

TSR

**COMMUNITY DEVELOPMENT
DISTRICT**

October 9, 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

October 2, 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 October 9, 2024 at 6:00 p.m., at the Welcome Center, 2500 Heart Pine Avenue, Odessa, Florida 33556. The agenda is as follows:

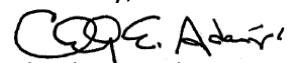
1. Call to Order/Roll Call/Pledge of Allegiance
2. Public Comments (*agenda items*) [3 minutes per person]
3. Cogan Grass and Truck Parking - *Kathryn Starkey (Pasco County Commissioner)*
4. Discussion/Consideration: Coastal Waste & Recycling Service Agreements
 - A. Contract Renewal \$15/unit [\$38,835 Monthly Base Rate]
 - B. Contract Renewal \$16/unit with 64g Recycle Containers [\$41,424 Monthly Base Rate]
5. Waterways Update from Aquatics Vendor - *Alex Kurth (Premier Lakes)*
6. Consideration of Premier Lakes, Inc. One-Time Work Order Agreements for SOX Shoreline Restoration
 - A. 17-3 - 500' of Shoreline
 - B. 15-2 - 600' of Shoreline
 - C. 5-2 - 400' of Shoreline
7. Consideration of Homestead Park Tree Removal Estimate/Proposal
 - A. Landscape Maintenance Professionals, Inc. Estimate #91922 [\$8,150]
 - B. The Davey Tree Expert Company Proposal #20004068 [\$5,400]

8. Consideration of Landscape Maintenance Professionals, Inc. Estimates
 - A. #91912 for Cunningham Park Sod Installation [\$16,440.00]
 - B. #89256/#91774 for Rangeland East Sod Project and Maintenance Addendum 6 [\$224,228.40/\$18,685.70]
9. Acceptance of Unaudited Financial Statements as of August 31, 2024
10. Approval of September 11, 2024 Regular Meeting Minutes
11. Action & Completed Items
12. Staff Reports
 - A. District Counsel: *Kutak Rock, LLP*
 - B. District Engineer: *Johnson Engineering, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: November 13, 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*
13. Supervisors' Requests
14. Public Comments (*non-agenda items*) [3 minutes per person]
15. 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

4A



Service Agreement

Non-Hazardous Waste

OFFICE USE ONLY

Re-sign Pr Inc
mbower
R60
Permanent

Account Number:

Account Name Starkey Ranch

Service Address 2500 Heart Pine Ave,

Service City: Odessa, State: FL Zip: 33556

Tel # (239) 464-7114

Contact Chuck Adams

Email adamsc@whhassociates.com

Starkey Ranch C/O Wrathell, Hunt and

Billing Name Associates, LLC

Billing Address 2300 Glades Road

Billing City: Boca Raton State: FL Zip: 33431

Tel # (877) 276-0889 Cell #

Contact Hailey Bywater

Billing Email ezwick@yahoo.com

Auto Pay No

SERVICE INFORMATION

SCHEDULE OF CHARGES

Qty	Size	Type	Frequency	Min /Tons Included	Per Haul	Per Ton	Extra Lift	Container Charge	Monthly Base Rate
2589	96G	MSW	2x/wk		\$0.00	\$0.00	\$0.00		\$38,835.00
2589	18G	RECY	1x/wk		\$0.00	\$0.00	\$0.00		\$0.00

Equipment Delivery Date:

Monthly:

Annual Max Price Increase: 8%

Total

\$38,835

Franchise Fee: \$0.00 DFF: \$0.00 Permit Fee: \$0.00

Additional Services:

Delivery Instructions:

Additional Information:

CONTRACT RENEWAL. \$15/unit

Delivery:

Exchange:

Removals:

Relocate:

Recovery Fee: No

Admin Fee:

Maintenance:

Trip Charge: \$ Fee Inactivity Fee: \$ Per Day # Days:

Container Requirements: Wheels: Lids: Locks:

Folio# N/A

Customer Acceptance and Agreement: Customer has reviewed, understands, and accepts the specifications, prices, terms, and conditions of this Agreement, which are incorporated herein and made a part hereof. The individual signing this agreement on behalf of Customer acknowledges that he/she has read and accepts the terms and conditions of this agreement which go with the service levels attached herein and that he/she has the authority to sign on behalf of Customer.

This agreement is for an initial term of 60 months from the effective date and it shall automatically renew thereafter for an additional 60 months unless terminated as set forth herein. Please visit link below for Terms and Conditions of service.

Please visit www.coastalwasteinc.com/terms-and-conditions for terms and conditions.

10 / 01 / 2024 "Effective Date".

Customer agrees to pay overweight/overloaded fees

Customer: _____

Coastal Waste & Recycling Inc.

Authorized Signature: _____

Authorized Signature: Mitchell Bower

Print Name: _____

Print Name: Mitchell Bower

Title: _____ Date: _____

Title: Sales Executive Date: 09 / 12 / 2024

TSR

COMMUNITY DEVELOPMENT DISTRICT

4B



Service Agreement

Non-Hazardous Waste

OFFICE USE ONLY

Re-sign Pr Inc
mbower
R60
Permanent

Account Number:

Account Name Starkey Ranch

Service Address 2500 Heart Pine Ave,

Service City: Odessa, State: FL Zip: 33556

Tel # (239) 464-7114

Contact Chuck Adams

Email adamsc@whhassociates.com

Starkey Ranch C/O Wrathell, Hunt and

Billing Name Associates, LLC

Billing Address 2300 Glades Road

Billing City: Boca Raton State: FL Zip: 33431

Tel # (877) 276-0889 Cell #

Contact Hailey Bywater

Billing Email ezwick@yahoo.com

Auto Pay No

SERVICE INFORMATION

SCHEDULE OF CHARGES

Qty	Size	Type	Frequency	Min /Tons Included	Per Haul	Per Ton	Extra Lift	Container Charge	Monthly Base Rate
2589	96G	MSW	2x/wk		\$0.00	\$0.00	\$0.00		\$41,424.00
2589	64G	RECY	1x/wk		\$0.00	\$0.00	\$0.00		\$0.00

Equipment Delivery Date:

Monthly:

Annual Max Price Increase: 8%

Total

\$41,424

Franchise Fee: \$0.00 DFF: \$0.00 Permit Fee: \$0.00

Additional Services:

Delivery Instructions:

Additional Information:

CONTRACT RENEWAL. \$16/unit with 64g RECY containers

Delivery:

Exchange:

Removals:

Relocate:

Recovery Fee: No

Admin Fee:

Maintenance:

Trip Charge: \$ Fee Inactivity Fee: \$ Per Day # Days:

Container Requirements: Wheels: Lids: Locks:

Folio# N/A

Customer Acceptance and Agreement: Customer has reviewed, understands, and accepts the specifications, prices, terms, and conditions of this Agreement, which are incorporated herein and made a part hereof. The individual signing this agreement on behalf of Customer acknowledges that he/she has read and accepts the terms and conditions of this agreement which go with the service levels attached herein and that he/she has the authority to sign on behalf of Customer.

This agreement is for an initial term of 60 months from the effective date and it shall automatically renew thereafter for an additional 60 months unless terminated as set forth herein. Please visit link below for Terms and Conditions of service.

Please visit www.coastalwasteinc.com/terms-and-conditions for terms and conditions.

10 / 01 / 2024 "Effective Date".

Customer agrees to pay overweight/overloaded fees

Customer: _____

Coastal Waste & Recycling Inc.

Authorized Signature: _____

Authorized Signature: Mitchell Bower

Print Name: _____

Print Name: Mitchell Bower

Title: _____ Date: _____

Title: Sales Executive Date: 09 / 12 / 2024

TSR

COMMUNITY DEVELOPMENT DISTRICT

6A



One-Time Work Order Agreement

Customer Name: TSR CDD

Management Company: Barry Mazzoni

Work Order Description: SOX Shoreline Restoration - 17-3 - 500' of Shoreline

Premier Lakes Consultant: Alex Kurth

Consultant Phone Number: 239-707-1575

This Agreement, dated **09/29/2024**, is made by and between Premier Lakes, Inc., hereinafter known as "Premier Lakes," and **TSR CDD**, hereinafter known as "Customer."

Both Customer and Premier Lakes agree to the following terms and conditions:

1. **General Conditions:** Premier Lakes will provide the contract services enumerated below to the Customer under the terms and conditions of this Agreement, and the Customer agrees to pay Premier Lakes for those services as listed below under the terms and conditions of this agreement.
2. **Service Area:** The "Service Area" is described as **Lake 17-3, with an eroded shoreline of approximately 500 linear feet.**
3. **One-Time Services:** Premier Lakes will perform **shoreline restoration utilizing ShoreSOX erosion control systems. Per the attached map, 500 ft of 12ft ShoreSOX will be installed. This proposal includes all materials, tools, and labor required for successful installation.**
4. **Manufacturer Warranty:** The manufacturer warrants the ShoreSOX erosion control system for five (5) years from the date of installation against any defects in materials and workmanship.
5. **Limited Lifetime Labor Warranty:**
 - a. Premier Lakes provides a lifetime warranty on all labor necessary to install the ShoreSOX system. Terms and conditions apply:
 - i. The offer is valid for current or new customers only.
 - ii. A minimum of \$60,000.00 annual service contracts are required.
 - iii. Termination of annual service contracts immediately voids limited lifetime warranty.
6. **Payment Terms:** The total agreement amount is **\$55,000.00**. A 50% deposit is due upon the execution of this agreement. The remaining 50% will be invoiced upon completion of services. The customer agrees to pay Premier Lakes within thirty (30)



days of the invoice. If the customer fails to pay any invoice within sixty (60) days of the invoice date, then a service charge of 1% per month (12% per annum) will be charged to the customer by Premier Lakes on balances not paid within sixty (60) days.

7. **Forms of Payment:** Premier Lakes accepts payment by check, ACH, debit, and credit card.
8. **Credit & Debit Card Fees:** Premier Lakes will charge customers a 3% processing fee for invoices paid by Credit or Debit card.
9. **Contract Void Ab Initio:** This contract will be void ab initio if Premier Lakes, in its sole discretion, determines that the condition of the Service Area has materially declined between the date of this Agreement and the commencement date of the Agreement. If Premier Lakes commences services under this Agreement, this paragraph will not apply.
10. **Force Majeure:** Premier Lakes shall not be liable for any delay in performing the Services nor for any failure to provide the Services due to any cause beyond its reasonable control.
11. **Enforcement and Governing Law:** A default by either Party under this agreement shall entitle the other Party to all remedies available at law or in equity, which shall include, but not be limited to, the right to damages and injunctive relief under Florida law.
12. **Safety:** Premier Lakes agrees to use its best efforts and specialized equipment, products, and procedures to provide safe and effective results hereunder, and Premier Lakes will use all due care to protect the property of the Customer. Premier Lakes will not be liable for plant damage due to disease, pestilence, flood, weather, or any other means unrelated to Premier Lakes' activities. In addition, some collateral damage to beneficial plants might be necessary to treat nuisance plants. Premier Lakes will use its best efforts and professional expertise to limit any damage to beneficial plants, but in no event will Premier Lakes be liable for collateral damage that is less than ten percent (10%) of the beneficial plant population.
13. **Insurance:** Premier Lakes will maintain general liability and other insurances as necessary, given the scope and nature of the services. Premier Lakes will be responsible for those damages, claims, causes of action, injuries, or legal costs to the extent of its direct negligence or misconduct. No party to this agreement will be liable to the other for incidental, consequential, or purely economic damages.
14. **E-Verify:** Premier Lakes utilizes the federal E-Verify program in contracts with public employers as required by Florida State Law and acknowledges all the provisions of

Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

15. **Limited Offer:** This proposal expires sixty (60) days from the issuance date unless modified in writing by Premier Lakes.

Total Agreement Amount: \$55,000.00

Accepted and Approved:

TSR CDD

Signature:

Printed Name:

Title:

Date:

Customer Address for Notice Purposes:

Premier Lakes, Inc.

Signature:

Name: Alex Kurth

Title: President

Date:

Please Remit All Payments & Contracts to: 1936 Bruce B Downs Blvd, Suite 308, Wesley Chapel, FL 33543.

TSR CDD

Lake 17-3 SOX Shoreline Restoration

Legend

- 12' SOX
- Lake 17-3

Lake 17-3

CocoaBlossom

Hassett Home T

Woo

Woods Rd

Rangeland Blvd

Rangeland Blvd

Rangeland Blvd



300 ft

Google Earth

Image © 2024 Airbus

TSR

COMMUNITY DEVELOPMENT DISTRICT

6B



One-Time Work Order Agreement

Customer Name: TSR CDD

Management Company: Barry Mazzone

Work Order Description: SOX Shoreline Restoration - 15-2 - 600' of Shoreline

Premier Lakes Consultant: Alex Kurth

Consultant Phone Number: 239-707-1575

This Agreement, dated **09/29/2024**, is made by and between Premier Lakes, Inc., hereinafter known as "Premier Lakes," and **TSR CDD**, hereinafter known as "Customer."

Both Customer and Premier Lakes agree to the following terms and conditions:

1. **General Conditions:** Premier Lakes will provide the contract services enumerated below to the Customer under the terms and conditions of this Agreement, and the Customer agrees to pay Premier Lakes for those services as listed below under the terms and conditions of this agreement.
2. **Service Area:** The "Service Area" is described as **Lake 15-2, with an eroded shoreline of approximately 600 linear feet.**
3. **One-Time Services:** Premier Lakes will perform **shoreline restoration utilizing ShoreSOX erosion control systems. Per the attached map, 600 ft of 6ft ShoreSOX will be installed. This proposal includes all materials, tools, and labor required for successful installation.**
4. **Manufacturer Warranty:** The manufacturer warrants the ShoreSOX erosion control system for five (5) years from the date of installation against any defects in materials and workmanship.
5. **Limited Lifetime Labor Warranty:**
 - a. Premier Lakes provides a lifetime warranty on all labor necessary to install the ShoreSOX system. Terms and conditions apply:
 - i. The offer is valid for current or new customers only.
 - ii. A minimum of \$60,000.00 annual service contracts are required.
 - iii. Termination of annual service contracts immediately voids limited lifetime warranty.
6. **Payment Terms:** The total agreement amount is **\$53,400.00**. A 50% deposit is due upon the execution of this agreement. The remaining 50% will be invoiced upon completion of services. The customer agrees to pay Premier Lakes within thirty (30)



days of the invoice. If the customer fails to pay any invoice within sixty (60) days of the invoice date, then a service charge of 1% per month (12% per annum) will be charged to the customer by Premier Lakes on balances not paid within sixty (60) days.

7. **Forms of Payment:** Premier Lakes accepts payment by check, ACH, debit, and credit card.
8. **Credit & Debit Card Fees:** Premier Lakes will charge customers a 3% processing fee for invoices paid by Credit or Debit card.
9. **Contract Void Ab Initio:** This contract will be void ab initio if Premier Lakes, in its sole discretion, determines that the condition of the Service Area has materially declined between the date of this Agreement and the commencement date of the Agreement. If Premier Lakes commences services under this Agreement, this paragraph will not apply.
10. **Force Majeure:** Premier Lakes shall not be liable for any delay in performing the Services nor for any failure to provide the Services due to any cause beyond its reasonable control.
11. **Enforcement and Governing Law:** A default by either Party under this agreement shall entitle the other Party to all remedies available at law or in equity, which shall include, but not be limited to, the right to damages and injunctive relief under Florida law.
12. **Safety:** Premier Lakes agrees to use its best efforts and specialized equipment, products, and procedures to provide safe and effective results hereunder, and Premier Lakes will use all due care to protect the property of the Customer. Premier Lakes will not be liable for plant damage due to disease, pestilence, flood, weather, or any other means unrelated to Premier Lakes' activities. In addition, some collateral damage to beneficial plants might be necessary to treat nuisance plants. Premier Lakes will use its best efforts and professional expertise to limit any damage to beneficial plants, but in no event will Premier Lakes be liable for collateral damage that is less than ten percent (10%) of the beneficial plant population.
13. **Insurance:** Premier Lakes will maintain general liability and other insurances as necessary, given the scope and nature of the services. Premier Lakes will be responsible for those damages, claims, causes of action, injuries, or legal costs to the extent of its direct negligence or misconduct. No party to this agreement will be liable to the other for incidental, consequential, or purely economic damages.
14. **E-Verify:** Premier Lakes utilizes the federal E-Verify program in contracts with public employers as required by Florida State Law and acknowledges all the provisions of

Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

15. **Limited Offer:** This proposal expires sixty (60) days from the issuance date unless modified in writing by Premier Lakes.

Total Agreement Amount: \$53,400.00

Accepted and Approved:

TSR CDD

Signature:

Printed Name:

Title:

Date:

Customer Address for Notice Purposes:

Premier Lakes, Inc.

Signature:

Name: Alex Kurth

Title: President

Date:

Please Remit All Payments & Contracts to: 1936 Bruce B Downs Blvd, Suite 308, Wesley Chapel, FL 33543.

TSR CDD

Lake 15-2 SOX Shoreline Restoration

Legend

- 6' SOX
- Lake 15-2

Lake 15-2



300 ft

Google Earth

Image © 2024 Airbus

TSR

COMMUNITY DEVELOPMENT DISTRICT

6C



One-Time Work Order Agreement

Customer Name: TSR CDD

Management Company: Barry Mazzone

Work Order Description: SOX Shoreline Restoration - 5-2 - 400' of Shoreline

Premier Lakes Consultant: Alex Kurth

Consultant Phone Number: 239-707-1575

This Agreement, dated **09/29/2024**, is made by and between Premier Lakes, Inc., hereinafter known as "Premier Lakes," and **TSR CDD**, hereinafter known as "Customer."

Both Customer and Premier Lakes agree to the following terms and conditions:

1. **General Conditions:** Premier Lakes will provide the contract services enumerated below to the Customer under the terms and conditions of this Agreement, and the Customer agrees to pay Premier Lakes for those services as listed below under the terms and conditions of this agreement.
2. **Service Area:** The "Service Area" is described as **Lake 5-2, with an eroded shoreline of approximately 400 linear feet.**
3. **One-Time Services:** Premier Lakes will perform **shoreline restoration utilizing ShoreSOX erosion control systems. Per the attached map, 400 ft of 6ft ShoreSOX will be installed. This proposal includes all materials, tools, and labor required for successful installation.**
4. **Manufacturer Warranty:** The manufacturer warrants the ShoreSOX erosion control system for five (5) years from the date of installation against any defects in materials and workmanship.
5. **Limited Lifetime Labor Warranty:**
 - a. Premier Lakes provides a lifetime warranty on all labor necessary to install the ShoreSOX system. Terms and conditions apply:
 - i. The offer is valid for current or new customers only.
 - ii. A minimum of \$60,000.00 annual service contracts are required.
 - iii. Termination of annual service contracts immediately voids limited lifetime warranty.
6. **Payment Terms:** The total agreement amount is **\$35,600.00**. A 50% deposit is due upon the execution of this agreement. The remaining 50% will be invoiced upon completion of services. The customer agrees to pay Premier Lakes within thirty (30)



days of the invoice. If the customer fails to pay any invoice within sixty (60) days of the invoice date, then a service charge of 1% per month (12% per annum) will be charged to the customer by Premier Lakes on balances not paid within sixty (60) days.

7. **Forms of Payment:** Premier Lakes accepts payment by check, ACH, debit, and credit card.
8. **Credit & Debit Card Fees:** Premier Lakes will charge customers a 3% processing fee for invoices paid by Credit or Debit card.
9. **Contract Void Ab Initio:** This contract will be void ab initio if Premier Lakes, in its sole discretion, determines that the condition of the Service Area has materially declined between the date of this Agreement and the commencement date of the Agreement. If Premier Lakes commences services under this Agreement, this paragraph will not apply.
10. **Force Majeure:** Premier Lakes shall not be liable for any delay in performing the Services nor for any failure to provide the Services due to any cause beyond its reasonable control.
11. **Enforcement and Governing Law:** A default by either Party under this agreement shall entitle the other Party to all remedies available at law or in equity, which shall include, but not be limited to, the right to damages and injunctive relief under Florida law.
12. **Safety:** Premier Lakes agrees to use its best efforts and specialized equipment, products, and procedures to provide safe and effective results hereunder, and Premier Lakes will use all due care to protect the property of the Customer. Premier Lakes will not be liable for plant damage due to disease, pestilence, flood, weather, or any other means unrelated to Premier Lakes' activities. In addition, some collateral damage to beneficial plants might be necessary to treat nuisance plants. Premier Lakes will use its best efforts and professional expertise to limit any damage to beneficial plants, but in no event will Premier Lakes be liable for collateral damage that is less than ten percent (10%) of the beneficial plant population.
13. **Insurance:** Premier Lakes will maintain general liability and other insurances as necessary, given the scope and nature of the services. Premier Lakes will be responsible for those damages, claims, causes of action, injuries, or legal costs to the extent of its direct negligence or misconduct. No party to this agreement will be liable to the other for incidental, consequential, or purely economic damages.
14. **E-Verify:** Premier Lakes utilizes the federal E-Verify program in contracts with public employers as required by Florida State Law and acknowledges all the provisions of

Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

15. **Limited Offer:** This proposal expires sixty (60) days from the issuance date unless modified in writing by Premier Lakes.

Total Agreement Amount: \$35,600.00

Accepted and Approved:

TSR CDD

Signature:

Printed Name:

Title:

Date:

Customer Address for Notice Purposes:

Premier Lakes, Inc.

Signature:

Name: Alex Kurth

Title: President

Date:

Please Remit All Payments & Contracts to: 1936 Bruce B Downs Blvd, Suite 308, Wesley Chapel, FL 33543.

TSR CDD

Lake 5-2 SOX Shoreline Restoration

Legend

- 6' SOX
- Lake 5-2

Lake 5-2



300 ft

Google Earth

Image © 2024 Airbus

TSR

COMMUNITY DEVELOPMENT DISTRICT

7A

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

Estimate

Submitted To:

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

Date	10/1/2024
Estimate #	91922
LMP REPRESENTATIVE	
PG	
PO #	
Work Order #	

[illegible]

TERMS AND CONDITIONS:

TOTAL	\$8,150.00
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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


7B

Client	Service Location	9/30/2024
TSR CDD Peter Soety 9220 BONITA BEACH RD SE STE 214 Bonita Springs, FL 34135-4231	TSR CDD - STARKEY RANCH CDD 2500 HEART PINE AVE Odessa, FL 33556-3462 Home: (407) 841-5524 Work: (407) 841-5524 Fax: (407) 839-1526	Proposal #: 20004068-1727707291 Account #: 7890952 Ship To #: 7881408 Mobile: (407) 489-7919 Fax: (407) 804-1155 Email: psoety@sunscapeconsulting.com

Tree Care	Service Period	Price	Tax	Total
<input type="checkbox"/> Tree Removal Homestead Park:		\$5,400.00		\$5,400.00
<p>Flush cut dead Live oak that was struck by lightning near the pool. Cut as close to the ground as is practical using a chain saw. Clean-up the debris and remove it from property. To prevent harm to underline plants, yard furniture and stones/pavers in the area, we recommended that the these items be moved prior to work beginning. Davey Tree will take all precautionary measures to minimize any harm to yard that may occur during service.</p>				
Total of All Services		\$5,400.00	\$0.00	\$5,400.00

☐ Yes, please schedule the services marked above.

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



Ben Wasielewski

Ben Wasielewski
Tree Risk Assessor Qual.

Authorization

Date

Client Guarantee

We use quality products that are administered by trained personnel. We guarantee to deliver what we have contracted to deliver. If we do not, we will work with you until you are satisfied, or you will not be charged for the disputed item. Our Client Care Guarantee demonstrates our commitment to creating lifelong client relationships.

Tree Care

PRUNING: Performed by trained arborists using industry and Tree Care Industry Association (TCIA) approved methods.

TREE REMOVAL: Removal to within 6" of ground level and cleanup of debris.

STUMP REMOVAL: Mechanical grinding of the visible tree stump to at or just below ground level. Stump area will be backfilled with stump chips and a mound of remaining chips will be left on site unless otherwise stated in the contract. Chip removal, grading and soil backfill are available.

CLEAN-UP: Logs, brush, and leaves, and twigs large enough to rake are removed. Sawdust and other small debris will not be removed.

CABLING/BRACING: Cabling and bracing of trees is intended to reduce damage potential. It does not permanently remedy structural weaknesses, is not a guarantee against failure and requires periodic inspection.

Tree and Shrub Fertilization/SoilCare

Your arborist will assess your property's overall soil conditions either through physical assessment or through soil testing and will recommend a soil management program to help the soil become a better medium to enable healthy plants to thrive or unhealthy plants to regain their vitality. SoilCare programs will include fertilizers, organic humates, fish emulsions and other organic soil conditioners.

Our advanced formula, Arbor Green PRO, works with nature to fertilize without burning delicate roots, building stronger root systems and healthier foliage. It contains no chlorides or nitrates. It is hydraulically injected into the root zone and the nutrients are gradually released over time. Research and experience shows the dramatic benefits Arbor Green PRO provides: greater resistance to insects and diseases, greater tolerance to drought stress, increased vitality, and healthier foliage.

Tree and Shrub Plant Health Care

PRESCRIPTION PEST MANAGEMENT: Customized treatments to manage disease and insect problems specific to plant variety and area conditions. Due to the short term residual of available pesticides, repeat applications may be required.

INSECT MANAGEMENT: Inspection and treatment visits are scheduled at the proper time to achieve management of destructive pests. Pesticides are applied to label specifications.

DISEASE MANAGEMENT: Specific treatments designed to manage particular disease problems. Whether preventative or curative, the material used, the plant variety being treated, and the environmental conditions all dictate what treatment is needed.

EPA approved materials will be applied in accordance with State and Federal regulations.

Lawn Care

FERTILIZER AND MECHANICAL SERVICES: Balanced fertilizer treatments applied throughout the growing season help provide greener turf color and denser root development. To help bring about a better response to these applications, we also provide aerification, lime, overseeding, and lawn renovation.

WEED CONTROL AND PEST MANAGEMENT: Broadleaf weed control is applied either as a broadcast or a spot treatment. Granular weed management may be broadcast. We also offer pre-emergent crabgrass management in the spring and, if needed, a post emergent application later in the year. Our surface insect management is timed to reduce chinch bugs, sod webworms, and billbugs. We also offer a grub management application. Disease management materials and treatments are matched to particular disease problems. This usually requires repeat applications.

Other Terms and Contract Conditions

INSURANCE: Our employees are covered by Worker's Compensation. The company is insured for personal injury and property damage liability. Proof of insurance can be verified by requesting a copy of our Certificate of Insurance.

WORKING WITH LIVING THINGS: As trees and other plant life are living, changing organisms affected by factors beyond our control, no guarantee on tree, plant or general landscape safety, health or condition is expressed or implied and is disclaimed in this contract unless that guarantee is specifically stated in writing by the company. Arborists cannot detect or anticipate every condition or event that could possibly lead to the structural failure of a tree or guarantee that a tree will be healthy or safe under all circumstances. Trees can be managed but not controlled. When elevated risk conditions in trees are observed and identified by our representatives and a contract has been signed to proceed with the remedial work we have recommended, we will make a reasonable effort to proceed with the job promptly. However, we will not assume liability for any accident, damage or injury that may occur on the ground or to any other object or structure prior to us beginning the work. Site inspections do not include internal or structural considerations unless so noted. Unless otherwise specified, tree assessment will not include investigations to determine a tree's structural integrity or stability. We may recommend a Risk Assessment be conducted for an additional charge.

TREE CARE STANDARDS: All work is to be performed in accordance with current American National Standards Institute (ANSI) Standard Practices for Tree Care Operations.

OWNERSHIP OF TREES/PROPERTY: Acceptance constitutes a representation and warranty that the trees and property referenced in this quote are either owned by the signee or that written permission has been received to work on trees which are not on the signee's property.

TIME & MATERIAL (T&M): Jobs performed on a T&M basis will be billed for the time on the job (not including lunch break), travel to and from the job, and materials used.

BILLING & SALES TAX: All amounts deposited with us will either be credited to your account or applied against any amounts currently due. Our invoices are due net 30 days from invoice date. Services may be delayed or cancelled due to outstanding account balances. Sales tax will be added as per local jurisdiction. Clients claiming any tax exempt status must submit a copy of their official exempt status form including their exemption number in order to waive the sales or capital improvement tax.

PAYMENT: We accept checks and credit cards. Credit card payments may be made online at our web site. Paying by check authorizes us to send the information from your check to your bank for payment.

UNDERGROUND PROPERTY: We are not responsible for any underground property unless we have been informed by you or the appropriate underground location agency.

SCHEDULING: Job scheduling is dependent upon weather conditions and work loads.

TSR

COMMUNITY DEVELOPMENT DISTRICT

8A

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	9/30/2024
Estimate #	91912
LMP REPRESENTATIVE	
PG	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
Cunningham Park recent clean up job, Prep area and install Bahia sod			
Sod - Bahia 6200 SQ FT	6,200	1.25	7,750.00
Soil - Fill (Bulk) 12 CY	12	60.00	720.00
Bobcat	2	485.00	970.00
Bed Prep/ Debris/ Disposal	1	7,000.00	7,000.00

TERMS AND CONDITIONS:

TOTAL	\$16,440.00
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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

8B



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 #	89256
LMP REPRESENTATIVE	
SMS	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
Rangeland East remove all Bahia sod and replace with Empire Zoyshia along each side of roadway and center islands, any irrigation modifications will be separate from this proposal for time and material.			
Sod - Zoysia/ Empire 186,857 SQ FT (\$.85 sod / sq ft and demo is \$.35 / sq ft)	186,857	1.20	224,228.40

TERMS AND CONDITIONS:

TOTAL	\$224,228.40
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OWNER / AGENT

DATE

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

Estimate

Submitted To:

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

Date	9/23/2024
Estimate #	91774
LMP REPRESENTATIVE	
ALF	
PO #	
Work Order #	

DESCRIPTION	QTY	COST	TOTAL
Rangeland East spray out of all Bahia Sod using non-selective herbicides. located along each side of roadway and center islands.			
Bahia sod spray out - 186,857 sqft	186,857	0.10	18,685.70

TERMS AND CONDITIONS:

TOTAL	\$18,685.70
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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 _____



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 6
RANGELAND EAST
(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 **\$676.50** per month.
The new invoice amount will increase from **\$143,362.92** per month to **\$144,039.42** per month.

This change in normal billing is effective _____, 2024 and will remain in effect as part of the landscape maintenance services agreement.

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

TSR CDD

Landscape Maintenance Professionals, Inc.

Signature Of TSR CDD Representative

Signature Of LMP Representative

Title

Chief Operating Officer
Title

Date

Date

BAHIA AREA REPLACED ON RANGELAND EAST				
		QUANTITIES		
		186,857		4.29 ACRES
	FREQUENCY		COST PER	COST TOTAL
BAHIA MOWING (INCLUDES LITTER PICKUP)	40		\$187.40	\$7,496.00
BAHIA FERTILIZATION	3		\$2,052.33	\$6,157.00
BAHIA MAINTENANCE TOTAL				\$13,653.00

ZOYSIA AREA INSTALLED ON RANGELAND EAST				
		QUANTITIES		
		186,857		4.29 ACRES
	FREQUENCY		COST PER	COST
ZOYSIA MOWING (INCLUDES LITTER PICK UP)	44		\$214.50	\$9,438.00
ZOYSIA FERTILIZATION AND SUPPLEMENTAL NUTRITION	12		\$1,027.75	\$12,333.00
ZOYSIA MAINTENANCE TOTAL				\$21,771.00

SIDE BY SIDE COMPARISON	MOWING PER SERVICE	MOWING TOTAL	FERT / NU. PER APP	FERT. / NUTR. TOTAL
BAHIA	\$187.40	\$7,496.00	\$2,052.33	\$6,157.00
ZOYSIA	\$214.50	\$9,438.00	\$1,027.75	\$12,333.00
DIFFERENCE	\$27.10	\$1,942.00	(\$1,024.58)	\$6,176.00

	CHANGE IN TOTAL PRICE FOR ADDENDUM	\$8,118.00
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All LMP pricing for Rangeland East Addendum Six was determined by				
(1) Square Footages and production rates				
a) Mowing and policing per TSR CDD Scope of Work				
(2)Frequency of fertilizer, supplemental nutrition, and insect/disease control per TSR CDD Scope Of Work				
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

**UNAUDITED
FINANCIAL
STATEMENTS**

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

**TSR
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
AUGUST 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	\$ 531,237	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 531,237
Bank United: ICS	1,817,258	-	-	-	-	-	-	-	-	-	1,817,258
Investments											
Revenue	-	565,638	479,818	486,635	575,734	440,253	242,791	-	-	-	2,790,869
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	247,004	247,531
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	1,346	-	-	-	-	-	-	-	-	-	1,346
Due from debt service fund	795	-	-	-	-	-	-	-	-	-	795
Utility deposit	7,096	-	-	-	-	-	-	-	-	-	7,096
Prepaid expense	6,792	-	-	-	-	-	-	-	-	-	6,792
Total assets	<u>\$ 2,384,993</u>	<u>\$1,192,746</u>	<u>\$1,133,411</u>	<u>\$ 967,957</u>	<u>\$1,018,747</u>	<u>\$760,619</u>	<u>\$407,891</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ 247,004</u>	<u>\$ 8,113,895</u>
LIABILITIES											
Liabilities:											
Credit card payable	\$ 752	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 752
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	275	-	-	-	-	-	-	-	-	-	275
Total liabilities	<u>102,174</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>103,662</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	-	1,192,609	1,133,265	967,821	978,726	760,483	407,821	-	-	-	5,440,725
Capital projects	-	-	-	-	-	-	-	441	86	246,311	246,838
Unassigned	2,260,269	-	-	-	-	-	-	-	-	-	2,260,269
Total fund balances	<u>2,260,269</u>	<u>1,192,609</u>	<u>1,133,265</u>	<u>967,821</u>	<u>978,726</u>	<u>760,483</u>	<u>407,821</u>	<u>441</u>	<u>86</u>	<u>246,311</u>	<u>7,947,832</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 2,384,993</u>	<u>\$1,192,746</u>	<u>\$1,133,411</u>	<u>\$ 967,957</u>	<u>\$1,018,747</u>	<u>\$760,619</u>	<u>\$407,891</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ 247,004</u>	<u>\$ 8,113,895</u>

TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING AUGUST 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	2,474	25,317	14,000	181%
Interest	6,591	67,258	2,500	2690%
Specialty program revenue	-	-	6,000	0%
Miscellaneous	2,955	50,231	17,000	295%
Total revenues	12,020	4,913,922	4,774,865	103%
EXPENDITURES				
Professional & administrative				
Supervisors	1,076	9,258	10,200	91%
Management	3,506	38,564	42,070	92%
Legal	-	35,444	30,000	118%
Engineering	-	21,775	20,000	109%
Assessment administration	833	9,167	10,000	92%
Audit	-	6,500	4,570	142%
Arbitrage rebate calculation	-	3,250	3,000	108%
Dissemination agent	1,083	11,917	13,000	92%
Trustee	-	35,019	35,000	100%
Telephone	21	229	250	92%
Postage	3,078	5,093	1,500	340%
Printing & binding	167	1,833	2,000	92%
Legal advertising	2,275	3,202	1,000	320%
Annual special district fee	-	175	175	100%
Insurance	-	6,690	6,800	98%
Other current charges	232	1,579	2,000	79%
Office supplies	-	385	750	51%
Website				
Hosting & maintenance	705	705	705	100%
ADA compliance	-	210	200	105%
Property appraiser	-	2,708	687	394%
Tax collector	-	97,590	95,786	102%
Total professional & administrative	12,976	291,293	279,693	104%
Field operations				
Contract services				
Field services	2,360	25,965	28,325	92%
Landscape maintenance	141,557	1,385,463	1,760,000	79%
Landscape consulting	5,450	83,975	65,400	128%
Landscape arbor care	4,475	54,006	155,000	35%
Wetland maintenance	-	-	30,000	0%
Wetland mitigation reporting	-	37,990	4,500	844%
Lake maintenance	10,760	111,245	100,000	111%
Community trash hauling	28,839	316,950	375,000	85%
Off-duty traffic patrols	1,100	13,475	20,000	67%
Wildhog removal	1,850	15,135	16,000	95%
Repairs & maintenance				
Repairs - general	47	4,042	15,000	27%
Operating supplies	436	20,807	13,000	160%

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

	Current Month	Year to Date	Budget	% of Budget
Plant replacement	-	218,448	70,000	312%
Mulch	-	141,128	200,000	71%
Playground mulch	-	11,616	18,000	65%
Sod	-	153,620	200,000	77%
Fertilizer/chemicals	-	86,216	30,000	287%
Irrigation repairs	30,185	142,050	30,000	474%
Irrigation monitoring	-	-	2,280	0%
Security/alarms/repair	2,891	6,060	1,500	404%
Road & sidewalk	-	75,145	40,000	188%
Common area signage	130	4,612	3,000	154%
Bridge & deck maintenance	-	44,023	60,000	73%
Utilities - common area				
Electric	1,331	12,412	14,500	86%
Streetlights	35,446	367,558	370,000	99%
Irrigation - reclaimed water	7,194	71,403	70,000	102%
Gas	81	813	450	181%
Recreation facilities				
Amenity management staff/contract	34,676	346,641	404,861	86%
Office operations	10,138	124,917	128,780	97%
Park A/C repairs & maintenance	-	5,348	5,000	107%
Pool operations	8,377	116,696	79,194	147%
Pool fence & gate	-	4,197	-	N/A
Pool permits	-	985	-	N/A
Pest services	-	1,610	500	322%
Insurance	-	83,819	69,706	120%
Cable/internet/telephone	725	10,871	10,000	109%
Access cards	-	1,521	2,000	76%
Activities	1,152	31,395	30,000	105%
Specialty programming	5,444	14,396	6,000	240%
Recreational repairs	4,988	6,535	2,500	261%
Pool signage	-	-	1,000	0%
Holiday decorations	-	8,300	8,000	104%
Other				
Contingency	-	46,014	55,680	83%
Total field operations	339,632	4,207,402	4,495,176	94%
Total expenditures	352,608	4,498,695	4,774,869	94%
Net increase/(decrease) of fund balance	(340,588)	415,227	(4)	
Fund balance - beginning (unaudited)	2,600,857	1,845,042	2,030,713	
Fund balance - ending (projected)	<u>\$ 2,260,269</u>	<u>\$ 2,260,269</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 AUGUST 31, 2024

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ -	\$ 663,029	\$ 661,099	100%
Interest	5	55	50	110%
Total revenues	<u>5</u>	<u>663,084</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	36,655	34,195	
Beginning fund balance (unaudited)	<u>1,192,604</u>	<u>1,155,954</u>	<u>1,151,276</u>	
Ending fund balance (projected)	<u><u>\$ 1,192,609</u></u>	<u><u>\$1,192,609</u></u>	<u><u>\$1,185,471</u></u>	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2015A BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING AUGUST 31, 2024

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ -	\$ 667,210	\$ 665,268	100%
Interest	4	52	-	N/A
Total revenues	<u>4</u>	<u>667,262</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	4	10,775	8,252	
Beginning fund balance (unaudited)	<u>1,133,261</u>	<u>1,122,490</u>	<u>1,117,752</u>	
Ending fund balance (projected)	<u><u>\$1,133,265</u></u>	<u><u>\$1,133,265</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 AUGUST 31, 2024

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ -	\$ 657,580	\$ 655,667	100%
Interest	4	45	-	N/A
Total revenues	<u>4</u>	<u>657,625</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	9,912	7,431	
Beginning fund balance (unaudited)	<u>967,817</u>	<u>957,909</u>	<u>949,251</u>	
Ending fund balance (projected)	<u>\$ 967,821</u>	<u>\$ 967,821</u>	<u>\$ 956,682</u>	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2017 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING AUGUST 31, 2024

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ -	\$ 820,801	\$ 818,412	100%
Interest	4	46	-	N/A
Total revenues	<u>4</u>	<u>820,847</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	12,228	9,143	
Beginning fund balance (unaudited)	<u>978,723</u>	<u>966,498</u>	<u>960,691</u>	
Ending fund balance (projected)	<u><u>\$ 978,727</u></u>	<u><u>\$ 978,726</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 AUGUST 31, 2024

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ -	\$ 656,376	\$ 654,466	100%
Interest	4	37	-	N/A
Total revenues	<u>4</u>	<u>656,413</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	4	9,754	7,287	
Beginning fund balance (unaudited)	<u>760,479</u>	<u>750,729</u>	<u>746,085</u>	
Ending fund balance (projected)	<u><u>\$ 760,483</u></u>	<u><u>\$ 760,483</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 AUGUST 31, 2024

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ -	\$ 338,188	\$ 337,204	100%
Interest	2	20	-	N/A
Total revenues	2	338,208	337,204	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	-	332,282	332,550	100%
Excess/(deficiency) of revenues over/(under) expenditures	2	5,926	4,654	
OTHER FINANCING SOURCES/(USES)				
Transfers out	(1)	(8)	-	N/A
Total other financing sources/(uses)	(1)	(8)	-	N/A
Fund balance:				
Net increase/(decrease) in fund balance	1	5,918	4,654	
Beginning fund balance (unaudited)	407,820	401,903	399,515	
Ending fund balance (projected)	<u>\$407,821</u>	<u>\$ 407,821</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 AUGUST 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 AUGUST 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 AUGUST 31, 2024

	Current Month	Year To Date
REVENUES		
Interest	\$ 1	\$ 12
Total revenues	<u>1</u>	<u>12</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	(4,565)
OTHER FINANCING SOURCES/(USES)		
Transfers in	<u>1</u>	<u>8</u>
Total other financing sources/(uses)	<u>1</u>	<u>8</u>
Net change in fund balance	2	(4,557)
Beginning fund balance (unaudited)	<u>246,309</u>	<u>250,868</u>
Ending fund balance (projected)	<u><u>\$ 246,311</u></u>	<u><u>\$ 246,311</u></u>

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TSR CDD
Check Detail
August 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	0	08/06/2024	SUNTRUST BANK	101.002 · Suntrust #570803-O...		-3,078.87
				204.300 · Credit Card - SunTrust	-3,078.87	3,078.87
TOTAL					-3,078.87	3,078.87
Bill Pmt -Check	0	08/07/2024	DEX IMAGING	101.002 · Suntrust #570803-O...		-242.31
Bill	AR11718930	08/06/2024		572.701 · Office Operations	-242.31	242.31
TOTAL					-242.31	242.31
Bill Pmt -Check	0	08/07/2024	DUKE ENERGY	101.002 · Suntrust #570803-O...		-7,128.25
Bill	3807 5598 080524	08/06/2024		572.711 · Pool Operations	-237.33	237.33
Bill	5357 9828 072524	08/06/2024		531.307 · Street Lights	-913.04	913.04
Bill	5641 1687 080624	08/06/2024		531.307 · Street Lights	-571.45	571.45
Bill	8702 7826 080224	08/06/2024		531.307 · Street Lights	-1,852.82	1,852.82
Bill	8702 7991 073124	08/06/2024		531.301 · Electric	-34.48	34.48
Bill	8702 8322 080224	08/06/2024		531.307 · Street Lights	-1,612.31	1,612.31
Bill	8702 8942 073124	08/06/2024		531.301 · Electric	-52.25	52.25
Bill	703 0425 080224	08/06/2024		531.307 · Street Lights	-913.04	913.04
Bill	8712 3081 080224	08/06/2024		531.307 · Street Lights	-941.53	941.53
TOTAL					-7,128.25	7,128.25
Bill Pmt -Check	0	08/14/2024	BRIGHT HOUSE NETWORKS	101.002 · Suntrust #570803-O...		-354.96
Bill	1414954080724	08/13/2024		572.416 · Amenity Cable/Internet	-164.98	164.98
Bill	1415019080524	08/13/2024		572.416 · Amenity Cable/Internet	-189.98	189.98
TOTAL					-354.96	354.96
Bill Pmt -Check	0	08/14/2024	DUKE ENERGY	101.002 · Suntrust #570803-O...		-19,709.94
Bill	6305 7442 080624	08/13/2024		531.301 · Electric	-22.51	22.51
Bill	8702 8140 080724	08/13/2024		531.307 · Street Lights	-12,883.97	12,883.97
Bill	8702 8223 080924	08/13/2024		572.711 · Pool Operations	-1,272.98	1,272.98
Bill	8702 8413 080724	08/13/2024		531.307 · Street Lights	-2,564.81	2,564.81
Bill	8702 9216 081224	08/13/2024		531.307 · Street Lights	-1,340.22	1,340.22
Bill	8702 9761 080824	08/13/2024		531.307 · Street Lights	-825.35	825.35

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TSR CDD
Check Detail
August 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	8703 0681 080824	08/13/2024		531.307 · Street Lights	-286.54	286.54
Bill	8712 3429 080924	08/13/2024		531.301 · Electric	-513.56	513.56
TOTAL					-19,709.94	19,709.94
Check	0	08/14/2024	SUNTRUST BANK	101.002 · Suntrust #570803-O...		-900.59
				204.300 · Credit Card - SunTrust	-900.59	900.59
TOTAL					-900.59	900.59
Bill Pmt -Check	0	08/21/2024	CITY OF CLEARWATER	101.002 · Suntrust #570803-O...		-81.12
Bill	4224446 081424	08/20/2024		532.306 · Propane Services - G...	-27.95	27.95
Bill	4304296 081424	08/20/2024		532.306 · Propane Services - G...	-53.17	53.17
TOTAL					-81.12	81.12
Bill Pmt -Check	0	08/21/2024	COASTAL WASTE & RECYC...	101.002 · Suntrust #570803-O...		-28,839.34
Bill	SW0000691935	08/20/2024		534.000 · Garbage/Solid Waste...	-28,509.25	28,509.25
Bill	SW0000692082	08/20/2024		534.000 · Garbage/Solid Waste...	-330.09	330.09
TOTAL					-28,839.34	28,839.34
Bill Pmt -Check	0	08/21/2024	DUKE ENERGY	101.002 · Suntrust #570803-O...		-9,814.06
Bill	8702 7933 081624	08/20/2024		531.307 · Street Lights	-3,385.14	3,385.14
Bill	8702 8059 073124	08/20/2024		531.301 · Electric	-30.80	30.80
Bill	8702 8471 073124	08/20/2024		531.301 · Electric	-30.80	30.80
Bill	8702 8554 073124	08/20/2024		531.301 · Electric	-30.80	30.80
Bill	8702 8629 073124	08/20/2024		531.301 · Electric	-30.80	30.80
Bill	8702 8702 073124	08/20/2024		531.301 · Electric	-30.80	30.80
Bill	8702 8786 073124	08/20/2024		531.301 · Electric	-30.80	30.80
Bill	8702 8869 073124	08/20/2024		531.301 · Electric	-30.80	30.80
Bill	8702 9109 073124	08/20/2024		531.301 · Electric	-30.80	30.80
Bill	8702 9274 081424	08/20/2024		531.301 · Electric	-30.80	30.80
Bill	8702 9365 081524	08/20/2024		531.307 · Street Lights	-485.87	485.87
Bill	8702 9430 073124	08/20/2024		531.301 · Electric	-30.80	30.80
Bill	8702 9620 081424	08/20/2024		531.307 · Street Lights	-713.71	713.71
Bill	8702 9696 073124	08/20/2024		531.301 · Electric	-30.80	30.80
Bill	8702 9836 073124	08/20/2024		531.301 · Electric	-30.80	30.80
Bill	8702 9951 073124	08/20/2024		531.301 · Electric	-30.80	30.80
Bill	8703 0061 073124	08/20/2024		531.301 · Electric	-30.80	30.80
Bill	8703 0178 073124	08/20/2024		531.301 · Electric	-30.80	30.80
Bill	8703 0269 073124	08/20/2024		531.307 · Street Lights	-30.80	30.80

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TSR CDD
Check Detail
August 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	8703 0326 073124	08/20/2024		531.301 · Electric	-30.80	30.80
Bill	8703 0566 073124	08/20/2024		531.301 · Electric	-30.80	30.80
Bill	8703 0722 073124	08/20/2024		531.301 · Electric	-30.80	30.80
Bill	8703 0805 073124	08/20/2024		531.301 · Electric	-30.80	30.80
Bill	8703 0847 073124	08/20/2024		531.301 · Electric	-30.80	30.80
Bill	8703 0938 081624	08/20/2024		531.307 · Street Lights	-3,616.25	3,616.25
Bill	8712 3049 080524	08/20/2024		531.301 · Electric	-30.80	30.80
Bill	8712 3156 073124	08/20/2024		531.301 · Electric	-30.80	30.80
Bill	8712 3263 081424	08/20/2024		572.711 · Pool Operations	-873.89	873.89
Bill	8712 3320 080124	08/20/2024		531.301 · Electric	-30.80	30.80
TOTAL					-9,814.06	9,814.06
Bill Pmt -Check	0	08/21/2024	FEDEX	101.002 · Suntrust #570803-O...		-141.65
Bill	8-595-60096	08/20/2024		519.410 · Postage	-141.65	141.65
TOTAL					-141.65	141.65
Bill Pmt -Check	0	08/21/2024	WELLS FARGO VENDOR FIN...	101.002 · Suntrust #570803-O...		-436.71
Bill	5030977623	08/20/2024		572.701 · Office Operations	-436.71	436.71
TOTAL					-436.71	436.71
Check	0	08/22/2024	SUNTRUST BANK	101.002 · Suntrust #570803-O...		-623.49
				204.300 · Credit Card - SunTrust	-623.49	623.49
TOTAL					-623.49	623.49
Bill Pmt -Check	0	08/28/2024	BRIGHT HOUSE NETWORKS	101.002 · Suntrust #570803-O...		-229.98
Bill	1436734081724	08/27/2024		572.416 · Amenity Cable/Internet	-229.98	229.98
TOTAL					-229.98	229.98
Bill Pmt -Check	0	08/28/2024	DUKE ENERGY	101.002 · Suntrust #570803-O...		-2,509.57
Bill	5357 9828 082624	08/27/2024		531.307 · Street Lights	-913.04	913.04
Bill	8703 0516 082124	08/27/2024		531.307 · Street Lights	-1,596.53	1,596.53
TOTAL					-2,509.57	2,509.57

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TSR CDD
Check Detail
August 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	0	08/28/2024	FEDEX	101.002 · Suntrust #570803-O...		-27.70
Bill	8-602-60819	08/27/2024		115.008 · Due from Other	-9.23	9.23
				115.008 · Due from Other	-9.23	9.23
				115.008 · Due from Other	-9.24	9.24
TOTAL					-27.70	27.70
Bill Pmt -Check	11883	08/07/2024	GENTRY SR INVESTMENTS ...	101.002 · Suntrust #570803-O...		-6,791.67
Bill	1017	08/06/2024		155.000 · Prepaid Expense	-6,791.67	6,791.67
TOTAL					-6,791.67	6,791.67
Bill Pmt -Check	11884	08/07/2024	JIM LAROSE	101.002 · Suntrust #570803-O...		-550.00
Bill	071124	08/06/2024		538.620 · Off Duty Traffic Patrols	-275.00	275.00
Bill	072924	08/06/2024		538.620 · Off Duty Traffic Patrols	-275.00	275.00
TOTAL					-550.00	550.00
Bill Pmt -Check	11885	08/07/2024	LANDSCAPE MAINTENANCE...	101.002 · Suntrust #570803-O...		-156,966.62
Bill	184573	08/06/2024		538.609 · Irrigation Repairs & ...	-2,049.31	2,049.31
Bill	184625	08/06/2024		538.320 · Landscape Arbor Care	-300.00	300.00
Bill	184626	08/06/2024		538.320 · Landscape Arbor Care	-700.00	700.00
Bill	184629	08/06/2024		538.609 · Irrigation Repairs & ...	-964.68	964.68
Bill	184641	08/06/2024		538.609 · Irrigation Repairs & ...	-176.55	176.55
Bill	184642	08/06/2024		538.609 · Irrigation Repairs & ...	-364.76	364.76
Bill	184643	08/06/2024		538.609 · Irrigation Repairs & ...	-259.87	259.87
Bill	184644	08/06/2024		538.609 · Irrigation Repairs & ...	-46.01	46.01
Bill	184645	08/06/2024		538.609 · Irrigation Repairs & ...	-169.70	169.70
Bill	184646	08/06/2024		538.609 · Irrigation Repairs & ...	-171.31	171.31
Bill	184647	08/06/2024		538.609 · Irrigation Repairs & ...	-212.61	212.61
Bill	184648	08/06/2024		538.609 · Irrigation Repairs & ...	-201.03	201.03
Bill	184649	08/06/2024		538.609 · Irrigation Repairs & ...	-138.03	138.03
Bill	184650	08/06/2024		538.609 · Irrigation Repairs & ...	-121.78	121.78
Bill	184651	08/06/2024		538.609 · Irrigation Repairs & ...	-314.05	314.05
Bill	184652	08/06/2024		538.609 · Irrigation Repairs & ...	-295.42	295.42
Bill	184653	08/06/2024		538.609 · Irrigation Repairs & ...	-166.50	166.50
Bill	184654	08/06/2024		538.609 · Irrigation Repairs & ...	-174.73	174.73
Bill	184655	08/06/2024		538.609 · Irrigation Repairs & ...	-63.52	63.52
Bill	184656	08/06/2024		538.609 · Irrigation Repairs & ...	-69.50	69.50
Bill	184657	08/06/2024		538.609 · Irrigation Repairs & ...	-220.59	220.59
Bill	184658	08/06/2024		538.609 · Irrigation Repairs & ...	-252.39	252.39
Bill	184668	08/06/2024		538.609 · Irrigation Repairs & ...	-182.21	182.21

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TSR CDD
Check Detail
August 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	184669	08/06/2024		538.609 · Irrigation Repairs & ...	-182.21	182.21
Bill	184670	08/06/2024		538.609 · Irrigation Repairs & ...	-182.21	182.21
Bill	184671	08/06/2024		538.609 · Irrigation Repairs & ...	-182.21	182.21
Bill	184672	08/06/2024		538.609 · Irrigation Repairs & ...	-182.21	182.21
Bill	184673	08/06/2024		538.609 · Irrigation Repairs & ...	-182.21	182.21
Bill	184674	08/06/2024		538.609 · Irrigation Repairs & ...	-182.21	182.21
Bill	184675	08/06/2024		538.609 · Irrigation Repairs & ...	-182.21	182.21
Bill	184734	08/06/2024		538.609 · Irrigation Repairs & ...	-1,429.24	1,429.24
Bill	185011	08/06/2024		538.604 · Landscape Maintena...	-141,556.67	141,556.67
Bill	185175	08/06/2024		538.609 · Irrigation Repairs & ...	-177.73	177.73
Bill	185176	08/06/2024		538.609 · Irrigation Repairs & ...	-181.25	181.25
Bill	185177	08/06/2024		538.609 · Irrigation Repairs & ...	-209.20	209.20
Bill	185178	08/06/2024		538.609 · Irrigation Repairs & ...	-379.95	379.95
Bill	185179	08/06/2024		538.609 · Irrigation Repairs & ...	-146.83	146.83
Bill	185180	08/06/2024		538.609 · Irrigation Repairs & ...	-49.53	49.53
Bill	185183	08/06/2024		538.609 · Irrigation Repairs & ...	-185.97	185.97
Bill	185184	08/06/2024		538.609 · Irrigation Repairs & ...	-494.52	494.52
Bill	185185	08/06/2024		538.609 · Irrigation Repairs & ...	-117.75	117.75
Bill	185186	08/06/2024		538.609 · Irrigation Repairs & ...	-234.60	234.60
Bill	185187	08/06/2024		538.609 · Irrigation Repairs & ...	-131.95	131.95
Bill	185188	08/06/2024		538.609 · Irrigation Repairs & ...	-104.08	104.08
Bill	185189	08/06/2024		538.609 · Irrigation Repairs & ...	-46.01	46.01
Bill	185190	08/06/2024		538.609 · Irrigation Repairs & ...	-63.52	63.52
Bill	185191	08/06/2024		538.609 · Irrigation Repairs & ...	-46.01	46.01
Bill	185192	08/06/2024		538.609 · Irrigation Repairs & ...	-255.96	255.96
Bill	185193	08/06/2024		538.609 · Irrigation Repairs & ...	-355.66	355.66
Bill	185194	08/06/2024		538.609 · Irrigation Repairs & ...	-259.41	259.41
Bill	185195	08/06/2024		538.609 · Irrigation Repairs & ...	-54.20	54.20
Bill	185196	08/06/2024		538.609 · Irrigation Repairs & ...	-590.74	590.74
Bill	185197	08/06/2024		538.609 · Irrigation Repairs & ...	-704.03	704.03
Bill	185198	08/06/2024		538.609 · Irrigation Repairs & ...	-301.79	301.79
TOTAL					-156,966.62	156,966.62
Bill Pmt -Check	11886	08/07/2024	SOLITUDE LAKE MANAGEM...	101.002 · Suntrust #570803-O...		-10,760.33
Bill	PSI084001	08/06/2024		538.700 · Lake Maintenance	-10,760.33	10,760.33
TOTAL					-10,760.33	10,760.33
Bill Pmt -Check	11887	08/07/2024	STRANGE ZONE, INC.	101.002 · Suntrust #570803-O...		-704.99
Bill	2024-0115	08/06/2024		513.906 · Website Hosting and ...	-704.99	704.99
TOTAL					-704.99	704.99

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TSR CDD
Check Detail
August 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	11888	08/07/2024	SUNCOAST POOL SERVICE	101.002 · Suntrust #570803-O...		-4,415.00
Bill	10463	08/06/2024		572.711 · Pool Operations	-1,520.00	1,520.00
Bill	10475	08/06/2024		572.711 · Pool Operations	-1,600.00	1,600.00
Bill	10476	08/06/2024		572.711 · Pool Operations	-1,295.00	1,295.00
TOTAL					-4,415.00	4,415.00
Bill Pmt -Check	11889	08/07/2024	SUNSCAPE CONSULTING	101.002 · Suntrust #570803-O...		-5,450.00
Bill	12669	08/06/2024		538.606 · Landscape Consulting	-5,450.00	5,450.00
TOTAL					-5,450.00	5,450.00
Bill Pmt -Check	11890	08/07/2024	SWINE SOLUTIONS	101.002 · Suntrust #570803-O...		-1,850.00
Bill	524	08/06/2024		538.645 · Wild Hog Removal	-1,850.00	1,850.00
TOTAL					-1,850.00	1,850.00
Bill Pmt -Check	11891	08/07/2024	TIMES PUBLISHING COMPA...	101.002 · Suntrust #570803-O...		-2,275.50
Bill	352652	08/06/2024		513.801 · Legal Advertising	-2,275.50	2,275.50
TOTAL					-2,275.50	2,275.50
Bill Pmt -Check	11892	08/07/2024	WTS INTERNATIONAL, LLC.	101.002 · Suntrust #570803-O...		-11,384.91
Bill	12399922	08/06/2024		538.121 · Amenity Management	-4,560.00	4,560.00
Bill	12400415	08/06/2024		538.121 · Amenity Management	-1,205.00	1,205.00
Bill	12402507	08/06/2024		538.121 · Amenity Management	-29.77	29.77
Bill	12402689	08/06/2024		538.121 · Amenity Management	-146.14	146.14
Bill	12402873	08/06/2024		538.122 · Program Incentives	-5,444.00	5,444.00
TOTAL					-11,384.91	11,384.91
Bill Pmt -Check	11893	08/14/2024	KOMPAN, INC	101.002 · Suntrust #570803-O...		-4,987.94
Bill	INV125045	08/13/2024		572.414 · Amenity Repair & Ma...	-4,987.94	4,987.94
TOTAL					-4,987.94	4,987.94

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Check Detail
August 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	11894	08/14/2024	LANDSCAPE MAINTENANCE...	101.002 · Suntrust #570803-O...		-17,074.76
Bill	185971	08/13/2024		538.320 · Landscape Arbor Care	-1,300.00	1,300.00
Bill	185343	08/13/2024		538.609 · Irrigation Repairs & ...	-249.02	249.02
Bill	185344	08/13/2024		538.609 · Irrigation Repairs & ...	-249.02	249.02
Bill	185339	08/13/2024		538.609 · Irrigation Repairs & ...	-163.41	163.41
Bill	185338	08/13/2024		538.609 · Irrigation Repairs & ...	-932.18	932.18
Bill	185336	08/13/2024		538.609 · Irrigation Repairs & ...	-195.16	195.16
Bill	185335	08/13/2024		538.609 · Irrigation Repairs & ...	-68.30	68.30
Bill	185334	08/13/2024		538.609 · Irrigation Repairs & ...	-613.92	613.92
Bill	185333	08/13/2024		538.609 · Irrigation Repairs & ...	-815.95	815.95
Bill	185332	08/13/2024		538.609 · Irrigation Repairs & ...	-501.76	501.76
Bill	185331	08/13/2024		538.609 · Irrigation Repairs & ...	-163.28	163.28
Bill	185330	08/13/2024		538.609 · Irrigation Repairs & ...	-221.95	221.95
Bill	185329	08/13/2024		538.609 · Irrigation Repairs & ...	-85.82	85.82
Bill	185328	08/13/2024		538.609 · Irrigation Repairs & ...	-308.56	308.56
Bill	185327	08/13/2024		538.609 · Irrigation Repairs & ...	-204.00	204.00
Bill	185326	08/13/2024		538.609 · Irrigation Repairs & ...	-265.09	265.09
Bill	185325	08/13/2024		538.609 · Irrigation Repairs & ...	-157.80	157.80
Bill	185324	08/13/2024		538.609 · Irrigation Repairs & ...	-193.04	193.04
Bill	185323	08/13/2024		538.609 · Irrigation Repairs & ...	-148.55	148.55
Bill	185348	08/13/2024		538.609 · Irrigation Repairs & ...	-82.25	82.25
Bill	185349	08/13/2024		538.609 · Irrigation Repairs & ...	-259.83	259.83
Bill	185350	08/13/2024		538.609 · Irrigation Repairs & ...	-714.27	714.27
Bill	185351	08/13/2024		538.609 · Irrigation Repairs & ...	-49.00	49.00
Bill	185554	08/13/2024		538.609 · Irrigation Repairs & ...	-297.55	297.55
Bill	185553	08/13/2024		538.609 · Irrigation Repairs & ...	-259.48	259.48
Bill	185551	08/13/2024		538.609 · Irrigation Repairs & ...	-172.10	172.10
Bill	185549	08/13/2024		538.609 · Irrigation Repairs & ...	-127.85	127.85
Bill	185548	08/13/2024		538.609 · Irrigation Repairs & ...	-103.82	103.82
Bill	185547	08/13/2024		538.609 · Irrigation Repairs & ...	-201.72	201.72
Bill	185546	08/13/2024		538.609 · Irrigation Repairs & ...	-407.40	407.40
Bill	185542	08/13/2024		538.609 · Irrigation Repairs & ...	-182.21	182.21
Bill	185543	08/13/2024		538.609 · Irrigation Repairs & ...	-182.21	182.21
Bill	185544	08/13/2024		538.609 · Irrigation Repairs & ...	-403.19	403.19
Bill	185545	08/13/2024		538.609 · Irrigation Repairs & ...	-383.08	383.08
Bill	185536	08/13/2024		538.609 · Irrigation Repairs & ...	-76.34	76.34
Bill	185537	08/13/2024		538.609 · Irrigation Repairs & ...	-178.44	178.44
Bill	185538	08/13/2024		538.609 · Irrigation Repairs & ...	-304.10	304.10
Bill	185539	08/13/2024		538.609 · Irrigation Repairs & ...	-122.55	122.55
Bill	185540	08/13/2024		538.609 · Irrigation Repairs & ...	-196.36	196.36
Bill	185541	08/13/2024		538.609 · Irrigation Repairs & ...	-521.31	521.31
Bill	185529	08/13/2024		538.609 · Irrigation Repairs & ...	-679.19	679.19
Bill	185530	08/13/2024		538.609 · Irrigation Repairs & ...	-157.96	157.96
Bill	185528	08/13/2024		538.609 · Irrigation Repairs & ...	-73.57	73.57
Bill	185527	08/13/2024		538.609 · Irrigation Repairs & ...	-302.12	302.12
Bill	185526	08/13/2024		538.609 · Irrigation Repairs & ...	-62.26	62.26
Bill	185525	08/13/2024		538.609 · Irrigation Repairs & ...	-69.50	69.50

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Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	185524	08/13/2024		538.609 · Irrigation Repairs & ...	-838.92	838.92
Bill	185918	08/13/2024		538.609 · Irrigation Repairs & ...	-103.29	103.29
Bill	185919	08/13/2024		538.609 · Irrigation Repairs & ...	-259.65	259.65
Bill	185920	08/13/2024		538.609 · Irrigation Repairs & ...	-282.72	282.72
Bill	185921	08/13/2024		538.609 · Irrigation Repairs & ...	-297.11	297.11
Bill	185917	08/13/2024		538.609 · Irrigation Repairs & ...	-1,126.14	1,126.14
Bill	185913	08/13/2024		538.609 · Irrigation Repairs & ...	-113.83	113.83
Bill	185912	08/13/2024		538.609 · Irrigation Repairs & ...	-33.05	33.05
Bill	185914	08/13/2024		538.609 · Irrigation Repairs & ...	-101.78	101.78
Bill	185909	08/13/2024		538.609 · Irrigation Repairs & ...	-204.92	204.92
Bill	185910	08/13/2024		538.609 · Irrigation Repairs & ...	-63.52	63.52
Bill	185911	08/13/2024		538.609 · Irrigation Repairs & ...	-243.36	243.36
TOTAL					-17,074.76	17,074.76
Bill Pmt -Check	11895	08/14/2024	PASCO COUNTY UTILITIES ...	101.002 · Suntrust #570803-O...		-8,351.67
Bill	20830330	08/13/2024		536.301 · Irrigation - Reclaimed...	-354.12	354.12
Bill	20830331	08/13/2024		572.711 · Pool Operations	-97.34	97.34
Bill	20830332	08/13/2024		536.301 · Irrigation - Reclaimed...	-117.78	117.78
Bill	20830333	08/13/2024		536.301 · Irrigation - Reclaimed...	-441.48	441.48
Bill	20830338	08/13/2024		536.301 · Irrigation - Reclaimed...	-268.32	268.32
Bill	20830339	08/13/2024		536.301 · Irrigation - Reclaimed...	-141.18	141.18
Bill	20830340	08/13/2024		536.301 · Irrigation - Reclaimed...	-49.92	49.92
Bill	20830341	08/13/2024		536.301 · Irrigation - Reclaimed...	-68.64	68.64
Bill	20830342	08/13/2024		536.301 · Irrigation - Reclaimed...	-174.72	174.72
Bill	20830344	08/13/2024		536.301 · Irrigation - Reclaimed...	-141.18	141.18
Bill	20830442	08/13/2024		536.301 · Irrigation - Reclaimed...	-449.28	449.28
Bill	20830443	08/13/2024		536.301 · Irrigation - Reclaimed...	-357.24	357.24
Bill	20830505	08/13/2024		536.301 · Irrigation - Reclaimed...	-272.22	272.22
Bill	20830507	08/13/2024		536.301 · Irrigation - Reclaimed...	-42.90	42.90
Bill	20830508	08/13/2024		572.711 · Pool Operations	-10.44	10.44
Bill	20830514	08/13/2024		572.711 · Pool Operations	-305.14	305.14
Bill	20830563	08/13/2024		536.301 · Irrigation - Reclaimed...	-76.44	76.44
Bill	20830568	08/13/2024		536.301 · Irrigation - Reclaimed...	-79.56	79.56
Bill	20830816	08/13/2024		536.301 · Irrigation - Reclaimed...	-153.66	153.66
Bill	20830740	08/13/2024		572.711 · Pool Operations	-205.79	205.79
Bill	20830790	08/13/2024		572.711 · Pool Operations	-477.68	477.68
Bill	20830791	08/13/2024		536.301 · Irrigation - Reclaimed...	-209.82	209.82
Bill	20830810	08/13/2024		536.301 · Irrigation - Reclaimed...	-505.44	505.44
Bill	20830814	08/13/2024		536.301 · Irrigation - Reclaimed...	-347.10	347.10
Bill	20830819	08/13/2024		536.301 · Irrigation - Reclaimed...	-98.28	98.28
Bill	20830821	08/13/2024		536.301 · Irrigation - Reclaimed...	-344.76	344.76
Bill	20831019	08/13/2024		536.301 · Irrigation - Reclaimed...	-78.78	78.78
Bill	20831923	08/13/2024		536.301 · Irrigation - Reclaimed...	-494.52	494.52
Bill	20831927	08/13/2024		536.301 · Irrigation - Reclaimed...	-508.56	508.56
Bill	20833185	08/13/2024		536.301 · Irrigation - Reclaimed...	-80.34	80.34
Bill	20834825	08/13/2024		572.711 · Pool Operations	-61.31	61.31

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Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	20834873	08/13/2024		536.301 · Irrigation - Reclaimed...	-404.85	404.85
Bill	20834876	08/13/2024		536.301 · Irrigation - Reclaimed...	-158.34	158.34
Bill	20834887	08/13/2024		536.301 · Irrigation - Reclaimed...	-117.00	117.00
Bill	20836075	08/13/2024		536.301 · Irrigation - Reclaimed...	-304.20	304.20
Bill	20836077	08/13/2024		536.301 · Irrigation - Reclaimed...	-3.12	3.12
Bill	20836078	08/13/2024		536.301 · Irrigation - Reclaimed...	-4.68	4.68
Bill	20836079	08/13/2024		536.301 · Irrigation - Reclaimed...	-7.80	7.80
Bill	20836106	08/13/2024		536.301 · Irrigation - Reclaimed...	-3.12	3.12
Bill	20836108	08/13/2024		536.301 · Irrigation - Reclaimed...	-159.90	159.90
Bill	20836109	08/13/2024		536.301 · Irrigation - Reclaimed...	-125.58	125.58
Bill	20836110	08/13/2024		536.301 · Irrigation - Reclaimed...	-8.58	8.58
Bill	20830569	08/13/2024		536.301 · Irrigation - Reclaimed...	-15.60	15.60
Bill				536.301 · Irrigation - Reclaimed...	-24.96	24.96
TOTAL					-8,351.67	8,351.67
Bill Pmt -Check	11896	08/14/2024	PRESSTIGE PRINTING	101.002 · Suntrust #570803-O...		-2,936.10
Bill	68531	08/13/2024		519.410 · Postage	-2,936.10	2,936.10
TOTAL					-2,936.10	2,936.10
Bill Pmt -Check	11897	08/14/2024	SMARTSOLUTIONS	101.002 · Suntrust #570803-O...		-2,891.37
Bill	STV33975	08/13/2024		572.907 · Security System	-2,891.37	2,891.37
TOTAL					-2,891.37	2,891.37
Bill Pmt -Check	11898	08/14/2024	WRATHELL, HUNT & ASSOC...	101.002 · Suntrust #570803-O...		-7,970.42
Bill	2023-4186	08/13/2024		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
Bill Pmt -Check	11899	08/14/2024	WTS INTERNATIONAL, LLC.	101.002 · Suntrust #570803-O...		-14,068.67
Bill	12402966	08/13/2024		538.121 · Amenity Management	-14,068.67	14,068.67
TOTAL					-14,068.67	14,068.67

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TSR CDD
Check Detail
August 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	11900	08/14/2024	BARRY MAZZONI	101.002 · Suntrust #570803-O...		-47.02
Bill	081024	08/13/2024		538.601 · General Repair & Mai...	-47.02	47.02
TOTAL					-47.02	47.02
Bill Pmt -Check	11901	08/14/2024	FAIRY DUST HOUSEKEEPERS	101.002 · Suntrust #570803-O...		-2,500.00
Bill	INV00030	08/13/2024		572.701 · Office Operations	-500.00	500.00
Bill	INV00031	08/13/2024		572.701 · Office Operations	-2,000.00	2,000.00
TOTAL					-2,500.00	2,500.00
Paycheck	11902	08/20/2024	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	11903	08/20/2024	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

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TSR CDD
Check Detail
August 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Paycheck	11904	08/20/2024	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	11905	08/20/2024	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	11906	08/20/2024	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
				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	11907	08/21/2024	JESUS FIGUEROA	101.002 · Suntrust #570803-O...		-275.00
Bill	081324	08/20/2024		538.620 · Off Duty Traffic Patrols	-275.00	275.00
TOTAL					-275.00	275.00

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TSR CDD
Check Detail
August 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	11908	08/21/2024	LANDSCAPE MAINTENANCE...	101.002 · Suntrust #570803-O...		-1,875.00
Bill	186049	08/20/2024		538.320 · Landscape Arbor Care	-1,875.00	1,875.00
TOTAL					-1,875.00	1,875.00
Bill Pmt -Check	11909	08/21/2024	WTS INTERNATIONAL, LLC.	101.002 · Suntrust #570803-O...		-1,500.00
Bill	12403826	08/20/2024		538.121 · Amenity Management	-1,500.00	1,500.00
TOTAL					-1,500.00	1,500.00
Bill Pmt -Check	11910	08/28/2024	JESUS FIGUEROA	101.002 · Suntrust #570803-O...		-275.00
Bill	082224	08/27/2024		538.620 · Off Duty Traffic Patrols	-275.00	275.00
TOTAL					-275.00	275.00
Bill Pmt -Check	11911	08/28/2024	LANDSCAPE MAINTENANCE...	101.002 · Suntrust #570803-O...		-300.00
Bill	186127	08/27/2024		538.320 · Landscape Arbor Care	-300.00	300.00
TOTAL					-300.00	300.00
Bill Pmt -Check	11912	08/28/2024	WTS INTERNATIONAL, LLC.	101.002 · Suntrust #570803-O...		-13,166.64
Bill	12403901	08/27/2024		538.121 · Amenity Management	-13,166.64	13,166.64
TOTAL					-13,166.64	13,166.64

TSR

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**TSR
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the TSR Community Development District held a Regular Meeting on September 11, 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
Matt Bruno	Assistant Secretary

Also present:

Chuck Adams	District Manager
Alyssa Willson (via telephone)	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)
Alex Kurth	Premier Lakes, Inc.
Bernardo Perez de Lara	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call/Pledge of Allegiance

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

Supervisors Comella, Stalzer, Deenihan and Bruno were present. Supervisor Anderson was not present.

The Pledge of Allegiance was recited.

SECOND ORDER OF BUSINESS

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

Resident Bernardo Perez de Lara thanked the Board for having the overgrown vegetation at Cunningham Park cleaned up. He will provide photographs of the finished work at the next meeting.

Mr. Mazzoni stated that he will evaluate the finished work next Tuesday and take photos to present at the next meeting.

Mr. Perez de Lara asked for the CDD to address the foul odor emanating from a section of the Cunningham Park Pond and Rangeland Boulevard.

Mr. Mazzoni will forward this information to Premier Lakes, the CDD's new vendor. He asked residents to be patient as crews are working to bring several pond deficiencies from the prior vendor up to CDD standards. Residents are able to identify CDD lake numbers by opening the Aquatics Map link on the CDD website.

THIRD ORDER OF BUSINESS

Cogan Grass and Truck Parking – Kathryn Starkey (Pasco County Commissioner)

This item was deferred.

FOURTH ORDER OF BUSINESS

Waterways Update from Aquatics Vendor – Alex Kurth (Premier Lakes)

The Lake Maintenance Report was included for information purposes.

Mr. Alex Kurth reviewed actions taken, to date, to gain control of torpedo grass, a main concern; algae blooms in the Esplanade Lake, and implementing Sonar® treatments to treat hydrilla; all these services included adding extra crews last week and today. He is already happy with the crew's progress and noted the areas will look worse before they look better.

Discussion ensued regarding when the services of SOLitude Lake Management (SOLitude) deteriorated. Staff was directed to ensure this is documented when considering future contracts.

Mr. Kurth stated that it will take more manpower and time to bring the lakes up to CDD standards but it will not affect the CDD financially.

Mr. Mazzoni reminded the Board that Mr. Kurth committed to attend CDD meetings every couple of months, which SOLitude did not do.

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69 **FIFTH ORDER OF BUSINESS****Consideration of Maintenance Acceptance
for Whitfield Phase 1 (Parcel E1) from
Taylor Morrison**

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The Fifth and Sixth Orders of Business were presented simultaneously.

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Mr. Mazzoni stated that there are four parcels left to be conveyed to the CDD. He distributed photographs showing minor issues. He noted that inspections for Whitfield Phase 2 and Stansil Park are pending, which he hopes to convey to the CDD by the end of the year. The updated Fee Summary and Addendum are available. All of this will add up to the price outlined in Addendum #2.

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Mr. Mazzoni, Mr. Soety and Ms. Willson recommended the CDD accept maintenance responsibilities for Whitfield Phase 1, Parcel E1, as Taylor Morrison and Steadfast addressed most of the punch list items. This will avoid being in the same situation where residents incurred significant burdens as they waited for the builder to replace damaged turf; especially since District Counsel can prepare a Letter Agreement to address ongoing items and Staff has sufficient email documentation from Taylor Morrison and Steadfast agreeing to complete all remaining punch list items.

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On MOTION by Mr. Deenihan and seconded by Ms. Comella, with all in favor, acceptance of Maintenance for Whitfield Phase 1 (Parcel E1), from Taylor Morrison, and the LMP Addendum 5 Landscape Maintenance Services Agreement for Whitfield Phase 1 (Parcel E1), subject to District Counsel preparing a Letter Agreement and incorporating the obligations outlined by Mr. Mazzoni, were approved.

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SIXTH ORDER OF BUSINESS**Consideration of Addendum 5 from LMP to
Maintain Whitfield Phase 1 (Parcel E1) from
Taylor Morrison**

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This item was presented during the Fourth Order of Business.

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SEVENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial
Statements as of July 31, 2024**

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104 Mr. Adams presented the Unaudited Financial Statements as of July 31, 2024. Underway
105 activities include sending past due reminders to property owners threatening to issue demand
106 letters to them if outstanding commercial shared costs are not paid by September 30, 2024, along
107 with writing off the \$53,000 in the Audit as liability. He will have Accounting recode expenses to
108 the correct "Pool fence & gate" budget line item; all pool related expenses will be coded to one
109 budget line item in Fiscal Year 2025.

110 The financials were accepted.

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112 **EIGHTH ORDER OF BUSINESS**

**Approval of August 14, 2024 Public
Hearings and Regular Meeting Minutes**

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115 The following change was made:

116 Lines 51 and 279: Change "Stancil" to "Stansil"

117 Line 245: Change "Ben Kat" to "Venkat Vattikuti"

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119 **On MOTION by Mr. Stalzer and seconded by Mr. Deenihan, with all in favor, the**
120 **August 14, 2024 Public Hearings and Regular Meeting Minutes, as amended,**
121 **were approved.**

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124 **NINTH ORDER OF BUSINESS**

Action & Completed Items

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126 Items 10 and 11 were completed.

127 Item 2: Change "Stancil" to "Stansil"

128 Item 3: This item was removed from future lists, as Mr. Mazzoni and Ms. Hlebak are
129 implementing a different process for the Lifestyle Team to communicate information to
130 residents.

131 Item 9: Mr. Mazzoni confirmed homeowner did not cause lake bank washouts on Ponds
132 12-5 and 15-2.

133 Item 10: Mr. Mazzoni asked the District Engineer for assistance on how to effectively
134 handle repeated drainage and pavement cracking issues.

135

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

Ms. Willson stated that she will work with Mr. Mazzoni on the ongoing Taylor Morrison matters. She commented on the Meeting Owl smart video system working very well. Ms. Comella agreed.

Mr. Deenihan asked about the open item in Mr. Soety's Report from June. Mr. Mazzoni confirmed that it was taken care of during the inspection on Tuesday.

B. District Engineer: Johnson Engineering, Inc.

There was no report.

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

- **NEXT MEETING DATE: October 9, 2024 at 6:00 PM**

- **QUORUM CHECK**

D. Lifestyle Director & Amenity Manager: Arch Amenities Group

Ms. Hlebak presented the Monthly Summary Report.

Ms. Hlebak stated that the Community Garden Club Members asked for the CDD to take over maintenance due to the Club President's decision to step down and a lack of volunteers in the summer.

Discussion ensued regarding turning the garden into a lower maintenance "butterfly" landscape area extension of the park, plans to remove the front gate, coordinating design plans with LMP and reallocating the garden budget, etc.

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

Mr. Mazzoni presented the Monthly Field Operations Report. He stated that an Arborist is scheduled to inspect the lightning damaged tree at Homestead Park to determine if it will recover.

Asked about Mr. Hudak's prior comment about Davey Tree, Mr. Mazzoni stated that he inspected the area but it is difficult to verify if crews damaged the drain, since it happened several months ago. Historically, over the last three years, Davey Tree has notified him when crews damage property. He is having the District Engineer inspect the grass covered drain and the street drain.

Mr. Adams stated that Mr. Mazzoni will be transitioning to the District Manager position over the next several months, while continuing in the Operations Manager position.

Ms. Comella voiced concern about the loss of Mr. Adams' vast experience managing CDDs.

Mr. Adams stated that he expects the transition to span three to six months and he will continue to support Mr. Mazzoni. He will be available to answer questions. Mr. Adams explained that the CDD, having completed all its construction and most of its turnover, has transitioned to day-to-day operations.

Mr. Mazzoni discussed his 15 years of experience in the HOA and CDD industries and noted that he has been working with this CDD for well over two years.

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests

There were no Supervisors' requests.

TWELFTH ORDER OF BUSINESS

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

No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Stalzer and seconded by Ms. Comella, with all in favor, the meeting adjourned at 7:08 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

TSR

COMMUNITY DEVELOPMENT DISTRICT

ACTION & COMPLETED ITEMS

TSR CDD
ACTION & COMPLETED ITEMS LIST
09.11.24 for 10.09.24 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. Vattikuti.	X	X		
2	04.10.24	ACTION	Mr. Mazzoni/Ms. Willson: Use Ms. Anderson's knowledge when negotiating w/ Taylor Morrison on Stansil Park turnover. 08.14.24 Obtain proposals to present at next mtg & punch list items, including depression reported in Stansil Park and on Stansil Avenue today and prepare preview letter Agreement, similar to the Homes By West Bay letter.	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 After 09.11.24 Mtg	
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	09.11.24	ACTION	Mr. Mazzoni: Present photos of finished product of removing overgrown weeds in Cunningham Park for the nxt mtg			X After 09.11.24 Mtg	
10	09.11.24	ACTION	Mr. Mazzoni: Have Premier address foul odor emitting in section of Cunningham pond, upon Mr. Perez de Lara identifying Lake #.			X After 09.11.24 Mtg	
11	09.11.24	ACTION	Mr. Adams: Ensure Accounting recodes "Pool fence & gate" expenses.	X			
12	09.11.24	ACTION	Mr. Mazzoni: 1) The District Engineer is assisting him on how to effectively hand repeating drainage and pavement cracking issues in the future and 2) will be inspecting the grass covered drain Mr. Hudak observed Dave Tree crews damage and the street drain.	X	X		
13	09.11.24	ACTION	Mr. Mazzoni: Provide update of Arborist determining if lightning damaged tree at Homestead Park will recover.			X After 09.11.24 Mtg	

TSR CDD
ACTION & COMPLETED ITEMS LIST
09.11.24 for 10.09.24 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. Mr. Mazzoni: Obtain proposals for hydro seed for the nxt mtg.			X	04.10.24
2	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
3	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
4	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
5	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
6	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
7	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
8	03.13.24	ACTION	Accounting Dept: Incorporate the ISC earned interest revenue amount in the Unaudited Financial Statements.			X	04.10.24
9	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
10	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
11	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
12	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
13	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
14	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

TSR CDD
ACTION & COMPLETED ITEMS LIST
09.11.24 for 10.09.24 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
15	04.10.24	ACTION	Ms. Willson: Prepare draft License Agrmt with Starkey Ranch K-8 School.			X	05.08.24
16	04.10.24	BOTH	Mr. Mazzoni: Present LMP Methodology explaining project cost difference.			X	05.08.24
17	04.10.24	BOTH	Mr. Mazzoni/Ms. Willson: Prep draft Use Agmt and contract addendum with LMP.			X	06.12.24
18	04.10.24	ACTION	Mr. Adams: Schedule & advertise Budget Wkshp 06.12.24 at 4:00 p.m.			X	06.12.24
19	05.08.24	BOTH	LMP: Present corrected Addendum 4 for Rangeland West Boulevard.			X	06.12.24
20	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
21	05.08.24	ACTION	Mr. Mazzoni: Increase "sidewalk repair's" FY 2025 budget line item.			X	06.12.24
22	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
23	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
24	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
25	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
26	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
27	06.12.24	ACTION	Mr. Mazzoni: Have LMP remove the Board from the Weekly Labor Report email distribution list.			X	07.10.24
28	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
29	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
30	06.14.23	ACTION	Mr. Adams/Mr. Mazzoni: Send wetland monitoring schedule to the Esplanade Board.			X	08.14.24
31	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

TSR CDD
ACTION & COMPLETED ITEMS LIST
09.11.24 for 10.09.24 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
32	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
33	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
34	07.10.24	ACTION	Mr. Soety: Email Taylor Morrison re mowing deficiencies at Whitfield area 1 & 2.			X	08.14.24
35	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	00.11.24
36	08.14.24	ACTION	Mr. Adams: Cancel December 2024 meeting.			X	09.11.24
37	07.10.24	ACTION	Mr. Mazzoni: Pursue cost recovery from homeowner for lake bank washouts on Pond 5-2. 08.14.24 Inspecting five ponds with Premier Lakes and forward proposals to District Counsel to send demand letters to each homeowner, if warranted. 09.11.24 Ponds 12-5 & 15-2; Confirmed homeowner did not cause washouts.			X	09.11.24

TSR

COMMUNITY DEVELOPMENT DISTRICT

**STAFF
REPORTS
C**

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>

TSR

COMMUNITY DEVELOPMENT DISTRICT

**STAFF
REPORTS
E**



Wrathell, Hunt and Associates, LLC

TO: TSR Board of Supervisors
FROM: Barry Mazzoni – Operations Manager
DATE: September 30, 2024
SUBJECT: Status Report – Field Operations

- **TRAFFIC CRASH M14A and Pond 14-1:**



In the early hours of 9/14, there was a crash involving a vehicle at the intersection of Night Star Trail and Barbour Trail. The vehicle damaged trees and the landscaping along Pond M14A and Pond 14-1. There also misc. trash debris in the water, along with concern over the potential for automotive fluids in the pond.

District staff received a copy of the crash report from FHP, which we have turned over to the insurance carrier. LMP provided a proposal in the amount of \$2,305 to fix the damage to the trees and landscaping. That proposal has also been given to the carrier. Premier Lakes is reviewing the pond and will provide the District with a proposal to address any concerns with it, if necessary.

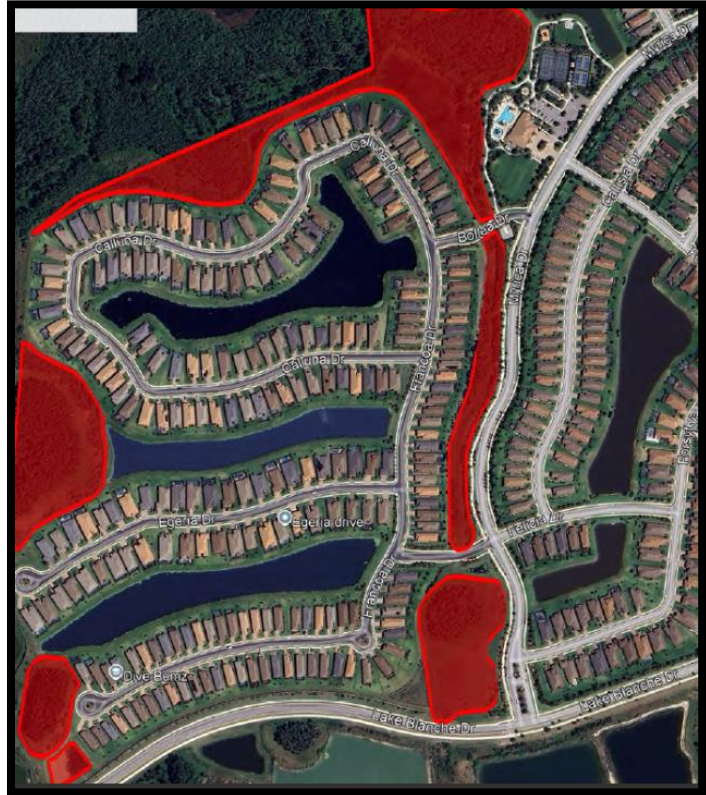
- **HURRICANE HELENE:** There were trees and street signs that were impacted by the storm. LMP addressed the tree damage and debris on Friday, 9/27 and Saturday, 9/28. Operations is in the process of scheduling the sign repair work. The District incurred minimal damage by comparison to other areas of Tampa Bay.
- **POND EROSION:**
Operations completed a walk-through of Ponds 5-2, 15-2, and 17-3 with Premier Lakes and Sox Vendor on Tuesday, September 24th. Repair proposals and recommendations are being prepared for the October 9th Board of Supervisors meeting. The led from Sox will be present to provide insight on their product and how it can improve the erosion and maintenance challenges with some of the District's ponds.
- **LANDSCAPING MAINTENANCE TURNOVER – WHITFIELD (E1/E2) & STANSIL PARK:**
LMP, Sunscape, Operations and Steadfast completed a walk-through of Stancil park and Whitfield E2 on Friday, September 27th. Pete from Sunscape will provide a report from the walk-through and we will provide it at the October 9th Board of Supervisors meeting.
- **COMMERCIAL SIGNAGE**
The Operations and Lifestyle team have seen an increase in the number of flags and signage belonging to the commercial properties, which are being placed in the CDD's landscaping. We are actively

removing this material, returning it to the business, and reminding them of the rules regarding commercial signage.

- **WETLAND MAINTENANCE AND MONITORING – CDD AREAS WITHIN ESPLANADE**

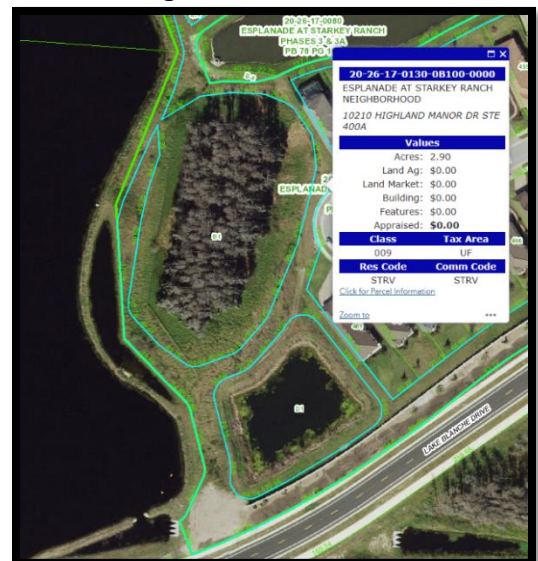
Operations forwarded over the updated Wetland monitoring schedule to Esplanade’s Management. Below is the schedule that was provided, along with a map of the CDD maintained wetland areas that are covered with the boundaries of Esplanade.

Date	Task
Fall 2024	Task 1: Semi-Annual Wetland Mitigation Monitoring
2024 Total	
Spring 2025	Task 2: Semi-Annual Wetland Mitigation Monitoring
Fall 2025	Task 2: Semi-Annual Wetland Mitigation Monitoring
Fall 2025	Task 3: Annual Wetland Mitigation Reporting
2025 Total	
Spring 2026	Task 2: Semi-Annual Wetland Mitigation Monitoring
Fall 2026	Task 2: Semi-Annual Wetland Mitigation Monitoring
Fall 2026	Task 3: Annual Wetland Mitigation Reporting
2026 Total	
Spring 2027	Task 2: Semi-Annual Wetland Mitigation Monitoring
Fall 2027	Task 2: Semi-Annual Wetland Mitigation Monitoring
Fall 2027	Task 3: Annual Wetland Mitigation Reporting
2027 Total	
Spring 2028	Task 2: Semi-Annual Wetland Mitigation Monitoring
Fall 2028	Task 2: Semi-Annual Wetland Mitigation Monitoring
Fall 2028	Task 3: Annual Wetland Mitigation Reporting
2028 Total	



- **ESPLANADE FENCE INSTALLATION:**

Esplanade at Starkey Ranch has completed their installation of the fencing to block off the exposed area that was proposed to the District. Note that the section that of fence that goes into the water in different than the design featured on the other side of the community.





- **RANGELAND BRIDGE MAINTENANCE:**

Southern Land Services of Southwest Florida started the fall wood replacement project on September 2024. Operations has executed the maintenance agreement with Southern Land Services of Southwest Florida for the quarterly services, as has been completed in past budget years.



- **HEART PINE ENTRANCE:**

There was concrete spill that occurred at the entrance of Heart Pine Avenue that landed on both the road and the District's plant beds. Originally, Operations and Sunscape expected these plants would need to be replaced. However, Paul and the team at LMP were able to scrape out and trim away most of the concrete material. Instead of replacing these beds, the new recommendation is to allow them to grow back out until the spring and they will be trimmed out at that time. Thanks to Paul and LMP for saving the District a significant amount of money in avoiding the cost of removing and replacing the landscaping in this area.

The road spill was reported to Pasco County Road & Bridge.



- **CUNNINGHAM PARK TRIMMING:**

Pete from Sunscape Consulting and Operations completed our review of the work in Cunningham Park. Below are some photos of post completion of the project. LMP has made some post-project recommendations. Please see the photos and recommendations on the pages to follow.





RECOMMENDATION FOR THE BOARD:

One section of this area remains covered in Palmettos, the other is a little more sparse currently. Sunscape, Operations, and LMP recommend that we maintain the Palmettos in both areas, allowing them to grow as ground cover and shade. We would have this area mulched with pine straw during the next mulching cycle. LMP will maintain the area to keep it weed free and keep the Palmettos from over growing.



RECOMMENDATION FOR THE BOARD:

After removing the weeds and debris, there were no salvageable plants remaining in the area adjacent to this tree.

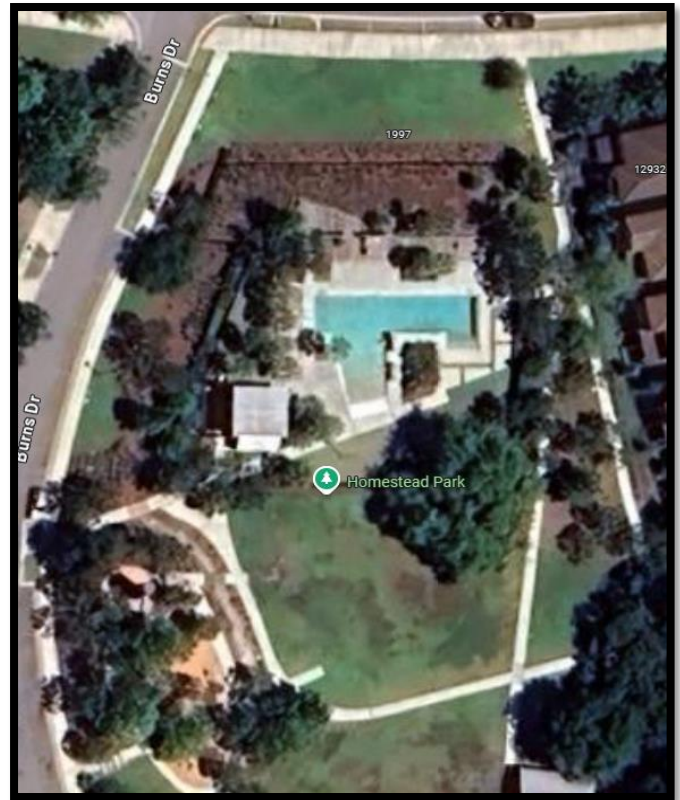
Sunscape, Operations, and LMP recommend that we remove the remaining debris and sod this area in. This will provide a better aesthetic for the area and prevent the area from becoming filled with weeds and overgrowth.

- **LIGHTNING PROTECTION SYSTEM RECOMMENDATION**

A Large Oak Tree took a direct hit during a lightning storm, the same one that damaged the cameras and key fob entry system at Homestead Park. It appears that the tree will require removal.

In a review of the incident, Davey Tree is recommending the District purchase a Lightning Protection System.

What is a Lightning Protection System? Lightning protection systems complying with nationally accepted standards are a proven and cost-effective way to protect buildings and their contents and occupants. A lightning protection system does not attract, repel, or prevent a lightning strike. Rather, it provides specified pathways on which lightning can travel, carrying the destructive power of the lightning strike safely into the ground.



DRAINAGE CONCERNS:

The following two drains are under review by Operations and the District Engineer. There is currently a void next to storm drain located on Chapin Pass.



- **SERVICE UPDATES FROM PREMIER LAKES**

9/17 - As of this week, 95% or more of the lakes have been treated for shoreline weeds. We have begun to treat a significant majority of the algae as well. We will continue to treat algae and begin attacking the submersed vegetation.

Lakes treated for shoreline grasses: M11A, M22C, 3-3, M3C, 9-2, M9D, M9C, M10D, 10-1, 10-2, M10B, M10C, and 9-3

Lakes treated for algae: M11A, M22D, M10B, 15-3, 3-3, M22C, M22B, M14G, D1, 14-1, M-15A, 16-2, ESP-1A, 18-9, 18-10, 4-1, M3B, M3A, M3C, M3D, 8-1, 5-5B, and 5-3A

9/23 - Inspected all lakes to review results from previous treatments. We are very pleased with the results we are seeing. There is a massive amount of shoreline weeds dying off. Most of the lakes that were sprayed for algae are clean, and only a handful did not gain total control.

Trash and debris removed from M14A from truck crash and from 12-2 complaint.

Lakes treated for algae this week: Cannon Lake, M10D, M10C, 11-2, 12-1, 12-2, 12-3, 12-4, 12-5, 12-6, M12A, and M12D. Lakes treated for submersed vegetation: 16-1

UPCOMING OCTOBER OPERATIONS PROJECTS:

- STREET SIGN MAINTENANCE
- SIDEWALK / STREET DRAIN REVIEW
- ONGOING STANSIL PARK/ WHITFIELD (E2) REVIEW – Landscape & Hardscape