lot of movement in repairs going on and are working towards having all the CDD common areas under the CDD by the end of the year.

Ms. Willson reminded the Board Members to complete the required four hours of ethics training by December 31, 2024. She suggested emailing Mr. Adams the dates they complete the courses, since completion of the requirement will be reported when filing Form 1 in 2025.

B. District Engineer: Johnson Engineering, Inc.

There was no report.

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

- **NEXT MEETING DATE: September 11, 2024 at 6:00 PM**

- **QUORUM CHECK**

D. Lifestyle Director & Amenity Manager: Arch Amenities Group

Ms. Hlebak presented the Monthly Summary Report.

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

Mr. Mazzoni presented the Monthly Field Operations Report. He noted the following:

➤ Tropical Storm Debbie resulted in LMP's team re-staking a few downed trees. Staff spent \$4,800 to replace the meter, irrigation clock and surrounding equipment, due to a lightning strike at the end of Rangeland Boulevard.

➤ Taylor Morrison was notified of a depression in Stancil Park on the surface road; a crew is inspecting the area today and will be included as a punch list item.

TWELFTH ORDER OF BUSINESS**Supervisors' Requests**

Ms. Anderson asked for the December meeting to be cancelled.

286 **On MOTION by Ms. Anderson and seconded by Ms. Comella, with all in favor,**
287 **authorizing Staff to cancel the December 11, 2024 meeting, was approved.**
288
289

290 Ms. Comella suggested Board Members start thinking about the CDD potentially
291 purchasing the Welcome Center and how to finance it.

292 Mr. Stalzer suggested thinking about scheduling a Landscape Workshop in the early part
293 of Fiscal Year 2025. Mr. Adams suggested finalizing a date at the next meeting.
294

295 **THIRTEENTH ORDER OF BUSINESS**

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

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297
298 Resident Debbie Kennedy noted actions taken to address drainage issues between 13530
299 and 13558 Stansil Avenue, in which standing water is causing slippery sidewalks. She asked the
300 Board for help resolving these issues. Mr. Mazzoni stated he is aware of this and noted that the
301 builder sold its last home and crews started working on the deficiencies on Tuesday.

302 Discussion ensued regarding whether the builder needs to install French drains.

303 Mr. Culver asked why the assessment amount in the budget and the Mailed Notice is
304 different. Mr. Adams stated the amount is 3% higher in the Mailed Notice to set the maximum
305 assessment levels, while still working on the proposed budget.

306 Ms. Lesh asked if the fence along the access road will remain as is. Mr. Mazzoni stated the
307 trails were developed according to the CDD, anything further is part of Pasco County's long-term
308 plans.

309 Resident Jennifer Uppercue thanked the Board and Staff and the landscaper for
310 everything they do. She reported missing shutters at the Welcome Center and voiced her opinion
311 that kids were using atrocious language. Mr. Mazzoni stated that Ms. Hlebak is working with the
312 Developer to address external maintenance issues.
313

314 **FOURTEENTH ORDER OF BUSINESS**

Adjournment

315
316 **On MOTION by Mr. Stalzer and seconded by Ms. Anderson, with all in favor, the**
317 **meeting adjourned at 8:16 p.m.**

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Secretary/Assistant Secretary

Chair/Vice Chair

TSR

COMMUNITY DEVELOPMENT DISTRICT

ACTION & COMPLETED ITEMS

TSR CDD
ACTION & COMPLETED ITEMS LIST
08.14.24 for 09.11.24 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	04.10.24	ACTION	Mr. Mazzoni: Follow up with District Engineer on ability to reduce speed limit on Night Star Trail. 08.14.24 Invite District Engineer to Starkey Ranch Meeting on September 25, 2024. Both to speak to speaker Mr. Ben Kat.	X			
2	04.10.24	ACTION	Mr. Mazzoni/Ms. Willson: Use Ms. Anderson's knowledge when negotiating w/ Taylor Morrison on Stancil Park turnover. 08.14.24 Obtain proposals to present at next mtg & punch list items, including depression reported in Stancil Park and on Stancil Avenue today and prepare preview letter Agreement, similar to the Homes By West Bay letter.	X			
3	05.08.24	ACTION	Mr. Mazzoni/Ms. Hlebak: Mr. Mazzoni prep contact info sheet for lifestyle team to distribute to residents. 08.14.24 Work on populating the App to include residents addresses instead of owners.	X	X		
4	07.10.24	ACTION	Mr. Mazzoni/Ms. Hlebak: Work on holiday lighting options to present.	X	X		
5	07.10.24	ACTION	Mr. Mazzoni: Ensure Sunscape's Project Management Fees are coded to the same budget line item as the landscaping and arbor care projects.	X			
6	07.10.24	ACTION	Mr. Mazzoni/Mr. Soety: Review & adjust LMP landscape & irrigation projects' scope/costs and advise if Workshop is needed. 08.14.24 Discuss finalizing a date for a Workshop at the nxt mtg.	X	X		
7	07.10.24	ACTION	Mr. Adams: Have Acct Dept. send past due notices to property owners to pay outstanding commercial shared costs.	X			
8	07.10.24	ACTION	Mr. Adams: Contact Mr. Liquori to ensure all requisitions were submitted for the Series 2019 bonds before issuing Certificates of Completion.	X			
9	07.10.24	ACTION	Mr. Mazzoni: Pursue cost recovery from homeowner for lake bank washouts on Pond 52. 08.14.24 Inspecting ponds with Premier Lakes and forward proposals to District Counsel.	X			
10	08.14.24	ACTION	Mr. Mazzoni: Inspect drainage, pavement cracking at Lyon Pine Lane and Chapin Pass and two other depressions in the area.			X After 08.14.24 mtg	
11	08.14.24	ACTION	Mr. Adams: Cancel December 2024 meeting.			X After 08.14.24 mtg	

TSR CDD
ACTION & COMPLETED ITEMS LIST
08.14.24 for 09.11.24 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	10.11.23	ACTION	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
2	02.14.24	ACTION	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
3	02.14.24	ACTION	Mr. Mazzoni: Review Mr. Striker's list of concerns about Stancil Park.			X	03.13.24
4	02.14.24	ACTION	Mr. Mazzoni: Contact Mr. Szelest for onsite meeting with Davey Tree.			X	03.13.24
5	10.11.23	ACTION	Mr. Mazzoni: Obtain proposals for hydro seed for the nxt mtg.			X	04.10.24
6	01.10.24	ACTION	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
7	02.14.24	ACTION	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
8	02.14.24	ACTION	Mr. Adams: Provide Mr. Stalzer information about the \$33,494 Miscellaneous Revenue amount in the Unaudited Financial Reports.			X	04.10.24
9	03.13.24	ACTION	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
10	03.13.24	ACTION	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
11	03.13.24	ACTION	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
12	03.13.24	ACTION	Accounting Dept: Incorporate the ISC earned interest revenue amount in the Unaudited Financial Statements.			X	04.10.24
13	03.13.24	ACTION	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
14	03.13.24	ACTION	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
15	03.13.24	BOTH	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

TSR CDD
ACTION & COMPLETED ITEMS LIST
08.14.24 for 09.11.24 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
16	03.13.24	ACTION	Ms. Hlebak: Obtain proposal to replace the splash pad to incorporate in the proposed Fiscal Year 2025 budget.			X	05.08.24
17	04.10.24	ACTION	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
18	04.10.24	ACTION	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
19	04.10.24	ACTION	Ms. Willson: Prepare draft License Agrmt with Starkey Ranch K-8 School.			X	05.08.24
20	04.10.24	BOTH	Mr. Mazzoni: Present LMP Methodology explaining project cost difference.			X	05.08.24
21	04.10.24	BOTH	Mr. Mazzoni/Ms. Willson: Prep draft Use Agmt and contract addendum with LMP.			X	06.12.24
22	04.10.24	ACTION	Mr. Adams: Schedule & advertise Budget Wkshp 06.12.24 at 4:00 p.m.			X	06.12.24
23	05.08.24	BOTH	LMP: Present corrected Addendum 4 for Rangeland West Boulevard.			X	06.12.24
24	05.08.24	ACTION	Mr. Mazzoni: Provide Mr. Martel with the CDD's tax exempt ID and federal tax ID need to install the water meter.			X	06.12.24
25	05.08.24	ACTION	Mr. Mazzoni: Increase "sidewalk repair's" FY 2025 budget line item.			X	06.12.24
26	05.08.24	ACTION	Mr. Mazzoni: Upon Mr. Yahn and Mr. Soety's review, LMP proposals to the Board prior to the budget workshop.			X	06.12.24
27	05.08.24	BOTH	Mr. Mazzoni: Review County plans to confirm if the Developer's original plans included installing four trees on Mr. Schutter's property.			X	06.12.24
28	04.10.24	BOTH	Mr. Mazzoni: Work w/ LMP to define maintenance yard. 05.08.24 Prep timeline & recommendation on whether to proceed with project in July.			X	07.10.24
29	06.12.24	BOTH	Mr. Mazzoni/Ms. Willson: Negotiate revised Board terms with LMP. Prep Deed to property & revised License Agmt, if terms accepted.			X	07.10.24
30	06.12.24	ACTION	Ms. Willson: Prep draft Consent Use Agrmt w/ Esplanade HOA to install a fence, gate & code lock on CDD property on Lake Blanche Dr..			X	07.10.24
31	06.12.24	ACTION	Mr. Mazzoni: Have LMP remove the Board from the Weekly Labor Report email distribution list.			X	07.10.24
32	06.12.24	BOTH	Mr. Mazzoni: Include RFQ Q&A period on next agenda & provide ranking and recommendations to RFQ responses.			X	07.10.24

TSR CDD
ACTION & COMPLETED ITEMS LIST
08.14.24 for 09.11.24 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
33	06.12.24	ACTION	Ms. Willson: Prep draft Access Agrmt w/ Starkey Ranch K-8 School for school crosswalk, replacing draft License Agrmt.			X	07.10.24
34	06.14.23	ACTION	Mr. Adams/Mr. Mazzoni: Send wetland monitoring schedule to the Esplanade Board.			X	08.14.24
35	07.10.24	ACTION	Mr. Mazzoni: Obtain proposals to remove overgrown weeds suffocating healthy vegetation in Cunningham Park for the nxt mtg.			X	08.14.24
36	07.10.24	ACTION	Ms. Willson: Prep Maintenance Agrmt w/ Premier Lakes, for pond & lake maintenance & attach bid proposal and scope to the Agrmt.			X	08.14.24
37	07.10.24	ACTION	Mr. Mazzoni: Inspect Pond 15-2 for erosion at last house behind Gavin Lane and determine if it requires repair.			X	08.14.24
39	07.10.24	ACTION	Mr. Soety: Email Taylor Morrison re mowing deficiencies at Whitfield area 1 & 2.			X	08.14.24

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COMMUNITY DEVELOPMENT DISTRICT

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TSR COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Welcome Center, 2500 Heart Pine Avenue, Odessa, Florida 33556</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 9, 2024	Regular Meeting	6:00 PM
November 13, 2024	Regular Meeting	6:00 PM
December 11, 2024 CANCELED	Regular Meeting	6:00 PM
January 8, 2025	Regular Meeting	6:00 PM
February 12, 2025	Regular Meeting	6:00 PM
March 12, 2025	Regular Meeting	6:00 PM
April 9, 2025	Regular Meeting	6:00 PM
May 14, 2025	Regular Meeting	6:00 PM
June 11, 2025	Regular Meeting	6:00 PM
July 9, 2025	Regular Meeting	6:00 PM
August 13, 2025	Regular Meeting	6:00 PM
September 10, 2025	Regular Meeting	6:00 PM

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

	Fiscal Year 2024				Adopted Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross O&M	\$ 4,415,306				\$ 4,755,579
Assessment levy: on-roll - gross trash	373,974				373,974
Allowable discounts (4%)	(191,571)				(205,182)
Assessment levy: on-roll - net	4,597,709	\$4,602,692	\$ -	\$ 4,602,692	4,924,371
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	50,000
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	5,158,160
EXPENDITURES					
Professional & administrative					
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	102,591
Total professional & administrative	279,693	202,410	79,616	282,026	288,998

**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	Adopted Budget FY 2025
Field operations					
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	1,875,000
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 and monitoring	30,000	-	30,000	30,000	60,000
Wetland mitigation reporting	4,500	24,490	-	24,490	-
Lake maintenance	100,000	51,794	48,206	100,000	128,000
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	15,000
Wildhog removal	16,000	5,885	-	5,885	10,000
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	120,000
Mulch	200,000	32,834	110,000	142,834	150,000
Playground mulch	18,000	-	18,000	18,000	-
Capital Projects-Future	200,000	146,970	-	146,970	172,000
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	-	-	-	-	80,000
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	Adopted 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	131,225
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	15,000
Other					
Capital outlay - splash pad refurb.	-	-	-	-	26,000
Contingency	55,680	1,943	53,737	55,680	20,000
Total field operations	<u>4,495,176</u>	<u>2,284,658</u>	<u>2,082,350</u>	<u>4,367,008</u>	<u>4,869,171</u>
Total expenditures	<u>4,774,869</u>	<u>2,487,068</u>	<u>2,161,966</u>	<u>4,649,034</u>	<u>5,158,169</u>
Net increase/(decrease) of fund balance	(4)	2,240,211	(2,127,072)	113,139	(9)
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>\$ 1,933,185</u>

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COMMUNITY DEVELOPMENT DISTRICT

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Monthly Summary Report

August 2024

Submitted by:

Renee Hlebak, Starkey Ranch Lifestyle Director

Alex Murphy, Operations Director



AUGUST PROGRAM HIGHLIGHTS

PROGRAM	CATEGORY
One Blood Bus	Health/Educational
Vax-on-site	Health/Educational
Free Yoga	Fitness
3D Mammography Bus	Health/Educational
Kids Night Out	Kid's Social
Meet & Mingle	Adult Social
CPR	Health/Educational
OnSpot Derm	Health/Educations
Sound Healing Meditation	Fitness
Pokemon Trade Night	Kid's Social
Food Truck Friday	Family Social
Coffee in the Park	Family Social
Yoga	Fitness
Swim Lessons	Safety/Educational

Kid's Night Out

Friday, August 30

5:30pm-9:30pm

Cunningham Hall

Calling all kids ages 5-11 years old!
Come hang out with the Lifestyle Team to enjoy
pizza, games & a movie!

COST: \$20 PER CHILD

Kids Night Out is based on a lottery system.

Lottery Opens:
August 16,2024 at 10am

Lottery Closes:
August 23,2024 at 5pm

ONLY 25 spots available.

*There will be a waitlist for those who were not
picked for the lottery*

RSVP: fun@ourstarkeyranch.com

Pokemon Trade Night



August 22
5-7 PM
Cunningham Hall

Chat about Pokemon and build your
deck by trading cards with your
fellow neighbors!

***every participant will receive 10
random cards**

RSVP:
FUN@OURSTARKEYRANCH.COM



EVERY MONDAY

6:30 PM

CUNNINGHAM HALL

Join us for a yoga class for all skill levels.

Cost: \$10 per class or
\$30 per month

RSVP: FUN@OURSTARKEYRANCH.COM

AUGUST AMENITY RENTALS

AMENITY LOCATION	FREQUENCY	REVENUE
Cunningham Hall	9 Days/49 Hours	\$2,450
Whitfield Park Pavilion	1 Days/3 Hours	\$45
Homestead Park Pavilion	0 Days/0 Hours	\$0
Albritton Park Pavilion	2 Days/8 Hours	\$120
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
Community Garden Turnover	In Progress	Sadly the Club President has decided to step down and over her travels in the summer not many residents nor club members were able to keep up with taking care of Garden. If no one steps up the Lifestyle Team, Operations and Landscaping would like to take the Garden back and turn it into a lower maintenance landscaped area from residents to come sit and enjoy vs growing more high maintenance plants and vegetation.
Fence on Huckleberry Pond	Complete	Fence was knocked down by something, but staff was able to repair it.
Homestead Pool & Repairs	In Progress	Tree near the pool stuck by lighting causing damage along with vandalism of the FOB Readers and Exit Buttons. Open is back open with part of the damage repaired, but lightening caused more than we expected. Should be repaired before the meeting.
Website to App Transition	In Progress	Developer and MPOA have made the decision to start the process to shut the main website down. Most of the information is already on the Starkey Ranch App, but will continue to transfer and update what is most important info for the community.
Gator Carts	In Progress	Both Gator Carts needed to be sent out for repairs and maintenance. Everglades was able to give us a rental at no charge.
Internet issues at the Welcome Center	Complete	Internet and WIFI were down causing staff to loose access to phones and emails. Worked around the situation with using Cunningham Hall or management making trips to and from their homes. Working with Smart Solutions to upgrade what was set up and left by the developer/landlord.
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.

SEPTEMBER PROGRAM FORECAST

PROGRAM	DATE
Boats & Floats	Sept 2
Vax-on-site	Sept 4
Dress Swap	Sept 4
One Blood Bus	Sept 7
Prescribed Burn Seminar	Sept 10
Kid's Night Out	Sept 13
Drink This, Make That	Sept 18
Taste of Starkey	Sept 22
Sports Card Trade Night	Sept 26
Blue Out Starkey Ranch for Foster Awareness	Sept 22 - 28
Coffee in the Park	Every Sunday
Yoga	Every Monday
Sound Healing & Meditation	Every Tuesday
Food Truck Friday	Every Friday

BOATS AND FLOATS



Monday, September 2
11am-1pm
Whitfield Park Pool

Teams will be given supplies and a window of time to construct their boats and then race them across the pool! Cool down afterwards, with a tasty ice cream float!

During the race, everyone not participating will be asked to exit the pool. Please plan accordingly.

RSVP: FUN@OURSTARKEYRANCH.COM

PRESCRIBED BURN SEMINAR

SEPTEMBER 10, 2024
6PM
WELCOME CENTER

EVER WONDER WHY WE HAVE PRESCRIBED BURNS? IF YOU ARE INTERESTED IN LEARNING MORE, THIS SEMINAR IS FOR YOU! LAURA STARKEY WILL BE HERE EXPLAINING EVERYTHING THERE IS TO KNOW ABOUT PRESCRIBED BURNS AT THE JAY B. STARKEY WILDERNESS PARK.

RSVP: FUN@OURSTARKEYRANCH.COM



Sports Cards Trade Night

SEPTEMBER 26, 2024
5 - 7 PM
CUNNINGHAM HALL

JOIN US FOR AN EVENING OF TRADING YOUR FAVORITE SPORTS CARDS!

EACH CHILD WILL RECEIVE A PACK OF SPORTS CARDS FOR PARTICIPATING!

RSVP: FUN@OURSTARKEYRANCH.COM



THANK YOU.



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COMMUNITY DEVELOPMENT DISTRICT

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Wrathell, Hunt and Associates, LLC

TO: TSR Board of Supervisors
FROM: Barry Mazzoni – Operations Manager
DATE: September 3, 2024
SUBJECT: Status Report – Field Operations

- **POND EROSION:** The District is monitoring erosion concerns on Ponds 5-2, 12-5, and 17-3, as well as two others with minor issues. Operations and Premier Lakes review these areas, and we are working on securing proposals once the new contract begins. Unfortunately, Solitude did not produce the proposal for Pond 5-2, thus Premier will need to take over that task.
- **PREMIER LAKES:** Operations, through the Lifestyle team, sent out an announcement to the community about the change in service providers. Premier Lakes began service the week of September 1st and was scheduled to have four to five techs onsite to get ponds into compliance with specs.

- **CONCRETE LIFT / WALK-IN BRIDGES**



Operations approved a proposal for \$3,109.88 from vendor Alpha Foundations to address the sagging sidewalks leading to the walking bridge along Rangeland Blvd and the one at Hutchinson Preserve. The proposal will inject a proprietary material to lift the sagging portions of the sidewalks without the need to demo the material.

This work was rescheduled from 8/24/24 to 9/07/24, due to equipment and weather issues.

- **LANDSCAPING MAINTENANCE TURNOVER – WHITFIELD (E1/E2) & STANSIL PARK:** Operations and Sunscape have reviewed these areas. Currently, we have tentatively accepted Whitfield (E1) for maintenance as of September 1st. We recommend that the Board formally accept this parcel as it is substantially ready for maintenance. We will continue to work with the builder to address any deficiencies in the short term, rather than allowing these minor issues to hold up the transfer of this parcel for maintenance. Operations will bring the maintenance addendum from LMP for the Board's review and approval at the September 11th Meeting. The District previously obtained this pricing during the map reconciliation process during the creation of addendum #2. The price will increase by 3% in January 2025, as part of the District's agreement with LMP.

Whitfield (E2) has not been substantially reviewed and is not ready for turnover at this time. Stansil Park (Ph 1 & 2) Are also not ready for turnover at this point. These areas will be reviewed later in the month of September. Operations have already begun reviewing the common area sidewalks, identifying ones that need replacement by the builder. Operations and Sunscape are hopefully that we

can work through the existing issues and complete these maintenance transfers before the end of the calendar year.

- **CUNNINGHAM PARK TRIMMING PROPOSAL:** LMP has the Cunningham Park cleanout scheduled to start on Saturday, September 7th. Sunscape and Operations will be on site on Tuesday, September 10th to review the work after the first three days. We will provide any additional guidance on the project to LMP at that time. We will update the Board at the September 11th meeting.
- **MEETING CAMERA / ZOOM ACCOUNT:** the meeting camera was received, and the zoom account has been set up. After testing the camera, it was determined that longer cables and cord covers were required. Operations ordered those cords and covers, and the camera was retested. There is currently an internet issue in the Welcome Center, which the Lifestyle team is working diligently to resolve. Baring internet issues, the camera system will be ready for the September 11th meeting. Operations has sent a zoom link to District Counsel, District Engineer, Sunscape Consulting, and other vendors to allow them to participate through Zoom.