

TSR

**COMMUNITY DEVELOPMENT
DISTRICT**

January 8, 2025

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

December 30, 2024

Board of Supervisors
TSR Community Development District

ATTENDEES:

Please identify yourself each
time you speak to facilitate
accurate transcription of
meeting minutes.

Dear Board Members:

The Board of Supervisors of the TSR Community Development District will hold a Regular Meeting on January 8, 2025 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. Consideration of Resolution 2025-02, Declaring a Vacancy in Seat 1 of the Board of Supervisors Pursuant to Section 190.006(4) *Florida Statutes*; and Providing for Severability and an Effective Date
4. Consider Appointment of Qualified Elector to Fill Unexpired Term of Seat 1; *Term Expires November 2026*
5. Administration of Oath of Office to Appointed Supervisor (*the following to be provided in a separate package*)
 - A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2023/Instructions
 - B. Membership, Obligations and Responsibilities
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
6. Ratification of Resolution 2025-01, Electing and Removing Officers of the District and Providing for an Effective Date
7. Consideration of Resolution 2025-03, Electing and Removing Officers of the District, and Providing for an Effective Date
8. Waterways Update from Aquatics Vendor - *Alex Kurth (Premier Lakes)*

9. Consideration of Landscaping Enhancement and Hurricane Recovery Recommendations from Workshop
10. Consideration of Budget for Spring 2025 Landscaping and Irrigation Projects for Stansil Park
11. Continued Discussion: Fire Pit Procedures
12. Acceptance of Unaudited Financial Statements as of November 30, 2024
13. Approval of December 11, 2024 Regular Meeting Minutes
14. Action & Completed Items
15. Staff Reports
 - A. District Counsel: *Kutak Rock, LLP*
 - B. District Engineer: *Johnson Engineering, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: February 12, 2025 at 6:00 PM
 - QUORUM CHECK

SEAT 1		<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*
16. Supervisors' Requests
17. Public Comments (*non-agenda items*) [3 minutes per person]
18. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (239) 464-7114 or Barry Mazzoni at 813-399-0865.

Sincerely,


Chesley E. Adams, Jr.

District Manager

TSR

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TSR COMMUNITY DEVELOPMENT DISTRICT DECLARING A VACANCY IN SEAT 1 OF THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(4) *FLORIDA STATUTES*; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the TSR Community Development District ("**District**") is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, it has come to the attention of the District and the Board of Supervisors that Mr. David Deenihan passed away on December 14, 2024; and,

WHEREAS, by virtue of the untimely passing of Mr. Deenihan, the Board shall declare Seat 1 vacant; and

WHEREAS, a Qualified Elector is to be appointed to the vacant seat; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring the seat available for appointment as vacant.

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

SECTION 1. Seat 1 is hereby declared vacant effective as of January 8, 2025.

SECTION 2. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 8th day of January, 2025.

ATTEST:

TSR COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

TSR

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TSR
COMMUNITY DEVELOPMENT DISTRICT ELECTING AND
REMOVING OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN
EFFECTIVE DATE.**

WHEREAS, the TSR Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District’s Board of Supervisors desires to elect and remove Officers of the District.

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

SECTION 1. The following is/are elected as Officer(s) of the District effective December 11, 2024:

Mary E. Comella is elected Chair

Frank J. Stalzer is elected Vice Chair

David J. Deenihan is elected Assistant Secretary

Karen A. Anderson is elected Assistant Secretary

Matthew Bruno is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of December 11, 2024:

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Chesley "Chuck" Adams is Secretary

Craig Wrathell is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED THIS 11TH DAY OF DECEMBER, 2024.

ATTEST:

TSR COMMUNITY DEVELOPMENT DISTRICT


Secretary/Assistant Secretary


Chair/Vice Chair, Board of Supervisors

TSR

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TSR
COMMUNITY DEVELOPMENT DISTRICT ELECTING AND
REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN
EFFECTIVE DATE**

WHEREAS, the TSR Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the District’s Board of Supervisors desires to elect and remove certain Officers of the District.

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

SECTION 1. The following is/are elected as Officer(s) of the District effective January 8, 2025:

_____ is elected Chair

_____ is elected Vice Chair

_____ is elected Assistant Secretary

_____ is elected Assistant Secretary

_____ is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of January 8, 2025:

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Chesley “Chuck” Adams is Secretary

Craig Wrathell is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED this 8th day of January, 2025.

ATTEST:

**TSR COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

TSR

COMMUNITY DEVELOPMENT DISTRICT

**UNAUDITED
FINANCIAL
STATEMENTS**

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

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

	General Fund	Debt Service Fund Series 2015	Debt Service Fund Series 2015A	Debt Service Fund Series 2016	Debt Service Fund Series 2017	Debt Service Fund Series 2018	Debt Service Fund Series 2019	Capital Projects Fund Series 2019	Total Governmental Funds
ASSETS									
Cash									
Trust: operating	\$ 1,438,014	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,438,014
Bank United: ICS	396,955	-	-	-	-	-	-	-	396,955
BankUnited - 2863	180,000	-	-	-	-	-	-	-	180,000
Investments									
Revenue	-	197,513	102,355	102,343	104,175	73,540	41,991	-	621,917
Reserve	-	624,494	650,450	481,322	403,162	320,366	165,100	-	2,644,894
Prepayment	-	2,614	3,585	-	-	-	-	-	6,199
Construction	-	-	-	-	-	-	-	247,009	247,009
Bond redemption	-	-	-	86	-	-	-	-	86
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	1,328	-	-	-	-	-	-	-	1,328
Due from general fund	-	51,119	51,442	50,699	63,284	50,606	26,074	-	293,224
Utility deposit	7,096	-	-	-	-	-	-	-	7,096
Prepaid expense	6,792	-	-	-	-	-	-	-	6,792
Total assets	<u>\$ 2,050,654</u>	<u>\$ 875,740</u>	<u>\$ 807,832</u>	<u>\$ 634,450</u>	<u>\$ 610,472</u>	<u>\$444,512</u>	<u>\$233,165</u>	<u>\$ 247,009</u>	<u>\$ 5,903,834</u>
LIABILITIES									
Liabilities:									
Credit card payable	\$ 2,958	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,958
Due to Developer	101,119	-	-	-	-	-	-	-	101,119
Due to other	28	-	-	-	-	-	-	-	28
Due to debt service fund 2015	51,119	-	-	-	-	-	-	-	51,119
Due to debt service fund 2015A	51,442	-	-	-	-	-	-	-	51,442
Due to debt service fund 2016	50,699	-	-	-	-	-	-	-	50,699
Due to debt service fund 2017	63,284	-	-	-	-	-	-	-	63,284
Due to debt service fund 2018	50,606	-	-	-	-	-	-	-	50,606
Due to debt service fund 2019	26,074	-	-	-	-	-	-	-	26,074
Contracts payable	-	-	-	-	-	-	-	693	693
Accrued taxes payable	306	-	-	-	-	-	-	-	306
Total liabilities	<u>397,635</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>693</u>	<u>398,328</u>
DEFERRED INFLOWS OF RESOURCES									
Unearned revenue	957	-	-	-	-	-	-	-	957
Deferred receipts	3,291	-	-	-	39,851	-	-	-	43,142
Total deferred inflows of resources	<u>4,248</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>39,851</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>44,099</u>
FUND BALANCES									
Restricted for									
Debt service	-	875,740	807,832	634,450	570,621	444,512	233,165	-	3,566,320
Capital projects	-	-	-	-	-	-	-	246,316	246,316
Unassigned	1,648,771	-	-	-	-	-	-	-	1,648,771
Total fund balances	<u>1,648,771</u>	<u>875,740</u>	<u>807,832</u>	<u>634,450</u>	<u>570,621</u>	<u>444,512</u>	<u>233,165</u>	<u>246,316</u>	<u>5,461,407</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 2,050,654</u>	<u>\$ 875,740</u>	<u>\$ 807,832</u>	<u>\$ 634,450</u>	<u>\$ 610,472</u>	<u>\$444,512</u>	<u>\$233,165</u>	<u>\$ 247,009</u>	<u>\$ 5,903,834</u>

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 723,373	\$ 723,373	\$ 4,924,371	15%
Trash collection assessments	-	-	17,465	0%
Commercial shared costs	-	-	123,324	0%
Program revenue	1,356	2,697	20,000	13%
Interest	1,222	4,073	50,000	8%
Specialty program revenue	-	-	6,000	0%
Miscellaneous	1,560	4,460	17,000	26%
Total revenues	727,511	734,603	5,158,160	14%
EXPENDITURES				
Professional & administrative				
Supervisors	1,077	2,153	12,600	17%
Management	3,506	7,012	42,070	17%
Legal	-	-	25,000	0%
Engineering	-	-	25,000	0%
Assessment administration	833	1,667	10,000	17%
Audit	-	-	4,570	0%
Arbitrage rebate calculation	1,250	1,250	3,000	42%
Dissemination agent	1,083	2,167	13,000	17%
Trustee	-	-	35,000	0%
Telephone	20	42	250	17%
Postage	135	144	1,500	10%
Printing & binding	167	333	2,000	17%
Legal advertising	136	136	1,000	14%
Annual special district fee	-	175	175	100%
Insurance	-	7,158	6,900	104%
Other current charges	168	315	2,000	16%
Office supplies	-	-	750	0%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	-	200	0%
Property appraiser	-	-	687	0%
Tax collector	32,692	32,692	102,591	32%
Total professional & administrative	41,067	55,244	288,998	19%
Field operations				
Contract services				
Field services	2,360	4,721	28,325	17%
Landscape maintenance	286,726	286,726	1,875,000	15%
Landscape consulting	5,450	10,900	65,400	17%
Landscape arbor care	150	150	155,000	0%
Wetland maintenance	21,000	21,000	60,000	35%
Wetland mitigation reporting	2,550	2,550	-	N/A
Lake maintenance	10,250	20,500	128,000	16%
Hurricane clean-up	5,250	12,405	-	N/A
Community trash hauling	28,839	57,679	375,000	15%
Off-duty traffic patrols	700	1,125	15,000	8%
Wildhog removal	-	-	10,000	0%
Repairs & maintenance				
Repairs - general	-	3	15,000	0%
Operating supplies	730	2,361	20,000	12%

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

	Current Month	Year to Date	Budget	% of Budget
Plant replacement	30	30	120,000	0%
Mulch	-	-	150,000	0%
Playground mulch	-	-	-	N/A
Capital projects - future	-	13,143	172,000	8%
Sod	-	-	-	N/A
Fertilizer/chemicals	-	-	50,000	0%
Irrigation repairs	8,779	8,779	100,000	9%
Irrigation monitoring	-	-	2,280	0%
Security/alarms/repair	4,729	4,729	1,500	315%
Road & sidewalk	-	-	60,000	0%
Common area signage	-	1,079	3,000	36%
Pressure washing	-	-	80,000	0%
Bridge & deck maintenance	-	11,400	60,000	19%
Utilities - common area				
Electric	1,104	1,104	14,500	8%
Streetlights	34,520	36,603	390,000	9%
Irrigation - reclaimed water	4,022	4,022	70,000	6%
Gas	97	97	450	22%
Recreation facilities				
Amenity management staff/contract	34,526	53,685	414,291	13%
Office operations	10,447	25,376	131,225	19%
Park A/C repairs & maintenance	-	1,060	5,000	21%
Pool operations	6,780	12,545	95,000	13%
Pest services	270	270	1,700	16%
Insurance	-	86,394	90,000	96%
Cable/internet/telephone	478	1,817	10,000	18%
Access cards	-	-	1,000	0%
Activities	7,954	9,716	30,000	32%
Specialty programming	-	-	6,000	0%
Recreational repairs	2,683	7,671	2,500	307%
Pool signage	-	-	1,000	0%
Holiday decorations	-	15,000	15,000	100%
Other				
Contingency	-	1,675	20,000	8%
Capital outlay - splash pad referb.	-	13,143	26,000	51%
Total field operations	480,424	729,458	4,869,171	15%
Total expenditures	521,491	784,702	5,158,169	15%
Net increase/(decrease) of fund balance	206,020	(50,099)	(9)	
Fund balance - beginning (unaudited)	1,442,751	1,698,870	1,933,194	
Fund balance - ending (projected)	<u>\$ 1,648,771</u>	<u>\$ 1,648,771</u>	<u>\$ 1,933,185</u>	

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 96,415	\$ 96,415	\$ 661,099	15%
Interest	4	9	50	18%
Total revenues	<u>96,419</u>	<u>96,424</u>	<u>661,149</u>	15%
EXPENDITURES				
Debt service				
Principal - 11/1	210,000	210,000	210,000	100%
Interest - 11/1	204,403	204,403	204,403	100%
Interest - 5/1	-	-	199,809	0%
Tax collector	1,927	1,927	13,773	14%
Total expenditures	<u>416,330</u>	<u>416,330</u>	<u>627,985</u>	66%
Excess/(deficiency) of revenues over/(under) expenditures	(319,911)	(319,906)	33,164	
Beginning fund balance (unaudited)	1,195,651	1,195,646	1,189,691	
Ending fund balance (projected)	<u>\$ 875,740</u>	<u>\$ 875,740</u>	<u>\$1,222,855</u>	

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 97,023	\$ 97,023	\$ 665,268	15%
Interest	5	9	-	N/A
Total revenues	<u>97,028</u>	<u>97,032</u>	<u>665,268</u>	15%
EXPENDITURES				
Debt service				
Principal - 11/1	200,000	200,000	200,000	100%
Interest - 11/1	224,025	224,025	224,025	100%
Interest - 5/1	-	-	218,650	0%
Tax collector	1,939	1,939	13,860	14%
Total expenditures	<u>425,964</u>	<u>425,964</u>	<u>656,535</u>	65%
Excess/(deficiency) of revenues over/(under) expenditures	(328,936)	(328,932)	8,733	
Fund balance:				
Net increase/(decrease) in fund balance	(328,936)	(328,932)	8,733	
Beginning fund balance (unaudited)	<u>1,136,768</u>	<u>1,136,764</u>	<u>1,129,615</u>	
Ending fund balance (projected)	<u>\$ 807,832</u>	<u>\$ 807,832</u>	<u>\$1,138,348</u>	

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 95,623	\$ 95,623	\$ 655,667	15%
Interest	4	8	-	N/A
Total revenues	<u>95,627</u>	<u>95,631</u>	<u>655,667</u>	15%
EXPENDITURES				
Debt service				
Principal - 11/1	220,000	220,000	220,000	100%
Interest - 11/1	210,188	210,188	210,188	100%
Interest - 5/1	-	-	205,788	0%
Tax collector	1,911	1,911	13,660	14%
Total expenditures	<u>432,099</u>	<u>432,099</u>	<u>649,636</u>	67%
Excess/(deficiency) of revenues over/(under) expenditures	(336,472)	(336,468)	6,031	
Fund balance:				
Net increase/(decrease) in fund balance	(336,472)	(336,468)	6,031	
Beginning fund balance (unaudited)	970,922	970,918	969,248	
Ending fund balance (projected)	<u>\$ 634,450</u>	<u>\$ 634,450</u>	<u>\$ 975,279</u>	

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 119,357	\$ 119,357	\$ 818,412	15%
Interest	4	9	-	N/A
Total revenues	<u>119,361</u>	<u>119,366</u>	<u>818,412</u>	15%
EXPENDITURES				
Debt service				
Principal - 11/1	260,000	260,000	260,000	100%
Interest - 11/1	268,844	268,844	268,844	100%
Interest - 5/1	-	-	263,481	0%
Tax collector	2,386	2,386	17,050	14%
Total expenditures	<u>531,230</u>	<u>531,230</u>	<u>809,375</u>	66%
Excess/(deficiency) of revenues over/(under) expenditures	(411,869)	(411,864)	9,037	
Beginning fund balance (unaudited)	<u>982,489</u>	<u>982,485</u>	<u>980,514</u>	
Ending fund balance (projected)	<u><u>\$ 570,620</u></u>	<u><u>\$ 570,621</u></u>	<u><u>\$ 989,551</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 NOVEMBER 30, 2024

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 95,447	\$ 95,447	\$ 654,466	15%
Interest	4	7	-	N/A
Total revenues	<u>95,451</u>	<u>95,454</u>	<u>654,466</u>	15%
EXPENDITURES				
Debt service				
Principal - 11/1	185,000	185,000	185,000	100%
Interest - 11/1	227,522	227,522	227,522	100%
Interest - 5/1	-	-	223,822	0%
Tax collector	1,908	1,908	13,635	14%
Total expenditures	<u>414,430</u>	<u>414,430</u>	<u>649,979</u>	64%
Excess/(deficiency) of revenues over/(under) expenditures	(318,979)	(318,976)	4,487	
Beginning fund balance (unaudited)	<u>763,491</u>	<u>763,488</u>	<u>761,913</u>	
Ending fund balance (projected)	<u><u>\$ 444,512</u></u>	<u><u>\$ 444,512</u></u>	<u><u>\$ 766,400</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 NOVEMBER 30, 2024

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 49,178	\$ 49,178	\$ 337,204	15%
Interest	-	2	-	N/A
Total revenues	<u>49,178</u>	<u>49,180</u>	<u>337,204</u>	15%
EXPENDITURES				
Debt service				
Principal - 11/1	120,000	120,000	120,000	100%
Interest - 11/1	104,400	104,400	104,400	100%
Interest - 5/1	-	-	102,600	0%
Tax collector	983	983	7,025	14%
Total expenditures	<u>225,383</u>	<u>225,383</u>	<u>334,025</u>	67%
Excess/(deficiency) of revenues over/(under) expenditures	(176,205)	(176,203)	3,179	
Fund balance:				
Net increase/(decrease) in fund balance	(176,205)	(176,203)	3,179	
Beginning fund balance (unaudited)	409,370	409,368	407,887	
Ending fund balance (projected)	<u>\$233,165</u>	<u>\$ 233,165</u>	<u>\$ 411,066</u>	

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

	Current Month	Year To Date
REVENUES		
Interest	\$ 2	\$ 4
Total revenues	<u>2</u>	<u>4</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	2	4
Net change in fund balance	2	4
Beginning fund balance (unaudited)	246,314	246,312
Ending fund balance (projected)	<u><u>\$ 246,316</u></u>	<u><u>\$ 246,316</u></u>

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TSR CDD
Check Detail
November 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	0	11/06/2024	PASCO COUNTY UTILITIES ...	101.002 · Suntrust #570803-O...		-1.85
				536.301 · Irrigation - Reclaimed...	-1.85	1.85
TOTAL					-1.85	1.85
Bill Pmt -Check	0	11/06/2024	PASCO COUNTY UTILITIES ...	101.002 · Suntrust #570803-O...		-103.43
Bill	20993827	09/30/2024		536.301 · Irrigation - Reclaimed...	-57.41	57.41
Bill	21146308	09/30/2024		536.301 · Irrigation - Reclaimed...	-46.02	46.02
TOTAL					-103.43	103.43
Bill Pmt -Check	0	11/13/2024	BRIGHT HOUSE NETWORKS	101.002 · Suntrust #570803-O...		-354.96
Bill	1414954110724	11/12/2024		572.416 · Amenity Cable/Internet	-164.98	164.98
Bill	1415019110524	11/12/2024		572.416 · Amenity Cable/Internet	-189.98	189.98
TOTAL					-354.96	354.96
Bill Pmt -Check	0	11/13/2024	COASTAL WASTE & RECYC...	101.002 · Suntrust #570803-O...		-28,839.34
Bill	SW0000773974	11/12/2024		534.000 · Garbage/Solid Waste...	-28,509.25	28,509.25
Bill	SW0000774137	11/12/2024		534.000 · Garbage/Solid Waste...	-330.09	330.09
TOTAL					-28,839.34	28,839.34
Bill Pmt -Check	0	11/13/2024	DEX IMAGING	101.002 · Suntrust #570803-O...		-240.24
Bill	AR12266958	11/12/2024		572.701 · Office Operations	-240.24	240.24
TOTAL					-240.24	240.24
Bill Pmt -Check	0	11/13/2024	DUKE ENERGY	101.002 · Suntrust #570803-O...		-27,258.77
Bill	3807 5598 110524	11/12/2024		572.711 · Pool Operations	-372.35	372.35
Bill	5357 9828 102524	11/12/2024		531.307 · Street Lights	-913.07	913.07
Bill	5641 1687 110524	11/12/2024		531.307 · Street Lights	-556.28	556.28
Bill	6305 7442 110524	11/12/2024		531.301 · Electric	-25.82	25.82
Bill	8702 7826 110424	11/12/2024		531.307 · Street Lights	-1,852.87	1,852.87
Bill	8702 7991 103124	11/12/2024		531.301 · Electric	-37.12	37.12
Bill	8702 8059 103124	11/12/2024		531.301 · Electric	-30.80	30.80
Bill	8702 8140 110724	11/12/2024		531.307 · Street Lights	-12,884.84	12,884.84
Bill	8702 8223 111124	11/12/2024		572.711 · Pool Operations	-1,090.80	1,090.80

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TSR CDD
Check Detail
November 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	8702 8322 110424	11/12/2024		531.307 · Street Lights	-1,612.41	1,612.41
Bill	8702 8413 110724	11/12/2024		531.307 · Street Lights	-2,564.89	2,564.89
Bill	8702 8471 103124	11/12/2024		531.301 · Electric	-30.80	30.80
Bill	8702 8554 103124	11/12/2024		531.301 · Electric	-30.80	30.80
Bill	8702 8629 103124	11/12/2024		531.301 · Electric	-30.80	30.80
Bill	8702 8702 103124	11/12/2024		531.301 · Electric	-30.80	30.80
Bill	8702 8786 103124	11/12/2024		531.301 · Electric	-30.80	30.80
Bill	8702 8869 103124	11/12/2024		531.301 · Electric	-30.80	30.80
Bill	8702 8942 103124	11/12/2024		531.301 · Electric	-58.08	58.08
Bill	8702 9109 103124	11/12/2024		531.301 · Electric	-30.80	30.80
Bill	8702 9216 111124	11/12/2024		531.307 · Street Lights	-1,340.28	1,340.28
Bill	8702 9430 103124	11/12/2024		531.301 · Electric	-30.80	30.80
Bill	8702 9696 103124	11/12/2024		531.301 · Electric	-30.80	30.80
Bill	8702 9761 110824	11/12/2024		531.307 · Street Lights	-825.40	825.40
Bill	8702 9836 103124	11/12/2024		531.301 · Electric	-30.80	30.80
Bill	8702 9951 103124	11/12/2024		531.301 · Electric	-30.80	30.80
Bill	8703 0061 103124	11/12/2024		531.301 · Electric	-30.80	30.80
Bill	8703 0178 103124	11/12/2024		531.301 · Electric	-30.80	30.80
Bill	8703 0269 103124	11/12/2024		531.307 · Street Lights	-30.80	30.80
Bill	8703 0326 103124	11/12/2024		531.301 · Electric	-30.80	30.80
Bill	8703 0425 110424	11/12/2024		531.307 · Street Lights	-913.07	913.07
Bill	8703 0566 103124	11/12/2024		531.301 · Electric	-30.80	30.80
Bill	8703 0681 110824	11/12/2024		531.307 · Street Lights	-286.55	286.55
Bill	8703 0722 103124	11/12/2024		531.301 · Electric	-30.80	30.80
Bill	8703 0805 103124	11/12/2024		531.301 · Electric	-30.80	30.80
Bill	8703 0847 103124	11/12/2024		531.301 · Electric	-30.80	30.80
Bill	8712 3049 110524	11/12/2024		531.301 · Electric	-30.80	30.80
Bill	8712 3081 110424	11/12/2024		531.307 · Street Lights	-941.56	941.56
Bill	8712 3156 103124	11/12/2024		531.301 · Electric	-30.80	30.80
Bill	8712 3320 103124	11/12/2024		531.301 · Electric	-30.80	30.80
Bill	8712 3429 111124	11/12/2024		531.301 · Electric	-274.98	274.98
TOTAL					-27,258.77	27,258.77
Bill Pmt -Check	0	11/13/2024	FEDEX	101.002 · Suntrust #570803-O...		-123.58
Bill	8-678-88346	11/12/2024		519.410 · Postage	-123.58	123.58
TOTAL					-123.58	123.58
Check	0	11/14/2024	SUNTRUST BANK	101.002 · Suntrust #570803-O...		-4,060.53
				204.300 · Credit Card - SunTrust	-4,060.53	4,060.53
TOTAL					-4,060.53	4,060.53

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TSR CDD
Check Detail
November 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	0	11/20/2024	PASCO COUNTY TAX COLLE...	101.002 · Suntrust #570803-O...		-12.50
				519.490 · Other Current Charges	-12.50	12.50
TOTAL					-12.50	12.50
Check	0	11/20/2024	PASCO COUNTY TAX COLLE...	101.002 · Suntrust #570803-O...		-1.00
				519.490 · Other Current Charges	-1.00	1.00
TOTAL					-1.00	1.00
Bill Pmt -Check	0	11/20/2024	CITY OF CLEARWATER	101.002 · Suntrust #570803-O...		-97.26
Bill	4224446 111324	11/19/2024		532.306 · Propane Services - G...	-29.70	29.70
Bill	4304296 111324	11/19/2024		532.306 · Propane Services - G...	-67.56	67.56
TOTAL					-97.26	97.26
Bill Pmt -Check	0	11/20/2024	DUKE ENERGY	101.002 · Suntrust #570803-O...		-10,926.48
Bill	8702 7933 111524	11/19/2024		531.307 · Street Lights	-3,385.28	3,385.28
Bill	8702 9274 111324	11/19/2024		531.301 · Electric	-30.80	30.80
Bill	8702 9365 111424	11/19/2024		531.307 · Street Lights	-485.89	485.89
Bill	8702 9620 111324	11/19/2024		531.307 · Street Lights	-713.73	713.73
Bill	8703 0516 111924	11/19/2024		531.307 · Street Lights	-1,596.58	1,596.58
Bill	8703 0938 111524	11/19/2024		531.307 · Street Lights	-3,616.64	3,616.64
Bill	8712 3263 111324	11/19/2024		572.711 · Pool Operations	-1,097.56	1,097.56
TOTAL					-10,926.48	10,926.48
Bill Pmt -Check	0	11/20/2024	FEDEX	101.002 · Suntrust #570803-O...		-11.24
Bill	8-686-72268	11/19/2024		519.410 · Postage	-11.24	11.24
TOTAL					-11.24	11.24

TSR CDD
Check Detail
November 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	0	11/20/2024	PASCO COUNTY TAX COLLE...	101.002 · Suntrust #570803-O...		-18,233.98
Bill	0F100-0000 110424	11/19/2024		513.315 · Tax Collector	-114.63	114.63
Bill	0C300-0000 110424	11/19/2024		513.315 · Tax Collector	-528.80	528.80
Bill	0P300-0000 110424	11/19/2024		513.315 · Tax Collector	-493.06	493.06
Bill	0C100-0000 1 110424	11/19/2024		513.315 · Tax Collector	-514.31	514.31
Bill	00400-0000 110424	11/19/2024		513.315 · Tax Collector	-1,858.71	1,858.71
Bill	0F100-0000 113024	11/19/2024		513.315 · Tax Collector	-410.40	410.40
Bill	00100-0040 113024	11/19/2024		513.315 · Tax Collector	-40.63	40.63
Bill	0P300-0000 113024	11/19/2024		513.315 · Tax Collector	-91.20	91.20
Bill	0C300-0000 113024	11/19/2024		513.315 · Tax Collector	-784.32	784.32
Bill	01400-0000 113024	11/19/2024		513.315 · Tax Collector	-205.44	205.44
Bill	00400-0000 113024 1	11/19/2024		513.315 · Tax Collector	-519.84	519.84
Bill	0C100-0000 113024	11/19/2024		513.315 · Tax Collector	-12,672.64	12,672.64
TOTAL					-18,233.98	18,233.98
Bill Pmt -Check	0	11/20/2024	WELLS FARGO VENDOR FIN...	101.002 · Suntrust #570803-O...		-399.83
Bill	5032114812	11/19/2024		572.701 · Office Operations	-399.83	399.83
TOTAL					-399.83	399.83
Bill Pmt -Check	0	11/26/2024	BRIGHT HOUSE NETWORKS	101.002 · Suntrust #570803-O...		-122.65
Bill	1436734111724	11/25/2024		572.416 · Amenity Cable/Internet	-122.65	229.98
TOTAL					-122.65	229.98
Bill Pmt -Check	0	11/29/2024	CITY OF CLEARWATER	101.002 · Suntrust #570803-O...		-91.30
Bill	4224446 121224	12/17/2024		532.306 · Propane Services - G...	-29.70	29.70
Bill	4304296 121224	12/17/2024		532.306 · Propane Services - G...	-61.60	61.60
TOTAL					-91.30	91.30

TSR CDD
Check Detail
November 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	0	11/29/2024	DUKE ENERGY	101.002 · Suntrust #570803-O...		-9,080.45
Bill	8702 7933 121624	12/17/2024		531.307 · Street Lights	-3,385.28	3,385.28
Bill	8702 9274 121224	12/17/2024		531.301 · Electric	-30.80	30.80
Bill	8702 9365 121324	12/17/2024		531.307 · Street Lights	-485.89	485.89
Bill	8702 9620 12124	12/17/2024		531.307 · Street Lights	-713.73	713.73
Bill	8703 0938 121624	12/17/2024		531.307 · Street Lights	-3,616.64	3,616.64
Bill	8712 3263 121224	12/17/2024		572.711 · Pool Operations	-848.11	848.11
TOTAL					-9,080.45	9,080.45
Bill Pmt -Check	0	11/29/2024	FEDEX	101.002 · Suntrust #570803-O...		-119.28
Bill	8-713-09221	12/17/2024		519.410 · Postage	-119.28	119.28
TOTAL					-119.28	119.28
Bill Pmt -Check	11985	11/06/2024	BIG DOG LEO SERVICES LLC	101.002 · Suntrust #570803-O...		-150.00
Bill	110124	11/05/2024		538.620 · Off Duty Traffic Patrols	-150.00	150.00
TOTAL					-150.00	150.00
Bill Pmt -Check	11986	11/06/2024	CATERED BY VESH	101.002 · Suntrust #570803-O...		-3,877.74
Bill	103362	11/05/2024		572.300 · Amenity Managemen...	-3,877.74	3,877.74
TOTAL					-3,877.74	3,877.74
Bill Pmt -Check	11987	11/06/2024	FAIRY DUST HOUSEKEEPERS	101.002 · Suntrust #570803-O...		-2,500.00
Bill	INV00036	11/05/2024		572.701 · Office Operations	-500.00	500.00
Bill	INV00037	11/05/2024		572.701 · Office Operations	-2,000.00	2,000.00
TOTAL					-2,500.00	2,500.00
Bill Pmt -Check	11988	11/06/2024	GENTRY SR INVESTMENTS ...	101.002 · Suntrust #570803-O...		-6,791.67
Bill	1020	11/05/2024		155.000 · Prepaid Expense	-6,791.67	6,791.67
TOTAL					-6,791.67	6,791.67

TSR CDD
Check Detail
November 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	11989	11/06/2024	JAMES E LAROSE JR.	101.002 · Suntrust #570803-O...		-550.00
Bill	100224	11/05/2024		538.620 · Off Duty Traffic Patrols	-275.00	275.00
Bill	102924	11/05/2024		538.620 · Off Duty Traffic Patrols	-275.00	275.00
TOTAL					-550.00	550.00
Bill Pmt -Check	11990	11/06/2024	KUTAK ROCK LLP	101.002 · Suntrust #570803-O...		-698.82
Bill	3470248 20923-1	09/30/2024		514.007 · District Counsel	-698.82	698.82
TOTAL					-698.82	698.82
Bill Pmt -Check	11991	11/06/2024	LANDSCAPE MAINTENANCE...	101.002 · Suntrust #570803-O...		-286,725.84
Bill	187010	11/05/2024		538.604 · Landscape Maintena...	-143,362.92	143,362.92
Bill	187734	11/05/2024		538.604 · Landscape Maintena...	-143,362.92	143,362.92
TOTAL					-286,725.84	286,725.84
Bill Pmt -Check	11992	11/06/2024	PREMIER LAKES	101.002 · Suntrust #570803-O...		-10,250.00
Bill	1874	11/05/2024		538.700 · Lake Maintenance	-10,250.00	10,250.00
TOTAL					-10,250.00	10,250.00
Bill Pmt -Check	11993	11/06/2024	STACIE STEINKE	101.002 · Suntrust #570803-O...		-625.00
Bill	10302024	11/05/2024		572.300 · Amenity Managemen...	-625.00	625.00
TOTAL					-625.00	625.00
Bill Pmt -Check	11994	11/06/2024	TIMES PUBLISHING COMPA...	101.002 · Suntrust #570803-O...		-136.40
Bill	362332	11/05/2024		513.801 · Legal Advertising	-136.40	136.40
TOTAL					-136.40	136.40

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TSR CDD
Check Detail
November 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	11995	11/06/2024	WRATHELL, HUNT & ASSOC...	101.002 · Suntrust #570803-O...		-7,970.42
Bill	2025-1450	11/05/2024		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	11996	11/06/2024	WTS INTERNATIONAL, LLC.	101.002 · Suntrust #570803-O...		-21,538.27
Bill	12407275	11/05/2024		538.121 · Amenity Management	-4,560.00	4,560.00
Bill	12408369	11/05/2024		538.121 · Amenity Management	-1,205.00	1,205.00
Bill	12408459	11/05/2024		572.414 · Amenity Repair & Ma...	-2,683.50	2,683.50
Bill	12408532	11/05/2024		538.121 · Amenity Management	-12,958.02	12,958.02
Bill	12408938	11/05/2024		538.121 · Amenity Management	-131.75	131.75
TOTAL					-21,538.27	21,538.27
Check	11997	11/13/2024	TSR CDD	101.002 · Suntrust #570803-O...		-10,101.44
				207.201 · Due to Debt Service ...	-10,101.44	10,101.44
TOTAL					-10,101.44	10,101.44
Check	11998	11/13/2024	TSR CDD	101.002 · Suntrust #570803-O...		-10,157.51
				207.202 · Due to Debt Service ...	-10,157.51	10,157.51
TOTAL					-10,157.51	10,157.51
Check	11999	11/13/2024	TSR CDD	101.002 · Suntrust #570803-O...		-10,018.43
				207.203 · Due to debt service f...	-10,018.43	10,018.43
TOTAL					-10,018.43	10,018.43

TSR CDD
Check Detail
November 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	12000	11/13/2024	TSR CDD	101.002 · Suntrust #570803-O...		-12,505.16
				207.204 · Due to debt service f...	-12,505.16	12,505.16
TOTAL					-12,505.16	12,505.16
Check	12001	11/13/2024	TSR CDD	101.002 · Suntrust #570803-O...		-10,000.09
				207.205 · .Due to debt service f...	-10,000.09	10,000.09
TOTAL					-10,000.09	10,000.09
Check	12002	11/13/2024	TSR CDD	101.002 · Suntrust #570803-O...		-5,152.40
				207.206 · Due to Debt Service ...	-5,152.40	5,152.40
TOTAL					-5,152.40	5,152.40
Bill Pmt -Check	12003	11/13/2024	PASCO COUNTY UTILITIES ...	101.002 · Suntrust #570803-O...		-942.96
Bill	21326282	11/12/2024		536.301 · Irrigation - Reclaimed...	-94.77	94.77
Bill	21326283	11/12/2024		572.711 · Pool Operations	-145.38	145.38
Bill	21328358	11/12/2024		572.711 · Pool Operations	-211.14	211.14
				536.301 · Irrigation - Reclaimed...	-193.59	193.59
Bill	21328380	11/12/2024		536.301 · Irrigation - Reclaimed...	-119.88	119.88
Bill	21328382	11/12/2024		536.301 · Irrigation - Reclaimed...	-26.73	26.73
Bill	21328386	11/12/2024		536.301 · Irrigation - Reclaimed...	-98.01	98.01
Bill	21328984	11/12/2024		536.301 · Irrigation - Reclaimed...	-2.43	2.43
Bill	21328965	11/12/2024		536.301 · Irrigation - Reclaimed...	-4.05	4.05
Bill	21328967	11/12/2024		536.301 · Irrigation - Reclaimed...	-6.48	6.48
Bill	21328983	11/12/2024		536.301 · Irrigation - Reclaimed...	-38.88	38.88
Bill	21328985	11/12/2024		536.301 · Irrigation - Reclaimed...	-1.62	1.62
TOTAL					-942.96	942.96
Bill Pmt -Check	12004	11/13/2024	SMARTSOLUTIONS	101.002 · Suntrust #570803-O...		-4,729.33
Bill	STV34334	11/12/2024		572.907 · Security System	-4,729.33	4,729.33
TOTAL					-4,729.33	4,729.33

TSR CDD
Check Detail
November 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	12005	11/13/2024	SUNCOAST POOL SERVICE	101.002 · Suntrust #570803-O...		-3,185.00
Bill	10723	11/12/2024		572.711 · Pool Operations	-1,055.00	1,055.00
Bill	10741	11/12/2024		572.711 · Pool Operations	-1,200.00	1,200.00
Bill	10742	11/12/2024		572.711 · Pool Operations	-930.00	930.00
TOTAL					-3,185.00	3,185.00
Bill Pmt -Check	12006	11/13/2024	SUNSCAPE CONSULTING	101.002 · Suntrust #570803-O...		-5,450.00
Bill	13061	11/12/2024		538.606 · Landscape Consulting	-5,450.00	5,450.00
TOTAL					-5,450.00	5,450.00
Bill Pmt -Check	12007	11/20/2024	GRAU AND ASSOCIATES	101.002 · Suntrust #570803-O...		-750.00
Bill	26494	11/19/2024		513.203 · Arbitrage Rebate Cal...	-750.00	750.00
TOTAL					-750.00	750.00
Bill Pmt -Check	12008	11/20/2024	LANDSCAPE MAINTENANCE...	101.002 · Suntrust #570803-O...		-14,178.59
Bill	187329	11/19/2024		538.609 · Irrigation Repairs & ...	-217.61	217.61
Bill	187326	11/19/2024		538.609 · Irrigation Repairs & ...	-188.63	188.63
Bill	187327	11/19/2024		538.609 · Irrigation Repairs & ...	-392.49	392.49
Bill	187328	11/19/2024		538.609 · Irrigation Repairs & ...	-111.47	111.47
Bill	187324	11/19/2024		538.609 · Irrigation Repairs & ...	-126.28	126.28
Bill	187325	11/19/2024		538.609 · Irrigation Repairs & ...	-422.13	422.13
Bill	187319	11/19/2024		538.609 · Irrigation Repairs & ...	-190.49	190.49
Bill	187320	11/19/2024		538.609 · Irrigation Repairs & ...	-189.32	189.32
Bill	187321	11/19/2024		538.609 · Irrigation Repairs & ...	-126.28	126.28
Bill	187322	11/19/2024		538.609 · Irrigation Repairs & ...	-128.04	128.04
Bill	187323	11/19/2024		538.609 · Irrigation Repairs & ...	-283.26	283.26
Bill	187314	11/19/2024		538.609 · Irrigation Repairs & ...	-100.04	100.04
Bill	187316	11/19/2024		538.609 · Irrigation Repairs & ...	-209.09	209.09
Bill	187317	11/19/2024		538.609 · Irrigation Repairs & ...	-187.56	187.56
Bill	188154	11/19/2024		538.609 · Irrigation Repairs & ...	-699.88	699.88
Bill	188155	11/19/2024		538.609 · Irrigation Repairs & ...	-273.10	273.10
Bill	188156	11/19/2024		538.609 · Irrigation Repairs & ...	-465.54	465.54
Bill	188157	11/19/2024		538.609 · Irrigation Repairs & ...	-65.00	65.00
Bill	188158	11/19/2024		538.609 · Irrigation Repairs & ...	-453.00	453.00
Bill	188150	11/19/2024		538.609 · Irrigation Repairs & ...	-133.80	133.80
Bill	188151	11/19/2024		538.609 · Irrigation Repairs & ...	-429.69	429.69
Bill	188152	11/19/2024		538.609 · Irrigation Repairs & ...	-429.25	429.25
Bill	188153	11/19/2024		538.609 · Irrigation Repairs & ...	-503.72	503.72
Bill	188149	11/19/2024		538.609 · Irrigation Repairs & ...	-140.59	140.59

TSR CDD
Check Detail
November 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	188142	11/19/2024		538.609 · Irrigation Repairs & ...	-100.04	100.04
Bill	188143	11/19/2024		538.609 · Irrigation Repairs & ...	-100.04	100.04
Bill	188144	11/19/2024		538.609 · Irrigation Repairs & ...	-455.76	455.76
Bill	188145	11/19/2024		538.609 · Irrigation Repairs & ...	-558.05	558.05
Bill	188146	11/19/2024		538.609 · Irrigation Repairs & ...	-642.18	642.18
Bill	188147	11/19/2024		538.609 · Irrigation Repairs & ...	-234.94	234.94
Bill	188148	11/19/2024		538.609 · Irrigation Repairs & ...	-221.32	221.32
Bill	188309	11/19/2024		538.320 · Landscape Arbor Care	-150.00	150.00
Bill	188310	11/19/2024		539.622 · Hurricane Clean-Up	-5,250.00	5,250.00
TOTAL					-14,178.59	14,178.59
Bill Pmt -Check	12009	11/20/2024	LLS TAX SOLUTIONS, INC.	101.002 · Suntrust #570803-O...		-500.00
Bill	003555	11/19/2024		513.203 · Arbitrage Rebate Cal...	-500.00	500.00
TOTAL					-500.00	500.00
Bill Pmt -Check	12010	11/20/2024	PASCO COUNTY UTILITIES ...	101.002 · Suntrust #570803-O...		-4,049.82
Bill	21326284	11/19/2024		536.301 · Irrigation - Reclaimed...	-226.80	226.80
Bill	21326285	11/19/2024		536.301 · Irrigation - Reclaimed...	-315.90	315.90
Bill	21326289	11/19/2024		536.301 · Irrigation - Reclaimed...	-165.24	165.24
Bill	21326291	11/19/2024		536.301 · Irrigation - Reclaimed...	-76.14	76.14
Bill	21326292	11/19/2024		536.301 · Irrigation - Reclaimed...	-38.88	38.88
Bill	21326293	11/19/2024		536.301 · Irrigation - Reclaimed...	-56.46	56.46
Bill	21326295	11/19/2024		536.301 · Irrigation - Reclaimed...	-181.44	181.44
Bill	21326296	11/19/2024		536.301 · Irrigation - Reclaimed...	-46.98	46.98
Bill	21326393	11/19/2024		536.301 · Irrigation - Reclaimed...	-212.22	212.22
Bill	21326455	11/19/2024		536.301 · Irrigation - Reclaimed...	-162.00	162.00
Bill	21326457	11/19/2024		536.301 · Irrigation - Reclaimed...	-25.11	25.11
Bill	21326458	11/19/2024		572.711 · Pool Operations	-10.60	10.60
Bill	21326464	11/19/2024		572.711 · Pool Operations	-190.58	190.58
Bill	1326512	11/19/2024		536.301 · Irrigation - Reclaimed...	-42.12	42.12
Bill	21326517	11/19/2024		536.301 · Irrigation - Reclaimed...	-36.45	36.45
Bill	21326518	11/19/2024		536.301 · Irrigation - Reclaimed...	-17.82	17.82
Bill	21326628	11/19/2024		572.711 · Pool Operations	-193.75	193.75
Bill	21326650	11/19/2024		572.711 · Pool Operations	-283.10	283.10
Bill	21326651	11/19/2024		536.301 · Irrigation - Reclaimed...	-166.05	166.05
Bill	21326656	11/19/2024		536.301 · Irrigation - Reclaimed...	-238.95	238.95
Bill	21326659	11/19/2024		536.301 · Irrigation - Reclaimed...	-277.83	277.83
Bill	21326661	11/19/2024		536.301 · Irrigation - Reclaimed...	-47.79	47.79
Bill	21326662	11/19/2024		536.301 · Irrigation - Reclaimed...	-272.97	272.97
Bill	21326730	11/19/2024		536.301 · Irrigation - Reclaimed...	-37.26	37.26
Bill	21327072	11/19/2024		536.301 · Irrigation - Reclaimed...	-289.17	289.17
Bill	21327073	11/19/2024		536.301 · Irrigation - Reclaimed...	-377.46	377.46
Bill	21327371	11/19/2024		536.301 · Irrigation - Reclaimed...	-5.67	5.67

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01/03/25

TSR CDD
Check Detail
November 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	21327619	11/19/2024		536.301 · Irrigation - Reclaimed...	-49.41	49.41
Bill	21328966	11/19/2024		536.301 · Irrigation - Reclaimed...	-1.62	1.62
Bill	21328968	11/19/2024		536.301 · Irrigation - Reclaimed...	-4.05	4.05
TOTAL					-4,049.82	4,049.82
Bill Pmt -Check	12011	11/20/2024	WTS INTERNATIONAL, LLC.	101.002 · Suntrust #570803-O...		-14,702.70
Bill	12409475	11/19/2024		538.121 · Amenity Management	-14,702.70	14,702.70
TOTAL					-14,702.70	14,702.70
Check	12012	11/20/2024	TSR CDD	101.002 · Suntrust #570803-O...		-36,162.06
				207.201 · Due to Debt Service ...	-36,162.06	36,162.06
TOTAL					-36,162.06	36,162.06
Check	12013	11/20/2024	TSR CDD	101.002 · Suntrust #570803-O...		-36,390.12
				207.202 · Due to Debt Service ...	-36,390.12	36,390.12
TOTAL					-36,390.12	36,390.12
Check	12014	11/20/2024	TSR CDD	101.002 · Suntrust #570803-O...		-35,864.90
				207.203 · Due to debt service f...	-35,864.90	35,864.90
TOTAL					-35,864.90	35,864.90
Check	12015	11/20/2024	TSR CDD	101.002 · Suntrust #570803-O...		-44,767.08
				207.204 · Due to debt service f...	-44,767.08	44,767.08
TOTAL					-44,767.08	44,767.08
Check	12016	11/20/2024	TSR CDD	101.002 · Suntrust #570803-O...		-35,799.20
				207.205 · .Due to debt service f...	-35,799.20	35,799.20
TOTAL					-35,799.20	35,799.20

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01/03/25

TSR CDD
Check Detail
November 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	12017	11/20/2024	TSR CDD	101.002 · Suntrust #570803-O...		-18,445.02
				207.206 · Due to Debt Service ...	-18,445.02	18,445.02
TOTAL					-18,445.02	18,445.02
Paycheck	12018	11/25/2024	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	12019	11/25/2024	Frank Stalzer	101.002 · Suntrust #570803-O...		-184.70
				511.110 · Supervisor's Fees	-200.00	200.00
				511.110 · Supervisor's Fees	-12.40	12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				511.110 · Supervisor's Fees	-2.90	2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
TOTAL					-184.70	184.70
Paycheck	12020	11/25/2024	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

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01/03/25

TSR CDD
Check Detail
November 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Paycheck	12021	11/25/2024	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	12022	11/25/2024	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	12023	11/26/2024	FLORIDA NATIVES NURSER...	101.002 · Suntrust #570803-O...		-2,550.00
Bill	19833	11/25/2024		538.616 · Wetland Mitigation re...	-2,550.00	2,550.00
TOTAL					-2,550.00	2,550.00
Bill Pmt -Check	12024	11/26/2024	PASCO COUNTY UTILITIES ...	101.002 · Suntrust #570803-O...		-124.68
Bill	21146105	09/30/2024		536.301 · Irrigation - Reclaimed...	-63.00	63.00
Bill	21367680	11/25/2024		536.301 · Irrigation - Reclaimed...	-61.68	61.68
TOTAL					-124.68	124.68
Bill Pmt -Check	12025	11/26/2024	PREMIER LAKES	101.002 · Suntrust #570803-O...		-21,000.00
Bill	1885	11/25/2024		538.615 · Wetland Maintenance	-21,000.00	21,000.00
TOTAL					-21,000.00	21,000.00

TSR CDD
Check Detail
November 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	12026	11/26/2024	TAMPA BIG SCREEN RENTAL	101.002 · Suntrust #570803-O...		-620.00
Bill	101624	11/25/2024		572.300 · Amenity Managemen...	-620.00	620.00
TOTAL					-620.00	620.00
Bill Pmt -Check	12027	11/26/2024	WTS INTERNATIONAL, LLC.	101.002 · Suntrust #570803-O...		-1,091.40
Bill	12406311	09/30/2024		538.121 · Amenity Management	-122.97	122.97
Bill	12407916	11/25/2024		538.121 · Amenity Management	-968.43	968.43
TOTAL					-1,091.40	1,091.40

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 December 11, 2024 at 12:00 p.m., at the Welcome Center, 2500 Heart Pine Avenue, Odessa, Florida 33556.

Present were:

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

Also present:

Chuck Adams (via Zoom)	District Manager
Alyssa Willson (via Zoom)	District Counsel
Barry Mazzoni	Operations Manager
Renee Hlebak	AAG - Starkey Ranch Lifestyle Director
Alex Kurth	Premier Lakes, Inc.
Residents	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call/Pledge of Allegiance

Mr. Mazzoni called the meeting to order at 12:00 p.m. Supervisors Comella, Stalzer, Bruno and Anderson were present. Supervisor Deenihan was not present.

The Pledge of Allegiance was recited.

SECOND ORDER OF BUSINESS

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

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Newly Elected Supervisors (Karen A Anderson - Seat 3, Matthew J Bruno - Seat 4, Mary E Comella - Seat 5) (the following to be provided in a separate package)

Mr. Mazzoni, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Anderson, Mr. Bruno and Ms. Comella. All are familiar with the following:

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

A. Required Ethics Training and Disclosure Filing

Ms. Willson noted that the completion of the ethics training will be reported when filing Form 1 in 2025.

- **Sample Form 1 2023/Instructions**

B. Membership, Obligations and Responsibilities**C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees****D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers****FOURTH ORDER OF BUSINESS****Consideration of Resolution 2025-01, Electing and Removing Officers of the District, and Providing for an Effective Date**

Mr. Mazzoni presented Resolution 2025-01. The consensus was to maintain the existing slate of officers, as follows:

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

No other nominations were made.

The following prior appointments by the Board remain unaffected by this Resolution:

Chesley "Chuck" Adams	Secretary
Craig Wrathell	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

FIFTH ORDER OF BUSINESS**Waterways Update from Aquatics Vendor – Alex Kurth (Premier Lakes)**

Mr. Kurth stated that a very thorough inspection was completed last week and he is happy with the progress of the crews. Some lakes have recurring algae issues; dye and bacteria are being deployed to determine which measures have the best results. The dye will be less noticeable than the vibrant blue used by the previous vendor, which was less natural looking; the lakes will appear

77 closer to black. Grasses are very minimal; remaining dead stems will receive ongoing treatment
78 until eradicated. As a courtesy, a trial phosphorus treatment provided by the manufacturer was
79 applied to Esplanade Lake 1B, which has turbidity. Updates will be provided.

80 Discussion ensued regarding Lake 1B and the phosphorus mitigation binding treatment.

81 Mr. Kurth stated that he will continue to manage lakes affected by algae; more aggressive
82 treatments have been effective and it is possible that weather might help reduce algae.

83 Mr. Mazzoni stated that he received far fewer calls and emails related to the lakes in
84 recent months. Most calls received are related to boats out on the ponds.

85 Mr. Kurth reported that a woman stopped him on Huckleberry Lake recently. She was
86 initially upset because she thought that he was in violation and was glad to speak with him. He
87 discussed fishing observed on the lake and stated he will continue to report his observations.

89 SIXTH ORDER OF BUSINESS

Consideration of Premier Lakes, Inc. One- Time Work Order Agreements for SOX Shoreline Restoration

93 Mr. Kurth presented the Work Order Agreements and noted that Item B is unchanged
94 since last presented. Item C was requested by Ms. Comella and applies to the 100' just behind
95 the home experiencing erosion at the previously repaired structure. Item A is a new proposal for
96 a residence eroded following the hurricane; the repair cannot be performed for \$110 per foot
97 due to the size of ShoreSox® needed and the need for extra fill and regrading above the repair.

98 Discussion ensued regarding the scope of work for repairs, flooding of the Anclote River
99 and Hurricane Milton's status of a 100-year storm.

100 Ms. Comella expressed doubt that the Anclote River can be held back. Mr. Kurth agreed,
101 given the strength of the river, and stated ShoreSox® has remained intact in a three-year
102 manufacturer study on a beach that experiences constant daily water flow.

103 Asked to explain the warranties, Mr. Kurth stated that the manufacturer warranty on their
104 workmanship and materials applies for five years regardless of whether the CDD contracts with
105 Premier Lakes. The Premier Lakes warranty goes above and beyond the manufacturer warranty.

106 The Board and Staff discussed Hurricane Milton, the erosion, the scope of work for the
107 ShoreSox® solution repairs and the need to perform repairs to remain in compliance with the
108 Southwest Florida Water Management District (SWFWMD) permit.

The Board and Staff discussed the longevity and maintenance of the ShoreSox® solution versus other solutions.

Mr. Stalzer suggested beginning with one proposal that is most needed, rather than all three. Mr. Kurth stated that he and Mr. Mazzoni can perform a comprehensive analysis of all the ponds to give a true idea of the overall scope.

The Board and Staff discussed the proposals, compliance issues and prioritizing safety.

The Board asked Mr. Kurth to re-examine Lake M10C and provide other suggestions and insight. Mr. Mazzoni recommended closing off and marking the area surrounding Lake M10C. He stated that he has the materials to do so and he will survey the area, make additional recommendations and inform neighboring residents about the closure while other solutions are being considered.

Ms. Willson stated that, in the past, the insurance carrier advised to rope off the area and to advise contractors working in the area to exercise caution and utilize hand tools rather than heavy equipment in the area. Mr. Mazzoni will send an email to document and address these issues.

A Board Member asked if an installation four months before the end of the contract would only have a four-month warranty. Mr. Kurth stated that all work completed by Premier Lakes offers a one-year warranty on the labor regardless of the contract and the manufacturer warranty would also apply for five years. He noted that the lifetime warranty on labor, while under contract, is a courtesy that Premier Lakes extends only to large clients. He stated that only Certified Service Providers are able to offer ShoreSox® solutions.

Mr. Kurth was asked to include the one-year warranty information in the Agreement and to provide estimates for M10C to include fill and plantings.

A. M10C - 200' of Shoreline

This item was tabled.

B. 17-3 - 500' of Shoreline

On MOTION by Ms. Anderson and seconded by Mr. Stalzer, with all in favor, the Premier Lakes, Inc. One-Time Work Order Agreement for SOX Shoreline Restoration 17-3 for 500' of shoreline, in the amount of \$55,000, was approved.

C. 15-2 - 100' of Shoreline

On MOTION by Mr. Stalzer and seconded by Ms. Comella, with all in favor, the Premier Lakes, Inc. One-Time Work Order Agreement for SOX Shoreline Restoration 15-2 for 100' of shoreline, in the amount of \$8,900, was approved.

Mr. Kurth will advise Mr. Mazzoni when an approximate start date is known. He estimated a minimum of four to six weeks; work could begin in February 2025.

Ms. Willson was asked to draft a separate Agreement for this scope of work. Mr. Mazzoni will email the proposals to Ms. Willson.

SEVENTH ORDER OF BUSINESS

Consideration of Southern Land Services of Southwest Florida, Inc. Proposal #120224-6 for Stabilization Repair for TSR CDD Fence along SR-54

Mr. Mazzoni presented the Southern Land Services (SLS) of Southwest Florida, Inc. Proposal for Stabilization Repair for TSR CDD Fence along SR-54, noting that SLS repairs the CDD's bridges and installed many of the walking bridges throughout the community, but SLS did not install this particular fence. He discussed the condition of the fence which has erosion issues and poor stability and voiced his opinion that the fence became unstable when additional pieces of wood were inserted for privacy, blocking airflow. He stated that replacing the fence with a concrete wall would be very expensive and discussed the proposed solution of straightening and bracing the fence with additional posts along the fence line on the road side.

Mr. Stalzer stated he would like to see more bids. Mr. Mazzoni stated obtaining bids has been challenging but he wanted to present this for discussion. He noted that nine fence sections require repair; SLS can repair only those sections for a fraction of the cost.

Discussion ensued regarding aesthetic concerns, cost, safety, construction, the need to preserve privacy and sound reduction and the need to maintain bushes in the area.

Mr. Stalzer asked what type of warranty would apply to the proposal.

Mr. Mazzoni was asked to gather more information and consult the District Engineer regarding the fence.

This item was tabled.

EIGHTH ORDER OF BUSINESS

Update: Stansil Park Section 1 & 2 Turnover

- **Consideration of Resolution with Taylor Morrison**

Mr. Mazzoni presented the list of proposed work to be performed by Taylor Morrison (TM) prior to turnover of Sections 1 & 2, according to the settlement, including Sidewalk Repair, Sidewalk Cleaning, Landscaping & Irrigation, Irrigation Repairs and Irrigation Modification, totaling an estimated \$169,252.66. He will work with Mr. Soety of SunScape Consulting, Inc., (SCI), who would manage the project and negotiate pricing; final pricing might be different than the provided estimates. The project would most likely begin in February 2025 and be completed in March 2025; the project would be presented for approval at the January 2025 meeting.

Discussion ensued regarding the estimated amounts and work to be done.

Ms. Willson discussed the settlement between the District and TM, which states that TM will pay the CDD the cost of those improvements totaling \$169,252.66 for the completion of the listed improvements. The Agreement also provides that the CDD will assume the maintenance of those items and that this constitutes the final turnover and acceptance of all phases of the public infrastructure within the CDD constructed by TM. A release for TM from any issues associated with these improvements and the improvements within the CDD was included at TM's request. A much more formal Release and Settlement Agreement was received from TM; Ms. Willson advised the Board of the late nature of that request and strongly recommended TM include the language the CDD has already agreed to for certain items with Homes by West Bay so that the language is consistent with the Homes by West Bay language the Board previously agreed to. The Agreement also notes that, in the future, one item may be brought before the Board regarding a bond related to a Wetland that the CDD has accepted. The bond is still currently in TM's name, so TM might present a request for the CDD to assume that bond or a related bond in the future. The Punchlist Items would be added to this Letter Agreement as Exhibit A.

The Board had no questions.

Ms. Willson will circulate the finalized form of Agreement for review and signature.

On MOTION by Ms. Comella and seconded by Mr. Stalzer, with all in favor, accepting the check, was approved.

NINTH ORDER OF BUSINESS**Consideration of LMP Proposal for Stansil
Park Landscaping Addendum (\$5,508.25)**

The Board and Staff discussed the updated proposal, Addendum 7.

**On MOTION by Mr. Stalzer and seconded by Ms. Anderson, with all in favor, the
LMP Proposal for Stansil Park Landscaping Addendum 7, in the amount of
\$5,508.25 per month, was approved.**

TENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial
Statements as of October 31, 2024**

Mr. Mazzone noted that "Recreational repairs" increased and the Splash Pad must be paid for. He stated that 50% was paid up front and 50% will be paid upon completion.

In response to a question, Mr. Adams stated the "Due from developer" will be deleted.

Ms. Hlebak voiced her belief that the checks are cut from two different General Ledger items. Mr. Mazzone will review the matter.

The financials were accepted.

ELEVENTH ORDER OF BUSINESS**Approval of November 13, 2024 Regular
Meeting Minutes**

The following changes were made:

Line 22: Delete "(via Zoom)"

Line 233: Change "Stalzer" to "Deenihan"

Line 239: Change "Deenihan" to "Stalzer"

**On MOTION by Ms. Anderson and seconded by Mr. Bruno, with all in favor, the
November 13, 2024 Regular Meeting Minutes, as amended, were approved.**

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

Items 1, 7, 9 and 12 were completed.

Item 8: The December 11, 2024 meeting was advertised.

Item 10: Ms. Willson stated the demand letter was sent to the individual involved in the incident; the individual's father called to discuss the matter and request a payment plan. He

stated the individual can pay \$800 quickly and requested a \$500 per month payment plan until the funds are provided to the CDD. The total amount is approximately \$2,300.

On MOTION by Ms. Comella and seconded by Ms. Anderson, with all in favor, accepting the payment plan for the damage to Night Star Trail, as discussed, was approved.

Item 11: Mr. Mazzoni stated that he and Mr. Soety inspected line of sight issues at Gunn Highway and Long Spur and Rangeland and Gunn Highway. The grasses were taken down yesterday; a proposal for replacement of the grasses with other materials will be presented at the next meeting.

Mr. Mazzoni stated that some residents are requesting a flashing red crosswalk sign at Heart Pine where the Palmettos were removed, because vehicles and bicycles speed in the area.

Mr. Bruno asked for the high bushes at the large electrical box at Lake Blanche and Monroe Meadows to be trimmed, as line of sight is poor. He noted that the hurricane pushed the bushes forward in front of the electrical box, making it worse. Mr. Mazzoni will inspect the area.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock, LLP

B. District Engineer: Johnson Engineering, Inc.

There were no District Counsel or District Engineer Reports.

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

- **NEXT MEETING DATE: January 8, 2025 at 6:00 PM**

- **QUORUM CHECK**

The Landscape Workshop will be held on January 8, 2025 at 4:00 p.m., prior to the Regular Meeting, which commences at 6:00 p.m.

Supervisors Comella, Stalzer, Bruno and Anderson confirmed their attendance at the January 8, 2025 meetings.

D. Lifestyle Director & Amenity Manager: Arch Amenities Group

Ms. Hlebak presented the combined November and December Monthly Summary Report.

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

279 Mr. Mazzoni presented the Monthly Field Operations Report.

280 Mr. Mazzoni discussed Hurricane Milton recovery efforts. He stated LMP's invoices for
281 Hurricane Milton recovery total approximately \$74,000. Davey Tree's invoices are approximately
282 \$75,000; a revised invoice is expected as a smaller scope of work was done and the invoice will
283 likely be reduced by approximately \$5,000.

284 Mr. Stalzer noted that, when the damage and the proposals approved today are added
285 together, the CDD is overbudget by \$366,000.

286 Mr. Mazzoni stated that the cost of tree removals alone is \$150,000.

287 Discussion ensued regarding ongoing tree replacements.

288

289 **FOURTEENTH ORDER OF BUSINESS**

Supervisors' Requests

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291 There were no Supervisors' requests.

292

293 **FIFTEENTH ORDER OF BUSINESS**

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

294

295

296 Ms. Hlebak reported that a resident who was unable to remain at the meeting asked for
297 Staff to look at improving maintenance at the dog park at Whitfield Park. Her team will inspect
298 the area to see what can be done. The resident asked for more sod and more maintenance, which
299 is difficult at a busy dog park; perhaps pavers can be installed.

300 Mr. Mazzoni stated that Staff is still working on the Cunningham Park dog area. The water
301 area is not a typical pond repair; some riprap or another solution might be needed to fill in on
302 both sides. Ms. Hlebak noted that the area is closed off for safety reasons.

303 Ms. Hlebak stated that the resident also expressed concern about the fire pit due to the
304 presence of children, noise and occasional issues including nuisance fires. She noted that, while
305 the parks close at dark, the fire pit is available until 10:00 p.m. She asked the Board to consider
306 what else can be done with the fire pit. This item was tabled to the January meeting.

307

308 **SIXTEENTH ORDER OF BUSINESS**

Adjournment

309

310 **On MOTION by Ms. Anderson and seconded by Mr. Bruno, with all in favor, the**
311 **meeting adjourned at 2:02 p.m.**

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Secretary/Assistant Secretary

Chair/Vice Chair

TSR

COMMUNITY DEVELOPMENT DISTRICT

ACTION & COMPLETED ITEMS

TSR CDD
ACTION & COMPLETED ITEMS LIST
12.11.24 for 01.08.25 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	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			
2	09.11.24	ACTION	Mr. Adams: Ensure Accounting recodes "Pool fence & gate" expenses.	X			
4	09.11.24	ACTION	Mr. Mazzoni: 1) District Eng assisting w how to handle repeating drainage and pavement cracking in the future. 2) Will inspect grass covered drain Mr. Hudak observed Davey Tree crews damage & street drain.	X			
5	11.13.24	ACTION	Mr. Mazzoni: Present proposal to restore Lake M10-C damaged in hurricane.	X	X		
6	11.13.24	ACTION	Mr. Mazzoni: Advertise December 11, 2024 Regular Meeting and January 9, 2025 Workshop. 12.11.24: December meeting scheduled. Advertise January meeting to be scheduled. For January 8, 2025 at 4:00 p.m.			X after 12.11.24 mtg	
7	11.13.24	ACTION	Mr. Mazzoni/Mr. Soety: Inspect line of site issues at median on Gun Highway and Longspur and Rangeland and Gun Highway. 12.11.24: Inspect line of sight issues/ trim high bushes at the large electrical box at the corner of Lake Blanche and Monroe Meadows.	X	X		
8	12.11.24	ACTION	Ms. Willson: Draft a separate Agreement for multiple Premier Lakes, Inc. One-Time Work Order Agreements for SOX Shoreline Restoration.	X	X		
9	12.11.24	ACTION	Mr. Mazzoni: Gather more information and consult the District Engineer regarding Stabilization Repair for TSR CDD Fence along SR-54.	X			
10	12.11.24	ACTION	Ms. Hlebak: Inspect and look at improving maintenance at the dog park at Whitfield Park.	X	X		
11							
12							

TSR CDD
ACTION & COMPLETED ITEMS LIST
12.11.24 for 01.08.25 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	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
2	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
3	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
4	06.12.24	ACTION	Mr. Mazzoni: Have LMP remove the Board from the Weekly Labor Report email distribution list.			X	07.10.24
5	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
6	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
7	06.14.23	ACTION	Mr. Adams/Mr. Mazzoni: Send wetland monitoring schedule to the Esplanade Board.			X	08.14.24
8	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
9	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
10	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
11	07.10.24	ACTION	Mr. Soety: Email Taylor Morrison re mowing deficiencies at Whitfield area 1 & 2.			X	08.14.24
12	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
13	08.14.24	ACTION	Mr. Adams: Cancel December 2024 meeting.			X	09.11.24
14	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 CDD
ACTION & COMPLETED ITEMS LIST
12.11.24 for 01.08.25 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	07.10.24	ACTION	Mr. Mazzoni/Ms. Hlebak: Work on holiday lighting options to present.			X	11.13.24
16	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	11.13.24
17	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	11.13.24
18	07.10.24	ACTION	Mr. Adams: Have Acct Dept. send past due notices to property owners to pay outstanding commercial shared costs.			X	11.13.24
19	09.11.24	ACTION	Mr. Mazzoni: Present photos of finished product of removing overgrown weeds in Cunningham Park for the nxt mtg			X	11.13.24
20	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	11.13.24
21	09.11.24	ACTION	Mr. Mazzoni: Provide update of Arborist determining if lightning damaged tree at Homestead Park will recover.			X	11.13.24
22	04.10.24	ACTION	Mazzoni/Willson: Stansil Park turnover. 08.14.24 Obtain proposals to present at next mtg & punch list items, including depression in Park & on Stansil Ave & prep preview letter Agrmt, like Homes By West Bay letter.			X	12.11.24
23	11.13.24	ACTION	Mr. Mazzoni: Distribute map identifying lake access points and present ShoreSox® erosion control systems proposal to repair 100" of shoreline at Gavin lake.			X	12.11.24
24	11.13.24	ACTION	Mr. Mazzoni: Create "Lake bank repair" unfunded budget line item.			X	12.11.24
25	11.13.24	ACTION	Ms. Willson: Prepare and send demand letter to guest damaging Night Start Trail and Barbour Trail.			X	12.11.24
26	11.13.24	ACTION	Mr. Mazzoni: Mr. Mazzoni speak to the Architectural Review Committee about French drains causing erosion issues.			X	12.11.24
27							
28							

TSR

COMMUNITY DEVELOPMENT DISTRICT

**STAFF
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TSR COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Welcome Center, 2500 Heart Pine Avenue, Odessa, Florida 33556</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 9, 2024 CANCELED <i>Inclement Weather</i>	Regular Meeting	6:00 PM
November 13, 2024	Regular Meeting	6:00 PM
December 11, 2024	Regular Meeting	12:00 PM
December 11, 2024 CANCELED	Regular Meeting	6:00 PM
January 8, 2025	Workshop [Landscaping]	4:00 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
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D**



Renee Hlebak, Lifestyle Director & Amenity Manager
Alex Murphy, Senior Operations Director

Year In Review 2024



Starkey
RANCH

Where life takes root.



PROGRAMS & EVENTS



FINANCIAL SEMINAR

JUNE 18 @ 6PM
WELCOME CENTER

STARKEY RANCH, LET'S TALK FINANCES!
JOIN US FOR A FINANCIAL SEMINAR WITH:

BARBARA SEKELY
PRESIDENT OF NIGHT STAR PLANNING AND WEALTH MANAGEMENT
FINANCIAL CONSULTANT AND WEALTH PLANNER

LEARN ABOUT ROTH VS IRA VS 401K? HOW MUCH LIFE INSURANCE DO I NEED? HOW CAN I REDUCE MY TAX BILL? WHAT IS A GOOD INVESTMENT FOR ME AND MY FAMILY? HOW MUCH SHOULD WE SAVE FOR A COLLEGE EDUCATION?



Kid's Night Out

Friday, August 30
5:30pm-9:30pm
Cunningham Hall

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

COST: \$20 PER CHILD

Kids Night Out is based on a lottery system.

Lottery Opens:
August 16, 2024 at 10am

Lottery Closes:
August 23, 2024 at 5pm

ONLY 25 spots available.

Kona Ice

Homestead Park: 1 PM
Whitfield Park: 1:30 PM
Albritton Park: 2 PM

times are subject to change and weather dependent

KONA ICE

MEET & MINGLE

COME MEET YOUR NEIGHBORS
FOR FOOD, DRINKS AND GOOD TIMES!

ENJOY A ROUND OF APPETIZERS
ON US!

ADULTS ONLY PLEASE

RSVP TO FUN@OURSTARKEYRANCH.COM
BY MARCH 17TH

Sports Cards Trade Night

SEPTEMBER 26, 2024
5 - 7 PM
CUNNINGHAM HALL

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

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

RSVP: FUN@OURSTARKEYRANCH.COM



YOGA WITH PAULINA

Yoga Class For All Skill Levels

Every Monday at 6:30pm
Cunningham Hall

Please note, the Nav. 4th class will be held at the Welcome Center because of elections taking place at Cunningham Hall

Cost: \$30/month or \$10/class
RSVP: FUN@OURSTARKEYRANCH.COM

THURSDAY, MARCH 21ST
6PM-8PM
HARPS OF TRINITY

GIFT CARD BINGO

JOIN THE LIFESTYLE TEAM FOR SOME GIFT CARD BINGO!

EACH PERSON IS REQUIRED TO BRING A GIFT CARD IN ORDER TO PARTICIPATE. WE LOOK FORWARD TO SEEING YOU THERE!

\$5 GIFT CARD = 1 BOARD
\$10 GIFT CARD = 2 BOARDS
\$15 GIFT CARD = 3 BOARDS
\$20 GIFT CARD = 4 BOARDS
\$25 GIFT CARD = 5 BOARDS

THURSDAY, FEBRUARY 29TH
6PM-9PM
WELCOME CENTER

RSVP TO FUN@OURSTARKEYRANCH.COM

Sound Healing and Meditation

September 24, 2024
7PM
Cunningham Hall
Cost: \$20

RSVP:
FUN@OURSTARKEYRANCH.COM

We encourage you to bring a blanket, pillow, waterbottle, and eye mask.

FACILITY RENTALS

LOCATION	FREQUENCY	REVENUE
CUNNINGHAM HALL	78 DAYS/ 395 HOURS	\$19,750
WHITFIELD PARK PAVILIONS	32 DAYS/114 HOURS	\$1,755
HOMESTEAD PARK PAVILION	32 DAYS/120 HOURS	\$1,800
ALBRITTON PARK PAVILION	38 DAYS/ 145 HOURS	\$2,175
Rentals usually take place Friday – Sunday, pending Lifestyle Programs and needed access to the facilities. Resident Clubs, Fitness and Community Associations are not included in these numbers. Deposits for Cunningham Hall and Damage Costs are not included. Damage costs are rarely charged/a concern after rentals. Deposit Checks for Cunningham Hall are held until the Monday after the rental, they are then returned or shred per the resident's request.		
TOTALS	180 DAYS/774 HOURS	\$25,480

FACILITY OPERATIONS



A FEW ITEMS ON DECK FOR 2025

PROGRAMMING AND EVENTS for 2025

Brudder's Kids Painting Class	Murder Mystery
Summer Camps	Eggstravaganza
Community Garage Sale	Meet & Mingle
Vax-on-Site, One Blood & 3D Mammography Bus	Food Truck Fridays, Movie & Music in the Park
Harry Potter Day & May the 4th	Pool Parties, Boats & Floats
New Program System	Family Fun Day

FACILITY ACTION ITEMS for 2025

Additional Chairs for Rentals	Paver & Deck Repairs at the Pools
Pedestrian Bridge Repairs	Playground Equipment Repairs & Replacements
Amenity Sign Repairs & Replacements	Floor Repairs & Painting in Bathrooms & Hall
Trash Can & Bench Repairs and Relocations	Pressure Washing & Maintenance on Park Pavilions
Repairs and Remodel Dog Parks	Inspect and Remodel Canoe & Kayak Shed
Paint Mailbox Stations	Pocket Park Maintenance

THANK YOU.



TSR

COMMUNITY DEVELOPMENT DISTRICT

**STAFF
REPORTS
E**



Wrathell, Hunt and Associates, LLC

TO: TSR Board of Supervisors
FROM: Barry Mazzoni – Operations Manager
DATE: January 2025
SUBJECT: Status Report – Field Operations

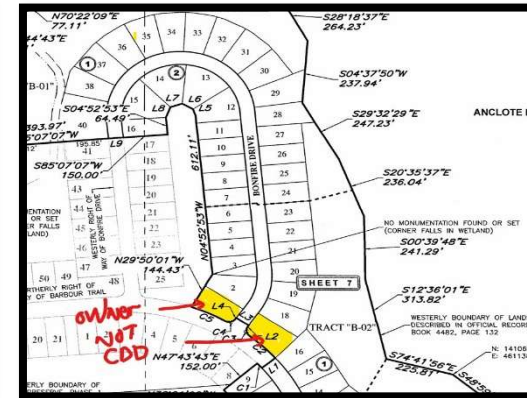
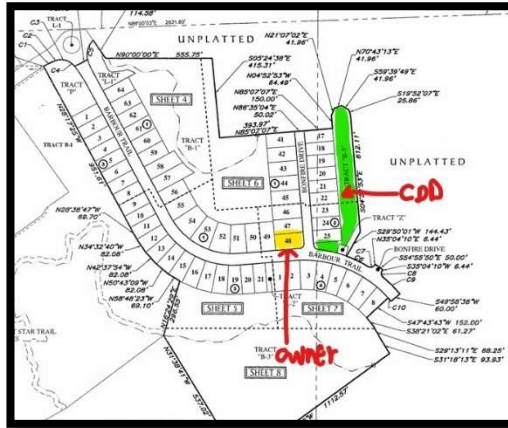
HURRICANE MILTON RECOVERY:

- **RETAINING FENCE (SR-54):** Operations has reached out to the District Engineer for their opinion on the fence. Operations has also reached out to additional vendors for recommendations on how to address the fencing repairs.
- **COMMUNITY ROAD & STREET SIGNAGE:** Operations has documented the remaining missing street markers, comparing those results to previous google mapping images. The list of missing signs has been submitted to FastSigns for a quote.

PARCEL TURNOVERS / COMMERCIAL PROJECTS

- **LAKE BLANCHE DRIVE:** Operations received notice that the street lighting is being installed along Lake Blanche, headed towards Starkey Blvd.
- **CATTLE GAP ENTRANCE:** Operations was notified by the Developer that a segment of our irrigation supply lines was discovered to be located under the future entrance to Texas Roadhouse. The issue necessitated the movement of these lines to ensure that the District could sufficiently maintain its infrastructure in the future without the removal of another party's property. Proposals (\$2,711.02 & \$3,058.12) for the project, which require work on both sides of the street, were received from LMP and executed as necessary to facilitate the expediency required for this project.
- **STANSIL PARK:** Operations has received the executed agreement from builder Taylor Morrison. The check to be provided by TM will be overnighted to the District Office. Operations will confirm receipt. Sunscape Consulting and Operations will begin reviewing Stansil Park in preparation for Spring planting projects to commence in February / March.
- **WHITFIELD E1:** Operations was contacted by a resident concerning a berm located on a property at the corner of Bonfire Drive and Barbour Trail. There are four lot bordering the corners of the two streets, which have landscaping that is like pocket parks and landscaping end caps featured in other areas of the community. Upon further review, only the area by the mailbox kiosk is deeded to the CDD. The other areas are all deeded to various homeowners.

Operations has requested that LMP investigate the location of the District's irrigation to see if any of its infrastructure is contained within these three parcels. An update will be provided at the January 8th Board of Supervisors Meeting.



COMMON AREAS / PARKS

- **COMMON AREA SIGNAGE:** Operations and the Lifestyle team are also securing additional copies of the typical TSR CDD notification signage related to grills, fishing, etc. from FastSigns, so staff can replace missing or vandalized signs.
- **SERVICE UPDATES FROM LMP:** LMP has started to see a reduction in reclaimed water from the County. Not major but it's fluctuating. Hugo, of our irrigation team, is providing supplemental watering as needed throughout the week, depending on weather conditions. Will continue to monitor the water closely and prepare in case a water truck is needed again in 2025.
- **SERVICE UPDATES FROM DAVEY TREE:** Below are pictures from the removal of the tree that was struck by lightning at Homestead park. During the service on 12/19, it was noted that there were a few damaged limbs on a tree in the park, which posed a danger to residents. Operations approved the extra work, and these limbs were removed during the same trip.



- **AQUATIC SERVICE UPDATES FROM PREMIER LAKES**

12/09/24 – Applied dye to lakes 1A, 4B, 5A, 16-3, 12-1, and 17-2. Applied bacteria to lakes 16-4 and Stancil A. Also did a follow-up SONAR application to lake 5-2 for submerged vegetation. Treated algae and plankton in Lakes 1-2, 1-3, 3-3, 4-1, 3-2, 5-5b, 5-3a, and 5-1. Treated grasses and broadleaves on Lakes 3-1, m3b, and 3-2.

12/18/24 - Lakes treated for algae: 17-1, 17-2, 17-3, 16-1, M22C, 3-3, 5-3A, 5-5A, Stancil A, Stancil B, Stancil c, and M8A, Lakes treated for grasses: 17-1, 17-2, 17-3, 16-2, 15-1, M3A, M3B, 8-1, M3D, 5-5A, 5-5B, and M8A, Lakes treated for submersed with SONAR AS: 14-1, M14B, 18-9, M14G, and Stancil A.

- **CUNNINGHAM PARK FIRE HYDRANT:** The District was notified by Pasco County that a hydrant at Cunningham park was out of compliance with respect to testing. It does not appear that the County has previously requested the District complete such an inspection. Operations and the Lifestyle Manager made multiple attempts to have the hydrant tested. Unfortunately, we were unable to get a vendor to return our requests. We requested assistance from the inspector who was able to provide us with several contacts. We still were unable to get a vendor to contact us. Upon another request to the inspector, they contacted a vendor directly and assisted us with obtaining a company to address this issue. The hydrant is expected to be inspected by the first week of January.

MISC. OPERATIONS NOTES:

- **RESTORATION OF NIGHT STAR TRAIL/ BARBOUR TRAIL:** Considering the District's agreement with the individual whose car damaged the theory of the community, operations has signed the proposal from LMP to restore this area. The work is expected to be completed in the next few weeks.
- **COMMUNITY PRESSURE WASHING PROJECT:** Proposals will be available for the Board's review as part of the packet for the February 12th Board of Supervisors meeting. Operations will be recommending the project be conducted in the months of March or April.