

TSR

**COMMUNITY DEVELOPMENT
DISTRICT**

May 14, 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

May 7, 2025

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 May 14, 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. Presentation by Pasco County: Starkey Ranch MPUD Frontage Trail along SR 54
4. Consideration of SunScape Consulting Landscape Management Services Agreement
5. Waterways Update from Aquatics Vendor - *Alex Kurth (Premier Lakes)*
6. Consideration of Resolution 2025-05, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; and Providing for an Effective Date
7. Discussion: Storm Drain and Inlet Repair
8. Acceptance of Unaudited Financial Statements as of March 31, 2025
9. Approval of April 9, 2025 Regular Meeting Minutes
10. Action & Completed Items
11. Staff Reports
 - A. District Counsel: *Kutak Rock, LLP*
 - B. District Engineer: *Johnson Engineering, Inc.*

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

- Operations Report
- NEXT MEETING DATE: June 4, 2025 at 6:00 PM
 - QUORUM CHECK

SEAT 1	KEVIN KURTZ	<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*

12. Supervisors' Requests
13. Public Comments (*non-agenda items*) [3 minutes per person]
14. 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

3

ORANGE BELT TRAIL

Design and Construction along SR 54

May 14, 2025



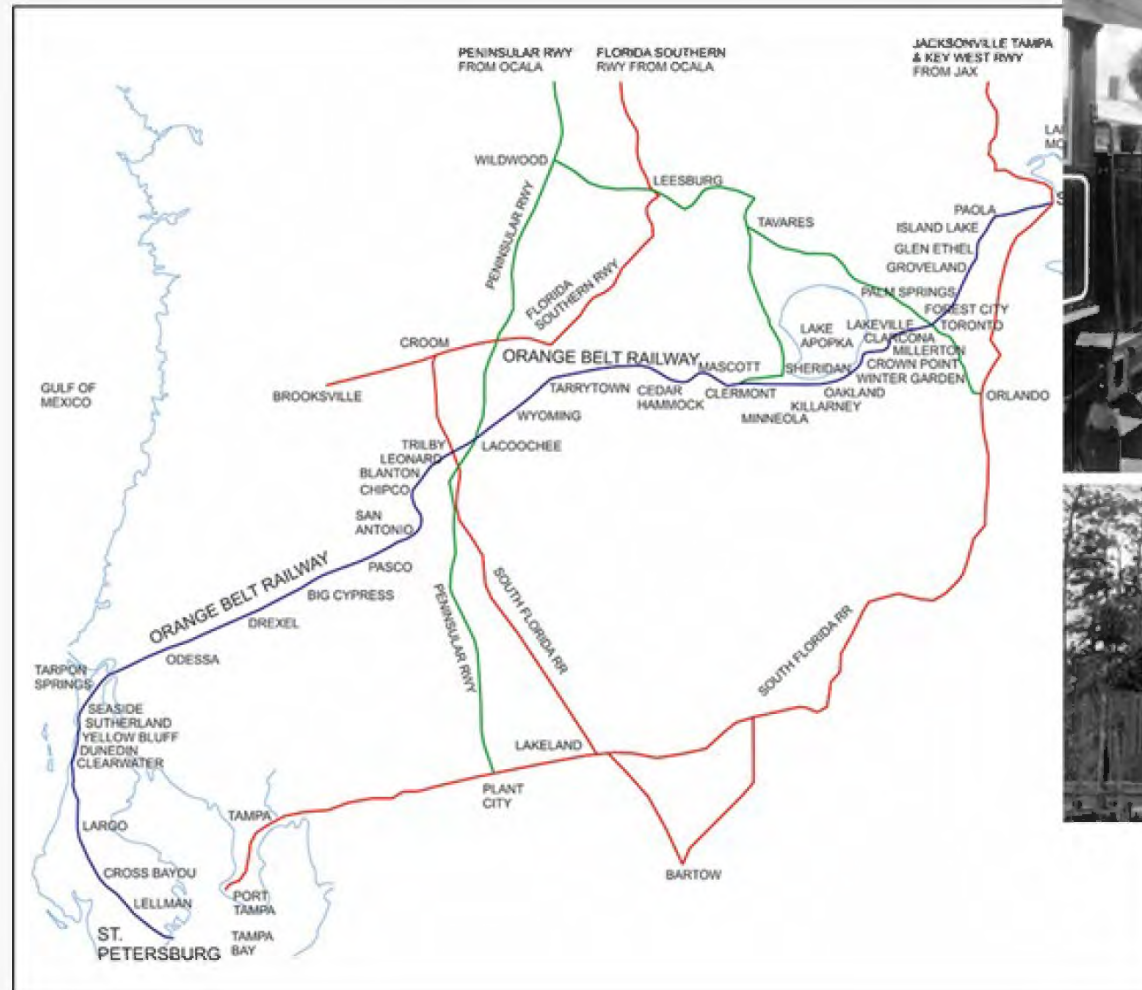
Agenda

- Background
- Subject Area
- Schedule & Intent

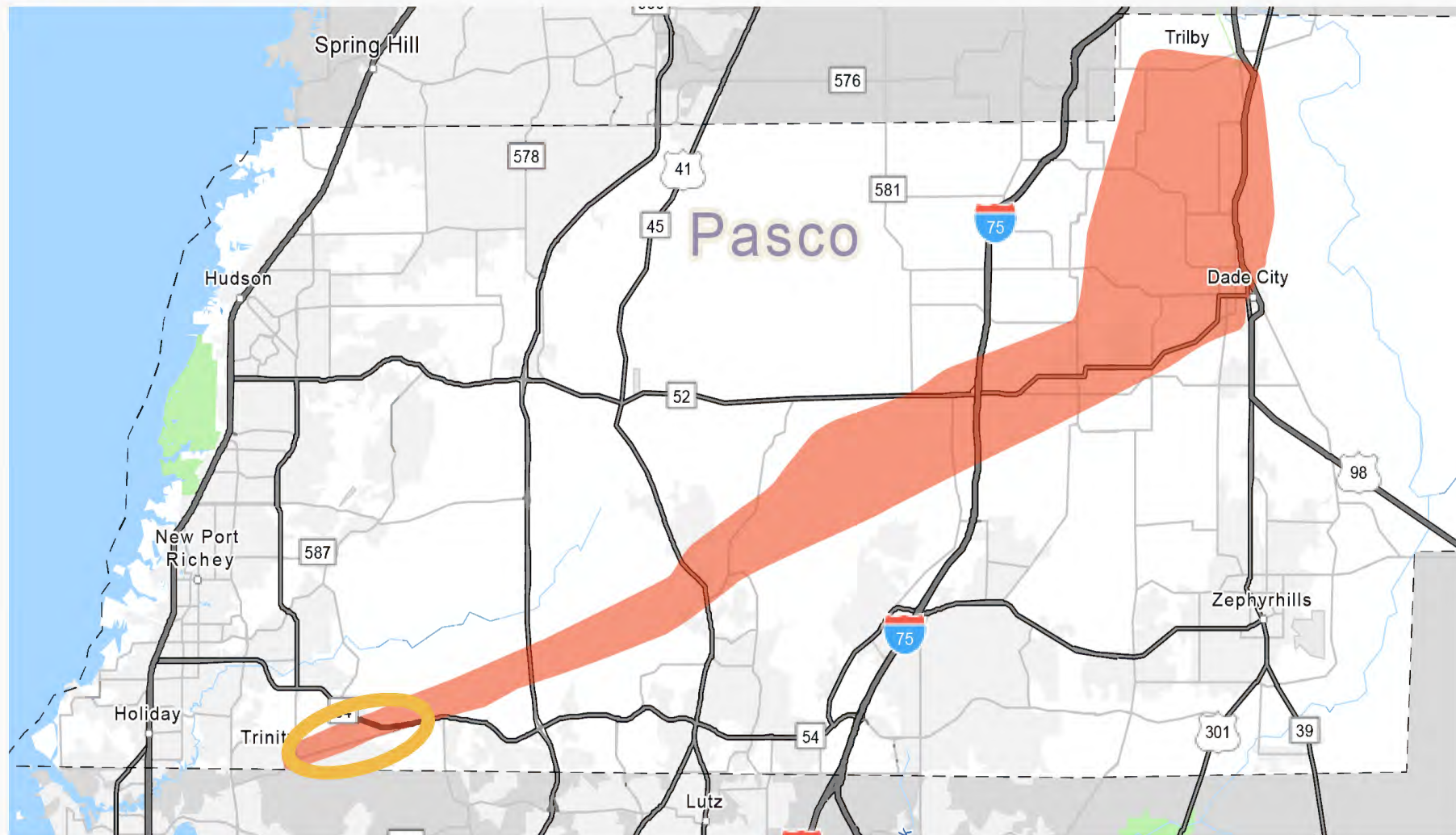


Background

- Original trail alignment envisioned to follow the Orange Belt Railway corridor
- Project in 2015-2024 Penny for Pasco List
- Originally named Bi-County Trail

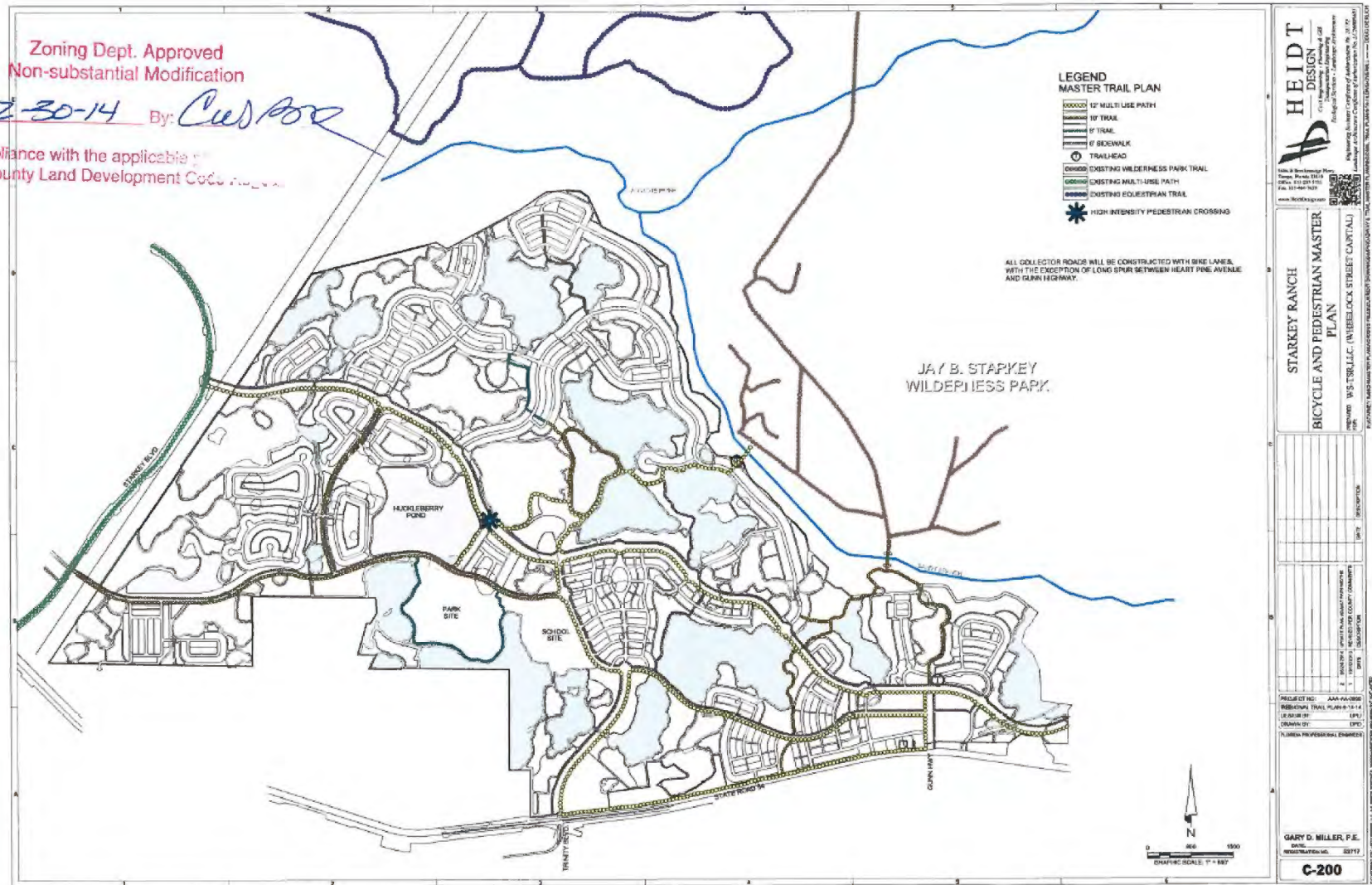


Study Area



Starkey Ranch MPUD Master Trail Plan

Zoning Dept. Approved
Non-substantial Modification
Date: 12-30-14 By: Cud Poo
For compliance with the applicable
Pasco County Land Development Code



Subject Area



Schedule and Intent

- County is looking to begin survey work for this segment of trail
- Design will begin Winter 2025
- Construction Winter 2026

County requests concurrence to survey with the intent to allow a temporary construction easement agreement with the County to build the trail and have the CDD maintain once construction is complete

➤ Parcel ID's

- 28 26 17 0000 00100 0060
- 28 26 17 0050 0L100 0000
- 27 26 17 0000 01400 0000
- 27 26 17 0020 01300 0020
- 27 26 17 0130 0P100 0000
- 27 26 17 0130 L5000 0000
- 27 26 17 0130 L4900 0000
- 27 26 17 0130 L4200 0000
- 27 26 17 0130 0C100 0000





Thank You!



(Segment of trail along SR 54 in Odessa constructed by developer)

Contact Information

Erin Swanson – Pasco County Project Manager
eswanson@pascocountyfl.net 727.777.5808



TSR

COMMUNITY DEVELOPMENT DISTRICT

4

LANDSCAPE MANAGEMENT SERVICES AGREEMENT

This Landscape Management Services Agreement ("Agreement"), dated as of October 1, 2025 (the "Effective Date"), is by and between SunScape Landscape Management Services, Inc. dba SunScape Consulting, a Florida corporation, with offices located at 735 Primera Blvd., Suite 145, Lake Mary, FL 32746 ("SunScape") and TSR Community Development District located at 2300 Glades Blvd., Suite 410W, Boca Raton, FL 33431 ("Client").

WHEREAS, Client desires to retain SunScape to provide certain landscape management services ("Services") upon the terms and conditions hereinafter set forth, and SunScape desires to perform such Services. In consideration of the mutual covenants and agreements hereinafter set forth, the parties agree as follows:

- I. Scope of Services: SunScape will, in a professional, commercially diligent manner, and in accordance with the generally accepted industry and professional standards, procedures and practices, provide to Client the qualified personnel, supervision and equipment necessary to execute the Services described in SunScape's Scope of Service (the "Scope of Service") listed on Schedule A attached to and made part of this Agreement.
- II. Nature of Engagement and Obligations:
 - a. **Status of Parties:** The Parties acknowledge and understand that SunScape is an independent contractor, and that the employees of SunScape are employees of SunScape only and the employees of Client are employees of Client only. SunScape and Client acknowledge their respective responsibility for all matters related to the payment of federal, state and local payroll taxes (and withholding and contribution requirements), wages, and insurance for their respective employees, if necessary and as required by law. Nothing contained in this Agreement shall be deemed or construed for any purpose to establish between SunScape and Client a partnership or joint venture, a principal-agent relationship, or any other relationship not specifically stated in this Agreement.
 - b. **Obligations of SunScape:**
 - i. SunScape will render the Services at the client's assigned location(s), SunScape's office, and by telephone and electronic communication.
 - ii. SunScape will perform the Services in a professional manner, and in accordance with specific site conditions present at Starkey Ranch Development in Odessa, Florida.
 - iii. SunScape will appoint a primary contact to Client. The primary contact will typically have authority to act on behalf of SunScape for matters arising from and related to this Agreement.
 - iv. Before the date on which SunScape begins performance, SunScape will obtain, and at all times during the term of this Agreement maintain, all necessary licenses and consents, and will comply in all material respects with all relevant laws applicable to the provision of the services.
 - v. SunScape will maintain, at its expense, general liability and business automobile insurance coverage at policy limits commensurate with SunScape's exposure and the Client's requirements but in no event with coverage limits less than \$1,000,000/2,000,000 general liability, \$1,000,000 automobile, and \$1,000,000 umbrella.
 - vi. SunScape shall notify Client on or before the 30th day after the date of a change to, suspension of or cancellation of any of the above-referenced policies in Sections II (a) or II (b) (v).
 - c. **Obligations of Client:**
 - i. The Client will cooperate with SunScape on all matters relating to this Agreement.
 - ii. The Client will pay to SunScape all fees as described in Section IV (a) of this Agreement.

- iii. The Client will provide to SunScape a primary contact ("Client Contact") with whom SunScape may communicate regarding any matter relating to this Agreement.
- iv. The Client will provide to SunScape any necessary access to Client's premises for the purposes of SunScape's performance of the services detailed in this Agreement.
- v. The Client will respond promptly to SunScape regarding any request made by SunScape for direction, information, approval, authorization, or decision reasonably necessary for SunScape's performance of the services detailed in this Agreement.
- vi. If SunScape's performance of its obligations, as detailed in this Agreement, are delayed or prevented by an act or omission of the Client, the Client will not hold SunScape in breach of this Agreement or liable for any cost, charge, or loss sustained by Client, which cost, charge, or loss arises directly or indirectly from the delay or prevention.

III. Duration of Agreement:

- a. **Initial Service Period:** The initial landscape management service period ("Initial Service Period") is twenty four (24) months beginning on October 1, 2025 and ending on September 30, 2027, unless, before the end of the Initial Service Period, either party terminates this Agreement, pursuant to Section V.
- b. **Renewal of Service Period:** This Agreement shall automatically renew for successive one year periods (each a "Renewal Period") unless, on or before the 45th day before the last day of the Initial Service Period or any Renewal Period, the Client provides to SunScape a written notice of non-renewal.

IV. Payment for Services:

- a. **Fee for Services:** As compensation for the Services, Client will pay SunScape the fees set forth on Schedule B attached to and made part of this Agreement. Except as may be expressly set forth in Schedule B, the fees payable hereunder will include SunScape's out-of-pocket and/or travel expenses incurred in SunScape's performance of the landscape management services under this Agreement.
- b. **Invoice for Services:** SunScape will invoice Client monthly for the total amount required to be paid for the services rendered for the current month. Payment shall be due on or before the fifteenth day of that same month and no later than the thirtieth (30th) day of that same month. If payment is not received by SunScape on or before the thirtieth (30th) day after the date of invoice, the Client will pay to SunScape an additional 1.5% monthly interest/finance charge.

V. Termination of Agreement:

- a. At any time, either party may terminate the Agreement, in whole or in part, with or without cause, by giving to the other party at least thirty (30) days advance written notice of termination.
- b. Upon termination of this Agreement, the Client will pay SunScape for landscape management services performed prior to the effective date of the termination, in conformance with the terms of this Agreement.
- c. Upon termination of this Agreement, and within a reasonable time period, each party will return to the other party all documents and tangible materials containing, reflecting, incorporating or based on the other party's confidential information and permanently erase all of the other party's confidential information from its computer systems. Upon completion of compliance with this clause, each party will certify in writing it has complied with the requirements of this clause.

VI. Confidentiality of Party Information: The parties recognize and acknowledge that, by virtue of entering into this Agreement, each party, their employees and agents will have access to certain information of the other party that is confidential and constitutes valuable, special and unique property of Client ("Confidential Information"). Neither party shall, and shall ensure that its affiliates, employees and agents will not, at any time, either during the term of this

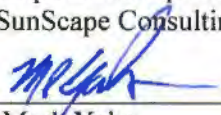
Agreement or subsequent to the expiration or termination of this Agreement, without the prior written consent of the other party, disclose to others, use, copy or permit to be copied or used, except as may be otherwise permitted hereunder, any such Confidential Information of the other Party including, without limitation, trade secrets, costs, prices, suppliers, customers, marketing plans, business plans, or information regarding the skills and compensation of employees. Notwithstanding the foregoing, Confidential Information shall not include information if (i) it has been published or is otherwise readily available to the public other than by a breach of this Agreement; (ii) it has been rightfully received from a third party without confidential limitations; (iii) it has been independently developed by employees or agents having no access to the other party's Confidential Information; (iv) it was known to either party prior to its first receipt from the other party; or (v) such disclosure is required by law.

- VII. Limitations on Liability: Neither party will hold the other party liable for any consequential, incidental, or indirect damages arising out of either party's breach of contract, tort or otherwise, regardless of whether such damages were foreseeable. In no event will Client hold SunScape liable for more than SunScape's applicable insurance coverage limits, for SunScape's liability arising out of this Agreement, whether related to SunScape's breach of this Agreement, negligence or otherwise.
- VIII. Indemnifications of Parties:
- a. **Indemnification of SunScape:** Except to the extent caused or contributed to by SunScape, Client will indemnify, defend and hold SunScape harmless from any and all claims or costs, including, but not limited to, reasonable attorney fees, judgments, damages, penalties, fines, settlements, expenses, consultant fees, expert witness fees and investigative costs resulting from any third party charges or claims alleged to have arisen from the acts of Client or its employees, agents or representatives or from the operation of the Client's business.
 - b. **Indemnification of Client:** Except to the extent caused or contributed to by Client, SunScape will indemnify and hold Client harmless for any tax, fee, contribution, penalty, claim, liability, deficiency or damages arising as a result of SunScape's failure to fulfill its duties as set forth in Section II(a). SunScape will defend, indemnify and hold Client harmless against any loss arising as a result of a third party claim, suit, action or proceeding resulting from the willful, fraudulent or grossly negligent acts or omissions of SunScape or SunScape personnel or from SunScape's material breach of a representation, warranty or obligation set forth in this Agreement.
- IX. Submission of Notices: SunScape and the Client will submit in writing by overnight mail, hand delivery or certified mail, any notice, demand, request or other communication ("Notice"), which may be or is required to be given, served, or sent by either party to any other party, pursuant to this Agreement. SunScape and the Client agree that any Notice will be effective upon receipt.
- X. Non-Solicitation of Parties: SunScape and the Client agree that, during the term of this Agreement [and for a period of 1 year after the expiration or termination of this Agreement], the parties will not, directly or indirectly, initiate contact with employees of the other party for the purpose of soliciting the employment of, or contracting for, the services of any active employee of the other party, or of their affiliated corporations. In the event one party desires to offer employment to any active employee of the other party, it must first obtain the other party's written consent.
- XI. Assignment of Agreement:
- a. **Assignment by SunScape:** Unless specifically prohibited in writing by Client, SunScape may assign or subcontract any performance of Services, or any of SunScape's rights, duties, or interests in this Agreement, without the prior written consent of the Client. SunScape may also transfer or assign this Agreement by merger, consolidation, liquidation or any change in ownership of SunScape.
 - b. **Assignment by Client:** The Client will not assign, subcontract or otherwise dispose of this Agreement, or any right, duty or interest in this Agreement, without the prior written

consent of SunScape, unless this Agreement is transferred by merger, consolidation, liquidation or any change in ownership of Client.

- XII. **Force Majeure:** Neither SunScape nor the Client will be liable or responsible for any failure or delay in performing any term of this Agreement, except for payment performances, when such failure or delay is caused by acts beyond the affected party's reasonable control, including, but not limited to: (i) acts of God; (ii) flood, fire or explosion; (iii) war, invasion, riot or other civil unrest; (iv) strikes, labor stoppages or slowdowns or other industrial disturbances; (v) compliance with any law or governmental order, rule, regulation or direction, or any action taken by a governmental or public authority; and (vi) any other event which is beyond the reasonable control of the affected party.
- XIII. **Headings of Agreement:** The headings of this Agreement are inserted for convenience of reference only and will not affect the meaning or interpretation of this Agreement.
- XIV. **Amendment or Modification:**
- XV. **a. Amendment of Agreement:** The parties may amend this Agreement only by written agreement that both parties sign and attach to this Agreement
b. Modification of Services: SunScape shall be available upon request to provide additional management services for an additional project management fee of 5% of the total additional project costs.
- XVI. **Entirety of Agreement:** This Agreement and any attachments set forth the entire agreement of the parties with respect to the landscape maintenance services. No other agreement or understanding is binding on the parties.
- XVII. **Severability of Agreement:** If any court or competent authority finds that a provision of this Agreement, in full or in part, is invalid, illegal or unenforceable, that provision or part-provision will, to the extent required, be deemed to be deleted, and the validity and enforceability of the other provisions of this agreement will not be affected.
- XVIII. **Choice of Law:** This Agreement is governed by the laws of the State of Florida. If either party brings an action arising from or related to this Agreement, that party will bring the action in the appropriate court in Seminole County in the State of Florida. If either party brings an action to enforce this Agreement or any of its terms, the prevailing party will be entitled to recover its attorney's fees and costs incurred in such action, including any fees incurred upon appeal.

SunScape Landscape Management Services, Inc.
dba SunScape Consulting


By: Mark Yahn
As: President

TSR Community Development District

By: Mary Comella
As: Chairman, Board of Supervisors

SCHEDULE "A"

SunScape Scope of Service – Monthly Inspections TSR Community Development District - Starkey Ranch

SunScape will perform for Client's benefit the following Services, in association with the Landscape Management Services Agreement, dated October 1, 2025:

1. Development of a landscape maintenance program, including the development of scope of work and all related contract documents.
2. Provide input for the landscape program budget based on the specific needs of the Client.
3. Oversight of arbor care needs, including the identification and execution of required maintenance and care of hardwood trees throughout the property under \$10,000.00 in value.
4. Oversight of major storm related cleanup of the landscape including hardwood trees under \$10,000 in value.
5. Management and identification of issues and ongoing care needs for conservation boundaries and storm damage repairs.
6. Layout, estimating and oversight of incidental landscape enhancements under \$10,000.00 in value.
7. Management of irrigation system operation and associated requests for adjustment, service repairs under \$10,000.00 in value.
8. Assist in the investigation and resolution of Client's requests, inquiries and complaints regarding the landscape maintenance program, contractors or other issues related to the property.
9. Oversight of contractor's lawn and ornamental program to ensure proper nutritional levels and the timely control of plant and turf damaging insects and disease.
10. Perform semi-monthly landscape inspections reviewing contractor compliance with the landscape agreement specifications followed by formal reports.
11. Monitoring hardscape elements throughout the property, reporting to Client any discovered problems, and managing any associated Client requests to repair and replace problematic hardscape elements under \$10,000.00 in value.
12. Management of arbor care work, major storm related cleanup, landscape enhancements, large irrigation system repairs or hardscape projects over \$10,000.00 in value can be managed under a separate agreement for a project management fee of 8.5% of total project amount. Turf replacement projects over \$10,000 in value can be managed under a separate agreement for a project management fee of 5% of total project amount.


Initials Initials

SCHEDULE "B"

SunScape Compensation – TSR Community Development District - Starkey Ranch

Client will pay SunScape the fees set forth below as compensation to execute the services described in SunScape’s Scope of Services listed on Schedule A.

Monthly Amount: \$5,450.00
Total Annual Amount: \$65,400.00



Initials Initials

TSR

COMMUNITY DEVELOPMENT DISTRICT

6

RESOLUTION 2025-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TSR
COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE
AMENDMENT OF THE BUDGET FOR THE FISCAL YEAR
BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30,
2024; AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, on August 9, 2023, pursuant to Resolution 2023-07, the Board of Supervisors (“Board”) of the TSR Community Development District (“District”), adopted a Budget for Fiscal Year 2023/2024; and

WHEREAS, the Board desires to amend the previously adopted budget for Fiscal Year 2023/2024.

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

Section 1. The Fiscal Year 2023/2024 Budget is hereby amended in accordance with Exhibit “A” attached hereto; and

Section 2. This resolution shall become effective immediately upon its adoption, and be reflected in the monthly and Fiscal Year End September 30, 2023 Financial Statements and Audit Report of the District.

PASSED AND ADOPTED this 14th day of May, 2025.

ATTEST:

**TSR COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

**TSR
COMMUNITY DEVELOPMENT DISTRICT
AMENDED BUDGET
FISCAL YEAR 2024
EFFECTIVE NOVEMBER 30, 2024**

**TSR
COMMUNITY DEVELOPMENT DISTRICT
AMENDED BUDGET
FISCAL YEAR 2024
EFFECTIVE NOVEMBER 30, 2024**

	FY 2024 Actual	Adopted Budget	Budget to Actual Variance	Proposed Amendment Increase/ (Decrease)	FY 2024 Amended Budget
REVENUES					
Assessment levy: on-roll - net	4,642,165	\$4,597,709	\$ (44,456)	\$ 44,456	4,642,165
Trash collection assessments	3,221	17,465	14,244	(14,244)	3,221
Commerical shared costs	125,729	120,191	(5,538)	5,538	125,729
Program revenue	28,898	14,000	(14,898)	14,898	28,898
Interest	72,932	2,500	(70,432)	70,432	72,932
Specialty program revenue	-	6,000	6,000	(6,000)	-
Miscellaneous-rental revenue	52,466	17,000	(35,466)	35,466	52,466
Total revenues	4,925,411	4,774,865	(150,546)	150,546	4,925,411
EXPENDITURES					
Professional & administrative					
Supervisors	9,258	10,200	942	(942)	9,258
Management	42,070	42,070	-	-	42,070
Legal	39,874	30,000	(9,874)	9,874	39,874
Engineering	23,875	20,000	(3,875)	3,875	23,875
Assessment administration	10,000	10,000	-	-	10,000
Audit	6,500	4,570	(1,930)	1,930	6,500
Arbitrage rebate calculation	3,250	3,000	(250)	250	3,250
Dissemination agent	13,000	13,000	-	-	13,000
Trustee	35,019	35,000	(19)	19	35,019
Telephone	250	250	-	-	250
Postage	5,347	1,500	(3,847)	3,847	5,347
Printing & binding	2,000	2,000	-	-	2,000
Legal advertising	3,202	1,000	(2,202)	2,202	3,202
Annual special district fee	175	175	-	-	175
Insurance	6,690	6,800	110	(110)	6,690
Other current charges	1,725	2,000	275	(275)	1,725
Office supplies	623	750	127	(127)	623
Website	-	-	-	-	-
Hosting & maintenance	705	705	-	-	705
ADA compliance	210	200	(10)	10	210
Property taxes	2,558	687	(1,871)	1,871	2,558
Property appraiser & tax collector	76,507	95,786	19,279	(19,279)	76,507
Total professional & administrative	282,838	279,693	(3,145)	3,145	282,838

**TSR
COMMUNITY DEVELOPMENT DISTRICT
AMENDED BUDGET
FISCAL YEAR 2024
EFFECTIVE NOVEMBER 30, 2024**

	FY 2024 Actual	Adopted Budget	Budget to Actual Variance	Proposed Amendment Increase/ (Decrease)	FY 2024 Amended Budget
Field operations					
Contract services					
Field services	28,325	28,325	-	-	28,325
Landscape maintenance	1,670,383	1,760,000	89,617	(89,617)	1,670,383
Landscape consulting	94,875	65,400	(29,475)	29,475	94,875
Landscape arbor care	54,006	155,000	100,994	(100,994)	54,006
Wetland maintenance	-	30,000	30,000	(30,000)	-
Wetland mitigation reporting	47,940	4,500	(43,440)	43,440	47,940
Lake maintenance	138,256	100,000	(38,256)	38,256	138,256
Community trash hauling	345,790	375,000	29,210	(29,210)	345,790
Off-duty traffic patrols	15,425	20,000	4,575	(4,575)	15,425
Wildhog removal	18,835	16,000	(2,835)	2,835	18,835
Repairs & maintenance					
Repairs - general	12,182	15,000	2,818	(2,818)	12,182
Operating supplies	22,199	13,000	(9,199)	9,199	22,199
Plant replacement	218,948	70,000	(148,948)	148,948	218,948
Mulch	141,128	200,000	58,872	(58,872)	141,128
Playground mulch	11,616	18,000	6,384	(6,384)	11,616
Sod	154,735	200,000	45,265	(45,265)	154,735
Fertilizer/chemicals	86,216	30,000	(56,216)	56,216	86,216
Irrigation repairs	170,337	30,000	(140,337)	140,337	170,337
Irrigation monitoring	-	2,280	2,280	(2,280)	-
Security/alarms/camera/repair	-	1,500	1,500	(1,500)	-
Road & sidewalk	78,255	40,000	(38,255)	38,255	78,255
Common area signage	4,612	3,000	(1,612)	1,612	4,612
Bridge & deck maintenance	44,023	60,000	15,977	(15,977)	44,023
Utilities - common area					
Electric	14,964	14,500	(464)	464	14,964
Streetlights	433,685	370,000	(63,685)	63,685	433,685
Irrigation - reclaimed water	79,815	70,000	(9,815)	9,815	79,815
Gas	970	450	(520)	520	970

**TSR
COMMUNITY DEVELOPMENT DISTRICT
AMENDED BUDGET
FISCAL YEAR 2024
EFFECTIVE NOVEMBER 30, 2024**

	FY 2024 Actual	Adopted Budget	Budget to Actual Variance	Proposed Amendment Increase/ (Decrease)	FY 2024 Amended Budget
Recreation facilities					
Amenity management staff/contract	395,883	404,861	8,978	(8,978)	395,883
Office operations	135,767	128,780	(6,987)	6,987	135,767
Amenity repairs & maintenance	6,534	-	(6,534)	6,534	6,534
Park A/C repairs and maintenance	5,348	5,000	(348)	348	5,348
Pool operations	131,957	79,194	(52,763)	52,763	131,957
Pool fence & gate repairs	4,197	-	(4,197)	4,197	4,197
Pool permits and licensing	985	-	(985)	985	985
Pest services	1,630	500	(1,130)	1,130	1,630
Insurance	83,819	69,706	(14,113)	14,113	83,819
Cable/internet/telephone/software	11,903	10,000	(1,903)	1,903	11,903
Access cards	1,521	2,000	479	(479)	1,521
Activities	32,345	30,000	(2,345)	2,345	32,345
Security	10,308	-	(10,308)	10,308	10,308
Specialty programming	26,221	6,000	(20,221)	20,221	26,221
Recreational repairs	-	2,500	2,500	(2,500)	-
Pool signage	-	1,000	1,000	(1,000)	-
Holiday decorations	8,300	8,000	(300)	300	8,300
Other					
Contingency	62,622	55,680	(6,942)	256,942	312,622
Total field operations	4,806,860	4,495,176	(311,684)	561,684	5,056,860
Total expenditures	5,089,698	4,774,869	(314,829)	564,829	5,339,698
Net increase/(decrease) of fund balance	(164,287)	(4)	164,283	(414,283)	(414,287)
Fund balance - beginning (unaudited)	2,414,090	1,332,230	1,332,226	1,332,230	2,414,090
Fund balance - ending (projected)	<u>\$ 2,249,803</u>	<u>\$ 1,332,226</u>	<u>\$ 1,496,509</u>	<u>\$ 917,947</u>	<u>\$ 1,999,803</u>

TSR

COMMUNITY DEVELOPMENT DISTRICT

7



Wrathell, Hunt and Associates, LLC

TO: TSR Board of Supervisors
FROM: Barry Mazzoni – Operations Manager
DATE: April 16, 2025
SUBJECT: **TSR CDD Storm Drain & Inlet Depression Concerns & Historical References**

This report is meant to summarize the current areas of concern and provide historical context on prior repairs across the District. The present concerns have been shared with the district engineer for his review.

PRESENT / CURRENT CONCERNS

Corner of Chapin Pass and Lyon Pine Lane (Area has been addressed previously by the District)



Intersection of Chapin Pass and Barn Cat Run (Area has been addressed 3 times by the District since 2022)



Stansil Park Pocket Park (Across Street from 2878 Dudley Ave) (Area previously addressed by Builder)



Near 2823 Dudley Ave - (New Concern)





Wrathell, Hunt and Associates, LLC

MOST RECENT HISTORICAL REPAIR EXAMPLES

Storm Drain at Corner of Barn Cat Run & Chapin Pass

November 2022 / November 2023





Wrathell, Hunt and Associates, LLC

Villamore Lane (Near 3745 Villamore Lane & 3820 Villamore Lane

January 2023

Issue #1: Located by the mailboxes on Villamore, near the cross street of Homesteader



Proposed Repair:

Grout & Seal structures
Fuel Surcharge

Issue #2: There is a second issue on Villamore which has not been reviewed. The issue seems to be like the first one. It is located near 3745 Villamore Ln.





Wrathell, Hunt and Associates, LLC

Across from Drain Box Near 11583 and 11597 Tallfield

September 2023



11634 Ranchers Gap Dr (Addressed by Builder, Not District)





Wrathell, Hunt and Associates, LLC

District Repair Expense Summary

The repairs and payments below are from the most recent period. Current Operations and District Manager understands that another vendor had been engaged for previous repairs beyond the ones document in this report.

January 1, 2022 through April 16, 2025

Type	Date	Num	Item	Account	Cr	Dr	Debit	Credit
SHENANDOAH GENERAL CONSTRUCTION LLC								
Bill	12/27/2022	94566	HYDRAULIC JET VAC TRUCK, PUMP & PUMP, FUEL BURCHARGE	2000 - Accounts Payable		538 901 - General Repair & Maintenance		4,935.00
Bill Paid - Check	01/03/2023	11138	HYDRAULIC JET VAC TRUCK, PUMP & PUMP, FUEL BURCHARGE	101.002 - Subfund #570803-Op...	X	2000 - Accounts Payable		4,935.00
Bill	02/21/2023	95338	GROUT & SEAL STRUCTURE, FUEL BURCHARGE	2000 - Accounts Payable		538 902 - Roads & Sidewalk Maintenance		1,653.75
Bill	02/21/2023	95339	HYDRAULIC JET VAC TRUCK, FUEL BURCHARGE	2000 - Accounts Payable		538 902 - Roads & Sidewalk Maintenance		1,330.00
Bill	02/21/2023	95540	GROUT & SEAL STRUCTURE, FUEL BURCHARGE	2000 - Accounts Payable		538 902 - Roads & Sidewalk Maintenance		1,653.75
Bill Paid - Check	02/22/2023	11204		101.002 - Subfund #570803-Op...	X	2000 - Accounts Payable		4,546.50
Bill	04/04/2023	95469	SIDEWALK REMOVAL AND REPAIR	2000 - Accounts Payable		538 902 - Roads & Sidewalk Maintenance		14,975.00
Bill Paid - Check	04/05/2023	11242	SIDEWALK REMOVAL AND REPAIR	101.002 - Subfund #570803-Op...	X	2000 - Accounts Payable		14,975.00
Bill	10/24/2023	98204	ONSITE PUMP DOWN WATER, INSTALL PLUGS	2000 - Accounts Payable		538 901 - General Repair & Maintenance		2,835.00
Bill Paid - Check	10/25/2023	11486	ONSITE PUMP DOWN WATER, INSTALL PLUGS	101.002 - Subfund #570803-Op...	X	2000 - Accounts Payable		2,835.00
Bill	09/24/2024	101596	VIDEO EQUIPMENT W/ GROUT SYSTEM, HYDROLIC JET VAC TRUCK	2000 - Accounts Payable		538 901 - General Repair & Maintenance		5,112.50
Bill Paid - Check	09/25/2024	11036	VIDEO EQUIPMENT W/ GROUT SYSTEM, HYDROLIC JET VAC TRUCK	101.002 - Subfund #570803-Op...	X	2000 - Accounts Payable		5,112.50

\$35,404.00

TSR

COMMUNITY DEVELOPMENT DISTRICT

**UNAUDITED
FINANCIAL
STATEMENTS**

**TSR
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2025**

**TSR
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2025**

	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									
Truist: operating	\$ 207,904	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 207,904
Bank United: ICS	4,080,487	-	-	-	-	-	-	-	4,080,487
BankUnited - 2863	180,000	-	-	-	-	-	-	-	180,000
Investments									
Revenue	-	781,448	689,971	681,475	827,056	651,611	339,831	-	3,971,392
Reserve	-	624,494	650,450	481,322	403,163	320,366	165,100	-	2,644,895
Prepayment	-	2,614	3,585	-	-	-	-	-	6,199
Construction	-	-	-	-	-	-	-	247,016	247,016
Interest	-	3	3	3	-	-	-	-	9
Bond redemption	-	-	-	86	-	-	-	-	86
Undeposited funds	169	-	-	-	-	-	-	-	169
Due from SMC Starkey LLC	7,962	-	-	-	-	-	-	-	7,962
Due from FRMF-Odessa LLC	49,002	-	-	-	-	-	-	-	49,002
Due from Byron-Odessa LLC	4,268	-	-	-	-	-	-	-	4,268
Due from Starkey Ranch Asset	18,833	-	-	-	-	-	-	-	18,833
Due from R&C Pine Gap	2,281	-	-	-	-	-	-	-	2,281
Due from Coronado Group LLC	2,471	-	-	-	-	-	-	-	2,471
Due from Bromadnic Real Estate	3,694	-	-	-	-	-	-	-	3,694
Due from LRM88 Corp	1,787	-	-	-	-	-	-	-	1,787
Due from Homes by West Bay	-	-	-	-	39,851	-	-	-	39,851
Due from other	1,328	-	-	-	-	-	-	-	1,328
Due from general fund	-	4,650	4,680	4,612	5,757	4,604	2,372	-	26,675
Utility deposit	7,096	-	-	-	-	-	-	-	7,096
Total assets	<u>\$ 4,567,282</u>	<u>\$1,413,209</u>	<u>\$1,348,689</u>	<u>\$1,167,498</u>	<u>\$1,275,827</u>	<u>\$976,581</u>	<u>\$507,303</u>	<u>\$ 247,016</u>	<u>\$11,503,405</u>
LIABILITIES									
Liabilities:									
Credit card payable	\$ 4,406	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,406
Due to Developer	47,210	-	-	-	-	-	-	-	47,210
Due to other	8	-	-	-	-	-	-	-	8
Due to debt service fund 2015	4,650	-	-	-	-	-	-	-	4,650
Due to debt service fund 2015A	4,680	-	-	-	-	-	-	-	4,680
Due to debt service fund 2016	4,612	-	-	-	-	-	-	-	4,612
Due to debt service fund 2017	5,757	-	-	-	-	-	-	-	5,757
Due to debt service fund 2018	4,604	-	-	-	-	-	-	-	4,604
Due to debt service fund 2019	2,372	-	-	-	-	-	-	-	2,372
Contracts payable	-	-	-	-	-	-	-	693	693
Accrued taxes payable	428	-	-	-	-	-	-	-	428
Total liabilities	<u>78,727</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>693</u>	<u>79,420</u>
DEFERRED INFLOWS OF RESOURCES									
Unearned revenue	957	-	-	-	-	-	-	-	957
Deferred receipts	91,615	-	-	-	39,851	-	-	-	131,466
Total deferred inflows of resources	<u>92,572</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>39,851</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>132,423</u>
FUND BALANCES									
Restricted for									
Debt service	-	1,413,209	1,348,689	1,167,498	1,235,976	976,581	507,303	-	6,649,256
Capital projects	-	-	-	-	-	-	-	246,323	246,323
Unassigned	4,395,983	-	-	-	-	-	-	-	4,395,983
Total fund balances	<u>4,395,983</u>	<u>1,413,209</u>	<u>1,348,689</u>	<u>1,167,498</u>	<u>1,235,976</u>	<u>976,581</u>	<u>507,303</u>	<u>246,323</u>	<u>11,291,562</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 4,567,282</u>	<u>\$ 1,413,209</u>	<u>\$ 1,348,689</u>	<u>\$ 1,167,498</u>	<u>\$ 1,275,827</u>	<u>\$976,581</u>	<u>\$ 507,303</u>	<u>\$ 247,016</u>	<u>\$ 11,503,405</u>

TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING MARCH 31, 2025

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 35,603	\$ 4,837,908	\$ 4,924,371	98%
Trash collection assessments	-	-	17,465	0%
Commercial shared costs	2,357	36,602	123,324	30%
Program revenue	6,541	27,172	20,000	136%
Interest	12,899	37,617	50,000	75%
Specialty program revenue	-	169,253	6,000	2821%
Miscellaneous	505	11,235	17,000	66%
Total revenues	57,905	5,119,787	5,158,160	99%
EXPENDITURES				
Professional & administrative				
Supervisors	1,076	6,025	12,600	48%
Management	3,506	21,035	42,070	50%
Legal	1,774	7,761	25,000	31%
Engineering	1,100	2,200	25,000	9%
Assessment administration	833	5,000	10,000	50%
Audit	-	6,600	4,570	144%
Arbitrage rebate calculation	-	1,250	3,000	42%
Dissemination agent	1,083	6,500	13,000	50%
Trustee	-	29,631	35,000	85%
Telephone	21	125	250	50%
Postage	136	719	1,500	48%
Printing & binding	167	1,000	2,000	50%
Legal advertising	61	408	1,000	41%
Annual special district fee	-	175	175	100%
Insurance	(44)	7,114	6,900	103%
Other current charges	175	914	2,000	46%
Office supplies	409	663	750	88%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	-	200	0%
Property appraiser	-	-	687	0%
Tax collector	712	114,892	102,591	112%
Total professional & administrative	11,009	212,012	288,998	73%
Field operations				
Contract services				
Field services	2,360	14,163	28,325	50%
Landscape maintenance	156,028	746,305	1,875,000	40%
Landscape consulting	5,450	27,250	65,400	42%
Landscape arbor care	300	54,198	155,000	35%
Wetland maintenance	28,500	97,800	60,000	163%
Wetland mitigation reporting	2,575	5,125	-	N/A
Lake maintenance	10,770	83,720	128,000	65%
Hurricane clean-up	1,515	125,218	-	N/A
Porter supplies	-	150	-	N/A
Community trash hauling	39,234	204,082	375,000	54%
Off-duty traffic patrols	1,250	6,400	15,000	43%
Wildhog removal	-	400	10,000	4%
Repairs & maintenance				
Repairs - general	-	5,407	15,000	36%

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING MARCH 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
Operating supplies	3,155	8,909	20,000	45%
Plant replacement	-	2,925	120,000	2%
Mulch	-	11,616	150,000	8%
Capital projects - future	-	-	172,000	0%
Fertilizer/chemicals	-	27,321	50,000	55%
Irrigation repairs	11,546	54,316	100,000	54%
Irrigation monitoring	-	-	2,280	0%
Security/alarms/repair	-	4,729	1,500	315%
Road & sidewalk	-	15,535	60,000	26%
Signage maintenance	-	1,079	-	N/A
Common area signage	-	1,045	3,000	35%
Pressure washing	-	169	80,000	0%
SOD	-	1,925	-	N/A
Bridge & deck maintenance	11,400	34,200	60,000	57%
Utilities - common area				
Electric	1,020	5,504	14,500	38%
Streetlights	34,635	174,328	390,000	45%
Irrigation - reclaimed water	9,207	28,097	70,000	40%
Gas	96	477	450	106%
Recreation facilities				
Amenity management staff/contract	45,880	223,073	414,291	54%
Office operations	17,936	80,201	131,225	61%
Park A/C repairs & maintenance	1,322	2,612	5,000	52%
Pool operations	3,338	41,057	95,000	43%
Pest services	-	540	1,700	32%
Insurance	-	86,394	90,000	96%
Cable/internet/telephone	1,040	5,902	10,000	59%
Access cards	-	674	1,000	67%
Activities	10,429	28,417	30,000	95%
Specialty programming	-	-	6,000	0%
Recreational repairs	-	10,346	2,500	414%
Pool signage	-	-	1,000	0%
Holiday decorations	-	15,000	15,000	100%
Other				
Contingency	-	1,676	20,000	8%
Capital outlay - splash pad referb.	-	26,286	26,000	101%
Total field operations	<u>398,986</u>	<u>2,264,571</u>	<u>4,869,171</u>	47%
Total expenditures	<u>409,995</u>	<u>2,476,583</u>	<u>5,158,169</u>	48%
Net increase/(decrease) of fund balance	(352,090)	2,643,204	(9)	
Fund balance - beginning (unaudited)	4,748,073	1,752,779	1,933,194	
Fund balance - ending (projected)	<u>\$ 4,395,983</u>	<u>\$ 4,395,983</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 MARCH 31, 2025

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 4,745	\$ 644,820	\$ 661,099	98%
Interest	6	29	50	58%
Total revenues	<u>4,751</u>	<u>644,849</u>	<u>661,149</u>	98%
EXPENDITURES				
Debt service				
Principal - 11/1	-	210,000	210,000	100%
Interest - 11/1	-	204,403	204,403	100%
Interest - 5/1	-	-	199,809	0%
Tax collector	95	12,883	13,773	94%
Total expenditures	<u>95</u>	<u>427,286</u>	<u>627,985</u>	68%
Excess/(deficiency) of revenues over/(under) expenditures	4,656	217,563	33,164	
Fund balance:				
Net increase/(decrease) in fund balance	4,656	217,563	33,164	
Beginning fund balance (unaudited)	1,408,553	1,195,646	1,189,691	
Ending fund balance (projected)	<u>\$ 1,413,209</u>	<u>\$1,413,209</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 MARCH 31, 2025

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 4,775	\$ 648,887	\$ 665,268	98%
Interest	6	27	-	N/A
Total revenues	<u>4,781</u>	<u>648,914</u>	<u>665,268</u>	98%
EXPENDITURES				
Debt service				
Principal - 11/1	-	200,000	200,000	100%
Interest - 11/1	-	224,025	224,025	100%
Interest - 5/1	-	-	218,650	0%
Tax collector	96	12,964	13,860	94%
Total expenditures	<u>96</u>	<u>436,989</u>	<u>656,535</u>	67%
Excess/(deficiency) of revenues over/(under) expenditures	4,685	211,925	8,733	
Fund balance:				
Net increase/(decrease) in fund balance	4,685	211,925	8,733	
Beginning fund balance (unaudited)	1,344,004	1,136,764	1,129,615	
Ending fund balance (projected)	<u>\$1,348,689</u>	<u>\$1,348,689</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 MARCH 31, 2025

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 4,706	\$ 639,521	\$ 655,667	98%
Interest	4	24	-	N/A
Total revenues	<u>4,710</u>	<u>639,545</u>	<u>655,667</u>	98%
EXPENDITURES				
Debt service				
Principal - 11/1	-	220,000	220,000	100%
Interest - 11/1	-	210,188	210,188	100%
Interest - 5/1	-	-	205,788	0%
Tax collector	94	12,777	13,660	94%
Total expenditures	<u>94</u>	<u>442,965</u>	<u>649,636</u>	68%
Excess/(deficiency) of revenues over/(under) expenditures	4,616	196,580	6,031	
Fund balance:				
Net increase/(decrease) in fund balance	4,616	196,580	6,031	
Beginning fund balance (unaudited)	<u>1,162,882</u>	<u>970,918</u>	<u>969,248</u>	
Ending fund balance (projected)	<u><u>\$1,167,498</u></u>	<u><u>\$1,167,498</u></u>	<u><u>\$ 975,279</u></u>	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2017 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING MARCH 31, 2025

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 5,874	\$ 798,260	\$ 818,412	98%
Interest	5	24	-	N/A
Total revenues	<u>5,879</u>	<u>798,284</u>	<u>818,412</u>	98%
EXPENDITURES				
Debt service				
Principal - 11/1	-	260,000	260,000	100%
Interest - 11/1	-	268,844	268,844	100%
Interest - 5/1	-	-	263,481	0%
Tax collector	117	15,949	17,050	94%
Total expenditures	<u>117</u>	<u>544,793</u>	<u>809,375</u>	67%
Excess/(deficiency) of revenues over/(under) expenditures	5,762	253,491	9,037	
Fund balance:				
Net increase/(decrease) in fund balance	5,762	253,491	9,037	
Beginning fund balance (unaudited)	<u>1,230,214</u>	<u>982,485</u>	<u>980,514</u>	
Ending fund balance (projected)	<u><u>\$1,235,976</u></u>	<u><u>\$1,235,976</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 MARCH 31, 2025

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 4,698	\$ 638,350	\$ 654,466	98%
Interest	4	18	-	N/A
Total revenues	<u>4,702</u>	<u>638,368</u>	<u>654,466</u>	98%
EXPENDITURES				
Debt service				
Principal - 11/1	-	185,000	185,000	100%
Interest - 11/1	-	227,522	227,522	100%
Interest - 5/1	-	-	223,822	0%
Tax collector	94	12,753	13,635	94%
Total expenditures	<u>94</u>	<u>425,275</u>	<u>649,979</u>	65%
Excess/(deficiency) of revenues over/(under) expenditures	4,608	213,093	4,487	
Fund balance:				
Net increase/(decrease) in fund balance	4,608	213,093	4,487	
Beginning fund balance (unaudited)	971,973	763,488	761,913	
Ending fund balance (projected)	<u>\$ 976,581</u>	<u>\$ 976,581</u>	<u>\$ 766,400</u>	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2019 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING MARCH 31, 2025

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 2,420	\$ 328,900	\$ 337,204	98%
Interest	2	10	-	N/A
Total revenues	<u>2,422</u>	<u>328,910</u>	<u>337,204</u>	98%
EXPENDITURES				
Debt service				
Principal - 11/1	-	120,000	120,000	100%
Interest - 11/1	-	104,400	104,400	100%
Interest - 5/1	-	-	102,600	0%
Tax collector	48	6,571	7,025	94%
Total expenditures	<u>48</u>	<u>230,971</u>	<u>334,025</u>	69%
Excess/(deficiency) of revenues over/(under) expenditures	2,374	97,939	3,179	
OTHER FINANCING SOURCES/(USES)				
Transfers out	(1)	(4)	-	N/A
Total other financing sources/(uses)	<u>(1)</u>	<u>(4)</u>	<u>-</u>	N/A
Fund balance:				
Net increase/(decrease) in fund balance	2,373	97,935	3,179	
Beginning fund balance (unaudited)	504,930	409,368	407,887	
Ending fund balance (projected)	<u>\$507,303</u>	<u>\$ 507,303</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 MARCH 31, 2025

	Current Month	Year To Date
REVENUES		
Interest	\$ 1	\$ 7
Total revenues	<u>1</u>	<u>7</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	1	7
OTHER FINANCING SOURCES/(USES)		
Transfers in	1	4
Total other financing sources/(uses)	<u>1</u>	<u>4</u>
Net change in fund balance	2	11
Beginning fund balance (unaudited)	246,321	246,312
Ending fund balance (projected)	<u><u>\$ 246,323</u></u>	<u><u>\$ 246,323</u></u>

4:33 PM

05/07/25

TSR CDD
Check Detail
March 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	CBI	03/05/2025	BRIGHT HOUSE NETWORKS	101.002 · Suntrust #570803-O...		-4.01
Bill	1420332 022425	03/04/2025		572.416 · Amenity Cable/Internet	-4.01	4.01
TOTAL					-4.01	4.01
Bill Pmt -Check	CBI	03/05/2025	DUKE ENERGY	101.002 · Suntrust #570803-O...		-6,111.72
Bill	8703 0061 030325	03/04/2025		531.301 · Electric	-30.80	30.80
Bill	8703 0178 030325	03/04/2025		531.301 · Electric	-30.80	30.80
Bill	8703 0269 030325	03/04/2025		531.307 · Street Lights	-30.80	30.80
Bill	8703 0326 030325	03/04/2025		531.301 · Electric	-30.80	30.80
Bill	8703 0425 030425	03/04/2025		531.307 · Street Lights	-917.75	917.75
Bill	8703 0566 030325	03/04/2025		531.301 · Electric	-30.80	30.80
Bill	8703 0722 030325	03/04/2025		531.301 · Electric	-30.80	30.80
Bill	8703 0805 030325	03/04/2025		531.301 · Electric	-30.80	30.80
Bill	8703 0847 030325	03/04/2025		531.301 · Electric	-30.80	30.80
Bill	8712 3081 030425	03/04/2025		531.307 · Street Lights	-946.35	946.35
Bill	8712 3156 030325	03/04/2025		531.301 · Electric	-30.80	30.80
Bill	8712 3320 030325	03/04/2025		531.301 · Electric	-30.80	30.80
Bill	8702 7826 030425	03/04/2025		531.307 · Street Lights	-1,862.22	1,862.22
Bill	8702 7991 030325	03/04/2025		531.301 · Electric	-35.33	35.33
Bill	8702 8059 030325	03/04/2025		531.301 · Electric	-30.80	30.80
Bill	8702 8322 030425	03/04/2025		531.307 · Street Lights	-1,619.09	1,619.09
Bill	8702 8471 030325	03/04/2025		531.301 · Electric	-30.80	30.80
Bill	8702 8554 030325	03/04/2025		531.301 · Electric	-30.80	30.80
Bill	8702 8629 030325	03/04/2025		531.301 · Electric	-30.80	30.80
Bill	8702 8702 030325	03/04/2025		531.301 · Electric	-30.80	30.80
Bill	8702 8786 030325	03/04/2025		531.301 · Electric	-30.80	30.80
Bill	8702 8869 030325	03/04/2025		531.301 · Electric	-30.80	30.80
Bill	8702 8942 030325	03/04/2025		531.301 · Electric	-53.38	53.38
Bill	8702 9109 030325	03/04/2025		531.301 · Electric	-30.80	30.80
Bill	8702 9430 030325	03/04/2025		531.301 · Electric	-30.80	30.80
Bill	8702 9696 030325	03/04/2025		531.301 · Electric	-30.80	30.80
Bill	8702 9836 030325	03/04/2025		531.301 · Electric	-30.80	30.80
Bill	8702 9951 030325	03/04/2025		531.301 · Electric	-30.80	30.80
TOTAL					-6,111.72	6,111.72
Bill Pmt -Check	CBI	03/12/2025	DUKE ENERGY	101.002 · Suntrust #570803-O...		-18,908.60
Bill	8703 0681 031025	03/11/2025		531.307 · Street Lights	-288.09	288.09
Bill	5641 1687 030625	03/11/2025		531.307 · Street Lights	-521.24	521.24
Bill	8712 3049 030525	03/11/2025		531.301 · Electric	-30.80	30.80
Bill	8712 3429 031125	03/11/2025		531.301 · Electric	-196.91	196.91
Bill	3807 5598 030525	03/11/2025		572.711 · Pool Operations	-289.76	289.76

4:33 PM

05/07/25

TSR CDD
Check Detail
March 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	6305 7442 030625	03/11/2025		531.301 · Electric	-26.15	26.15
Bill	8702 8140 030725	03/11/2025		531.307 · Street Lights	-12,978.97	12,978.97
Bill	8702 8223 031125	03/11/2025		572.711 · Pool Operations	-1,167.95	1,167.95
Bill	8702 8413 030725	03/11/2025		531.307 · Street Lights	-2,577.71	2,577.71
Bill	8702 9761 031025	03/11/2025		531.307 · Street Lights	-831.02	831.02
TOTAL					-18,908.60	18,908.60
Bill Pmt -Check	CBI	03/19/2025	CITY OF CLEARWATER	101.002 · Suntrust #570803-O...		-96.14
Bill	4224446 031325	03/18/2025		532.306 · Propane Services - G...	-29.70	29.70
Bill	4304296 031325	03/18/2025		532.306 · Propane Services - G...	-66.44	66.44
TOTAL					-96.14	96.14
Bill Pmt -Check	CBI	03/19/2025	DUKE ENERGY	101.002 · Suntrust #570803-O...		-10,395.91
Bill	8703 0938 031725	03/18/2025		531.307 · Street Lights	-3,593.96	3,593.96
Bill	8712 3263 031425	03/18/2025		572.711 · Pool Operations	-825.66	825.66
Bill	8702 7933 031725	03/18/2025		531.307 · Street Lights	-3,392.60	3,392.60
Bill	8702 9216 031225	03/18/2025		531.307 · Street Lights	-1,347.05	1,347.05
Bill	8702 9274 031425	03/18/2025		531.301 · Electric	-30.80	30.80
Bill	8702 9365 031725	03/18/2025		531.307 · Street Lights	-488.44	488.44
Bill	8702 9620 031425	03/18/2025		531.307 · Street Lights	-717.40	717.40
TOTAL					-10,395.91	10,395.91
Bill Pmt -Check	CBI	03/26/2025	BRIGHT HOUSE NETWORKS	101.002 · Suntrust #570803-O...		-311.19
Bill	1420332 032425	03/25/2025		572.416 · Amenity Cable/Internet	-311.19	311.19
TOTAL					-311.19	311.19
Bill Pmt -Check	CBI	03/26/2025	DEX IMAGING	101.002 · Suntrust #570803-O...		-240.02
Bill	AR12993898	03/25/2025		572.701 · Office Operations	-240.02	240.02
TOTAL					-240.02	240.02
Bill Pmt -Check	CBI	03/26/2025	DUKE ENERGY	101.002 · Suntrust #570803-O...		-2,522.37
Bill	8703 0516 032025	03/25/2025		531.307 · Street Lights	-1,604.62	1,604.62
Bill	5357 9828 032525	03/25/2025		531.307 · Street Lights	-917.75	917.75
TOTAL					-2,522.37	2,522.37

4:33 PM

05/07/25

TSR CDD
Check Detail
March 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	CBI	03/26/2025	WELLS FARGO VENDOR FIN...	101.002 · Suntrust #570803-O...		-399.83
Bill	5033650570	03/25/2025		572.701 · Office Operations	-399.83	399.83
TOTAL					-399.83	399.83
Check	0	03/11/2025	SUNTRUST BANK	101.002 · Suntrust #570803-O...		-2,841.40
				204.300 · Credit Card - SunTrust	-2,841.40	2,841.40
TOTAL					-2,841.40	2,841.40
Bill Pmt -Check	12153	03/05/2025	BIG DOG LEO SERVICES LLC	101.002 · Suntrust #570803-O...		-150.00
Bill	030125	03/04/2025		538.620 · Off Duty Traffic Patrols	-150.00	150.00
TOTAL					-150.00	150.00
Bill Pmt -Check	12154	03/05/2025	BUSINESS OBSERVER	101.002 · Suntrust #570803-O...		-61.25
Bill	25-00409P	03/04/2025		513.801 · Legal Advertising	-61.25	61.25
TOTAL					-61.25	61.25
Bill Pmt -Check	12155	03/05/2025	CATERED BY VESH	101.002 · Suntrust #570803-O...		-3,033.40
Bill	022625	03/04/2025		572.300 · Amenity Managemen...	-3,033.40	3,033.40
TOTAL					-3,033.40	3,033.40
Bill Pmt -Check	12156	03/05/2025	FAIRY DUST HOUSEKEEPERS	101.002 · Suntrust #570803-O...		-2,000.00
Bill	INV00045	03/04/2025		572.701 · Office Operations	-2,000.00	2,000.00
TOTAL					-2,000.00	2,000.00
Bill Pmt -Check	12157	03/05/2025	GENTRY SR INVESTMENTS ...	101.002 · Suntrust #570803-O...		-7,199.17
Bill	1025	03/04/2025		572.701 · Office Operations	-7,199.17	7,199.17
TOTAL					-7,199.17	7,199.17
Bill Pmt -Check	12158	03/05/2025	GHS, LLC	101.002 · Suntrust #570803-O...		-2,575.00

4:33 PM

05/07/25

TSR CDD
Check Detail
March 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	2025-173	03/04/2025		538.616 · Wetland Mitigation re...	-2,575.00	2,575.00
TOTAL					-2,575.00	2,575.00
Bill Pmt -Check	12159	03/05/2025	JESUS FIGUEROA	101.002 · Suntrust #570803-O...		-275.00
Bill	022025	03/04/2025		538.620 · Off Duty Traffic Patrols	-275.00	275.00
TOTAL					-275.00	275.00
Bill Pmt -Check	12160	03/05/2025	KUTAK ROCK LLP	101.002 · Suntrust #570803-O...		-1,774.00
Bill	3527778 20923-1	03/04/2025		514.007 · District Counsel	-1,774.00	1,774.00
TOTAL					-1,774.00	1,774.00
Bill Pmt -Check	12161	03/05/2025	PREMIER LAKES	101.002 · Suntrust #570803-O...		-39,270.00
Bill	2152	03/04/2025		538.615 · Wetland Maintenance	-4,500.00	4,500.00
Bill	2117	03/04/2025		538.615 · Wetland Maintenance	-24,000.00	24,000.00
Bill	2129	03/04/2025		538.700 · Lake Maintenance	-520.00	520.00
Bill	2173	03/04/2025		538.700 · Lake Maintenance	-10,250.00	10,250.00
TOTAL					-39,270.00	39,270.00
Bill Pmt -Check	12162	03/05/2025	WTS INTERNATIONAL, LLC.	101.002 · Suntrust #570803-O...		-10,971.00
Bill	12415725	03/04/2025		538.121 · Amenity Management	-945.00	945.00
Bill	12415736	03/04/2025		538.121 · Amenity Management	-1,300.00	1,300.00
Bill	12415728	03/04/2025		538.121 · Amenity Management	-8,726.00	8,726.00
TOTAL					-10,971.00	10,971.00
Bill Pmt -Check	12163	03/12/2025	COASTAL WASTE & RECYC...	101.002 · Suntrust #570803-O...		-39,234.25
Bill	SW0000879460	03/11/2025		534.000 · Garbage/Solid Waste...	-38,835.00	38,835.00
Bill	SW0000879647	03/11/2025		534.000 · Garbage/Solid Waste...	-399.25	399.25
TOTAL					-39,234.25	39,234.25
Bill Pmt -Check	12164	03/12/2025	FAIRY DUST HOUSEKEEPERS	101.002 · Suntrust #570803-O...		-500.00
Bill	INV00044	03/11/2025		572.701 · Office Operations	-500.00	500.00

4:33 PM

05/07/25

TSR CDD
Check Detail
March 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL					-500.00	500.00
Bill Pmt -Check	12165	03/12/2025	FEDEX	101.002 · Suntrust #570803-O...		-125.24
Bill	8-795-66772	03/11/2025		519.410 · Postage	-125.24	125.24
TOTAL					-125.24	125.24
Bill Pmt -Check	12166	03/12/2025	JESUS FIGUEROA	101.002 · Suntrust #570803-O...		-275.00
Bill	022825	03/11/2025		538.620 · Off Duty Traffic Patrols	-275.00	275.00
TOTAL					-275.00	275.00
Bill Pmt -Check	12167	03/12/2025	LANDSCAPE MAINTENANCE...	101.002 · Suntrust #570803-O...		-160,459.51
Bill	315482	03/11/2025		538.320 · Landscape Arbor Care	-300.00	300.00
Bill	320366	03/11/2025		538.609 · Irrigation Repairs & ...	-267.52	267.52
Bill	320367	03/11/2025		538.609 · Irrigation Repairs & ...	-2,348.57	2,348.57
Bill	320585	03/11/2025		538.604 · Landscape Maintena...	-156,028.42	156,028.42
Bill	316618	03/11/2025		539.622 · Hurricane Clean-Up	-1,515.00	1,515.00
TOTAL					-160,459.51	160,459.51
Bill Pmt -Check	12168	03/12/2025	SAFEGUARD BUSINESS SY...	101.002 · Suntrust #570803-O...		-408.96
Bill	9007220967	03/11/2025		519.510 · Office Supplies	-408.96	408.96
TOTAL					-408.96	408.96
Bill Pmt -Check	12169	03/12/2025	SUNCOAST POOL SERVICE	101.002 · Suntrust #570803-O...		-1,055.00
Bill	10984	03/11/2025		572.711 · Pool Operations	-1,055.00	1,055.00
TOTAL					-1,055.00	1,055.00
Bill Pmt -Check	12170	03/12/2025	SUNSCAPE CONSULTING	101.002 · Suntrust #570803-O...		-5,450.00
Bill	13468	03/11/2025		538.606 · Landscape Consulting	-5,450.00	5,450.00
TOTAL					-5,450.00	5,450.00
Bill Pmt -Check	12171	03/12/2025	WRATHELL, HUNT & ASSOC...	101.002 · Suntrust #570803-O...		-7,970.42

4:33 PM

05/07/25

TSR CDD
Check Detail
March 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	2025-2657	03/11/2025		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	12172	03/12/2025	WTS INTERNATIONAL, LLC.	101.002 · Suntrust #570803-O...		-14,975.93
Bill	12416231	03/11/2025		538.121 · Amenity Management	-14,975.93	14,975.93
TOTAL					-14,975.93	14,975.93
Paycheck	12173	03/13/2025	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	12174	03/13/2025	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	12175	03/13/2025	Kevin Kurtz	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

4:33 PM

05/07/25

TSR CDD
Check Detail
March 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
				215.000 · Accrued Taxes Paya...	2.90	-2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
TOTAL					-184.70	184.70
Paycheck	12176	03/13/2025	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	12177	03/13/2025	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
Check	12178	03/18/2025	EZ MULCH	101.002 · Suntrust #570803-O...		-11,616.00
				538.605 · Playground mulch	-11,616.00	11,616.00
TOTAL					-11,616.00	11,616.00
Bill Pmt -Check	12179	03/19/2025	BCE LLC	101.002 · Suntrust #570803-O...		-1,740.00
Bill	1	03/18/2025		572.300 · Amenity Managemen...	-1,740.00	1,740.00
TOTAL					-1,740.00	1,740.00
Bill Pmt -Check	12180	03/19/2025	BRIGHT HOUSE NETWORKS	101.002 · Suntrust #570803-O...		-584.99
Bill	14149540230725	03/18/2025		572.416 · Amenity Cable/Internet	-165.00	165.00
Bill	1415019030525	03/18/2025		572.416 · Amenity Cable/Internet	-190.00	190.00

4:33 PM

05/07/25

TSR CDD
Check Detail
March 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	1436734031725	03/18/2025		572.416 · Amenity Cable/Internet	-229.99	229.99
TOTAL					-584.99	584.99
Bill Pmt -Check	12181	03/19/2025	FEDEX	101.002 · Suntrust #570803-O...		-10.30
Bill	8-801-78368	03/18/2025		519.410 · Postage	-10.30	10.30
TOTAL					-10.30	10.30
Bill Pmt -Check	12182	03/19/2025	LANDSCAPE MAINTENANCE...	101.002 · Suntrust #570803-O...		-8,930.04
Bill	315094	03/18/2025		538.609 · Irrigation Repairs & ...	-240.62	240.62
Bill	315095	03/18/2025		538.609 · Irrigation Repairs & ...	-536.67	536.67
Bill	315139	03/18/2025		538.609 · Irrigation Repairs & ...	-168.44	168.44
Bill	315140	03/18/2025		538.609 · Irrigation Repairs & ...	-501.73	501.73
Bill	315141	03/18/2025		538.609 · Irrigation Repairs & ...	-233.64	233.64
Bill	315142	03/18/2025		538.609 · Irrigation Repairs & ...	-732.88	732.88
Bill	315143	03/18/2025		538.609 · Irrigation Repairs & ...	-124.52	124.52
Bill	315144	03/18/2025		538.609 · Irrigation Repairs & ...	-174.50	174.50
Bill	315145	03/18/2025		538.609 · Irrigation Repairs & ...	-106.00	106.00
Bill	315146	03/18/2025		538.609 · Irrigation Repairs & ...	-106.00	106.00
Bill	315147	03/18/2025		538.609 · Irrigation Repairs & ...	-106.00	106.00
Bill	315148	03/18/2025		538.609 · Irrigation Repairs & ...	-789.44	789.44
Bill	315149	03/18/2025		538.609 · Irrigation Repairs & ...	-213.80	213.80
Bill	315150	03/18/2025		538.609 · Irrigation Repairs & ...	-481.22	481.22
Bill	315483	03/18/2025		538.609 · Irrigation Repairs & ...	-92.55	92.55
Bill	315484	03/18/2025		538.609 · Irrigation Repairs & ...	-154.28	154.28
Bill	315485	03/18/2025		538.609 · Irrigation Repairs & ...	-199.18	199.18
Bill	317650	03/18/2025		538.609 · Irrigation Repairs & ...	-527.25	527.25
Bill	318696	03/18/2025		538.609 · Irrigation Repairs & ...	-339.58	339.58
Bill	318697	03/18/2025		538.609 · Irrigation Repairs & ...	-124.52	124.52
Bill	318698	03/18/2025		538.609 · Irrigation Repairs & ...	-113.16	113.16
Bill	318699	03/18/2025		538.609 · Irrigation Repairs & ...	-249.82	249.82
Bill	318700	03/18/2025		538.609 · Irrigation Repairs & ...	-154.28	154.28
Bill	318701	03/18/2025		538.609 · Irrigation Repairs & ...	-199.88	199.88
Bill	318702	03/18/2025		538.609 · Irrigation Repairs & ...	-154.28	154.28
Bill	318703	03/18/2025		538.609 · Irrigation Repairs & ...	-138.04	138.04
Bill	318704	03/18/2025		538.609 · Irrigation Repairs & ...	-433.92	433.92
Bill	318705	03/18/2025		538.609 · Irrigation Repairs & ...	-98.28	98.28
Bill	318706	03/18/2025		538.609 · Irrigation Repairs & ...	-134.52	134.52
Bill	318707	03/18/2025		538.609 · Irrigation Repairs & ...	-180.26	180.26
Bill	318708	03/18/2025		538.609 · Irrigation Repairs & ...	-240.40	240.40
Bill	318709	03/18/2025		538.609 · Irrigation Repairs & ...	-146.92	146.92
Bill	318710	03/18/2025		538.609 · Irrigation Repairs & ...	-373.08	373.08
Bill	318711	03/18/2025		538.609 · Irrigation Repairs & ...	-124.52	124.52
Bill	318712	03/18/2025		538.609 · Irrigation Repairs & ...	-157.80	157.80

4:33 PM

05/07/25

TSR CDD
Check Detail
March 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	318713	03/18/2025		538.609 · Irrigation Repairs & ...	-78.06	78.06
TOTAL					-8,930.04	8,930.04
Bill Pmt -Check	12183	03/19/2025	PASCO COUNTY UTILITIES ...	101.002 · Suntrust #570803-O...		-9,207.46
Bill	21999283	03/18/2025		536.301 · Irrigation - Reclaimed...	-172.50	172.50
Bill	21999282	03/18/2025		536.301 · Irrigation - Reclaimed...	-72.90	72.90
Bill	21999281	03/18/2025		536.301 · Irrigation - Reclaimed...	-287.55	287.55
Bill	21999284	03/18/2025		536.301 · Irrigation - Reclaimed...	-443.88	443.88
Bill	21999288	03/18/2025		536.301 · Irrigation - Reclaimed...	-476.28	476.28
Bill	21999290	03/18/2025		536.301 · Irrigation - Reclaimed...	-255.96	255.96
Bill	21999291	03/18/2025		536.301 · Irrigation - Reclaimed...	-57.51	57.51
Bill	21999292	03/18/2025		536.301 · Irrigation - Reclaimed...	-114.21	114.21
Bill	21999294	03/18/2025		536.301 · Irrigation - Reclaimed...	-234.09	234.09
Bill	21999295	03/18/2025		536.301 · Irrigation - Reclaimed...	-110.16	110.16
Bill	21999392	03/18/2025		536.301 · Irrigation - Reclaimed...	-558.09	558.09
Bill	21999393	03/18/2025		536.301 · Irrigation - Reclaimed...	-391.23	391.23
Bill	21999455	03/18/2025		536.301 · Irrigation - Reclaimed...	-371.79	371.79
Bill	21999456	03/18/2025		536.301 · Irrigation - Reclaimed...	-25.11	25.11
Bill	21999457	03/18/2025		536.301 · Irrigation - Reclaimed...	-23.30	23.30
Bill	21999463	03/18/2025		536.301 · Irrigation - Reclaimed...	-576.48	576.48
Bill	21999510	03/18/2025		536.301 · Irrigation - Reclaimed...	-162.00	162.00
Bill	21999516	03/18/2025		536.301 · Irrigation - Reclaimed...	-138.51	138.51
Bill	21999517	03/18/2025		536.301 · Irrigation - Reclaimed...	-23.49	23.49
Bill	21999627	03/18/2025		536.301 · Irrigation - Reclaimed...	-396.54	396.54
Bill	21999649	03/18/2025		536.301 · Irrigation - Reclaimed...	-624.30	624.30
Bill	21999650	03/18/2025		536.301 · Irrigation - Reclaimed...	-258.39	258.39
Bill	21999655	03/18/2025		536.301 · Irrigation - Reclaimed...	-509.49	509.49
Bill	21999657	03/18/2025		536.301 · Irrigation - Reclaimed...	-588.06	588.06
Bill	21999659	03/18/2025		536.301 · Irrigation - Reclaimed...	-162.00	162.00
Bill	21999660	03/18/2025		536.301 · Irrigation - Reclaimed...	-76.14	76.14
Bill	21999661	03/18/2025		536.301 · Irrigation - Reclaimed...	-285.12	285.12
Bill	21999729	03/18/2025		536.301 · Irrigation - Reclaimed...	-48.60	48.60
Bill	22000070	03/18/2025		536.301 · Irrigation - Reclaimed...	-409.86	409.86
Bill	22000071	03/18/2025		536.301 · Irrigation - Reclaimed...	-565.38	565.38
Bill	22000616	03/18/2025		536.301 · Irrigation - Reclaimed...	-68.85	68.85
Bill	22001356	03/18/2025		536.301 · Irrigation - Reclaimed...	-469.40	469.40
Bill	22001378	03/18/2025		536.301 · Irrigation - Reclaimed...	-127.17	127.17
Bill	22001380	03/18/2025		536.301 · Irrigation - Reclaimed...	-35.64	35.64
Bill	22001384	03/18/2025		536.301 · Irrigation - Reclaimed...	-63.18	63.18
Bill	22001961	03/18/2025		536.301 · Irrigation - Reclaimed...	-0.81	0.81
Bill	22001962	03/18/2025		536.301 · Irrigation - Reclaimed...	-3.24	3.24
Bill	22001963	03/18/2025		536.301 · Irrigation - Reclaimed...	-5.67	5.67
Bill	22001964	03/18/2025		536.301 · Irrigation - Reclaimed...	-1.62	1.62
Bill	22001980	03/18/2025		536.301 · Irrigation - Reclaimed...	-4.86	4.86
Bill	22001981	03/18/2025		536.301 · Irrigation - Reclaimed...	-8.10	8.10

4:33 PM

05/07/25

TSR CDD
Check Detail
 March 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL					-9,207.46	9,207.46
Bill Pmt -Check	12184	03/19/2025	WTS INTERNATIONAL, LLC.	101.002 · Suntrust #570803-O...		-870.00
Bill	12416626	03/18/2025		572.300 · Amenity Managemen...	-870.00	870.00
TOTAL					-870.00	870.00
Check	12185	03/19/2025	TSR CDD	101.002 · Suntrust #570803-O...		-8,300.03
				207.201 · Due to Debt Service ...	-8,300.03	8,300.03
TOTAL					-8,300.03	8,300.03
Check	12186	03/19/2025	TSR CDD	101.002 · Suntrust #570803-O...		-8,352.38
				207.202 · Due to Debt Service ...	-8,352.38	8,352.38
TOTAL					-8,352.38	8,352.38
Check	12187	03/19/2025	TSR CDD	101.002 · Suntrust #570803-O...		-8,231.83
				207.203 · Due to debt service f...	-8,231.83	8,231.83
TOTAL					-8,231.83	8,231.83
Check	12188	03/19/2025	TSR CDD	101.002 · Suntrust #570803-O...		-10,275.09
				207.204 · Due to debt service f...	-10,275.09	10,275.09
TOTAL					-10,275.09	10,275.09
Check	12189	03/19/2025	TSR CDD	101.002 · Suntrust #570803-O...		-8,216.75
				207.205 · .Due to debt service f...	-8,216.75	8,216.75
TOTAL					-8,216.75	8,216.75
Check	12190	03/19/2025	TSR CDD	101.002 · Suntrust #570803-O...		-4,233.56
				207.206 · Due to Debt Service ...	-4,233.56	4,233.56
TOTAL					-4,233.56	4,233.56

4:33 PM

05/07/25

TSR CDD
Check Detail
March 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	12191	03/26/2025	CATERED BY VESH	101.002 · Suntrust #570803-O...		-3,530.80
Bill	032425	03/25/2025		572.300 · Amenity Managemen...	-3,530.80	3,530.80
TOTAL					-3,530.80	3,530.80
Bill Pmt -Check	12192	03/26/2025	IMPERIAL DADE	101.002 · Suntrust #570803-O...		-2,272.30
Bill	37166661	03/25/2025		538.618 · Operating Supplies	-2,272.30	2,272.30
TOTAL					-2,272.30	2,272.30
Bill Pmt -Check	12193	03/26/2025	JESUS FIGUEROA	101.002 · Suntrust #570803-O...		-550.00
Bill	031125	03/25/2025		538.620 · Off Duty Traffic Patrols	-275.00	275.00
Bill	030525	03/25/2025		538.620 · Off Duty Traffic Patrols	-275.00	275.00
TOTAL					-550.00	550.00
Bill Pmt -Check	12194	03/26/2025	JOHNSON ENGINEERING, IN...	101.002 · Suntrust #570803-O...		-1,100.00
Bill	20236027-000 18	03/25/2025		519.320 · Engineering	-1,100.00	1,100.00
TOTAL					-1,100.00	1,100.00
Bill Pmt -Check	12195	03/26/2025	SOUTHERN LAND SERVICE...	101.002 · Suntrust #570803-O...		-11,400.00
Bill	032125-27	03/25/2025		538.610 · Bridge & Deck Maint...	-11,400.00	11,400.00
TOTAL					-11,400.00	11,400.00
Bill Pmt -Check	12196	03/26/2025	WTS INTERNATIONAL, LLC.	101.002 · Suntrust #570803-O...		-15,373.18
Bill	12416875	03/25/2025		538.121 · Amenity Management	-59.54	59.54
Bill	12416980	03/25/2025		538.121 · Amenity Management	-14,368.64	14,368.64
Bill	12417210	03/25/2025		538.121 · Amenity Management	-945.00	945.00
TOTAL					-15,373.18	15,373.18

TSR

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT
MINUTES OF MEETING
TSR
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the TSR Community Development District held a Regular Meeting on April 9, 2025 at 6:00 p.m., at the Welcome Center, 2500 Heart Pine Avenue, Odessa, Florida 33556.

Present:

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

Also present:

Barry Mazzoni	Operations Manager
Alyssa Willson (via Zoom)	District Counsel
Mark Yahn (via Zoom)	SunScape Consulting, Inc., (SCI)
Pete Soety (via Zoom)	SunScape Consulting, Inc., (SCI)
Renee Hlebak	AAG - Starkey Ranch Lifestyle Director
Alex Kurth	Premier Lakes, Inc.
Bill Conrad	Landscape Maintenance Professionals (LMP)
Shelly May Johnson (via Zoom)	Special Counsel
Resident	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call/Pledge of Allegiance

Mr. Mazzoni called the meeting to order at 6:01 p.m. All Supervisors were present.

All recited the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

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

No members of the public spoke.

THIRD ORDER OF BUSINESS

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

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

Mr. Kurth reviewed the actions taken, to date, in treating algae blooms and slender spike rush. He deemed the treatment program successful and, overall, he is happy with the minimal grasses or weeds in most pond banks. He explained the reason there are native beneficial plants growing in a few lakes. He suggested budgeting for grass carp stocking in Huckleberry Pond in the Fiscal Year 2026 budget to control hydrilla instead of the expense to treat it and to budget it over a span of five or six years for other ponds, as needed.

Discussion ensued regarding the prior vendor's dye and bacteria treatment program and providing the nutrient test results to Premier Lakes, considering future testing, types of fish that control midge flies and when the Board should consider the next ShoreSox® project.

▪ **Discussion: Rangeland Extension & County Response**

• **Consideration of Special Counsel Recommendation**

This item, previously the Eight Order of Business, was presented out of order.

Mr. Mazzoni stated that the County decided to invite the CDD to a scheduled public meeting to discuss the wooden bridge, instead of meeting with the CDD to discuss and solely gather information on the matter; the County is also proceeding with the School.

Ms. Willson stated that Special Counsel Shelly May Johnson was highly recommended for this matter; she identified her as having the expertise and relationships with the County to be able to review the CDD's existing Agreement and engage with the County on the goal to amend the Agreement and work with the County to move maintenance of the bridge over to the County or put some sort of cost-sharing Agreement in place.

Ms. Johnson discussed her professional background in daily dealings with Pasao County. Since the current CDD Agreement waives the ability to proceed with civil litigation, the first step she suggests is meeting with Commissioner Starkey to see if she will help the CDD before speaking to the County Attorney's office on the argument about equity and the CDD's position that it is only fair to amend the Agreement to a shared-maintenance Agreement since, at the time, the CDD might not have understood what it was taking on and the ultimate capacity the bridge was going to handle.

Ms. Comella asked if the Board wants to share the maintenance expense with the County or give the County funds towards a new bridge.

Mr. Mazzoni stated that he invited County Staff to attend the meeting in response to asking if the CDD would be okay with the County constructing the Orange Belt Trail in front of the CDD and if the CDD would maintain the trail. He thinks if the CDD continues maintaining the

existing landscape and takes on other responsibilities, the CDD can use it as leverage to convey the bridge. The Developer only had approval to install four, not six lanes. Ms. Comella asked him to research the status of the land the Developer was going to give to the CDD or the County.

Mr. Mazzoni distributed Ms. Johnson's standard engagement letter.

Mr. Stalzer asked Mr. Mazzoni to reorder the agenda and present the Landscape agenda before the Premier Lakes agenda.

On MOTION by Ms. Comella and seconded by Mr. Kurtz, with all in favor, engaging Special Counsel Shelly May Johnson to address the issues with the bridge, was approved.

FOURTH ORDER OF BUSINESS

Hearing and Consideration of Suspension for 3936 Barbour Trail

This item was presented following the Sixth Order of Business.

FIFTH ORDER OF BUSINESS

Consideration of 2026-2027 Landscape Maintenance Professionals Contract and Scope (to be provided under separate cover)

Mr. Mazzoni distributed the Agreement from the last meeting and stated that changes were made to Exhibit 3, which is the Extra Services Pricing Summary sheet for Fiscal Year 2026 only. Mr. Yahn discussed meetings with Mr. Scott Carlson, of LMP, that resulted in negotiating changes to Exhibit 3 as to certain labor and equipment rates and revisions to the Hurricane Plan that provides specific rates and timelines for that event.

Mr. Yahn stated that Mr. Carlson submitted a spring roster which totals 21 persons and Mr. Gomez and Mr. Soety agreed that the number was adequate to perform the scope of work; LMP is using a landscaping software system that will prevent double billing services.

Mr. Yahn recommended approving the LMP extension for Fiscal Year 2026 and noted he offered Mr. Carlson the ability to present any suggested increases or changes to Exhibit 3 by October 15, 2026 in preparation for Fiscal Year 2027. He recommended approving the Hurricane Plan, in substantial form. Mr. Mazzoni stated that LMP is open to audits on Hurricane bills.

On MOTION by Ms. Comella and seconded by Ms. Anderson, with all in favor, the 2026 Landscape Maintenance Professionals Extension Contract and Scope, was approved.

SIXTH ORDER OF BUSINESS**Consideration and Approval of 2025 Hurricane Season Rates (to be provided under separate cover)**

This item was discussed during the Fifth Order of Business.

On MOTION by Ms. Comella and seconded by Ms. Anderson, with all in favor, the Landscape Maintenance Professionals 2025 Hurricane Season Rates and Plan, in substantial form, subject to SunScape and the District Manager completing the final form of the documents, was approved.

▪ Hearing and Consideration of Suspension for 3936 Barbour Trail

This item, previously the Fourth Order of Business, was presented out of order.

Mr. Mazzoni stated that the Hearing Notice was sent to the homeowner of 3936 Barbour Trail, via certified and regular U.S. mail. The homeowner did not sign the receipt and is not present today. He listed the CDD violations, noted the POA issued multiple violations occurring on the property, which it is addressing, and stated that the homeowner complied with removing their boat off CDD property and onto their own property.

Discussion ensued regarding the suspension policy and the past suspensions issued.

Mr. Mazzoni will prepare a letter notifying the resident of the Board's decision to suspend their amenity privileges.

On MOTION by Mr. Bruno and seconded by Mr. Stalzer, with all in favor, suspending 3936 Barbour Trail residents from the amenities for 30-days, was approved.

SEVENTH ORDER OF BUSINESS**Consideration of Proposal from Rose Paving LLC – Sidewalk/ Drainage/ Asphalt Repairs**

Mr. Mazzoni presented the Rose Paving LLC proposal for sidewalk, drainage and asphalt repairs. He reported that the County confirmed it will not take care of the pothole on Rangeland Boulevard or the service road on Colt Run. The storm drains on the service roads were completed,

except for those areas in the proposal. Since the bonds expired, he is working with the District Engineer and District Counsel to identify County-owned roads. Mr. Stalzer suggested mentioning this to Commissioner Starkey.

Discussion ensued regarding the CDD's projects list, keeping home values up, fund balance, the Fiscal Year 2025 and 2026 budgets, etc.

On MOTION by Ms. Comella and seconded by Ms. Anderson, with all in favor, Rose Paving LLC Proposal OPP-24-013763 for Sidewalk/ Drainage/ Asphalt Repairs, in a not-to-exceed amount of \$77,314.55, was approved.

EIGHTH ORDER OF BUSINESS**Discussion: Rangeland Extension & County Response**

This item was presented following the Third Order of Business.

NINTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of February 28, 2025**

Mr. Mazzoni stated the Accounting Department will combine the "Hurricane recovery" and "Hurricane clean-up" budget line items into one item. Mr. Stalzer asked that Accounting combine the two "Pressure washing" budget line items into one item.

Discussion ensued regarding items on the Capital Projects list, fund balance and Ms. Willson working with the Developer on missing items to attach to the acquisition documents, which will exhaust the funds in the Capital Projects budget line item.

On MOTION by Mr. Stalzer and seconded by Ms. Comella, with all in favor, the Unaudited Financial Statements as of February 28, 2025, were accepted.

TENTH ORDER OF BUSINESS**Approval of March 12, 2025 Regular Meeting Minutes**

On MOTION by Mr. Bruno and seconded by Ms. Anderson, with all in favor, the March 12, 2025 Regular Meeting Minutes, as presented, were approved.

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

Items 4, 5, 6, 7, 8, 10, 12, 13, 14, 15 and 16 were completed.

Item 8: Mr. Mazzoni will notify Mrs. Deenihan about the CDD installing a traffic sign in remembrance of Mr. Deenihan.

Item 11: The light-duty golf cart estimate is \$12,000 and the estimate for the gator cart is about \$23,000.

Item 14: Mr. Mazzoni is working with the Developer to use the retainer from Taylor Morrison to fund \$1,700 for the stock cars, some missing crosswalks and the missing striping on Stevenson.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock, LLP

Ms. Willson stated that Mr. Liquori is reviewing with the Lessor, the CDD's request to amend the Welcome Center Lease to allow the CDD's right of first refusal to purchase the Welcome Center.

B. District Engineer: Johnson Engineering, Inc.

On behalf of the District Engineer, Mr. Mazzoni stated that the wooden boards on the wooden bridge need to be replaced due to normal wear and tear. He asked if the Board wants to designate a Board Member to attend the inspection; the repairs are scheduled for June, but the project is budgeted for Fiscal Year 2026.

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

- **NEXT MEETING DATE: May 14, 2025 at 6:00 PM**

- **QUORUM CHECK**

All Supervisors confirmed their attendance at the May 14, 2025 meeting.

Mr. Mazzoni stated that, going forward, Item 12E will be moved to under Item 12C.

D. Lifestyle Director & Amenity Manager: Arch Amenities Group

Ms. Hlebak presented the March 2025 Monthly Summary Report. She reported the following:

➤ The CDD Amenity Policy was added to the resident App, which is helping educate residents.

➤ She and Ms. Murphy are updating outdated information in the Policy and will submit their revisions to District Counsel and District Management for review.

220 ➤ She met with Mr. Kurtz to discuss pool security; they created new signage for the pool.

221 **E. Operations Manager: Wrathell, Hunt and Associates, LL**

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

223 ➤ Planting at Stancil Park will be completed this week; the sod arrival is unknown.

224 ➤ The part to repair the backflow was ordered; repairs should be completed by Wednesday.

225 ➤ A schedule from the contractor to install missing signage and upright crooked signage is
226 pending.

227 Regarding mitigation in Esplanade, Mr. Mazzoni stated that he advised Mr. Kurth and the
228 Premier Lakes team that, if the Landscape Committee Member approaches them again about
229 spraying out additional material, they were to instruct that person to contact him directly.

230 In response to question about fence installation, Mr. Mazzoni stated that Florida State
231 Fence will contact him to schedule installing the fence and maintenance gate at Huckleberry Pond
232 once the parts arrive, which is expected in another three weeks.

233

234 **THIRTEENTH ORDER OF BUSINESS**

Supervisors' Requests

235

236 Discussion ensued regarding Ms. Anderson's request to change the Fiscal Year 2026
237 meeting start time to 5:30 p.m.

238

239 **On MOTION by Ms. Anderson and seconded by Ms. Comella, with Ms. Anderson,**
240 **Ms. Comella, Mr. Kurtz and Mr. Bruno in favor and Mr. Stalzer dissenting,**
241 **changing the Fiscal Year 2026 meeting start time to 5:30 p.m., was approved.**
242 **[Motion passed 4-1]**

243

244

245 **FOURTEENTH ORDER OF BUSINESS**

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

246

247

248 No members of the public spoke.

249

250 **FIFTEENTH ORDER OF BUSINESS**

Adjournment

251

252 **On MOTION by Ms. Anderson and seconded by Mr. Bruno, with all in favor, the**
253 **meeting adjourned at 8:29 p.m.**

254

255

256 [SIGNATURES APPEAR ON THE FOLLOWING PAGE]

257
258
259
260
261

Secretary/Assistant Secretary

Chair/Vice Chair

TSR

COMMUNITY DEVELOPMENT DISTRICT

ACTION & COMPLETED ITEMS

TSR CDD
ACTION & COMPLETED ITEMS LIST
04.09.25 for 05.14.25 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: Ensure all 2019 bond requisitions submitted before issuing Certs of Completion. 01.08.25 Mr. Liquori: Submit final requisition.	X			
2	01.08.25	ACTION	Mr. Mazzoni/Mr. Kurth: Prep shoreline restoration projects schedule. 02.12.25 Work on staging & directing traffic. Perform on-site inspections once first project is completed & incorporate in FY26 budget.	X			
3	01.08.25	ACTION/ AGENDA	Ms. Hlebak/Ms. Willson: Update Amenity Policy to remove fire pit; 02.12.25 canoe, kayak, etc. rentals. Prep Memo re: how to classify surplus property & sell.	X			
4	02.12.25	ACTION	Mr. Mazzoni: Seek reimbursement to repair gabion basket damaged in traffic accident on Longspur.		X		
5	02.12.25	ACTION	Mr. Mazzoni: Schedule May budget wkshp. 03.12.25 Advertise budget wkshp at 4 on 06.04.25 and move 06.11.25 Reg Mtg to 06.04.25 at 6 p.m.			X after 04.09.25 mtg	
6	03.12.25	ACTION	Email proposed FY26 budget to BOS after incorporating lines items for light-duty golf cart, landscape maint. area, etc.		X		
7	03.12.25	ACTION	Ms. Willson: Ask Developer to give CDD right of first refusal to purchase Welcome Center & revise lease for the nxt mtg.		X		
8	04.09.25	ACTION	Mr. Mazzoni: Email prior vendor's nutrient test results to Premier.			X after 04.09.25 mtg	
9	04.09.25	ACTION	Mr. Mazzoni: Research the status of the piece of land the Developer was going to give to the CDD or the County.			X after 04.09.25 mtg	
10	04.09.25	ACTION	Mr. Mazzoni: Have Agenda Item 12E moved under 12C.			X after 04.09.25 mtg	
11	04.09.25	ACTION	Mr. Mazzoni: Send letter notifying 3936 Barbour Trail residents of 30-day suspension of amenity privileges.			X after 04.09.25 mtg	
12	04.09.25	ACTION	Mr. Mazzoni: Mention to Commissioner Starkey the CDD issue with County not recognizing County-owned road.	X			
13	04.09.25	ACTION	Mr. Mazzoni: Ensure Acct combines budget line items; "Hurricane recovery" and "Hurricane clean-up" and the two "Pressure washing" budget line items			X after 04.09.25 mtg	
14	04.09.25	ACTION	Mr. Mazzoni: Notify Mrs. Deenihan about installing a traffic sign in remembrance of Mr. Deenihan.			X after 04.09.25 mtg	

TSR CDD
ACTION & COMPLETED ITEMS LIST
04.09.25 for 05.14.25 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	04.09.25	ACTION	Mr. Mazzoni: Work with the Developer to use the retainer from Taylor Morrison to fund \$1,700 for stock cars, some missing crosswalks & missing striping on Stevenson.	X			
16	04.09.25	ACTION	Mr. Mazzoni: Ensure FY2026 Meeting Schedule has a 5:30 p.m. start time.	X			

TSR CDD
ACTION & COMPLETED ITEMS LIST
04.09.25 for 05.14.25 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. Mazzoni/Ms. Hlebak: Work on holiday lighting options to present.			X	11.13.24
2	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
3	07.10.24	ACTION	Mr. Mazzoni/Mr. Soety: Review/adjust LMP landscape/irrigation project scope/costs. 08.14.24 Discuss wkshp at nxt mtg.			X	11.13.24
4	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
5	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
6	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
7	09.11.24	ACTION	Mr. Mazzoni: Provide update of Arborist determining if lightning damaged tree at Homestead Park will recover.			X	11.13.24
8	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
9	11.13.24	ACTION	Mr. Mazzoni: Distribute map of lake access points and present ShoreSox® erosion control systems proposal to repair 100" of shoreline at Gavin lake.			X	12.11.24
10	11.13.24	ACTION	Mr. Mazzoni: Create "Lake bank repair" unfunded budget line item.			X	12.11.24
11	11.13.24	ACTION	Ms. Willson: Prepare and send demand letter to guest damaging Night Start Trail and Barbour Trail.			X	12.11.24
12	11.13.24	ACTION	Mr. Mazzoni: Mr. Mazzoni speak to the Architectural Review Committee about French drains causing erosion issues.			X	12.11.24
13	09.11.24	ACTION	Mr. Adams: Ensure Accounting recodes "Pool fence & gate" expenses.			X	01.08.25
14	11.13.24	ACTION	12.11.24: Inspect line of sight issues.			X	01.08.25
15	11.13.24	ACTION	Mr. Mazzoni: Advertise 12.11.24 Reg Mtg & 01.09.25 Wkshp. 12.11.24: Advertise January for 01.08.25 at 4:00 p.m.			X	01.08.25
16	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.			X	01.08.25

TSR CDD
ACTION & COMPLETED ITEMS LIST
04.09.25 for 05.14.25 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
17	12.11.24	ACTION	Ms. Willson: Draft separate Agreement for multiple Premier Lakes, Inc. One-Time Work Order Agreements for SOX Shoreline Restoration.			X	01.08.25
18	12.11.24	ACTION	Ms. Hlebak: Inspect/improve maintenance at Whitfield Park dog park.			X	01.08.25
19	09.11.24	ACTION	Mr. Mazzoni: District Eng assisting w how to handle repeating drainage and pavement cracking in the future.			X	02.12.25
20	11.13.24	ACTION	Mr. Mazzoni: Present proposal to repair hurricane-damaged Lake M10-C			X	02.12.25
21	11.13.24	ACTION	12.11.24: Trim high bushes at the large electrical box at the corner of Lake Blanche and Monroe Meadows.			X	02.12.25
22	01.08.25	ACTION	Mr. Mazzoni/Hlebak: Prep e-blast advising residents of open Board seat and to submit resume/letter of interest in advance & to attend nxt mtg. Board Members: Contact people interested in the Board position.			X	02.12.25
23	01.08.25	ACTION	Mr. Yahn/Board/LMP: Present FY25 Landscape & Irrigation Enhancement Projects list, excluding Rangeland East/West. BOS: Email Mr. Mazzoni of areas they do not want to proceed with. He will pass on to SCI Staff.			X	02.12.25
24	01.08.25	ACTION	Mr. Mazzoni/Ms. Hlebak: Prep, subject to Board approval, e-blast informing residents regarding unbudgeted expenditures.			X	02.12.25
25	01.08.25	ACTION	Mr. Yahn: Present tree replacement proposals & map of what SCI & LMP propose to replace. Prep letter re: hurricane damage costs, for nxt mtg.			X	02.12.25
26	01.08.25	ACTION	Mr. Adams: Confirm Controller writes down \$53,000 Due to Developer & if CDD can transfer \$2 million of CDD excess funds to the ISC Account.			X	02.12.25
27	01.08.25	ACTION	Mr. Mazzoni: Ensure all requests are placed on Actions Items List.			X	02.12.25
28	01.08.25	ACTION	Ms. Hlebak: Report on canoe/kayak rentals over last 12 months.			X	02.12.25
29	01.08.25	ACTION	Mr. Mazzoni: Monitor hogs. Report any significant CDD property damage.			X	02.12.25
30	01.08.25	ACTION	Mr. Mazzoni: Inform the three property owners of the situation and the CDD disconnecting its own irrigation system.			X	02.12.25
31	01.08.25	ACTION	Mr. Kurth: Present proposal to add Triploid Grass Carp into CDD lakes.			X	02.12.25
32	01.08.25	ACTION	Mr. Mazzoni: Add budget line item to track Stancil Park costs. Proceed with irrigation repairs. Work w/ SCI. Draft Landscape Plant Replacement Plan w/ SCI's Landscape Architect redlining original TM Landscape Plan.			X	02.12.25
33	01.08.25	ACTION	Ms. Hlebak/Mr. Mazzoni: Inspect bike park. Report findings at nxt mtg.			X	02.12.25

TSR CDD
ACTION & COMPLETED ITEMS LIST
04.09.25 for 05.14.25 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
34	09.11.24	ACTION	Mr. Mazzoni: Inspect grass covered drain Mr. Hudak observed Davey Tree crews damage & street drain.			X	03.12.25
35	12.11.24	ACTION	Mr. Mazzoni: Gather more info & consult w/ District Engineer regarding Stabilization Repair for fence along SR-54.			X	03.12.25
36	02.12.25	ACTION/ AGENDA	Mr. Mazzoni: Obtain add'l proposals and Florida State Fence proposals for Starkey Wall repair and installing fence and gate at Huckleberry Pond.			X	03.12.25
37	02.12.25	ACTION	Mr. Mazzoni and Mr. Soety: Determine percentage to code pine straw expense to the "Stansil Park" budget line item.			X	03.12.25
38	02.12.25	ACTION/ AGENDA	Ms. Willson: Review Welcome Center Lease re: can Developer can break the lease and if the CDD has the right of first refusal, for the nxt mtg.			X	03.12.25
39	02.12.25	ACTION	Ms. Willson: Revise Rangeland Blvd Bridge Ltr. Send to Mr. Mazzoni to send to Co.			X	03.12.25
40	02.12.25	ACTION	Mr. Mazzoni: Contact County to remove debris on Co Road before incurring CDD costs.			X	03.12.25
41	01.08.25	ACTION/ AGENDA	Mr. Yahn: Present recommendation whether to proceed with LMP's Landscaping contract 3% rate increase or go out to bid. (03.25 mtg) 03.12.25 Negotiate w/ LMP & present final bid at nxt mtg.			X	04.09.25
42	02.12.25	ACTION	Ms. Willson: Email Agrmt w/ Water Mgmt Dist & County to Board.			X	04.09.25
43	02.12.25	ACTION	Management: Fix FY2025 Mtg Schedule re: 12.11.25 cx mtg that was held.			X	04.09.25
44	02.12.25	ACTION	Ms. Hlebak: Close canoe, kayaks and other ancillary rental items.			X	04.09.25
45	02.12.25	ACTION	Mr. Mazzoni: Get new speed limit & remembrance signs for Night Star Tr.			X	04.09.25
46	02.12.25	ACTION	Mr. Mazzoni: Schedule May budget wkshp. 03.12.25 Advertise budget wkshp at 4 on 06.04.25 and move 06.11.25 Reg Mtg to 06.04.25 at 6 p.m.			X	04.09.25
47	03.12.25	ACTION	Ms. Willson: Seek additional proposals for legal consultation and assistance in addressing the bridge with the County.			X	04.09.25
48	03.12.25	ACTION	Mr. Mazzoni: Send 30-day suspension warning and hearing letter to 3936 Barbour Trail to attend the April meeting			X	04.09.25
49	03.12.25	ACTION	Mr. Mazzoni: Inspect/determine if striping Stevenson to direct off-street parking & at all stop signs is needed & if bushes at electrical box at Lake Blanche & Monroe Meadows need additional trimming.			X	04.09.25

TSR CDD
ACTION & COMPLETED ITEMS LIST
04.09.25 for 05.14.25 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
50	03.12.25	ACTION	Mr. Mazzoni: Inspect/determine if common area flower beds need to have the broken concrete removed and mulch laid.			X	04.09.25
51	03.12.25	ACTION	Mr. Mazzoni/Hlebak: Prep e-blast advising residents of Juniper working on Stansil Park Phases 1& 2 Landscaping Projects.			X	04.09.25

TSR

COMMUNITY DEVELOPMENT DISTRICT

**STAFF
REPORTS
C**



Wrathell, Hunt and Associates, LLC

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

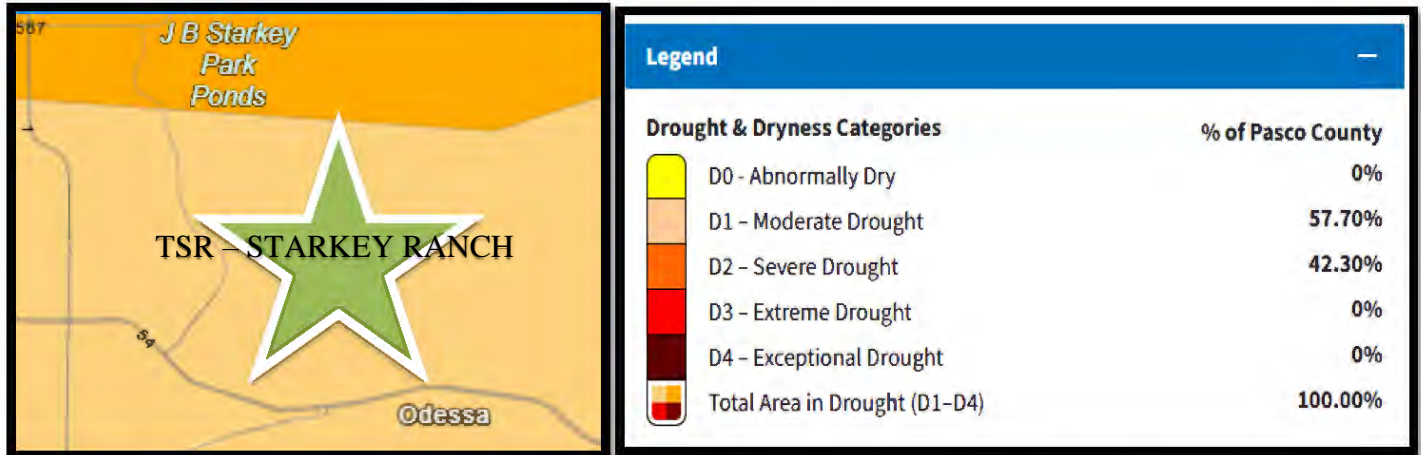
WATERWAY & MITIGATION UPDATES:

- **APRIL AQUATIC SERVICE REPORTS FROM PREMIER LAKES:** Attached are the April service reports from Premier Lakes for the Board's review.

LANDSCAPING UPDATES:

- **LMP CONTRACT EXTENSION:** The extension has been signed by the Chair and by representatives from LMP. This project is completed.
- **HURRICANE RATES (2025):** Sunscape met with LMP to finalize the rates and terms in the event of a storm in 2025. Operations have examined the document and acted on behalf of the Board. This project is completed.
- **STANSIL PARK:** This project has been substantially completed by LMP. A project update will be provided at the May meeting by Sunscape Consulting.
- **WOOFIELD DOG PARK:** The sod in this dog park is being replaced as part of the warranty and non-warranty sod replacement project approved by Operations. This project has been prioritized in the upcoming schedule following the substantial completion of the Stansil Park landscaping project.

DROUGHT CONDITIONS: W/E 4/26/25



464,697
people in Pasco County are affected by drought
↑ 10.5% since last week
↑ 10.5% since last month

100%
of people in Pasco County are affected by drought
↑ 9% since last week
↑ 9% since last month

37th
driest March on record, over the past 131 years
↓ 1.91 inches from normal

33rd
driest year to date over the past 131 years (January-March 2025)
↓ 3.87 inches from normal

MISC. COMMON AREA UPDATES:

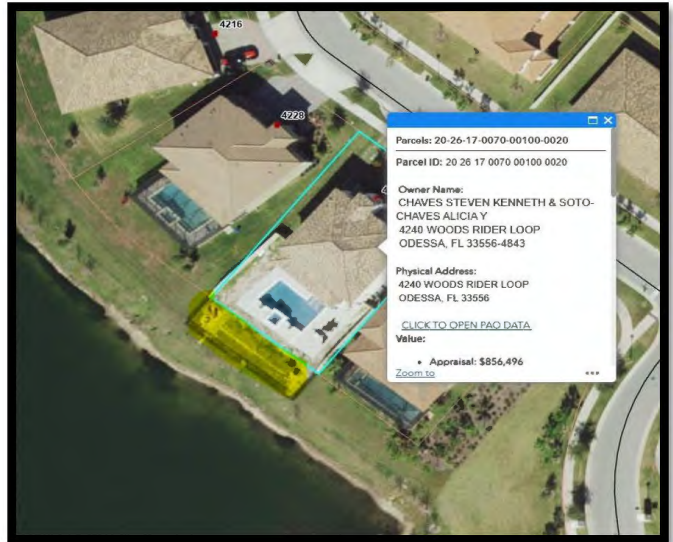
- **COMMON AREA PRESSURE WASHING:** American Power Washing is working on this project. Operations will provide an update on this item at the May meeting.
- **ROAD / WAYFINDING SIGNAGE:** FastSigns is awaiting material to complete the street signs, which is currently on Backorder. This project is expected to be completed in early to mid-May.
- **AMENITY SIDEWALK / CUNNINGHAM PARK REVIEW:** Operations completed its review on April 4th. Our inspection report has been turned over to Rose Paving for them to combine with the common area repairs. Rose Paving stated that they will be able to add these items via change order, with only minimal additional expense to the District.
- **STANSIL PARK:** Operations contacted Taylor Morrison Homes about the missing stop bars at Stansil Park stop signs. Operations obtained a backup quote from Rose Paving for this item, if it is not resolved with the builder.
- **SR-54 FENCE REPAIR & HUCKLEBERRY POND INSTALL:** Florida State Fence has notified Operations that the aluminum is expected to arrive by Friday, May 5th. The installation of the aluminum fence and repairs to the wooden retaining wall are currently scheduled for Saturday, May 7th.

4240 WOODS RIDER LOOP / POND 17-3:

Following the April meeting, Operations completed its review of the fence at this property, relative to the property line, and communicated with the HOA about its findings. It was discovered that a four-to-five-foot section of the aluminum fence extends onto the District's property.

Both Alex from Premier Lakes and I believe that this fence is negatively affecting the pond bank, and it continues to have an adverse impact on the area, as illustrated in the attached picture. I contacted one of the owners by phone, and they claimed to have permission to build on the CDD's property. They also mentioned that since the CDD was not going to mow up to their fence, they extended it to enclose that area. I provided the owners with my contact information, but they have not yet submitted any authorization from the CDD.

In a follow-up with the MPOA, it did approve the fence in 2021, but there is no record of approval by the CDD for construction into Tract B-1. The MPOA is issuing a violation notice to the owners, requesting that they relocate the fence back onto their property.





1936 Bruce B. Bess Blvd Suite 308
West y Chapel FL 3343
(844) 222-3733 ,
CustomerSupport@PremierLakesFL.com

CUSTOMER

TSR C
Barry Mazzini
200 Hart Pin Av
Odessa, Florida, 33462
(813) 399-086

mazzini@whhassiat.com

Work Order

DATE	04/11/2022
TECH(S) ID	av Smallridge
JOB #	1062264291

SERVICE LOCATION

TSR C
TSR C Wd meCenter
200 Hart Pin Av
Odessa, Florida, 33462
(813) 399-086

mazzini@whhassiat.com

JOB DETAILS

Annual Lake Maintenance - Weekly

JOB CATEGORY

Annual Lake Maintenance

COMPLETION NOTES

Tracked grass on ponds B-2,4-1,m22b,b-3,14- ,m14g. Trash pickup on ponds Stanley a,b, ,d.



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

CUSTOMER

TSR CDD
Barry Mazzoni
2500 Heart Pine Ave
Odessa, Florida, 33556-3462
(813) 399-0865

mazzonib@whhassociates.com

SERVICE LOCATION

TSR CDD
TSR CDD Welcome Center
2500 Heart Pine Ave
Odessa, Florida, 33556-3462
(813) 399-0865

mazzonib@whhassociates.com

JOB DETAILS

Annual Lake Maintenance - Weekly

JOB CATEGORY

Annual Lake Maintenance

COMPLETION NOTES

Treated Algae on ponds m10d,d-2. Treated grasses and weeds on ponds m22b,m22c,d-2,m10b,B3,stancil a,b,c,d m5b,5b,5-2,4-1,cannon.

Work Order

DATE	04/01/2025 -
TECH(S)	Dave Smallridge
JOB #	1062264289



1936 Bruce B. Downs Blvd Suite 308
West y Chapel FL 33433
(844) 222-3733 ,
CustomerSupport@PremierLakesFL.com

CUSTOMER

TSR C
Barry Mazzini
2000 Hart Pin Av
Odessa, Florida, 33462
(813) 399-086

mazzini@whhassiat.com

Work Order

DATE	04/07/2022 -
TECH(S) D	av Smallridg
JOB #	1062264334

SERVICE LOCATION

TSR C
TSR C Wd meC ntr
2000 Hart Pin Av
Odessa, Florida, 33462
(813) 399-086

mazzini@whhassiat.com

JOB DETAILS

Annual Lake Maintenance - Weekly

JOB CATEGORY

Annual Lake Maintenance

COMPLETION NOTES

Trash pickup on ponds 4-1,18-8,18-9, sp-1b,2a,2b,4a,4b, a. 17-2,16-2,1 -1,m1 -a,m22 ,3-3,m3- ,M-3 ,18-1, - b, -1a, -3a,3-1,3-2.



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

CUSTOMER

TSR CDD
Barry Mazzoni
2500 Heart Pine Ave
Odessa, Florida, 33556-3462
(813) 399-0865

mazzonib@whhassociates.com

SERVICE LOCATION

TSR CDD
TSR CDD Welcome Center
2500 Heart Pine Ave
Odessa, Florida, 33556-3462
(813) 399-0865

mazzonib@whhassociates.com

Work Order

DATE	04/08/2025 -
TECH(S)	Dave Smallridge
JOB #	1062264290

Annual Lake Maintenance - Weekly

Annual Lake Maintenance

Treated grasses on ponds 5-3a,m3-b,m3a,17-3,16-1,13-1. Algae on ponds 5-3a,17-1,17-2,16-1. Trash pickup



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

CUSTOMER

TSR CDD
Barry Mazzone
2500 Heart Pine Ave
Odessa, Florida, 33556-3462
(813) 399-0865

mazzonib@whhassociates.com

SERVICE LOCATION

TSR CDD
TSR CDD Welcome Center
2500 Heart Pine Ave
Odessa, Florida, 33556-3462
(813) 399-0865

mazzonib@whhassociates.com

JOB DETAILS

Annual Lake Maintenance

JOB CATEGORY

Annual Lake Maintenance

COMPLETION NOTES

Added dye/bacteria to lakes: 1A, 1B, 4B, 5A, 5-5B, 5-3A, Stancil A, 12-1, 16-3, 16-4, and 17-2.

Work Order

DATE

04/09/2025 -

TECH(S)

Alex Kurth

JOB

1064247713



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

CUSTOMER

TSR CDD
Barry Mazzone
2500 Heart Pine Ave
Odessa, Florida, 33556-3462
(813) 399-0865

mazzonib@whhassociates.com

SERVICE LOCATION

TSR CDD
TSR CDD Welcome Center
2500 Heart Pine Ave
Odessa, Florida, 33556-3462
(813) 399-0865

mazzonib@whhassociates.com

JOB DETAILS

Annual Lake Maintenance - Weekly

JOB CATEGORY

Annual Lake Maintenance

COMPLETION NOTES

Treated grasses on ponds 12-5,m12d,12-1,m10c,10-2,m10b,m10a,m11a,d-1. Algae and submerged weeds on pond 16-1.

Work Order

DATE	04/21/2025 -
TECH(S)	Dave Smallridge
JOB #	1062264336



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

CUSTOMER

TSR CDD
Barry Mazzone
2500 Heart Pine Ave
Odessa, Florida, 33556-3462
(813) 399-0865

mazzonib@whhassociates.com

SERVICE LOCATION

TSR CDD
TSR CDD Welcome Center
2500 Heart Pine Ave
Odessa, Florida, 33556-3462
(813) 399-0865

mazzonib@whhassociates.com

JOB DETAILS

Annual Lake Maintenance - Weekly

JOB CATEGORY

Annual Lake Maintenance

COMPLETION NOTES

Treated Algae on ponds 16-5,13-1,13-2,12-2,18-9,18-10,esp-1a,12-4,m14a,m14b,5-5b,5-5a,5-3a,m3a. Grasses on ponds esp-1a,2a,2b,3a,3b,d-1,m3a.

Work Order

DATE	04/22/2025 -
TECH(S)	Dave Smallridge
JOB #	1062264292



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

CUSTOMER

TSR CDD
Barry Mazzone
2500 Heart Pine Ave
Odessa, Florida, 33556-3462
(813) 399-0865

mazzonib@whhassociates.com

SERVICE LOCATION

TSR CDD
TSR CDD Welcome Center
2500 Heart Pine Ave
Odessa, Florida, 33556-3462
(813) 399-0865

mazzonib@whhassociates.com

JOB DETAILS

Annual Lake Maintenance - Weekly

JOB CATEGORY

Annual Lake Maintenance

COMPLETION NOTES

Treated grasses on ponds 7-1b,5-1a,5-3a,m5b,5b,5-2,5-4,1-2,1-3,m3-b,m3a,3-1,3-2,4-1. Trash pickup

Work Order

DATE	04/28/2025 -
TECH(S)	Dave Smallridge
JOB #	1062264337



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

CUSTOMER

TSR CDD
Barry Mazzone
2500 Heart Pine Ave
Odessa, Florida, 33556-3462
(813) 399-0865

mazzonib@whhassociates.com

SERVICE LOCATION

TSR CDD
TSR CDD Welcome Center
2500 Heart Pine Ave
Odessa, Florida, 33556-3462
(813) 399-0865

mazzonib@whhassociates.com

JOB DETAILS

Annual Lake Maintenance - Weekly

JOB CATEGORY

Annual Lake Maintenance

COMPLETION NOTES

Treated grasses on huckleberry pond. Algae on ponds 5-3a,3-2,4-1,4a,16-5,16-3,16-4,16-1

Work Order

DATE	04/29/2025 -
TECH(S)	Dave Smallridge
JOB #	1062264293

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 4, 2025	Workshop [Budget]	4:00 PM
June 4, 2025	Regular Meeting	6:00 PM
June 11, 2025 <i>rescheduled to June 4, 2025</i>	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
D**

Monthly Summary Report

April 2025

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

APRIL PROGRAM HIGHLIGHTS

PROGRAM	CATEGORY
One Blood Bus	Health/Educational
Vax-on-site	Health/Educational
Family Fun Day	Family Social
Environmental Day	Family Social/Educational
Kids Night Out	Kid's Social
Music in the Park	Family Social
Sound Healing Meditation	Fitness
Starkey Strides	Family Social/Fitness/Educational
Eggstravaganza	Family Social
Drink This, Make That	Adult Social
Community Garage Sale	Family Social
Food Truck Friday	Family Social
Coffee in the Park	Family Social
Yoga	Fitness

FREE YOGA IN APRIL!

ABBY
AT CUNNINGHAM HALL

April 10th – Evening Yoga
6:15 – 7:30PM

April 15th – Chair Yoga
11:45AM – 1PM

April 17th – Evening Yoga
6:15 – 7:30PM

April 22nd – Morning Yoga
8:30 – 9:30AM

RSVP: FUN@OURSTARKEYRANCH.COM

April 26th, 2025
8 AM - 2 PM

**COMMUNITY
GARAGE
SALE**

Lists of participants will be sent out to all the residents and can also be picked up at the Starkey Ranch Welcome Center at 8am on April 26th.

MUSIC
IN THE PARK

COME JOIN US FOR SOME LIVE MUSIC FROM TRIPLE PLAY!

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

FRIDAY, APRIL 25TH 2025
6 PM - 8 PM

Whitfield Park

SOUND HEALING AND MEDITATION

April 29th
7 - 8:15 PM
Cunningham Hall
Cost: \$20 per class

RSVP: FUN@OURSTARKEYRANCH.COM




APRIL AMENITY RENTALS

AMENITY LOCATION	FREQUENCY	REVENUE
Cunningham Hall	5 Days/24 Hours	\$1200
Whitfield Park Pavilion	3 Days/12 Hours	\$180
Homestead Park Pavilion	2 Days/4 Hours	\$60
Albritton Park Pavilion	4 Days/12 Hours	\$180
Rentals usually take place Friday – Sunday, pending Lifestyle Programs and needed access to the facilities. Resident Clubs, Fitness and Community Associations are not included in these numbers. Deposits for Cunningham Hall and Damage Costs are not included. Damage costs are rarely charged/a concern after rentals. Deposit Checks for Cunningham Hall are held until the Monday after the rental, they are then returned or shred per the resident’s request.		

FACILITY OPERATIONS & MAINTENANCE



MAY PROGRAM FORECAST

PROGRAM	CATEGORY
Family Fun Day	Family Social
One Blood Bus	Health/Educational
Vax-on-site	Health/Educational
Harry Potter Day	Family Social
Kids Night Out	Kid's Social
May the 4th be with You!	Family Social
Cinco de Mayo Grab Bags	Family Social
Gift Card Bingo	Adult Social
Sound Healing Meditation	Fitness
Mother's Day Brunch	Family Social
3D Mobile Mammography	Health/Educational
Hurricane Prep Seminar	Educational
Food Truck Friday	Family Social
Coffee in the Park	Family Social
Yoga	Fitness
Kona Ice	Family Social
 Swim Lessons	Fitness/Safety



STAR WARS DAY
MAY THE 4TH
BE WITH YOU

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

*COSTUMES ENCOURAGED

Where: Welcome Center
When: May 4th
Time: 10AM
Fee: \$2

RSVP: FUN@OURSTARKEYRANCH.COM



BE SAFE AROUND THE WATER THIS SUMMER!

Personalized instruction- fun environment-flexible schedule

Start your swimmer of any level in our 1:1 lessons at any of our 3 pools!!!

Individual \$45
5 pack \$215
10 Pack \$410

Swim@ourstarkeyranch.com



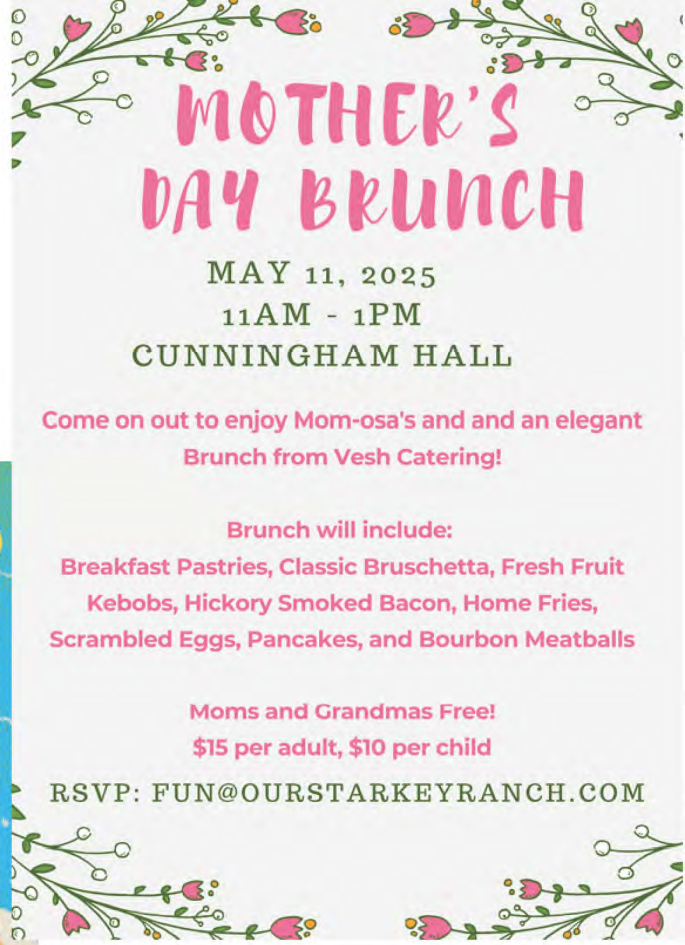
GIFT CARD BINGO

Join the Lifestyle Team in a game of Gift Card Bingo! Each person is required to bring a gift card in order to participate. Bingo cards will be given out based on your gift card amount.

\$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

May 28, 2025
6 PM
Welcome Center

RSVP: FUN@OURSTARKEYRANCH.COM



MOTHER'S DAY BRUNCH

MAY 11, 2025
11AM - 1PM
CUNNINGHAM HALL

Come on out to enjoy Mom-osa's and an elegant Brunch from Vesh Catering!

Brunch will include:
Breakfast Pastries, Classic Bruschetta, Fresh Fruit Kebobs, Hickory Smoked Bacon, Home Fries, Scrambled Eggs, Pancakes, and Bourbon Meatballs

Moms and Grandmas Free!
\$15 per adult, \$10 per child

RSVP: FUN@OURSTARKEYRANCH.COM



Harry Potter DAY

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

May 2, 2025
4 PM
Whitfield Park
FEE: \$2

RSVP: FUN@OURSTARKEYRANCH.COM

DOWNLOAD OUR FREE APP!!!



APPLE



ANDROID/GOOGLE PLAY

THANK YOU.



NATURAL TRAILBUILDING

10408 SW 65th Ave. Bushnell, FL 33513

Proposal

#00022

PREPARED for

PREPARED DATE

05/02/25

TSR Community Development District

Place of Service: Starkey Ranch, 2500 Heart Pine Ave. Odessa, FL 33556

ITEM [Bike Park & Kids Area Rebuild]		PRICE	TOTAL
Rebuild/repair dirt park and kids area. Rebuild and redesign. Price includes armouring with asphalt millings.		\$8,000.00	\$8,000.00
Grand total: \$8,000.00			

Mike Cole 352-232-2840

naturewithmike@gmail.com



SMARTSolutions
8603 ADAMO DR Suite B
Tampa, FL 33619
United States

(877) 205-4668
info@makingtechsimple.com
www.makingtechsimple.com

Starkey - 2500 Heart Pine Ave. - Bathroom Access Control



Starkey Ranch

2500 Heart Pine Avenue
Odessa, Florida 33556
United States

rhlebak@ourstarkeyranch.com
(440) 567-0899

Presented By
SMARTSolutions

Quote Number
SSQ-1951

Presented On
Apr 24, 2025

Version
2

Project Description

This proposal is to add access control to the pool bathroom doors at Albritton, Whitfield and Homestead. This quote is to convert the bathroom doors to Paxton 10 hardware, which is the same platform as the rest of the community. This will allow the residence to use their existing key cards. SMARTSolutions will furnish, install, and program all equipment listed below. We expect this installation to take a full day to complete for each pool.

- We will install and program (2) new door locks on the bathroom doors. These door locks are a new wireless model from Paxton. Which will allow for an easier installation. These door locks will communicate via Bluetooth back to the controller. These door locks are battery operated and the batteries will need to be replaced every 2-3 years.

Locations

Albritton

ITEM		QTY	UNIT PRICE	TOTAL
	Paxton PaxLock Pro – Latch, Galaxy, black	2	\$780.00	\$1,560.00
	Paxton Wireless Connector - US	1	\$260.00	\$260.00
	CD - Control Drop 1 Yellow Cat6 Drop for control	1	\$29.79	\$29.79

Homestead

ITEM		QTY	UNIT PRICE	TOTAL
	Paxton PaxLock Pro – Latch, Galaxy, black	2	\$780.00	\$1,560.00






Paxton Wireless Connector - US	1	\$260.00	\$260.00
------------------------------------------	---	----------	----------



CD - Control Drop 1 Yellow Cat6 Drop for control	1	\$29.79	\$29.79
------------------------------------------------------------	---	---------	---------

Whitfield

ITEM		QTY	UNIT PRICE	TOTAL
	Paxton PaxLock Pro – Latch, Galaxy, black	2	\$780.00	\$1,560.00
	Paxton Wireless Connector - US	1	\$260.00	\$260.00
	CD - Control Drop 1 Yellow Cat6 Drop for control	1	\$29.79	\$29.79

Summary

Product	\$5,549.37
Labor	\$2,597.49
Tax	\$388.45
Total Price	\$8,535.31

Payment Schedule

Amount

	80% Due upon acceptance (80%)	\$6,828.25
	20% Due upon completion (20%)	\$1,707.06

Meet the Operations Team

This is the team that will help you throughout your project. You can always contact your salesperson, but this team will be here to support you during and after your installation.



Eileen Orlando
Operations Coordinator



Anthony Orlando
Director of Technology
Solutions

Anthony is the Director of Technology Solutions. His team is responsible for taking a customer's vision and making it a reality with the industry's latest technology.

SMARTSolutions: Standard Terms & Conditions of Our Services General:

These Terms & Conditions are incorporated into and considered a part of any proposal, quote, or statement of work we provided you relating to the products and / or services you requested. The proposal, quote, or statement of work we provided shall be referred to as the "Quote". The products and / or services we propose to provide shall be referred to as the "Services". "We", "our", or SMARTSolutions refers to SMARTSolutions, a division of Digital Reception Services, Inc., a Florida Corporation, the provider of the Services; and, "You", "your", or the "Customer" refers to you, our customer, who has agreed to pay us for the Services. Together, we both can be referred to as the "parties".

Binding Agreement: Upon your written or verbal acceptance of our Quote for Services, the Quote for Services and these Terms & Conditions shall comprise the entire agreement between the parties, and supersede all prior understandings, agreements, negotiations, representations and warranties, and communications, both written and oral. The accepted Quote for Services and these Terms & Conditions shall be referred to as the "Agreement" between the parties.

Price: Prices outlined in our Quote for Services shall remain valid for 30 days, unless we notify you differently prior to your acceptance of our Quote. Quoted prices do not include any applicable sales, use, or service taxes, which shall be added to the invoices for our Services submitted to you for payment.

Payment Terms: Payment terms may vary dependent on the Quote and Services and will be presented in the Quote and listed on your invoice. If no specific payment terms are presented in the Quote, then you agree to pay our invoices within 30 days of the date of the invoice. All Special-Order products require 100% prepayment. A late fee of 1.5 % will be assessed on all invoices over 30 days old. All products remain our property until paid in full. Returned checks will incur a charge of \$35.00 to cover the banking fees and administrative costs. We reserve the right to seek recovery of any money remaining unpaid 90 days from the date of invoice via collection agencies and/or through legal proceedings. In such circumstances, you shall be responsible to pay our attorney's fees and additional administrative and/or court costs associated with collection of the unpaid balance.

Schedule: We will use our best efforts to complete the Services in accordance with the schedule in the Quote, unless otherwise agreed in writing by the parties. You acknowledge that our performance is dependent upon the timely and effective satisfaction of your responsibilities, as well as your timely decisions, approvals, and payment of invoices, upon which we will rely.

Changes: If any change affects the time or cost of performance under the applicable Quote for Services, an adjustment in the time and/or compensation to be paid thereunder shall be agreed to in writing by the parties before such modification shall be effective. Changes in the Quote for Services that are requested by you do not become binding unless we accept the change in writing. Any such changes may result in additional or increased charges, and you agree to pay such increased charges.

Return of Products: As noted above, all Special-Order products require 100% prepayment and cannot be returned. Once ordered, most other products and equipment are non-cancellable, non-refundable and/or subject to a 15% restocking and return fee in accordance with the manufacturer's or our vendor's requirements. Completion & Final Acceptance of Services. Upon our completion of the Services, you will be available for consultation, final walk-through, and final sign-off for the project. If you are unavailable, unless otherwise agreed in writing, then you accept that the Services have been completed to your satisfaction and payment in full is due. Rev. 2 Install Water Street Project No : ST-0177 5/31/2022
Page 8 of 10

Warranty: We warrant that all Services will be performed in a professional manner consistent with industry standards and free from defects for a period of 90 days after we have completed the Services. To have an effective warranty claim within the 90-day warranty period, you must provide us notice within 10 days of your discovery of the breach of warranty. We also warrant that all products will conform to their published specifications and, to the extent allowed, we pass on the manufacturer's warranty to you. We will attempt to assist you in resolving any material defects you may encounter with the products; however, upon completion of our Services, product warranty issues become your obligation, and any repair, warranty, service, defect or replacement obligations are the sole responsibility of the product manufacturer. You are responsible for product registration for warranty purposes if this is required by the manufacturer. All warranties exclude exposure to chemicals, odors, heat or light; normal wear and tear; modifications; or damage caused by abuse, improper use, or use which exceeds published limitations.

Limitation on Warranty: EXCEPT AS EXPRESSLY PROVIDED IN THE AGREEMENT, TO THE MAXIMUM EXTENT PERMITTED BY LAW, WE DISCLAIM ALL WARRANTIES AND CONDITIONS, WHETHER EXPRESS, IMPLIED OR STATUTORY, RELATING TO THE SERVICES OR PRODUCTS PROVIDED UNDER THIS AGREEMENT, INCLUDING, BUT NOT BEING LIMITED TO, ALL WARRANTIES AND CONDITIONS OF MERCHANTABILITY, MERCHANTABLE QUALITY, FITNESS FOR A PARTICULAR PURPOSE, TITLE, LACK OF VIRUSES, AND NON INFRINGEMENT.

Cancellation: In the event you want to cancel the Agreement, you agree to notify SMARTSolutions in writing or by email 15 days before the scheduled start date. Except for your payment of any Special Orders, if you provide us proper cancellation notice, you will not be assessed any cancellation fees. If you do not provide us proper 15-day cancellation notice, you agree to pay for all Special Orders plus a cancellation fee equal to 15% of the total Quote cost to cover our administration, lost work and scheduling costs. If you elect to cancel our Services after we have begun work, you agree to pay for all Special Orders plus a cancellation fee equal to 50% of the total Quote cost to cover our administration, lost

work and scheduling costs. Postponement of scheduled Services rather than cancellation is acceptable only if the rescheduled date is bona fide and within four weeks of the initial date scheduled.

Insurance: We maintain at our sole expense: (a) general commercial liability insurance with limits of no less than \$1,000,000 per occurrence and \$2,000,000 aggregate; (b) worker's compensation and employer's liability insurance; and (c) all insurance required by law.

Miscellaneous: Choice of Law and Venue: The parties agree that this Agreement is to be governed by and construed under the law of the State of Florida without regard to its conflicts of law provisions. The parties further agree that all disputes shall be resolved exclusively in state or federal court in Hillsborough County, Florida.

Severability: If any part of this Agreement is declared unenforceable or invalid, the remainder will continue to be valid and enforceable.

Attorney Fees: In the event either party retains an attorney for the enforcement of any of the provisions of this Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees and court costs incurred whether said attorney's fees are incurred for the purpose of negotiation, mediation, trial, appellate or other legal services.

Force Majeure: Neither party will be liable nor in breach of its obligations under this Agreement (except the obligation to make payments when due) to the extent such performance is delayed or prevented due to causes beyond such party's reasonable control ("Event of Force Majeure"), including but not limited to, Acts of God; terrorism; pandemics; national, state or local state of emergencies; war; material shortages; acts (or omissions) of the other party or its contractors, suppliers, employee or agents; act of government; labor disputes; or transportation shortages.

Amendment and Modification: These Terms & Conditions may only be amended or modified in a writing signed by each party.

Awards



Licensed and Ensured

Classification	Number	State/Province
Electrical Contractor	EC13010353	FL

Social Media



Signature

Signature

Date