

TSR

**COMMUNITY DEVELOPMENT
DISTRICT**

July 14, 2021

BOARD OF SUPERVISORS

REGULAR MEETING

AGENDA

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

July 7, 2021

Board of Supervisors
TSR Community Development District

<p><u>ATTENDEES:</u> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>

Dear Board Members:

The Board of Supervisors of the TSR Community Development District will hold a Regular Meeting on July 14, 2021, at 5:00 p.m., at Cunningham Park, 12131 Rangeland Boulevard, Odessa, Florida 33556. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments [3 minutes per person]
3. Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2020, Prepared by Berger, Toombs, Elam, Gaines & Frank
4. Consideration of Resolution 2021-07, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2020
5. Continued Discussion: Fiscal Year 2022 Proposed Budget
6. Continued Discussion: Traffic Calming (Speed Monitoring Boards, How Data is Obtained and Used, Relocation Costs, Cost for Additional Stop Signs and Off-Duty Officer Information)
7. Acceptance of Unaudited Financial Statements as of May 31, 2021
8. Approval of June 9, 2021 Regular Meeting Minutes
9. Action & Completed Items
10. Staff Reports
 - A. District Counsel: *Hopping Green & Sams, P.A.*
 - B. District Engineer: *Heidt Design, LLC*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: August 11, 2021 at 5:00 p.m.

○ QUORUM CHECK

Mike Liquori	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Matt Call	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Jason Silber	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Tim Green	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Mary Comella	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No

D. Lifestyle Director & Amenity Manager: *WTS International*

I. Consideration of Estimates/Proposals

- a. Florida State Fence
- b. Securiteam
- c. The Pool Doctor
- d. Trinity HouseKeepers

II. Warranty Earthscape - Slide at Homestead Park

III. Business Networking Group Venue

IV. Programs and Activities Survey

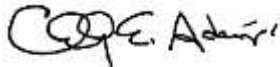
E. Operations Manager: *Wrathell, Hunt and Associates, LLC*

11. Supervisors' Requests

12. Adjournment

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

Sincerely,



Chesley E. Adams, Jr.
 District Manager

TSR

COMMUNITY DEVELOPMENT DISTRICT

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**TSR Community
Development District**

ANNUAL FINANCIAL REPORT

September 30, 2020

TSR Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2020

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Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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Fort Pierce, Florida 34950

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REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
TSR Community Development District
Pasco County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of TSR Community Development District as of and for the year ended September 30, 2020, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Fort Pierce / Stuart

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Private Companies practice Section

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To the Board of Supervisors
TSR Community Development District

Opinion

In our opinion, the basic financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities, and each major fund of TSR Community Development District as of September 30, 2020, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

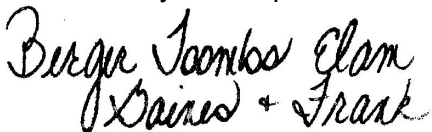
Management's Discussion and Analysis

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economical or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted principally of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with the sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated June 23, 2021 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering TSR Community Development District's internal control over financial reporting and compliance.



Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 23, 2021

**TSR Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2020**

Management's discussion and analysis of TSR Community Development District (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**TSR Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2020**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including land, construction in progress, improvements, and equipment are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long-lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, a reconciliation is provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2020.

- ◆ The District's total liabilities exceeded total assets by \$(6,752,700) (net position). The District's net investment in capital assets was \$(43,028). Unrestricted net position for Governmental Activities was \$(7,891,205). Restricted net position was \$1,181,533.
- ◆ Governmental activities revenues totaled \$6,369,113 while governmental activities expenses totaled \$5,751,713.

**TSR Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2020**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2020	2019
Current assets	\$ 767,756	\$ 1,036,369
Restricted assets	8,536,784	6,422,613
Capital assets	41,181,126	37,484,981
Total Assets	50,485,666	44,943,963
Current liabilities	2,316,661	2,218,566
Non-current liabilities	54,921,705	50,095,497
Total Liabilities	57,238,366	52,314,063
Net investment in capital assets	(43,028)	(33,710)
Restricted debt service	1,181,533	793,899
Net position - unrestricted	(7,891,205)	(8,130,289)
Total Net Position	\$ (6,752,700)	\$ (7,370,100)

The decrease in current assets is the result of a decrease in due from developer in the current year.

The increase in restricted assets, capital assets and non-current liabilities was the issuance of new long-term debt in the current year and the associated capital project.

The increase in current liabilities is related to the increase in contracts payable.

The increase in restricted debt service net position is related to the issuance of new long-term debt in the current year.

**TSR Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2020**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change In Net Position

	Governmental Activities	
	2020	2019
Program Revenues		
Charges for services	\$ 6,214,580	\$ 4,632,531
Contributions	119,432	954,194
General Revenues		
Investment earnings	7,469	22,099
Miscellaneous revenues	27,632	33,865
Total Revenues	<u>6,369,113</u>	<u>5,642,689</u>
Expenses		
General government	193,574	156,095
Physical environment	2,265,535	2,047,013
Culture/recreation	346,682	290,611
Interest and other charges	2,945,922	2,820,687
Total Expenses	<u>5,751,713</u>	<u>5,314,406</u>
Change in Net Position	617,400	617,400
Net Position - Beginning of Year	<u>(7,370,100)</u>	<u>(7,987,500)</u>
Net Position - End of Year	<u><u>\$ (6,752,700)</u></u>	<u><u>\$ (7,370,100)</u></u>

The increase in charges for services is the result of new debt service special assessments associated with the debt issued in the prior year.

The increase in physical environment expenses is mostly attributable to an increase in landscape maintenance and trash collection expenses in the current year.

The increase in interest and other charges is mostly due to the current year being the first full year of interest paid on the debt issued in the prior year and the cost of issuance of the bond issued in the current year.

**TSR Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2020**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2020 and 2019.

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2020</u>	<u>2019</u>
Land	\$ 1,938,304	\$ 1,938,304
Construction in progress	39,161,086	35,455,623
Improvements	117,264	117,264
Equipment	7,500	7,500
Accumulated depreciation	<u>(43,028)</u>	<u>(33,710)</u>
Total Capital Assets (Net)	<u>\$ 41,181,126</u>	<u>\$ 37,484,981</u>

The activity for the year consisted of \$9,318 in depreciation and \$3,705,463 in addition to construction in progress.

General Fund Budgetary Highlights

Actual governmental expenditures were less than final budgeted amounts primarily due to less landscape service expenditures than were anticipated in the budget.

The September 30, 2020 budget was not amended.

**TSR Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2020**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Debt Management

Governmental Activities debt includes the following:

- ◆ In February 2015, the District issued \$9,930,000 Series 2015 Special Assessment Revenue Bonds (Village 1 Project). These bonds were issued to finance the cost of acquisition, construction, installation and equipment of the 2015 project. The balance outstanding at September 30, 2020 was \$9,235,000.
- ◆ In October 2015, the District issued \$9,455,000 Series 2015A Special Assessment Revenue Bonds (Village 4 Project). These bonds were issued to finance the cost of acquisition, construction, installation and equipment of the 2015A Project. The balance outstanding at September 30, 2020 was \$8,840,000.
- ◆ In October 2016, the District issued \$10,235,000 Series 2016 Special Assessment Revenue Bonds (2016 Project). These bonds were issued to finance the cost of acquisition, construction, installation and equipment of the 2016 Project. The balance outstanding at September 30, 2020 was \$9,875,000.
- ◆ In December 2017, the District issued \$12,870,000 Series 2017 Special Assessment Revenue Bonds (2017 Project). These bonds were issued to finance the cost of acquisition, construction, installation and equipment of the 2017 Project. The balance outstanding at September 30, 2020 was \$12,570,000.
- ◆ In October 2018, the District issued \$9,785,000 Series 2018 Special Assessment Revenue Bonds. These bonds were issued to finance the cost of acquisition, construction, installation and equipment of the 2019 Project. The balance outstanding at September 30, 2020 was \$9,785,000.
- ◆ In October 2019, the District issued \$5,710,000 Series 2019 Special Assessment Revenue Bonds. These bonds were issued to finance the cost of acquisition, construction, installation and equipment of the 2019 Project. The balance outstanding at September 30, 2020 was \$5,710,000.

Economic Factors and Next Year's Budget

TSR Community Development District anticipates continuing to construct certain capital improvements in fiscal year 2021; however, the District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2021.

**TSR Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2020**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Request for Information

The financial report is designed to provide a general overview of TSR Community Development District finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the TSR Community Development District's Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

TSR Community Development District
STATEMENT OF NET POSITION
September 30, 2020

	Governmental Activities
ASSETS	
Current Assets	
Cash	\$ 442,221
Accounts receivable	723
Assessments receivable	215,052
Due from others	53,909
Prepaid expenses	55,701
Deposits	150
Total Current Assets	767,756
Non-current Assets	
Restricted assets	
Investments	8,536,784
Capital assets, not being depreciated	
Land	1,938,304
Construction in progress	39,161,086
Capital assets, being depreciated	
Improvements	117,264
Equipment	7,500
Less: accumulated depreciation	(43,028)
Total Non-current Assets	49,717,910
Total Assets	50,485,666
LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	185,094
Due to developer	101,119
Accrued interest	1,110,448
Bonds payable - current portion	920,000
Total Current Liabilities	2,316,661
Non-current liabilities	
Bonds payable	54,921,705
Total Liabilities	57,238,366
NET POSITION	
Net investment in capital assets	(43,028)
Restricted debt service	1,181,533
Unrestricted	(7,891,205)
Total Net Position	\$ (6,752,700)

See accompanying notes.

**TSR Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2020**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>		<u>Net (Expense) Revenues and Changes in Net Position</u>
		<u>Charges for Services</u>	<u>Capital Grants and Contributions</u>	<u>Governmental Activities</u>
Governmental Activities				
General government	\$ (193,574)	\$ 193,345	\$ -	\$ (229)
Physical environment	(2,265,535)	2,253,542	119,432	107,439
Culture and recreation	(346,682)	346,271	-	(411)
Interest and other charges	(2,945,922)	3,421,422	-	475,500
Total Governmental Activities	<u>\$ (5,751,713)</u>	<u>\$ 6,214,580</u>	<u>\$ 119,432</u>	<u>582,299</u>
General revenues:				
				7,469
				27,632
				<u>35,101</u>
				617,400
				<u>(7,370,100)</u>
				<u>\$ (6,752,700)</u>

See accompanying notes.

TSR Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2020

ASSETS	General	Debt Service	Capital Projects	Total Governmental Funds
Cash	\$ 442,221	\$ -	\$ -	\$ 442,221
Accounts receivable	723	-	-	723
Assessments receivable	7,989	207,063	-	215,052
Due from other	53,909	-	-	53,909
Prepaid items	55,701	-	-	55,701
Deposits	150	-	-	150
Restricted assets				
Investments, at fair value	-	4,862,506	3,674,278	8,536,784
Total Assets	\$ 560,693	\$ 5,069,569	\$ 3,674,278	\$ 9,304,540
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES				
LIABILITIES				
Accounts payable and accrued expenses	\$ 185,094	\$ -	\$ -	\$ 185,094
Due to developer	101,119	-	-	101,119
Total Liabilities	286,213	-	-	286,213
DEFERRED INFLOWS OF RESOURCES				
Unavailable revenues	53,909	-	-	53,909
FUND BALANCES				
Nonspendable - prepaid expenses/deposits	55,851	-	-	55,851
Restricted				
Debt service	-	5,069,569	-	5,069,569
Capital projects	-	-	3,674,278	3,674,278
Unassigned	164,720	-	-	164,720
Total Fund Balances	220,571	5,069,569	3,674,278	8,964,418
Total Liabilities, Deferred Inflows of Resources and Fund Balances	\$ 560,693	\$ 5,069,569	\$ 3,674,278	\$ 9,304,540

See accompanying notes.

**TSR Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2020**

Total Governmental Fund Balances	\$ 8,964,418
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets consisting of land, \$1,938,304, construction in progress, \$39,161,086, improvements, \$117,264, and equipment, \$7,500, net of accumulated depreciation, \$(43,028), used in governmental activities are not current financial resources and therefore, are not reported at the fund level.	41,181,126
Long-term liabilities, including bonds payable, \$(56,015,000), plus bond premiums, net \$(28,581) net of bond discount, net \$201,876, are not due and payable in the current period and, therefore, are not reported at the fund level.	(55,841,705)
Deferred inflows that are not available are not recognized at the fund level, however, revenue is recognized when earned at the government-wide level.	53,909
Accrued interest expense for long-term debt is not a current financial use, and therefore, is not reported at the fund level.	<u>(1,110,448)</u>
Net Position of Governmental Activities	<u><u>\$ (6,752,700)</u></u>

See accompanying notes.

TSR Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES –
GOVERNMENTAL FUNDS
For the Year Ended September 30, 2020

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Special assessments	\$ 2,793,158	\$ 3,421,422	\$ -	\$ 6,214,580
Developer contributions	239,462	-	119,432	358,894
Investment earnings	-	3,310	4,159	7,469
Miscellaneous revenues	17,890	9,742	-	27,632
Total Revenues	<u>3,050,510</u>	<u>3,434,474</u>	<u>123,591</u>	<u>6,608,575</u>
Expenditures				
Current				
General government	193,574	-	-	193,574
Physical environment	2,256,217	-	-	2,256,217
Culture/recreation	346,682	-	-	346,682
Capital outlay	-	-	3,705,463	3,705,463
Debt service				
Principal	-	745,000	-	745,000
Interest	-	2,575,617	-	2,575,617
Other debt service	-	-	281,125	281,125
Total Expenditures	<u>2,796,473</u>	<u>3,320,617</u>	<u>3,986,588</u>	<u>10,103,678</u>
Excess of revenues over/(under) expenditures	<u>254,037</u>	<u>113,857</u>	<u>(3,862,997)</u>	<u>(3,495,103)</u>
Other Financing Sources/(Uses)				
Issuance of long-term debt	-	390,029	5,319,971	5,710,000
Bond premium	-	-	29,476	29,476
Transfers in	-	-	100	100
Transfers out	-	(100)	-	(100)
Total Other Financing Sources/(Uses)	<u>-</u>	<u>389,929</u>	<u>5,349,547</u>	<u>5,739,476</u>
Net change in fund balances	254,037	503,786	1,486,550	2,244,373
Fund Balances - October 1, 2019	<u>(33,466)</u>	<u>4,565,783</u>	<u>2,187,728</u>	<u>6,720,045</u>
Fund Balances - September 30, 2020	<u>\$ 220,571</u>	<u>\$ 5,069,569</u>	<u>\$ 3,674,278</u>	<u>\$ 8,964,418</u>

See accompanying notes.

TSR Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2020

Net Change in Fund Balances - Total Governmental Funds \$ 2,244,373

Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount that capital outlay, \$3,705,463, exceeded depreciation, \$(9,318), in the current period.	3,696,145
Deferred inflows, that are not available to meet current uses, are not reflected as revenues at the fund level, however revenues are recognized when earned at the government-wide level. This is the current year change in unavailable revenues.	(239,462)
Bond proceeds, \$5,710,000, plus bond premiums, \$29,476, are reported as other financing sources in the governmental funds, but increase long-term liabilities in the Statement of Net Position.	(5,739,476)
Repayment of bond principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position.	745,000
Governmental funds report bond discounts and bond premiums as other financing sources/(uses). However, in the Statement of Activities, the cost is amortized as interest. This is the amount of amortization in the current year.	(6,732)
In the Statement of Activities, interest is accrued on outstanding bonds; whereas in governmental funds, interest expenditures are reported when due. This is the net amount between the prior year and the current year accruals.	<u>(82,448)</u>

Change in Net Position of Governmental Activities \$ 617,400

TSR Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL –
GENERAL FUND
For the Year Ended September 30, 2020

	Original Budget	Final Budget	Actual	Variance Favorable (Unfavorable)
Revenues				
Special assessments	\$2,555,553	\$2,555,553	\$ 2,793,158	\$ 237,605
Developer contribution	246,147	246,147	239,462	(6,685)
Investment income	2,500	2,500	-	(2,500)
Miscellaneous revenues	24,600	24,600	17,890	(6,710)
Total Revenues	<u>2,828,800</u>	<u>2,828,800</u>	<u>3,050,510</u>	<u>221,710</u>
Expenditures				
Current				
General government	145,907	145,907	193,574	(47,667)
Physical environment	2,339,585	2,339,585	2,256,217	83,368
Culture/recreation	343,308	343,308	346,682	(3,374)
Total Expenditures	<u>2,828,800</u>	<u>2,828,800</u>	<u>2,796,473</u>	<u>32,327</u>
Net change in fund balances	-	-	254,037	254,037
Fund Balances - October 1, 2019	<u>-</u>	<u>-</u>	<u>(33,466)</u>	<u>(33,466)</u>
Fund Balances - September 30, 2020	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 220,571</u>	<u>\$ 220,571</u>

See accompanying notes.

**TSR Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of TSR Community Development District (the "District") have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on July 8, 2014 by Pasco County, Florida, Ordinance 14-14 under the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is governed by a five-member Board of Supervisors (1 seat is currently vacant), who are elected for terms of four years. The District operates within the criteria established by Chapter 190. The Board has the responsibility for assessing and levying assessments, approving budgets, exercising control over facilities and properties, controlling the use of funds generated by the District, approving the hiring and firing of key personnel, and financing improvements.

The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility. Oversight responsibility includes, but is not limited to, financial interdependency, designation of management, significant ability to influence operations and accountability for fiscal matters. As required by GAAP, these financial statements present the TSR Community Development District (the primary government) as a stand-alone government.

Based upon the application of the above-mentioned criteria as set forth by the Governmental Accounting Standards Board, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

TSR Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments, miscellaneous revenues and interest. Program revenues include charges for services, and payments made by parties outside of the reporting government's citizenry if that money is restricted to a particular program. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

TSR Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District has implemented the Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by the state constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

TSR Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”. Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources were expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

TSR Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

Debt Service Fund – Accounts for debt service requirements to retire certain special assessment refunding bonds which were used to finance the construction of District infrastructure improvements and finance certain additional improvements. The bond series is secured by a pledge of debt service special assessment revenues in any fiscal year related to the improvements. A lien is placed on all benefited land in relationship to the debt outstanding.

Capital Projects Fund – The Capital Project Fund accounts for the construction of infrastructure improvements within the boundaries of the District.

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as land and buildings, and non-current governmental liabilities, such as special assessment bonds, be reported in the governmental activities column in the government-wide statement of net position.

4. Assets, Liabilities and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

TSR Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities and Net Position or Equity (Continued)

a. Cash and Investments (Continued)

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash equivalents include time deposits and certificates of deposit with original maturities of three months or less and held in a qualified public depository as defined by Florida Statute 280.02.

b. Restricted Net Position

Certain net position of the District are classified as restricted on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted net position, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

c. Capital Assets

Capital assets, which include land, construction in progress, improvements and equipment are reported in the applicable governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

**TSR Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities and Net Position or Equity (Continued)

c. Capital Assets (Continued)

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Improvements:	10-30 years
Equipment:	5 years

d. Unamortized Bond Discount

Bond discounts are presented on the government-wide financial statements. The costs are amortized over the life of the bonds using the straight-line method of accounting. For financial reporting, the unamortized bond discount is netted against the applicable long-term debt.

e. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget variance columns of the accompanying financial statements may occur.

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

“Total fund balances” of the District’s governmental funds, \$8,964,418, differs from “net position” of governmental activities, \$(6,752,700), reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the statement of net position versus the current financial resources focus of the governmental fund balance sheet. The effect of the differences is illustrated below.

**TSR Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020**

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position (Continued)

Capital related items

When capital assets (property, plant and equipment that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Land	\$ 1,938,304
Construction in progress	39,161,086
Improvements	117,264
Equipment	7,500
Accumulated depreciation	<u>(43,028)</u>
Total	<u>\$ 41,181,126</u>

Deferred inflows of resources

Unavailable revenues are not a current financial resource and, therefore, the revenue is not reported at the fund level.

Unavailable revenues	<u>\$ 53,909</u>
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Long-term debt transactions

Long-term liabilities applicable to the District's governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2020 were:

Bonds payable	\$ (56,015,000)
Bond premium, net	(28,581)
Bond discount, net	<u>201,876</u>
Total	<u>\$ 55,841,705</u>

Accrued interest

Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to accrued interest on bonds.

Accrued interest on bonds payable	<u>\$ (1,110,448)</u>
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**TSR Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020**

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The “net change in fund balances” for government funds, \$2,244,373, differs from the “change in net position” for governmental activities, \$617,400, reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below.

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decrease by the amount of depreciation charged for the year.

Capital outlay	\$ 3,705,463
Depreciation	(9,318)
Total	<u>\$ 3,696,145</u>

Deferred inflows of resources

Deferred revenue is not an available resource at the fund level, but revenue is recognized when earned at the government-wide level. This is the amount of current year change.

Deferred amount on refunding amortization	<u>\$ (239,462)</u>
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Long-term debt transactions

Repayments of bond principal are reported as an expenditure in the governmental funds and, thus, have the effect of reducing fund balance because current financial resources have been used.

Debt principal payments	\$ 745,000
Issuance of new debt	(5,710,000)
Bond premium	(29,476)
Bond discount amortization	(6,732)
Total	<u>\$ (5,001,208)</u>

Some expenses reported in the Statement of Activities do not require the use of current financial resources, therefore, are not reported as expenditures in governmental funds.

Net change in accrued interest payable	<u>\$ (82,448)</u>
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**TSR Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020**

NOTE C – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2020, the District's bank balance was \$572,213 and the carrying value was \$442,221. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

As of September 30, 2020, the District had the following investments and maturities:

Investment	Maturities	Fair Value
U S Bank Money Market	N/A	\$ 8,536,784

The District categorizes its fair value measurement within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

The investment listed above is a level 1 asset.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

TSR Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2020, the District's investment in US Bank Money Market was not rated.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one investment. The investment in the U S Bank Money Market is 100% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2020 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

NOTE D – SPECIAL ASSESSMENT REVENUES

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted budget and levied annually. Debt Service Assessments are levied when bonds are issued and collected annually. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the Debt Service Assessments on their property subject to various provisions in the bond documents.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

**TSR Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020**

NOTE E – CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2020 was as follows:

	Beginning Balance	Additions	Deletions	Ending Balance
<u>Governmental Activities:</u>				
Capital assets, not being depreciated:				
Land	\$ 1,938,304	\$ -	\$ -	\$ 1,938,304
Construction in progress	35,455,623	3,705,463	-	39,161,086
Total Capital Assets, not depreciated	<u>37,393,927</u>	<u>3,705,463</u>	<u>-</u>	<u>41,099,390</u>
Capital assets, being depreciated:				
Improvements	117,264	-	-	117,264
Equipment	7,500	-	-	7,500
Total Capital Assets, Being Depreciated	<u>124,764</u>	<u>-</u>	<u>-</u>	<u>124,764</u>
Less accumulated depreciation	<u>(33,710)</u>	<u>(9,318)</u>	<u>-</u>	<u>(43,028)</u>
Total Capital Assets Depreciated, Net	<u>91,054</u>	<u>(9,318)</u>	<u>-</u>	<u>81,736</u>
 Governmental Activities Capital Assets	 <u>\$ 37,484,981</u>	 <u>\$ 3,696,145</u>	 <u>\$ -</u>	 <u>\$ 41,181,126</u>

Depreciation of \$9,318 was charged to physical environment.

NOTE F – LONG-TERM DEBT

The following is a summary of activity for long-term debt of the District for the year ended September 30, 2020:

Long-term debt at October 1, 2019	\$ 51,050,000
Series 2019 Issuance	5,710,000
Principal payments	<u>(745,000)</u>
Long-term debt at September 30, 2020	56,015,000
Less bond discount	(201,876)
Plus bond premium	28,581
Total long-term debt, September 30, 2020	<u>\$ 55,841,705</u>

**TSR Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020**

NOTE F – LONG-TERM DEBT (CONTINUED)

Long-term debt is comprised of the following:

Special Assessment Revenue Bonds

<p>\$9,930,000 Series 2015 Special Assessment Revenue Bonds due in annual installments beginning November 2016 and maturing November 2045. Interest from 3.625% to 5.125% is due in May and November starting November 2015.</p>	<p>\$ 9,235,000</p>
<p>\$9,455,000 Series 2015A Special Assessment Revenue Bonds due in annual installments beginning November 2016 and maturing November 2045. Interest from 4.25% to 5.625% is due in May and November starting May 2016.</p>	<p>8,840,000</p>
<p>\$10,235,000 Series 2016 Special Assessment Revenue Bonds due in annual installments beginning November 2018 and maturing November 2047. Interest from 3.5% to 4.75% is due in May and November starting May 2017.</p>	<p>9,875,000</p>
<p>\$12,870,000 Series 2017 Special Assessment Revenue Bonds due in annual installments beginning November 2019 and maturing November 2048. Interest from 3.625% to 4.75% is due in May and November starting May 2018.</p>	<p>12,570,000</p>
<p>\$9,785,000 Series 2018 Special Assessment Revenue Bonds due in annual installments beginning November 2020 and maturing November 2048. Interest from 4.0% to 5.125% is due in May and November starting May 2019.</p>	<p>9,785,000</p>
<p>\$5,710,000 Series 2019 Special Assessment Revenue Bonds due in annual installments beginning November 2021 and maturing November 2050. Interest from 3.0% to 4.0% is due in May and November starting May 2020.</p>	<p>5,710,000</p>
<p>Bond Discount, Net</p>	<p>(201,876)</p>
<p>Bond Premium, Net</p>	<p><u>28,581</u></p>
<p>Bonds Payable, Net</p>	<p><u>\$ 55,841,705</u></p>

**TSR Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020**

NOTE F – LONG-TERM DEBT (CONTINUED)

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2020 are as follows:

Year Ending September 30,	Principal	Interest	Total
2021	\$ 920,000	\$ 2,647,713	\$ 3,567,713
2022	1,075,000	2,609,745	3,684,745
2023	1,110,000	2,566,326	3,676,326
2024	1,150,000	2,519,857	3,669,857
2025	1,205,000	2,470,751	3,675,751
2026-2030	6,855,000	11,490,908	18,345,908
2031-2035	8,615,000	9,681,955	18,296,955
2036-2040	10,895,000	7,324,924	18,219,924
2041-2045	13,885,000	4,270,678	18,155,678
2046-2050	9,990,000	1,014,133	11,004,133
2051	315,000	6,300	321,300
Totals	<u>\$ 56,015,000</u>	<u>\$ 46,603,290</u>	<u>\$ 102,618,290</u>

Summary of Significant Bonds Resolution Terms and Covenants

SPECIAL ASSESSMENTS REVENUE BONDS, SERIES 2015

Depository Funds – The bond resolution established certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

1. Reserve Fund – The 2015 Reserve Account is funded from the proceeds of the Bonds in an amount equal to the maximum annual debt service requirement. Monies held in the reserve account will be used only for the purpose established in the Trust Indenture.

	Bonds	
	Reserve Balance	Reserve Requirement
Series 2015 Special Assessment Bonds	<u>\$ 648,463</u>	<u>\$ 648,206</u>

**TSR Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020**

NOTE F – LONG-TERM DEBT (CONTINUED)

SPECIAL ASSESSMENTS REVENUE BONDS, SERIES 2015A

Depository Funds – The bond resolution established certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

1. Reserve Fund – The 2015A Reserve Account is funded from the proceeds of the Bonds in an amount equal to the maximum annual debt service requirement. Monies held in the reserve account will be used only for the purpose established in the Trust Indenture.

	Bonds	
	Reserve Balance	Reserve Requirement
Series 2015A Special Assessment Bonds	\$ 652,500	\$ 652,500

SPECIAL ASSESSMENTS REVENUE BONDS, SERIES 2016

Depository Funds – The bond resolution established certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

1. Reserve Fund – The 2016 Reserve Account is funded from the proceeds of the Bonds in an amount equal to 75% of the maximum annual debt service requirement. Monies held in the reserve account will be used only for the purpose established in the Trust Indenture.

	Bonds	
	Reserve Balance	Reserve Requirement
Series 2016 Special Assessment Bonds	\$ 481,322	\$ 481,322

**TSR Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020**

NOTE F – LONG-TERM DEBT (CONTINUED)

SPECIAL ASSESSMENTS REVENUE BONDS, SERIES 2017

Depository Funds – The bond resolution established certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

1. Reserve Fund – The 2017 Reserve Account is funded from the proceeds of the Bonds in an amount equal to 50% of the maximum annual debt service requirement. Monies held in the reserve account will be used only for the purpose established in the Trust Indenture.

	Bonds	
	Reserve Balance	Reserve Requirement
Series 2017 Special Assessment Bonds	\$ 403,163	\$ 400,669

SPECIAL ASSESSMENTS REVENUE BONDS, SERIES 2018

Depository Funds – The bond resolution established certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

1. Reserve Fund – The 2018 Reserve Account is funded from the proceeds of the Bonds in an amount equal to 50% of the maximum annual debt service requirement. Monies held in the reserve account will be used only for the purpose established in the Trust Indenture.

	Bonds	
	Reserve Balance	Reserve Requirement
Series 2018 Special Assessment Bonds	\$ 320,366	\$ 320,366

**TSR Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020**

NOTE F – LONG-TERM DEBT (CONTINUED)

SPECIAL ASSESSMENTS REVENUE BONDS, SERIES 2019

Depository Funds – The bond resolution established certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Fund – The 2019 Reserve Account is funded from the proceeds of the Bonds in an amount equal to 50% of the maximum annual debt service requirement. Monies held in the reserve account will be used only for the purpose established in the Trust Indenture.

	Reserve Balance	Reserve Requirement
Series 2019 Special Assessment Bonds	\$ 165,100	\$ 165,100

NOTE G – ECONOMIC DEPENDENCY

The Developer owns a significant portion of land within the District. The District’s activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District’s operations. At September 30, 2020, three board members are affiliated with the Developer.

NOTE H – RISK MANAGEMENT

The government is exposed to various risks of loss related to torts, theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. The District has not filed any claims under this commercial coverage.

TSR Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE I – DEVELOPER TRANSACTIONS

Governmental Funds

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions in the general fund were \$239,462. The amount reflected in the general fund includes a receivable of \$53,909.

Series 2017 (2017 Project) Acquisition Agreement

The District has entered into an Acquisition Agreement with the Developer whereby the Developer agreed to advance, fund, commence, and complete the Work Product and the District improvements (the “2017 Improvement”) that will ultimately be paid for with the proceeds from the issuance of the Series 2017 Bonds. The Improvements were estimated to cost \$12,613,540 and the District has a total of \$11,546,745 available from the proceeds of the Series 2017 Bonds to acquire them; the Developer will contribute the remainder of the improvements to the District. In accordance with the agreement, the Series 2017 (2017 Project) bonds were issued and the District used \$795,256 of the proceeds to acquire a portion of the 2017 Improvements from the Developer in the current fiscal year.

Series 2018 (2018 Project) Acquisition Agreement

The District has entered into an Acquisition Agreement with the Developer whereby the Developer agreed to advance, fund, commence, and complete the Work Product and the District improvements (the “2018 Improvement”) that will ultimately be paid for with the proceeds from the issuance of the Series 2018 Bonds. The Improvements were estimated to cost \$9,949,538 and the District has a total of \$8,509,876 available from the proceeds of the Series 2018 Bonds to acquire them; the Developer will contribute the remainder of the improvements to the District. In accordance with the agreement, the Series 2018 (2018 Project) bonds were issued and the District used \$1,182,299 of the proceeds to acquire a portion of the 2018 Improvements from the Developer in the current fiscal year.

Series 2019 (2019 Project) Acquisition Agreement

The District has entered into an Acquisition Agreement with the Developer whereby the Developer agreed to advance, fund, commence, and complete the Work Product and the District improvements (the “2018 Improvement”) that will ultimately be paid for with the proceeds from the issuance of the Series 2019 Bonds. The Improvements were estimated to cost \$5,528,877 and the District has a total of \$5,068,222 available from the proceeds of the Series 2019 Bonds to acquire them; the Developer will contribute the remainder of the improvements to the District. In accordance with the agreement, the Series 2019 (2019 Project) bonds were issued and the District used \$1,727,908 of the proceeds to acquire a portion of the 2019 Improvements from the Developer in the current fiscal year.



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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
TSR Community Development District
Pasco County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of TSR Community Development District, as of and for the year ended September 30, 2020, and the related notes to the financial statements, and have issued our report thereon dated June 23, 2021.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered TSR Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of TSR Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of TSR Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.


Board of Supervisors
TSR Community Development District

Compliance and Other Matters

As part of obtaining reasonable assurance about whether TSR Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 23, 2021



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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MANAGEMENT LETTER

To the Board of Supervisors
TSR Community Development District
Pasco County, Florida

Report on the Financial Statements

We have audited the financial statements of the TSR Community Development District as of and for the year ended September 30, 2020, and have issued our report thereon dated June 23, 2021.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professionals Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 23, 2021, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding audit.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not TSR Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that TSR Community Development District did not meet any of the conditions described in Section 218.503(1) Florida Statutes.

To the Board of Supervisors
TSR Community Development District

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for TSR Community Development District. It is management's responsibility to monitor the TSR Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same as of September 30, 2020.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 23, 2021



**Berger, Toombs, Elam,
Gaines & Frank**

Certified Public Accountants PL

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**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE
WITH SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
TSR Community Development District
Pasco County, Florida

We have examined TSR Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2020. Management is responsible for TSR Community Development District's compliance with those requirements. Our responsibility is to express an opinion on TSR Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about TSR Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on TSR Community Development District's compliance with the specified requirements.

In our opinion, TSR Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2020.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 23, 2021

TSR

COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2021-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TSR
COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE
AUDITED FINANCIAL REPORT FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2020**

WHEREAS, the District’s Auditor, Berger, Toombs, Elam, Gaines & Frank, has heretofore prepared and submitted to the Board, for accepting, the District’s Audited Financial Report for Fiscal Year 2020;

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

1. The Audited Financial Report for Fiscal Year 2020, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2020, for the period ending September 30, 2020; and
2. A verified copy of said Audited Financial Report for Fiscal Year 2020 shall be attached hereto as an exhibit to this Resolution, in the District’s “Official Record of Proceedings”.

PASSED AND ADOPTED this 14th day of July, 2021.

**TSR COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

TSR

COMMUNITY DEVELOPMENT DISTRICT

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**TSR
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2022**

**TSR
COMMUNITY DEVELOPMENT DISTRICT
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**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual & Projected	Proposed Budget FY 2022
	Adopted Budget	Actual through 3/31/2021	Projected through 9/30/2021		
REVENUES					
Assessment levy: on-roll - gross O&M	\$ 2,638,549				\$ 4,009,280
Assessment levy: on-roll - gross trash	158,491				203,011
Allowable discounts (4%)	(111,882)				(168,492)
Assessment levy: on-roll - net	2,685,158	\$2,601,434	\$ 83,724	\$ 2,685,158	4,043,799
Assessment levy: off-roll O&M					
Taylor Morrison of Florida	284,728	-	279,814	279,814	-
MI Homes of Tampa	73,716	-	73,716	73,716	-
Homes by West Bay: parcel A/B	119,174	59,587	59,587	119,174	-
Homes by West Bay: parcel D/E/F	63,887	31,944	31,943	63,887	-
Lot closing	-	4,914	-	4,914	-
Trash collection assessments	48,963	15,629	5,565	21,194	49,068
Commerical shared costs	81,785	77,995	3,790	81,785	81,785
Program revenue	15,000	7,266	7,734	15,000	15,000
Interest	2,500	-	2,500	2,500	2,500
Insurance proceeds	-	3,030	-	3,030	-
Miscellaneous-rental revenue	9,600	4,125	5,475	9,600	9,600
Total revenues	<u>3,384,511</u>	<u>2,805,924</u>	<u>553,848</u>	<u>3,359,772</u>	<u>4,201,752</u>
EXPENDITURES					
Professional & administrative					
Supervisors	-	646	2,000	2,646	5,100
Management	42,070	21,035	21,035	42,070	42,070
Legal ¹	30,000	17,725	12,275	30,000	30,000
Engineering	5,000	500	3,000	3,500	5,000
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	600	2,400	3,000	3,000
Dissemination agent	13,000	6,500	6,500	13,000	13,000
Trustee	26,937	25,591	-	25,591	26,500
Telephone	250	125	125	250	250
Postage	1,500	451	1,049	1,500	1,500
Printing & binding	2,000	1,000	1,000	2,000	2,000
Legal advertising	3,500	964	2,536	3,500	3,500
Annual special district fee	175	175	-	175	175
Insurance	5,668	5,810	-	5,810	6,100
Credit card discount	-	344	-	344	-
Other current charges	3,500	1,155	2,345	3,500	3,500
Office supplies	500	12	488	500	500
Website					
Hosting & maintenance	705	-	705	705	705
ADA compliance	200	-	200	200	200
Property taxes	687	-	687	687	687
Property appraiser & tax collector	55,941	52,029	3,912	55,941	84,246
Total professional & administrative	<u>209,203</u>	<u>139,662</u>	<u>69,827</u>	<u>209,489</u>	<u>242,603</u>

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual & Projected	Proposed Budget FY 2022
	Adopted Budget	Actual through 3/31/2021	Projected through 9/30/2021		
Field operations					
Contract services					
Field services	28,325	14,163	14,162	28,325	28,325
Landscape maintenance	1,521,000	636,557	650,000	1,286,557	1,482,125
Landscape consulting	51,000	25,500	25,500	51,000	60,000
Landscape Arbor Care	20,000	6,200	13,800	20,000	115,500
Wetland maintenance	24,168	11,625	12,543	24,168	24,168
Wetland edge maintenance	8,248	-	-	-	-
Wetland mitigation reporting	4,500	550	3,950	4,500	4,500
Lake maintenance	94,000	23,481	70,519	94,000	94,000
Community trash hauling	198,660	107,416	110,000	217,416	246,750
Repairs & maintenance					
Repairs - general	15,000	3,834	11,166	15,000	20,000
Operating supplies	8,000	4,966	3,034	8,000	8,000
Plant replacement	70,000	35,247	34,753	70,000	70,000
Mulch	-	-	-	-	180,000
Playground mulch	7,200	11,485	-	11,485	12,000
Sod	-	-	-	-	200,000
Fertilizer/chemicals	15,000	11,600	3,400	15,000	20,000
Irrigation repairs	30,000	16,882	25,000	41,882	30,000
Irrigation monitoring	2,280	-	2,280	2,280	2,280
Security/alarms/camera/repair	1,000	125	875	1,000	1,000
Road & sidewalk	15,000	4,443	10,557	15,000	40,000
Common area signage	3,000	-	1,500	1,500	3,000
Bridge & Deck maintenance	30,000	10,682	19,318	30,000	40,000
Pressure washing	3,000	-	-	-	-
Utilities - common area					
Electric	9,000	7,025	7,000	14,025	14,500
Streetlights	326,340	167,671	170,000	337,671	340,000
Irrigation - reclaimed water	85,000	19,509	30,000	49,509	70,000
Gas	350	159	191	350	450

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual & Projected	Proposed Budget FY 2022
	Adopted Budget	Actual through 3/31/2021	Projected through 9/30/2021		
Recreation facilities					
Amenity management staff/contract	297,662	102,536	150,000	252,536	297,015
Misc operating expenses-WTS	1,000	1,057	1,200	2,257	4,850
Office Expenses	-	-	-	-	8,950
Office Utilities	-	-	-	-	8,850
Office Copy Machine	-	-	-	-	6,500
Janitorial	14,040	10,178	3,862	14,040	24,000
Pool cleaning	26,280	10,940	15,340	26,280	26,280
Pool repairs & maintenance	2,500	-	2,500	2,500	2,500
Pool fence & gate repairs	2,000	-	2,000	2,000	2,000
Pool - electric	22,000	10,578	11,422	22,000	22,000
Pool - water	10,000	2,448	5,000	7,448	8,000
Pool permits and licensing	705	-	705	705	705
Pest services	500	250	250	500	500
Insurance	41,000	44,063	-	44,063	54,900
Cable/internet/telephone/software	7,000	3,182	3,818	7,000	16,546
Access cards	5,500	250	5,250	5,500	5,500
Activities	28,000	13,489	14,511	28,000	28,000
Specialty programming	-	1,336	1,600	2,936	3,000
Recreational repairs	5,000	-	2,500	2,500	-
Pool signage	1,000	24	976	1,000	1,000
Holiday decorations	15,000	6,000	-	6,000	8,000
Other					
Contingency	20,000	-	-	-	20,000
Capital outlay	-	-	-	-	160,300
Total field operations	<u>3,069,258</u>	<u>1,325,451</u>	<u>1,440,482</u>	<u>2,765,933</u>	<u>3,815,994</u>
Total expenditures	<u>3,278,461</u>	<u>1,465,113</u>	<u>1,510,309</u>	<u>2,975,422</u>	<u>4,058,597</u>
Net increase/(decrease) of fund balance	106,050	1,340,811	(956,461)	384,350	143,155
Fund balance - beginning (unaudited)	-	220,572	1,561,383	220,572	604,922
Fund balance - ending (projected)	<u>\$ 106,050</u>	<u>\$ 1,561,383</u>	<u>\$ 604,922</u>	<u>\$ 604,922</u>	<u>\$ 748,077</u>

¹budget incorporates a 6% annual increase to hourly rate since last rate adjustment

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

EXPENDITURES

Professional & administrative

Supervisors	\$ 5,100
This covers 2 Board members being paid \$200 per meeting for 12 annual meetings plus FICA.	
Management	\$ 42,070
The District has contracted with Wrathell, Hunt and Associates, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, budget preparation, all financial reporting, annual audit, etc. This is a fixed annual fee service.	
Legal	30,000
The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, plats etc.	
Engineering	5,000
The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, plats etc.	
Assessment administration	10,000
The District contracts with Wrathell, Hunt and Associates, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District to fund the operating expenses of the District and principal and interest payment on each bond issue. This is a fixed fee service.	
Audit	4,570
The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District is currently engaged with Berger, Toombs, Elam, Gaines & Frank for this service.	
Arbitrage rebate calculation	3,000
The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2015, 2015A, 2016, 2017, 2018 and 2019 Special Assessment Revenue Bonds. The District is currently engaged with Grau and Associates for these services. The reports are priced at \$600 per bond series.	
Dissemination agent	13,000
The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues .Wrathell, Hunt and Associates, LLC service as the dissemination agent for the District's five bond series.	
Trustee	26,500
The District issued Series 2015, 2015A, 2016, 2017, 2018 & 2019 Special Assessment Revenue Bonds that are deposited with a Trustee at USBank. Each bond series incurs these fees at a rate of \$4,400 per year plus reimbursables.	
Telephone	250
Telephone and fax machine.	
Postage	1,500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	2,000
Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.	

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

EXPENDITURES (continued)

Legal advertising	3,500
The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.	
Annual special district fee	175
The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.	
Insurance	6,100
The District's general liability and public officials' liability insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies. The amount is based upon cost estimate provided by FIA for the fiscal year.	
Other current charges	3,500
Represents any miscellaneous expenses incurred during the fiscal year.	
Office supplies	500
Miscellaneous office supplies.	
Website	
Hosting & maintenance	705
ADA compliance	200
Property taxes	687
Represents the estimated non-ad valorem assessment charged by the Pasco County Tax Collector's Office for all assessable property within the District. The amount for FY2022 has been reduced as it is expected that most of the District's property will be tax exempt prior to the January 1st deadline for qualifying exemptions.	
Property appraiser & tax collector	84,246
Field operations	
Contract services	
Field services	28,325
The District has contracted with Wrathell, Hunt and Associates, LLC to provide field management of contracts for the District such as landscape and lake maintenance. Services to include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails. This is a fixed fee service.	
Landscape maintenance	1,482,125
The District has contracted with Down to Earth for maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed. Services include: mowing, edging, trimming and cleaning of all lawn areas, tree trimming, weed control, insect/disease control, fertilization, bed dressing and irrigation maintenance. The amount is based upon the current contract set in place, including recent addendums, and estimated future additions within the District.	
Landscape consulting	60,000
The District has contracted with Sunscape Consulting, Inc. to provide monthly landscape consulting services. The monthly services include: monitoring of the mowing, edging and palm trimming process, all detailed-related work, the agronomic program, palm trimming, arbor care work, mulch/pine straw installation, irrigation system operation and repairs, miscellaneous plant replacements and minor landscape repairs and enhancements.	
Landscape Arbor Care	115,500
The District contracts with a certified arborists company for periodic structural pruning and aerifying of the large grandfather oaks.	

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

EXPENDITURES (continued)

Wetland maintenance	24,168
<p>The District has contracted with Florida Natives Nursery, Inc. to maintain wetlands located throughout the District. These areas are identified as: Areas 1, 2, 3, 4, 5, 6, 7, 8, 9, and M2B. Services include: nuisance/invasive vegetation control, and perimeter grass/brush control to delineated high water. These services are provided quarterly at a rate of \$6,041.91 per visit.</p>	
Wetland mitigation reporting	4,500
<p>The District has contracted with Ecological Consultants, Inc. and Florida Natives Nursery to provide scheduled monitoring of mitigation areas located throughout the District. The total amount budgeted is based on semi-annual visits.</p>	
Lake maintenance	94,000
<p>Represents estimated costs for maintenance to all lakes the District must maintain within District boundaries. The District has contracted with SOLitude Lake Management for these services.</p>	
Community trash hauling	246,750
<p>Represents estimated costs the District incurs for the scheduled trash collection of all residential lots sold to third parties during the fiscal year.</p>	
Repairs & maintenance	
Repairs - general	20,000
<p>Represents estimated costs for the general repairs and maintenance of various facilities throughout the District.</p>	
Operating supplies	8,000
<p>Represents estimated costs of supplies purchased for operating and maintaining common areas.</p>	
Plant replacement	70,000
<p>Represents estimated costs related to the replacement of any landscaping needed throughout the fiscal year.</p>	
Mulch	180,000
<p>Represents supply and install contract for mulching of landscape common areas.</p>	
Playground mulch	12,000
<p>Represents the estimated costs to mulch the District playgrounds once annually.</p>	
Sod	200,000
<p>Represents an aggressive initiative being introduced in fiscal year 2022 to upgrade areas of bahia sod to either Zoysia or Floratam sod.</p>	
Fertilizer/chemicals	20,000
<p>Represents estimated costs of top choice pesticide applications that may be needed throughout the fiscal year.</p>	
Irrigation repairs	30,000
<p>The District will incur costs related to repairing and maintaining its irrigation systems. The amount is based on estimated costs.</p>	

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

EXPENDITURES (continued)

Irrigation monitoring The District will incur costs related to GPRS irrigation communication services. The cost is based on 19 controllers at a rate of \$120 per year and is provided by Hunter Industries.	2,280
Security/alarms/camera/repair Represents estimated costs of maintaining security systems for the recreational facilities within the District and any maintenance needed to those systems.	1,000
Road & sidewalk Represents estimated costs of repairing and maintaining roads, sidewalks and trails within the District.	40,000
Common area signage Represents estimated costs to replace miscellaneous signs throughout the fiscal year.	3,000
Bridge & Deck maintenance Represents the estimated costs of maintaining various bridges and decks owned by the District. Price includes every other month review and replacement as needed, of wood and paver brick decking.	40,000
Utilities - common area	
Electric Represents current and estimated electric charges for common areas throughout the District. These services are provided by Duke Energy.	14,500
Streetlights Represents the cost to maintain street lights within the District Boundaries that are currently set in place and expected to be in place throughout the fiscal year. Streetlight services are provided by Duke Energy.	340,000
Irrigation - reclaimed water Represents current and estimated costs for water and refuse services provided for common areas throughout the District. These services are provided by Pasco County Utilities Services.	70,000
Gas Represents current and estimated gas services provided at the recreational facilities.	450
Recreation facilities	
Amenity management staff/contract The District has contracted with WTS International, Inc. to provide amenity center management services, amenity operations services and programming services. The amount estimated for FY2022 includes increases to some payroll items such as Pool Attendants.	297,015
Misc operating expenses-WTS Represents the cost of miscellaneous field administration expenses such as cell phones, employee screening/recruiting, POS software, community App, etc.	4,850
Office Expenses Represents routine daily office expenses and cleaning.	8,950
Office Utilities Represents cost of utilities for office such as Duke Electric, Pasco Utilities, Clearwater Gas, Spectrum, etc.	8,850

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

EXPENDITURES (continued)

Office Copy Machine	6,500
Represents the lease and operating costs of the copying machine.	
Office Lease	
Expense related to office space lease at Welcome Center.	
Janitorial	24,000
The District has contracted with Trinity Housekeepers to provide janitorial services and supplies for its recreational facilities. Services are provided three days a week and include the addition of Albritton Park for 2022.	
Pool cleaning	26,280
Represents estimated costs of regular cleaning and treatments of the pools within the District. The District has contracted with Suncoast Pool Services to provide these services.	
Pool repairs & maintenance	2,500
The District will incur costs related to the repairs and maintenance of its pools.	
Pool fence & gate repairs	2,000
The District will incur costs related to the maintenance of fencing surrounding the pools as well as the gate.	
Pool - electric	22,000
Represents current and estimated electric charges for pools located in Whitfield and Homestead Park. These services are provided by Duke Energy.	
Pool - water	8,000
Represents current and estimated water charges for the Whitfield and Homestead pools. These services are provided by Pasco County Utilities Services.	
Pool permits and licensing	705
Represents annual costs of required pool permits for the Whitfield and Homestead pools paid to the Florida Department of Health.	
Pest services	500
The District will incur costs for pest control treatments to its recreational facilities. These services are provided by Southern Care Lawn and Pest for Cunningham Park at \$75 per quarter.	
Insurance	54,900
The District will incur fees to insure items owned by the District for its property needs. Coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage for government agencies. Also, includes WTS GL and kayak coverage.	
Cable/internet/telephone/software	16,546
Represents the estimated cost of providing cable, internet and telephone services to the District's recreational facilities. Internet services are provided at Whitfield Park and Homestead Park. Internet and cable services are provided at Cunningham Park.	
Access cards	5,500
Represents the estimated cost for providing and maintaining an access card system.	
Activities	28,000
The onsite management company for the District coordinates and provides various	
Specialty programming	3,000
Covers the provision of specialty programs such as swim lessons, gymnastics etc.	

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

EXPENDITURES (continued)

Pool signage	1,000
Represents the replacement of miscellaneous signs located at the District's recreational facilities.	
Holiday decorations	8,000
The District will incur costs related to the decoration of common areas during the Holidays.	
Other	
Contingency	20,000
Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any standard category.	
Total expenditures	<u><u>\$ 4,058,597</u></u>

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2015
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual & Projected	Proposed Budget FY 2022
	Adopted Budget	Actual Through 3/31/2021	Projected Through 9/30/2021		
REVENUES					
Assessment levy: on-roll	\$ 690,522				\$ 688,645
Allowable discounts (4%)	(27,621)				(27,546)
Net assessment levy - on-roll	662,901	\$ 639,433	\$ 23,468	\$ 662,901	661,099
Interest	50	26	-	26	50
Total revenues	<u>662,951</u>	<u>639,459</u>	<u>23,468</u>	<u>662,927</u>	<u>661,149</u>
EXPENDITURES					
Debt service					
Principal - 11/1	185,000	185,000	-	185,000	195,000
Principal prepayment	-	25,000	-	25,000	-
Interest - 11/1	229,147	229,144	-	229,144	225,159
Interest - 5/1	225,794	-	225,794	225,794	220,894
Tax collector	13,810	12,789	1,021	13,810	13,773
Total expenditures	<u>653,751</u>	<u>451,933</u>	<u>226,815</u>	<u>678,748</u>	<u>654,826</u>
Excess/(deficiency) of revenues over/(under) expenditures	9,200	187,526	(203,347)	(15,821)	6,323
Beginning fund balance (unaudited)	<u>1,101,599</u>	<u>1,133,198</u>	<u>1,320,724</u>	<u>1,133,198</u>	<u>1,117,377</u>
Ending fund balance (projected)	<u>\$1,110,799</u>	<u>\$1,320,724</u>	<u>\$ 1,117,377</u>	<u>\$ 1,117,377</u>	<u>1,123,700</u>
Use of fund balance:					
Debt service reserve account balance (required)					(647,431)
Principal expense - November 1, 2022					(205,000)
Interest expense - November 1, 2022					(220,894)
Projected fund balance surplus/(deficit) as of September 30, 2022					<u>\$ 50,375</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/21	195,000.00	4.375%	225,159.38	420,159.38	8,855,000.00
05/01/22			220,893.75	220,893.75	8,855,000.00
11/01/22	205,000.00	4.375%	220,893.75	425,893.75	8,650,000.00
05/01/23			216,409.38	216,409.38	8,650,000.00
11/01/23	210,000.00	4.375%	216,409.38	426,409.38	8,440,000.00
05/01/24			211,815.63	211,815.63	8,440,000.00
11/01/24	220,000.00	4.375%	211,815.63	431,815.63	8,220,000.00
05/01/25			207,003.13	207,003.13	8,220,000.00
11/01/25	230,000.00	4.375%	207,003.13	437,003.13	7,990,000.00
05/01/26			201,971.88	201,971.88	7,990,000.00
11/01/26	240,000.00	5.000%	201,971.88	441,971.88	7,750,000.00
05/01/27			195,971.88	195,971.88	7,750,000.00
11/01/27	250,000.00	5.000%	195,971.88	445,971.88	7,500,000.00
05/01/28			189,721.88	189,721.88	7,500,000.00
11/01/28	265,000.00	5.000%	189,721.88	454,721.88	7,235,000.00
05/01/29			183,096.88	183,096.88	7,235,000.00
11/01/29	280,000.00	5.000%	183,096.88	463,096.88	6,955,000.00
05/01/30			176,096.88	176,096.88	6,955,000.00
11/01/30	290,000.00	5.000%	176,096.88	466,096.88	6,665,000.00
05/01/31			168,846.88	168,846.88	6,665,000.00
11/01/31	305,000.00	5.000%	168,846.88	473,846.88	6,360,000.00
05/01/32			161,221.88	161,221.88	6,360,000.00
11/01/32	320,000.00	5.000%	161,221.88	481,221.88	6,040,000.00
05/01/33			153,221.88	153,221.88	6,040,000.00
11/01/33	340,000.00	5.000%	153,221.88	493,221.88	5,700,000.00
05/01/34			144,721.88	144,721.88	5,700,000.00
11/01/34	355,000.00	5.000%	144,721.88	499,721.88	5,345,000.00
05/01/35			135,846.88	135,846.88	5,345,000.00
11/01/35	375,000.00	5.000%	135,846.88	510,846.88	4,970,000.00
05/01/36			126,471.88	126,471.88	4,970,000.00
11/01/36	390,000.00	5.000%	126,471.88	516,471.88	4,580,000.00
05/01/37			116,721.88	116,721.88	4,580,000.00
11/01/37	410,000.00	5.125%	116,721.88	526,721.88	4,170,000.00
05/01/38			106,215.63	106,215.63	4,170,000.00
11/01/38	435,000.00	5.125%	106,215.63	541,215.63	3,735,000.00
05/01/39			95,068.75	95,068.75	3,735,000.00
11/01/39	450,000.00	5.125%	95,068.75	545,068.75	3,285,000.00
05/01/40			83,537.50	83,537.50	3,285,000.00
11/01/40	475,000.00	5.125%	83,537.50	558,537.50	2,810,000.00
05/01/41			71,365.63	71,365.63	2,810,000.00
11/01/41	500,000.00	5.125%	71,365.63	571,365.63	2,310,000.00
05/01/42			58,553.13	58,553.13	2,310,000.00
11/01/42	530,000.00	5.125%	58,553.13	588,553.13	1,780,000.00
05/01/43			44,971.88	44,971.88	1,780,000.00
11/01/43	555,000.00	5.125%	44,971.88	599,971.88	1,225,000.00

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/44			30,750.00	30,750.00	1,225,000.00
11/01/44	585,000.00	5.125%	30,750.00	615,750.00	640,000.00
05/01/45			15,759.38	15,759.38	640,000.00
11/01/45	615,000.00	5.125%	15,759.38	630,759.38	25,000.00
Total	9,025,000.00		6,857,672.08	15,882,672.08	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2015A
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Revenue & Expenditures	Proposed Budget FY 2022
	Adopted Budget	Actual Through 3/31/2021	Projected Through 9/30/2021		
REVENUES					
Assessment levy: on-roll	\$ 531,828				\$ 694,331
Allowable discounts (4%)	(21,273)				(27,773)
Net assessment levy - on-roll	510,555	\$ 492,478	\$ 18,077	\$ 510,555	666,558
Assessment levy: off-roll					
Taylor Morris of Florida	152,702	-	152,702	152,702	-
Interest	-	23	-	23	-
Total revenues	<u>663,257</u>	<u>492,501</u>	<u>170,779</u>	<u>663,280</u>	<u>666,558</u>
EXPENDITURES					
Debt service					
Principal - 11/1	165,000	165,000	-	165,000	175,000
Interest - 11/1	241,750	241,750	-	241,750	238,244
Interest - 5/1	238,244	-	238,244	238,244	234,525
Tax collector	10,637	9,849	788	10,637	13,887
Total expenditures	<u>655,631</u>	<u>416,599</u>	<u>238,244</u>	<u>655,631</u>	<u>661,656</u>
Excess/(deficiency) of revenues over/(under) expenditures	7,626	75,902	(67,465)	7,649	4,902
Beginning fund balance (unaudited)	1,085,149	1,089,165	1,165,067	1,089,165	1,096,814
Ending fund balance (projected)	<u>\$ 1,092,775</u>	<u>\$ 1,165,067</u>	<u>\$1,097,602</u>	<u>\$ 1,096,814</u>	<u>1,101,716</u>
Use of fund balance:					
Debt service reserve account balance (required)					(652,500)
Principal expense - November 1, 2022					(180,000)
Interest expense - November 1, 2022					(234,525)
Projected fund balance surplus/(deficit) as of September 30, 2022					<u>\$ 34,691</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/21	175,000.00	4.250%	238,243.75	413,243.75	8,500,000.00
05/01/22			234,525.00	234,525.00	8,500,000.00
11/01/22	180,000.00	5.375%	234,525.00	414,525.00	8,320,000.00
05/01/23			229,687.50	229,687.50	8,320,000.00
11/01/23	190,000.00	5.375%	229,687.50	419,687.50	8,130,000.00
05/01/24			224,581.25	224,581.25	8,130,000.00
11/01/24	200,000.00	5.375%	224,581.25	424,581.25	7,930,000.00
05/01/25			219,206.25	219,206.25	7,930,000.00
11/01/25	210,000.00	5.375%	219,206.25	429,206.25	7,720,000.00
05/01/26			213,562.50	213,562.50	7,720,000.00
11/01/26	225,000.00	5.375%	213,562.50	438,562.50	7,495,000.00
05/01/27			207,515.63	207,515.63	7,495,000.00
11/01/27	235,000.00	5.375%	207,515.63	442,515.63	7,260,000.00
05/01/28			201,200.00	201,200.00	7,260,000.00
11/01/28	245,000.00	5.375%	201,200.00	446,200.00	7,015,000.00
05/01/29			194,615.63	194,615.63	7,015,000.00
11/01/29	260,000.00	5.375%	194,615.63	454,615.63	6,755,000.00
05/01/30			187,628.13	187,628.13	6,755,000.00
11/01/30	275,000.00	5.375%	187,628.13	462,628.13	6,480,000.00
05/01/31			180,237.50	180,237.50	6,480,000.00
11/01/31	290,000.00	5.375%	180,237.50	470,237.50	6,190,000.00
05/01/32			172,443.75	172,443.75	6,190,000.00
11/01/32	305,000.00	5.375%	172,443.75	477,443.75	5,885,000.00
05/01/33			164,246.88	164,246.88	5,885,000.00
11/01/33	320,000.00	5.375%	164,246.88	484,246.88	5,565,000.00
05/01/34			155,646.88	155,646.88	5,565,000.00
11/01/34	340,000.00	5.375%	155,646.88	495,646.88	5,225,000.00
05/01/35			146,509.38	146,509.38	5,225,000.00
11/01/35	355,000.00	5.375%	146,509.38	501,509.38	4,870,000.00
05/01/36			136,968.75	136,968.75	4,870,000.00
11/01/36	375,000.00	5.625%	136,968.75	511,968.75	4,495,000.00
05/01/37			126,421.88	126,421.88	4,495,000.00
11/01/37	395,000.00	5.625%	126,421.88	521,421.88	4,100,000.00
05/01/38			115,312.50	115,312.50	4,100,000.00
11/01/38	420,000.00	5.625%	115,312.50	535,312.50	3,680,000.00
05/01/39			103,500.00	103,500.00	3,680,000.00
11/01/39	445,000.00	5.625%	103,500.00	548,500.00	3,235,000.00
05/01/40			90,984.38	90,984.38	3,235,000.00
11/01/40	470,000.00	5.625%	90,984.38	560,984.38	2,765,000.00
05/01/41			77,765.63	77,765.63	2,765,000.00
11/01/41	495,000.00	5.625%	77,765.63	572,765.63	2,270,000.00
05/01/42			63,843.75	63,843.75	2,270,000.00
11/01/42	520,000.00	5.625%	63,843.75	583,843.75	1,750,000.00
05/01/43			49,218.75	49,218.75	1,750,000.00
11/01/43	550,000.00	5.625%	49,218.75	599,218.75	1,200,000.00

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/44			33,750.00	33,750.00	1,200,000.00
11/01/44	585,000.00	5.625%	33,750.00	618,750.00	615,000.00
05/01/45			17,296.88	17,296.88	615,000.00
11/01/45	615,000.00	5.625%	17,296.88	632,296.88	-
Total	8,675,000.00		7,331,581.35	16,006,581.35	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2016
FISCAL YEAR 2022**

	Fiscal Year 2021				Proposed Budget FY 2022
	Adopted Budget	Actual Through 3/31/2021	Projected Through 9/30/2021	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 682,986				\$ 682,986
Allowable discounts (4%)	(27,319)				(27,319)
Net assessment levy - on-roll	655,667	\$ 632,456	\$ 23,211	\$ 655,667	655,667
Interest	-	20	-	20	-
Total revenues	655,667	632,476	23,211	655,687	655,667
EXPENDITURES					
Debt service					
Principal - 11/1	190,000	190,000	-	190,000	195,000
Interest - 11/1	225,125	225,125	-	225,125	221,800
Interest - 5/1	221,800	-	221,800	221,800	218,388
Tax collector	13,660	12,649	1,011	13,660	13,660
Total expenditures	650,585	427,774	222,811	650,585	648,848
Excess/(deficiency) of revenues over/(under) expenditures	5,082	204,702	(199,600)	5,102	6,819
Beginning fund balance (unaudited)	913,944	920,085	1,124,787	920,085	925,187
Ending fund balance (projected)	<u>\$ 919,026</u>	<u>\$ 1,124,787</u>	<u>\$ 925,187</u>	<u>\$ 925,187</u>	<u>932,006</u>
Use of fund balance:					
Debt service reserve account balance (required)					(484,481)
Principal expense - November 1, 2022					(200,000)
Interest expense - November 1, 2022					(218,388)
Projected fund balance surplus/(deficit) as of September 30, 2022					<u>\$ 29,137</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/21	195,000.00	3.500%	221,800.00	416,800.00	9,490,000.00
05/01/22			218,387.50	218,387.50	9,490,000.00
11/01/22	200,000.00	4.000%	218,387.50	418,387.50	9,290,000.00
05/01/23			218,387.50	218,387.50	9,290,000.00
11/01/23	210,000.00	4.000%	214,387.50	424,387.50	9,080,000.00
05/01/24			214,387.50	214,387.50	9,080,000.00
11/01/24	220,000.00	4.000%	210,187.50	430,187.50	8,860,000.00
05/01/25			210,187.50	210,187.50	8,860,000.00
11/01/25	230,000.00	4.000%	205,787.50	435,787.50	8,630,000.00
05/01/26			205,787.50	205,787.50	8,630,000.00
11/01/26	235,000.00	4.000%	201,187.50	436,187.50	8,395,000.00
05/01/27			201,187.50	201,187.50	8,395,000.00
11/01/27	245,000.00	4.000%	196,487.50	441,487.50	8,150,000.00
05/01/28			191,587.50	191,587.50	8,150,000.00
11/01/28	255,000.00	4.625%	191,587.50	446,587.50	7,895,000.00
05/01/29			185,690.63	185,690.63	7,895,000.00
11/01/29	270,000.00	4.625%	185,690.63	455,690.63	7,625,000.00
05/01/30			179,446.88	179,446.88	7,625,000.00
11/01/30	280,000.00	4.625%	179,446.88	459,446.88	7,345,000.00
05/01/31			172,971.88	172,971.88	7,345,000.00
11/01/31	295,000.00	4.625%	172,971.88	467,971.88	7,050,000.00
05/01/32			166,150.00	166,150.00	7,050,000.00
11/01/32	305,000.00	4.625%	166,150.00	471,150.00	6,745,000.00
05/01/33			159,096.88	159,096.88	6,745,000.00
11/01/33	320,000.00	4.625%	159,096.88	479,096.88	6,425,000.00
05/01/34			151,696.88	151,696.88	6,425,000.00
11/01/34	335,000.00	4.625%	151,696.88	486,696.88	6,090,000.00
05/01/35			143,950.00	143,950.00	6,090,000.00
11/01/35	350,000.00	4.625%	143,950.00	493,950.00	5,740,000.00
05/01/36			135,856.25	135,856.25	5,740,000.00
11/01/36	365,000.00	4.625%	135,856.25	500,856.25	5,375,000.00
05/01/37			127,415.63	127,415.63	5,375,000.00
11/01/37	385,000.00	4.625%	127,415.63	512,415.63	4,990,000.00
05/01/38			118,512.50	118,512.50	4,990,000.00
11/01/38	400,000.00	4.750%	118,512.50	518,512.50	4,590,000.00
05/01/39			109,012.50	109,012.50	4,590,000.00
11/01/39	420,000.00	4.750%	109,012.50	529,012.50	4,170,000.00
05/01/40			99,037.50	99,037.50	4,170,000.00
11/01/40	440,000.00	4.750%	99,037.50	539,037.50	3,730,000.00
05/01/41			88,587.50	88,587.50	3,730,000.00
11/01/41	460,000.00	4.750%	88,587.50	548,587.50	3,270,000.00
05/01/42			77,662.50	77,662.50	3,270,000.00
11/01/42	485,000.00	4.750%	77,662.50	562,662.50	2,785,000.00
05/01/43			66,143.75	66,143.75	2,785,000.00
11/01/43	505,000.00	4.750%	66,143.75	571,143.75	2,280,000.00

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/44			54,150.00	54,150.00	2,280,000.00
11/01/44	530,000.00	4.750%	54,150.00	584,150.00	1,750,000.00
05/01/45			41,562.50	41,562.50	1,750,000.00
11/01/45	555,000.00	4.750%	41,562.50	596,562.50	1,195,000.00
05/01/46			28,381.25	28,381.25	1,195,000.00
11/01/46	585,000.00	4.750%	28,381.25	613,381.25	610,000.00
05/01/47			14,487.50	14,487.50	610,000.00
11/01/47	610,000.00	4.750%	14,487.50	624,487.50	-
Total	9,685,000.00		7,359,350.06	17,044,350.06	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2017
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual & Projected	Proposed Budget FY 2022
	Adopted Budget	Actual Through 3/31/2021	Projected Through 9/30/2021		
REVENUES					
Assessment levy: on-roll	\$ 748,919				\$ 852,513
Allowable discounts (4%)	(29,957)				(34,101)
Net assessment levy - on-roll	718,962	\$ 693,508	\$ 25,454	\$ 718,962	818,412
Assessment levy: off-roll					
Homes by West Bay	97,366	-	97,366	97,366	-
Assessment prepayments	-	-	-	-	-
Lot closing	-	7,752	-	7,752	-
Interest	-	15	-	15	-
Total revenues	816,328	701,275	122,820	824,095	818,412
EXPENDITURES					
Debt service					
Principal - 11/1	225,000	225,000	-	225,000	235,000
Interest - 11/1	286,272	286,272	-	286,272	282,194
Interest - 5/1	282,194	-	282,194	282,194	277,934
Tax collector	14,978	13,868	1,110	14,978	17,050
Total expenditures	808,444	525,140	283,304	808,444	812,178
Excess/(deficiency) of revenues over/(under) expenditures	7,884	176,135	(160,484)	15,651	6,234
Beginning fund balance (unaudited)	932,467	932,327	1,108,462	932,327	947,978
Ending fund balance (projected)	<u>\$ 940,351</u>	<u>\$ 1,108,462</u>	<u>\$ 947,978</u>	<u>\$ 947,978</u>	<u>954,212</u>
Use of fund balance:					
Debt service reserve account balance (required)					(403,163)
Principal expense - November 1, 2022					(245,000)
Interest expense - November 1, 2022					(277,934)
Projected fund balance surplus/(deficit) as of September 30, 2022					<u>\$ 28,115</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/21	235,000.00	3.625%	282,193.75	517,193.75	12,110,000.00
05/01/22			277,934.38	277,934.38	12,110,000.00
11/01/22	245,000.00	3.625%	277,934.38	522,934.38	11,865,000.00
05/01/23			273,493.75	273,493.75	11,865,000.00
11/01/23	250,000.00	3.625%	273,493.75	523,493.75	11,615,000.00
05/01/24			268,962.50	268,962.50	11,615,000.00
11/01/24	260,000.00	4.125%	268,962.50	528,962.50	11,355,000.00
05/01/25			263,600.00	263,600.00	11,355,000.00
11/01/25	270,000.00	4.125%	263,600.00	533,600.00	11,085,000.00
05/01/26			258,031.25	258,031.25	11,085,000.00
11/01/26	285,000.00	4.125%	258,031.25	543,031.25	10,800,000.00
05/01/27			252,153.13	252,153.13	10,800,000.00
11/01/27	295,000.00	4.125%	252,153.13	547,153.13	10,505,000.00
05/01/28			246,068.75	246,068.75	10,505,000.00
11/01/28	305,000.00	4.125%	246,068.75	551,068.75	10,200,000.00
05/01/29			239,778.13	239,778.13	10,200,000.00
11/01/29	320,000.00	4.625%	239,778.13	559,778.13	9,880,000.00
05/01/30			232,378.13	232,378.13	9,880,000.00
11/01/30	335,000.00	4.625%	232,378.13	567,378.13	9,545,000.00
05/01/31			224,631.25	224,631.25	9,545,000.00
11/01/31	350,000.00	4.625%	224,631.25	574,631.25	9,195,000.00
05/01/32			216,537.50	216,537.50	9,195,000.00
11/01/32	365,000.00	4.625%	216,537.50	581,537.50	8,830,000.00
05/01/33			208,096.88	208,096.88	8,830,000.00
11/01/33	385,000.00	4.625%	208,096.88	593,096.88	8,445,000.00
05/01/34			199,193.75	199,193.75	8,445,000.00
11/01/34	400,000.00	4.625%	199,193.75	599,193.75	8,045,000.00
05/01/35			189,943.75	189,943.75	8,045,000.00
11/01/35	420,000.00	4.625%	189,943.75	609,943.75	7,625,000.00
05/01/36			180,231.25	180,231.25	7,625,000.00
11/01/36	440,000.00	4.625%	180,231.25	620,231.25	7,185,000.00
05/01/37			170,056.25	170,056.25	7,185,000.00
11/01/37	460,000.00	4.625%	170,056.25	630,056.25	6,725,000.00
05/01/38			159,418.75	159,418.75	6,725,000.00
11/01/38	480,000.00	4.625%	159,418.75	639,418.75	6,245,000.00
05/01/39			148,318.75	148,318.75	6,245,000.00
11/01/39	500,000.00	4.750%	148,318.75	648,318.75	5,745,000.00
05/01/40			136,443.75	136,443.75	5,745,000.00
11/01/40	525,000.00	4.750%	136,443.75	661,443.75	5,220,000.00
05/01/41			123,975.00	123,975.00	5,220,000.00
11/01/41	550,000.00	4.750%	123,975.00	673,975.00	4,670,000.00
05/01/42			110,912.50	110,912.50	4,670,000.00
11/01/42	575,000.00	4.750%	110,912.50	685,912.50	4,095,000.00
05/01/43			97,256.25	97,256.25	4,095,000.00
11/01/43	605,000.00	4.750%	97,256.25	702,256.25	3,490,000.00

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/44			82,887.50	82,887.50	3,490,000.00
11/01/44	635,000.00	4.750%	82,887.50	717,887.50	2,855,000.00
05/01/45			67,806.25	67,806.25	2,855,000.00
11/01/45	665,000.00	4.750%	67,806.25	732,806.25	2,190,000.00
05/01/46			52,012.50	52,012.50	2,190,000.00
11/01/46	695,000.00	4.750%	52,012.50	747,012.50	1,495,000.00
05/01/47			35,506.25	35,506.25	1,495,000.00
11/01/47	730,000.00	4.750%	35,506.25	765,506.25	765,000.00
05/01/48			18,168.75	18,168.75	765,000.00
11/01/48	765,000.00	4.750%	18,168.75	783,168.75	-
Total	12,345,000.00		9,749,787.55	22,094,787.55	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2018
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual & Projected	Proposed Budget FY 2022
	Adopted Budget	Actual Through 3/31/2021	Projected Through 9/30/2021		
REVENUES					
Assessment levy: on-roll	\$ 406,513				\$ 681,735
Allowable discounts (4%)	(16,261)				(27,269)
Net assessment levy - on-roll	390,252	\$ 376,433	\$ 13,819	\$ 390,252	654,466
Assessment levy: off-roll					
MI Homes of Tampa	104,124	86,725	17,399	104,124	-
Homes by West Bay	154,630	-	154,630	154,630	-
Interest	-	12	12	24	-
Total revenues	649,006	463,170	185,860	649,030	654,466
EXPENDITURES					
Debt service					
Principal - 11/1	155,000	155,000	-	155,000	165,000
Interest - 11/1	240,822	240,822	-	240,822	237,722
Interest - 5/1	237,722	-	237,722	237,722	234,422
Tax collector	8,130	7,528	602	8,130	13,635
Total expenditures	641,674	403,350	238,324	641,674	650,779
Excess/(deficiency) of revenues over/(under) expenditures	7,332	59,820	(52,464)	7,356	3,687
Beginning fund balance (unaudited)	720,421	720,136	779,956	720,136	727,492
Ending fund balance (projected)	<u>\$ 727,753</u>	<u>\$ 779,956</u>	<u>\$ 727,492</u>	<u>\$ 727,492</u>	<u>731,179</u>
Use of fund balance:					
Debt service reserve account balance (required)					(320,366)
Principal expense - November 1, 2022					(170,000)
Interest expense - November 1, 2022					(234,422)
Projected fund balance surplus/(deficit) as of September 30, 2022					<u>\$ 6,391</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/21	165,000.00	4.000%	237,721.88	402,721.88	9,465,000.00
05/01/22			234,421.88	234,421.88	9,465,000.00
11/01/22	170,000.00	4.000%	234,421.88	404,421.88	9,295,000.00
05/01/23			231,021.88	231,021.88	9,295,000.00
11/01/23	175,000.00	4.000%	231,021.88	406,021.88	9,120,000.00
05/01/24			227,521.88	227,521.88	9,120,000.00
11/01/24	185,000.00	4.000%	227,521.88	412,521.88	8,935,000.00
05/01/25			223,821.88	223,821.88	8,935,000.00
11/01/25	190,000.00	4.500%	223,821.88	413,821.88	8,745,000.00
05/01/26			219,546.88	219,546.88	8,745,000.00
11/01/26	200,000.00	4.500%	219,546.88	419,546.88	8,545,000.00
05/01/27			215,046.88	215,046.88	8,545,000.00
11/01/27	210,000.00	4.500%	215,046.88	425,046.88	8,335,000.00
05/01/28			210,321.88	210,321.88	8,335,000.00
11/01/28	220,000.00	4.500%	210,321.88	430,321.88	8,115,000.00
05/01/29			205,371.88	205,371.88	8,115,000.00
11/01/29	225,000.00	4.500%	205,371.88	430,371.88	7,890,000.00
05/01/30			200,309.38	200,309.38	7,890,000.00
11/01/30	240,000.00	5.000%	200,309.38	440,309.38	7,650,000.00
05/01/31			194,309.38	194,309.38	7,650,000.00
11/01/31	250,000.00	5.000%	194,309.38	444,309.38	7,400,000.00
05/01/32			188,059.38	188,059.38	7,400,000.00
11/01/32	260,000.00	5.000%	188,059.38	448,059.38	7,140,000.00
05/01/33			181,559.38	181,559.38	7,140,000.00
11/01/33	275,000.00	5.000%	181,559.38	456,559.38	6,865,000.00
05/01/34			174,684.38	174,684.38	6,865,000.00
11/01/34	290,000.00	5.000%	174,684.38	464,684.38	6,575,000.00
05/01/35			167,434.38	167,434.38	6,575,000.00
11/01/35	305,000.00	5.000%	167,434.38	472,434.38	6,270,000.00
05/01/36			159,809.38	159,809.38	6,270,000.00
11/01/36	320,000.00	5.000%	159,809.38	479,809.38	5,950,000.00
05/01/37			151,809.38	151,809.38	5,950,000.00
11/01/37	335,000.00	5.000%	151,809.38	486,809.38	5,615,000.00
05/01/38			143,434.38	143,434.38	5,615,000.00
11/01/38	350,000.00	5.000%	143,434.38	493,434.38	5,265,000.00
05/01/39			134,684.38	134,684.38	5,265,000.00
11/01/39	370,000.00	5.000%	134,684.38	504,684.38	4,895,000.00
05/01/40			125,434.38	125,434.38	4,895,000.00
11/01/40	385,000.00	5.125%	125,434.38	510,434.38	4,510,000.00
05/01/41			115,568.75	115,568.75	4,510,000.00
11/01/41	405,000.00	5.125%	115,568.75	520,568.75	4,105,000.00
05/01/42			105,190.63	105,190.63	4,105,000.00
11/01/42	430,000.00	5.125%	105,190.63	535,190.63	3,675,000.00
05/01/43			94,171.88	94,171.88	3,675,000.00
11/01/43	450,000.00	5.125%	94,171.88	544,171.88	3,225,000.00

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/44			82,640.63	82,640.63	3,225,000.00
11/01/44	475,000.00	5.125%	82,640.63	557,640.63	2,750,000.00
05/01/45			70,468.75	70,468.75	2,750,000.00
11/01/45	495,000.00	5.125%	70,468.75	565,468.75	2,255,000.00
05/01/46			57,784.38	57,784.38	2,255,000.00
11/01/46	520,000.00	5.125%	57,784.38	577,784.38	1,735,000.00
05/01/47			44,459.38	44,459.38	1,735,000.00
11/01/47	550,000.00	5.125%	44,459.38	594,459.38	1,185,000.00
05/01/48			30,365.63	30,365.63	1,185,000.00
11/01/48	580,000.00	5.125%	30,365.63	610,365.63	605,000.00
05/01/49			15,503.13	15,503.13	605,000.00
11/01/49	605,000.00	5.125%	15,503.13	620,503.13	-
Total	9,630,000.00		8,647,234.64	18,277,234.64	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2019
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual & Projected	Proposed Budget FY 2022
	Adopted Budget	Actual Through 3/31/2021	Projected Through 9/30/2021		
REVENUES					
Assessment levy: on-roll	\$ 143,233				\$ 351,254
Allowable discounts (4%)	(5,729)				(14,050)
Net assessment levy - on-roll	137,504	\$ 132,633	\$ 4,871	\$ 137,504	337,204
Assessment levy: off-roll					
Taylor Morris of Florida	195,501	-	195,501	195,501	-
Interest	-	6	6	12	-
Total revenues	333,005	132,639	200,378	333,017	337,204
EXPENDITURES					
Debt service					
Principal - 11/1	-		-	-	110,000
Interest - 11/1	109,425	109,425	-	109,425	109,425
Interest - 5/1	109,425	-	109,425	109,425	107,775
Tax collector	2,865	2,653	212	2,865	7,025
Total expenditures	221,715	112,078	109,637	221,715	334,225
Excess/(deficiency) of revenues over/(under) expenditures	111,290	20,561	90,741	111,302	2,979
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(4)	-	(4)	-
Total other financing sources/(uses)	-	(4)	-	(4)	-
Fund balance:					
Net increase/(decrease) in fund balance	111,290	20,557	90,741	111,298	2,979
Beginning fund balance (unaudited)	274,850	274,659	295,216	274,659	385,957
Ending fund balance (projected)	\$ 386,140	\$ 295,216	\$ 385,957	\$ 385,957	388,936
Use of fund balance:					
Debt service reserve account balance (required)					(165,100)
Principal expense - November 1, 2022					(110,000)
Interest expense - November 1, 2022					(107,775)
Projected fund balance surplus/(deficit) as of September 30, 2022					<u>\$ 6,061</u>

Note: Capitalized Interest Period ends on 11/1/2020.

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/21	110,000.00	3.000%	109,425.00	219,425.00	5,600,000.00
05/01/22			107,775.00	107,775.00	5,600,000.00
11/01/22	110,000.00	3.000%	107,775.00	217,775.00	5,490,000.00
05/01/23			106,125.00	106,125.00	5,490,000.00
11/01/23	115,000.00	3.000%	106,125.00	221,125.00	5,375,000.00
05/01/24			104,400.00	104,400.00	5,375,000.00
11/01/24	120,000.00	3.000%	104,400.00	224,400.00	5,255,000.00
05/01/25			102,600.00	102,600.00	5,255,000.00
11/01/25	125,000.00	3.375%	102,600.00	227,600.00	5,130,000.00
05/01/26			100,490.63	100,490.63	5,130,000.00
11/01/26	125,000.00	3.375%	100,490.63	225,490.63	5,005,000.00
05/01/27			98,381.25	98,381.25	5,005,000.00
11/01/27	130,000.00	3.375%	98,381.25	228,381.25	4,875,000.00
05/01/28			96,187.50	96,187.50	4,875,000.00
11/01/28	135,000.00	3.375%	96,187.50	231,187.50	4,740,000.00
05/01/29			93,909.38	93,909.38	4,740,000.00
11/01/29	140,000.00	3.375%	93,909.38	233,909.38	4,600,000.00
05/01/30			91,546.88	91,546.88	4,600,000.00
11/01/30	145,000.00	3.375%	91,546.88	236,546.88	4,455,000.00
05/01/31			89,100.00	89,100.00	4,455,000.00
11/01/31	150,000.00	4.000%	89,100.00	239,100.00	4,305,000.00
05/01/32			86,100.00	86,100.00	4,305,000.00
11/01/32	155,000.00	4.000%	86,100.00	241,100.00	4,150,000.00
05/01/33			83,000.00	83,000.00	4,150,000.00
11/01/33	160,000.00	4.000%	83,000.00	243,000.00	3,990,000.00
05/01/34			79,800.00	79,800.00	3,990,000.00
11/01/34	170,000.00	4.000%	79,800.00	249,800.00	3,820,000.00
05/01/35			76,400.00	76,400.00	3,820,000.00
11/01/35	175,000.00	4.000%	76,400.00	251,400.00	3,645,000.00
05/01/36			72,900.00	72,900.00	3,645,000.00
11/01/36	180,000.00	4.000%	72,900.00	252,900.00	3,465,000.00
05/01/37			69,300.00	69,300.00	3,465,000.00
11/01/37	190,000.00	4.000%	69,300.00	259,300.00	3,275,000.00
05/01/38			65,500.00	65,500.00	3,275,000.00
11/01/38	195,000.00	4.000%	65,500.00	260,500.00	3,080,000.00
05/01/39			61,600.00	61,600.00	3,080,000.00
11/01/39	205,000.00	4.000%	61,600.00	266,600.00	2,875,000.00
05/01/40			57,500.00	57,500.00	2,875,000.00
11/01/40	215,000.00	4.000%	57,500.00	272,500.00	2,660,000.00
05/01/41			53,200.00	53,200.00	2,660,000.00
11/01/41	220,000.00	4.000%	53,200.00	273,200.00	2,440,000.00
05/01/42			48,800.00	48,800.00	2,440,000.00
11/01/42	230,000.00	4.000%	48,800.00	278,800.00	2,210,000.00
05/01/43			44,200.00	44,200.00	2,210,000.00
11/01/43	240,000.00	4.000%	44,200.00	284,200.00	1,970,000.00

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/44			39,400.00	39,400.00	1,970,000.00
11/01/44	250,000.00	4.000%	39,400.00	289,400.00	1,720,000.00
05/01/45			34,400.00	34,400.00	1,720,000.00
11/01/45	260,000.00	4.000%	34,400.00	294,400.00	1,460,000.00
05/01/46			29,200.00	29,200.00	1,460,000.00
11/01/46	270,000.00	4.000%	29,200.00	299,200.00	1,190,000.00
05/01/47			23,800.00	23,800.00	1,190,000.00
11/01/47	280,000.00	4.000%	23,800.00	303,800.00	910,000.00
05/01/48			18,200.00	18,200.00	910,000.00
11/01/48	290,000.00	4.000%	18,200.00	308,200.00	620,000.00
05/01/49			12,400.00	12,400.00	620,000.00
11/01/49	305,000.00	4.000%	12,400.00	317,400.00	315,000.00
05/01/50			6,300.00	6,300.00	315,000.00
11/01/50	315,000.00	4.000%	6,300.00	321,300.00	-
Total	5,710,000.00		4,014,456.28	9,724,456.28	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND AND DEBT SERVICE FUND
ASSESSMENT SUMMARY
FISCAL YEAR 2021**

On-Roll Assessments

Number of Units	Unit Type	Projected Fiscal Year 2022				Total	Fiscal Year 2021 Total
		O&M	Trash Collection	DS			
<u>Village 1 (Series 2015)</u>							
61	TH	1,630.12	111.30	901.00	2,642.42	2,319.32	
60	SF 40'	1,630.12	111.30	1,201.00	2,942.42	2,619.32	
35	SF 45'	1,630.12	111.30	1,201.00	2,942.42	2,619.32	
85	SF 50'	1,630.12	111.30	1,501.00	3,242.42	2,919.32	
90	SF 55'	1,630.12	111.30	1,501.00	3,242.42	2,919.32	
101	SF 65'	1,630.12	111.30	1,726.00	3,467.42	3,144.32	
45	SF 75'	1,630.12	111.30	1,877.00	3,618.42	3,295.32	
477							
<u>Village 4 (Series 2015A)</u>							
201	SF 45'	1,222.59	111.30	1,343.00	2,676.89	2,434.57	
240	SF 52'	1,222.59	111.30	1,343.00	2,676.89	2,434.57	
77	SF 62'	1,222.59	111.30	1,343.00	2,676.89	2,434.57	
518							
<u>Village 2, Parcel 7 (Series 2016)</u>							
32	TH	1,630.12	111.30	901.00	2,642.42	2,319.32	
58	SF 34'	1,630.12	111.30	1,021.00	2,762.42	2,439.32	
29	SF 40'	1,630.12	111.30	1,201.00	2,942.42	2,619.32	
114	SF 45'	1,630.12	111.30	1,201.00	2,942.42	2,619.32	
68	SF 50'	1,630.12	111.30	1,501.00	3,242.42	2,919.32	
107	SF 55'	1,630.12	111.30	1,501.00	3,242.42	2,919.32	
93	SF 65'	1,630.12	111.30	1,726.00	3,467.42	3,144.32	
501							
<u>NW Area Parcels D E and F (Series 2017)</u>							
43	SF 40'	1,630.12	111.30	1,319.00	3,060.42	2,737.32	
25	SF 45'	1,630.12	111.30	1,319.00	3,060.42	2,737.32	
23	SF 50'	1,630.12	111.30	1,649.00	3,390.42	3,067.32	
24	SF 55'	1,630.12	111.30	1,649.00	3,390.42	3,067.32	
208	SF 65'	1,630.12	111.30	1,897.00	3,638.42	3,315.32	
141	SF 75'	1,630.12	111.30	2,062.00	3,803.42	3,480.32	
464							
<u>NW Area Parcels A B and C (Series 2018)</u>							
56	SF 40'/45'	1,630.12	111.30	1,325.00	3,066.42	2,743.32	
137	SF 55'	1,630.12	111.30	1,655.00	3,396.42	3,073.32	
200	SF 65'	1,630.12	111.30	1,904.00	3,645.42	3,322.32	
393							

TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND AND DEBT SERVICE FUND
ASSESSMENT SUMMARY
FISCAL YEAR 2021

On-Roll Assessments

	Unit Type	Projected Fiscal Year 2022				Fiscal Year 2021 Total
		O&M	Trash Collection	DS	Total	
<u>Downtown</u>						
<u>Neighborhood (Series</u>						
<u>2019)</u>						
76	SF 34'	1,630.12	111.30	1,184.00	2,925.42	2,602.32
50	SF 40'	1,630.12	111.30	1,393.00	3,134.42	2,811.32
110	SF 50'	1,630.12	111.30	1,742.00	3,483.42	3,160.32
236						

TSR

COMMUNITY DEVELOPMENT DISTRICT

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**TSR
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MAY 31, 2021**

**TSR
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MAY 31, 2021**

	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 2015	Capital Projects Fund Series 2015A	Capital Projects Fund Series 2016	Capital Projects Fund Series 2017	Capital Projects Fund Series 2018	Capital Projects Fund Series 2019	Total Governmental Funds
ASSETS														
Cash	\$1,566,242	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,566,242
Investments														
Revenue	-	470,824	292,225	444,870	451,175	148,955	25,556	-	-	-	-	-	-	1,833,605
Reserve	-	648,206	652,500	481,322	403,162	320,366	165,100	-	-	-	-	-	-	2,670,656
Prepayment	-	-	170	-	2,879	-	-	-	-	-	-	-	-	3,049
Construction	-	-	-	-	-	-	-	292,087	441	86	2	38,806	3,342,981	3,674,403
Undeposited funds	3,126	-	-	-	3,876	-	-	-	-	-	-	-	-	7,002
Due from MI Homes	18,429	-	-	-	-	38,649	-	-	-	-	-	-	-	57,078
Due from Developer C	53,909	-	-	-	-	-	-	-	-	-	-	-	-	53,909
Due from Taylor Morrison of FL	284,728	-	55,842	-	-	-	65,053	-	-	-	-	-	-	405,623
Due from Homes by West Bay	91,531	-	-	-	34,371	57,396	-	-	-	-	-	-	-	183,298
Due from other	1,318	-	-	-	-	-	-	-	-	-	-	-	-	1,318
Due from general fund	-	-	-	-	5,659	-	-	-	-	-	-	-	-	5,659
Utility deposit	150	-	-	-	-	-	-	-	-	-	-	-	-	150
Total assets	<u>\$2,019,433</u>	<u>\$1,119,030</u>	<u>\$1,000,737</u>	<u>\$ 926,192</u>	<u>\$ 901,122</u>	<u>\$565,366</u>	<u>\$255,709</u>	<u>\$292,087</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ 2</u>	<u>\$ 38,806</u>	<u>\$3,342,981</u>	<u>\$10,461,992</u>
LIABILITIES														
Liabilities:														
Credit card payable	\$ 1,914	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,914
Due to Developer	101,119	-	-	-	-	-	-	-	-	-	-	-	-	101,119
Due to debt service fund 2017	5,659	-	-	-	-	-	-	-	-	-	-	-	-	5,659
Accrued taxes payable	214	-	-	-	-	-	-	-	-	-	-	-	-	214
Total liabilities	<u>108,906</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>108,906</u>
DEFERRED INFLOWS OF RESOURCES														
Deferred receipts	448,597	-	55,842	-	34,371	96,045	65,053	-	-	-	-	-	-	699,908
Total deferred inflows of resources	<u>448,597</u>	<u>-</u>	<u>55,842</u>	<u>-</u>	<u>34,371</u>	<u>96,045</u>	<u>65,053</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>699,908</u>
FUND BALANCES														
Assigned:														
Restricted for														
Debt service	-	1,119,030	944,895	926,192	866,751	469,321	190,656	-	-	-	-	-	-	4,516,845
Capital projects	-	-	-	-	-	-	-	292,087	441	86	2	38,806	3,342,981	3,674,403
Unassigned	1,461,930	-	-	-	-	-	-	-	-	-	-	-	-	1,461,930
Total fund balances	<u>1,461,930</u>	<u>1,119,030</u>	<u>944,895</u>	<u>926,192</u>	<u>866,751</u>	<u>469,321</u>	<u>190,656</u>	<u>292,087</u>	<u>441</u>	<u>86</u>	<u>2</u>	<u>38,806</u>	<u>3,342,981</u>	<u>9,653,178</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$2,019,433</u>	<u>\$1,119,030</u>	<u>\$1,000,737</u>	<u>\$ 926,192</u>	<u>\$ 901,122</u>	<u>\$565,366</u>	<u>\$255,709</u>	<u>\$292,087</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ 2</u>	<u>\$ 38,806</u>	<u>\$3,342,981</u>	<u>\$10,461,992</u>

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING MAY 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ -	\$ 2,692,992	\$ 2,685,158	100%
Assessment levy - off-roll O&M	55,287	146,818	541,505	27%
Lot closing	6,143	14,743	-	N/A
Trash collection assessments	1,535	25,957	48,963	53%
Commercial shared costs	-	77,995	81,785	95%
Program revenue	5,015	11,929	15,000	80%
Interest	-	-	2,500	0%
Insurance proceeds	-	3,030	-	N/A
Miscellaneous	1,875	8,545	9,600	89%
Total revenues	<u>69,855</u>	<u>2,982,009</u>	<u>3,384,511</u>	88%
EXPENDITURES				
Professional & administrative				
Supervisors	431	2,153	-	N/A
Management	3,506	28,047	42,070	67%
Legal	-	27,418	30,000	91%
Engineering	-	500	5,000	10%
Assessment administration	833	6,667	10,000	67%
Audit	-	-	4,570	0%
Arbitrage rebate calculation	-	1,350	3,000	45%
Dissemination agent	1,083	8,667	13,000	67%
Trustee	-	30,978	26,937	115%
Telephone	21	167	250	67%
Postage	121	694	1,500	46%
Printing & binding	167	1,333	2,000	67%
Legal advertising	128	1,251	3,500	36%
Annual special district fee	-	175	175	100%
Insurance	-	5,810	5,668	103%
Credit card discount	-	343	-	N/A
Other current charges	148	1,495	3,500	43%
Office supplies	70	82	500	16%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	-	200	0%
Property appraiser	150	150	687	22%
Tax collector	-	53,976	55,941	96%
Total professional & administrative	<u>6,658</u>	<u>171,256</u>	<u>209,203</u>	82%
Field operations				
Contract services				
Field services	2,360	18,883	28,325	67%
Landscape maintenance	-	636,557	1,521,000	42%
Landscape consulting	4,250	34,000	51,000	67%
Landscape arbor care	-	14,400	20,000	72%
Wetland maintenance	-	11,625	24,168	48%
Wetland edge maintenance	-	-	8,248	0%
Wetland mitigation reporting	-	550	4,500	12%
Lake maintenance	7,827	46,962	94,000	50%
Community trash hauling	20,042	146,934	198,660	74%
Repairs & maintenance				
Repairs - general	145	4,589	15,000	31%

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING MAY 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
Operating supplies	1,148	7,180	8,000	90%
Plant replacement	7,293	47,982	70,000	69%
Playground mulch	-	5,985	7,200	83%
Fertilizer/chemicals	-	14,200	15,000	95%
Irrigation repairs	418	18,846	30,000	63%
Irrigation monitoring	-	-	2,280	0%
Security/alarms/repair	-	440	1,000	44%
Road & sidewalk	-	4,443	15,000	30%
Common area signage	-	188	3,000	6%
Bridge & deck maintenance	9,450	21,345	30,000	71%
Pressure washing	-	-	3,000	0%
Utilities - common area				
Electric	703	8,208	9,000	91%
Streetlights	28,439	228,629	326,340	70%
Irrigation - reclaimed water	5,980	29,840	85,000	35%
Gas	30	215	350	61%
Recreation facilities				
Amenity management staff/contract	12,712	139,995	297,662	47%
Office supplies	106	1,413	1,000	141%
Janitorial	1,170	13,872	14,040	99%
Pool cleaning	-	-	26,280	0%
Pool repairs & maintenance	2,490	15,958	2,500	638%
Pool fence & gate	-	-	2,000	0%
Pool - electric	1,732	14,281	22,000	65%
Pool - water	1,118	4,387	10,000	44%
Pool permits	-	-	705	0%
Pest services	375	625	500	125%
Insurance	-	44,063	41,000	107%
Cable/internet/telephone	421	4,246	7,000	61%
Access cards	143	1,458	5,500	27%
Activities	2,434	18,459	28,000	66%
Program incentives	375	2,286	-	N/A
Recreational repairs	-	327	5,000	7%
Pool signage	-	24	1,000	2%
Holiday decorations	-	6,000	15,000	40%
Other				
Contingency	-	-	20,000	0%
Total field operations	<u>111,161</u>	<u>1,569,395</u>	<u>3,069,258</u>	51%
Total expenditures	<u>117,819</u>	<u>1,740,651</u>	<u>3,278,461</u>	53%
Net increase/(decrease) of fund balance	(47,964)	1,241,358	106,050	
Fund balance - beginning (unaudited)	1,509,894	220,572	-	
Fund balance - ending (projected)	<u>\$ 1,461,930</u>	<u>\$ 1,461,930</u>	<u>\$ 106,050</u>	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2015 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING MAY 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ -	\$ 663,364	\$ 662,901	100%
Interest	5	36	50	72%
Total revenues	<u>5</u>	<u>663,400</u>	<u>662,951</u>	100%
EXPENDITURES				
Debt service				
Principal - 11/1	-	185,000	185,000	100%
Principal prepayment	-	25,000	-	N/A
Interest - 11/1	-	229,144	229,147	100%
Interest - 5/1	225,156	225,156	225,794	100%
Tax collector	-	13,268	13,810	96%
Total expenditures	<u>225,156</u>	<u>677,568</u>	<u>653,751</u>	104%
Excess/(deficiency) of revenues over/(under) expenditures	(225,151)	(14,168)	9,200	
Beginning fund balance (unaudited)	<u>1,344,181</u>	<u>1,133,198</u>	<u>1,101,599</u>	
Ending fund balance (projected)	<u><u>\$1,119,030</u></u>	<u><u>\$1,119,030</u></u>	<u><u>\$1,110,799</u></u>	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2015A BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING MAY 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ -	\$ 510,909	\$ 510,550	100%
Assessment levy - off-roll	-	-	152,702	0%
Interest	5	33	-	N/A
Total revenues	<u>5</u>	<u>510,942</u>	<u>663,252</u>	77%
EXPENDITURES				
Debt service				
Principal - 11/1	-	165,000	165,000	100%
Interest - 11/1	-	241,750	241,750	100%
Interest - 5/1	238,244	238,244	238,244	100%
Tax collector	-	10,218	10,637	96%
Total expenditures	<u>238,244</u>	<u>655,212</u>	<u>655,631</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	(238,239)	(144,270)	7,621	
Beginning fund balance (unaudited)	<u>1,183,134</u>	<u>1,089,165</u>	<u>1,085,149</u>	
Ending fund balance (projected)	<u>\$ 944,895</u>	<u>\$ 944,895</u>	<u>\$1,092,770</u>	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2016 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING MAY 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ -	\$ 656,125	\$ 655,667	100%
Interest	4	29	-	N/A
Total revenues	<u>4</u>	<u>656,154</u>	<u>655,667</u>	100%
EXPENDITURES				
Debt service				
Principal - 11/1	-	190,000	190,000	100%
Interest - 11/1	-	225,125	225,125	100%
Interest - 5/1	221,800	221,800	221,800	100%
Tax collector	-	13,122	13,660	96%
Total expenditures	<u>221,800</u>	<u>650,047</u>	<u>650,585</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	(221,796)	6,107	5,082	
Beginning fund balance (unaudited)	<u>1,147,988</u>	<u>920,085</u>	<u>913,944</u>	
Ending fund balance (projected)	<u>\$ 926,192</u>	<u>\$ 926,192</u>	<u>\$ 919,026</u>	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2017 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING MAY 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ -	\$ 719,462	\$ 718,962	100%
Assessment levy - off-roll	-	105,364	97,366	108%
Lot closing	9,380	22,791	-	N/A
Interest	4	28	-	N/A
Total revenues	<u>9,384</u>	<u>847,645</u>	<u>816,328</u>	104%
EXPENDITURES				
Debt service				
Principal - 11/1	-	225,000	225,000	100%
Interest - 11/1	-	286,272	286,272	100%
Interest - 5/1	282,194	282,194	282,194	100%
Tax collector	-	14,391	14,978	96%
Total expenditures	<u>282,194</u>	<u>807,857</u>	<u>808,444</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	(272,810)	39,788	7,884	
Beginning fund balance (unaudited)	1,139,560	826,963	932,467	
Ending fund balance (projected)	<u>\$ 866,750</u>	<u>\$ 866,751</u>	<u>\$ 940,351</u>	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2018 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING MAY 31, 2021**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ -	\$ 390,521	\$ 390,252	100%
Assessment levy - off-roll	-	-	258,754	0%
Interest	3	18	-	N/A
Total revenues	<u>3</u>	<u>390,539</u>	<u>649,006</u>	60%
EXPENDITURES				
Debt service				
Principal - 11/1	-	155,000	155,000	100%
Interest - 11/1	-	240,822	240,822	100%
Interest - 5/1	237,722	237,722	237,722	100%
Tax collector	-	7,810	8,130	96%
Total expenditures	<u>237,722</u>	<u>641,354</u>	<u>641,674</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	(237,719)	(250,815)	7,332	
Beginning fund balance (unaudited)	<u>707,040</u>	<u>720,136</u>	<u>720,421</u>	
Ending fund balance (projected)	<u>\$ 469,321</u>	<u>\$ 469,321</u>	<u>\$ 727,753</u>	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2019 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING MAY 31, 2021**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ -	\$ 137,597	\$ 137,504	100%
Assessment levy - off-roll	-	-	195,501	0%
Interest	1	7	-	N/A
Total revenues	<u>1</u>	<u>137,604</u>	<u>333,005</u>	41%
EXPENDITURES				
Debt service				
Interest - 11/1	-	109,425	109,425	100%
Interest - 5/1	109,425	109,425	109,425	100%
Tax collector	-	2,752	2,865	96%
Total expenditures	<u>109,425</u>	<u>221,602</u>	<u>221,715</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	(109,424)	(83,998)	111,290	
OTHER FINANCING SOURCES/(USES)				
Transfers out	(1)	(5)	-	N/A
Total other financing sources/(uses)	<u>(1)</u>	<u>(5)</u>	<u>-</u>	N/A
Fund balance:				
Net increase/(decrease) in fund balance	(109,425)	(84,003)	111,290	
Beginning fund balance (unaudited)	300,081	274,659	274,850	
Ending fund balance (projected)	<u>\$190,656</u>	<u>\$ 190,656</u>	<u>\$ 386,140</u>	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2015 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING MAY 31, 2021**

	Current Month	Year To Date
REVENUES		
Interest	\$ 1	\$ 8
Total revenues	1	8
EXPENDITURES		
Debt service		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	1	8
Beginning fund balance (unaudited)	292,087	292,079
Ending fund balance (projected)	\$ 292,088	\$292,087

**TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2015A BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING MAY 31, 2021**

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

**TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2016 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING MAY 31, 2021**

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

**TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2017 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING MAY 31, 2021**

	Current Month	Year To Date
REVENUES	\$ -	\$ -
Total revenues	-	-
EXPENDITURES	-	-
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Beginning fund balance (unaudited)	2	2
Ending fund balance (projected)	\$ 2	\$ 2

**TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2018 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING MAY 31, 2021**

	Current Month	Year To Date
REVENUES		
Interest	\$ -	\$ 1
Total revenues	-	1
EXPENDITURES		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	1
Beginning fund balance (unaudited)	38,806	38,805
Ending fund balance (projected)	\$ 38,806	\$ 38,806

**TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2019 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING MAY 31, 2021**

	Current Month	Year To Date
REVENUES		
Interest	\$ 13	\$ 111
Total revenues	13	111
EXPENDITURES		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	13	111
OTHER FINANCING SOURCES/(USES)		
Transfers in	1	5
Total other financing sources/(uses)	1	5
Net change in fund balance	14	116
Beginning fund balance (unaudited)	3,342,967	3,342,865
Ending fund balance (projected)	\$3,342,981	\$3,342,981

TSR

COMMUNITY DEVELOPMENT DISTRICT

8

DRAFT
MINUTES OF MEETING
TSR
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the TSR Community Development District held a Regular Meeting on June 9, 2021, at 5:00 p.m., at Cunningham Park, 12131 Rangeland Boulevard, Odessa, Florida 33556.

Present were:

Mike Liquori	Chair
Matt Call	Vice Chair
Mary Comella	Assistant Secretary
Jason Silber (via telephone)	Assistant Secretary
Tim Green	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams	Assistant District Manager
Alyssa Willson (via telephone)	District Counsel
Brian Wilkes	District Engineer
Renee Hlebak	WTS Starkey Ranch Lifestyle Director
Alex Murphy	WTS Starkey Ranch Operations Director
Peter Soety (via telephone)	Sunscape Consulting, Inc. (SCI)
Larry Sekely	Resident
Krzysztof Rzymiski	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 5:02 p.m. Supervisors Liquori, Call, Comella and Green were present, in person. Supervisor Silber was attending via telephone.

SECOND ORDER OF BUSINESS

Public Comments [3 minutes per person]

Resident Larry Sekely expressed his appreciation to the Board and Staff for their efforts in ensuring that the storm inlets in Albritton Park in Whitfield were repaired and the lake banks were mowed back.

THIRD ORDER OF BUSINESS

Landscape Updates

This item was presented following the Fourth Order of Business.

43 **FOURTH ORDER OF BUSINESS**

44 **Consideration of Resolution 2021-06,**
45 **Approving a Proposed Budget for Fiscal**
46 **Year 2021/2022 and Setting a Public**
47 **Hearing Thereon Pursuant to Florida Law;**
48 **Addressing Transmittal, Posting and**
49 **Publication Requirements; Addressing**
50 **Severability; and Providing an Effective**
51 **Date**

52 Mr. Adams presented Resolution 2021-06. He explained the annual budget preparation,
53 deliberation, public hearing and adoption process. The following change was made to
54 Resolution 2021-06:

55 HOUR: Change "9:00 a.m." to "5:00 p.m."

56 Mr. Adams presented the proposed Fiscal Year 2022 budget and asked the Board to
57 refer to the handout that was distributed, rather than the budget in the agenda packet, as
58 several items changed since the agenda was shipped. In addition to a few minor changes that
59 affected the assessment levels, there was a significant change in the revenue section, as the
60 formulas did not capture the off-roll assessments for the current year. Everything would move
61 to on-roll in 2022.

62

63 **On MOTION by Mr. Liquori and seconded by Mr. Call, with all in favor, 2021-06,**
64 **as amended, Approving a Proposed Budget for Fiscal Year 2021/2022 and**
65 **Setting a Public Hearing Thereon Pursuant to Florida Law for September 8,**
66 **2021 at 5:00 p.m., at Cunningham Park, 12131 Rangeland Boulevard, Odessa,**
67 **Florida 33556; Addressing Transmittal, Posting and Publication Requirements;**
68 **Addressing Severability; and Providing an Effective Date, was adopted.**

69

70

71 **▪ Landscape Updates**

72 **This item, previously the Third Order of Business, was presented out of order.**

73 Mr. Soety reported the following:

74 ➤ Due to the ongoing drought, hydration was the primary landscape concern. There was
75 little rain and the water supply was not available during the day for supplemental watering.

76 During the inspection this week, it was noted that hydration improved from prior weeks.

77 ➤ Pine straw was installed throughout the community, which helps keep moisture in the
78 soil and enhances the aesthetic.

79 A Board Member asked if significant plant replacement would be necessary due to the
80 drought and if water should be brought in. Mr. Soety stated that water trucks would not be
81 necessary since the extensive native species and shrubs in the CDD have established strong root
82 systems and are able to withstand the drought and rainfall was forecasted for the weekend.

83 Resident Krzysztof Rzymiski asked about the recommended remediation of the pocket
84 park next to 3100 Barbour and if the improvement was included in the \$200,000 budgeted for
85 landscaping in Fiscal Year 2022. Mr. Adams stated that the Board previously discussed
86 programming \$200,000 into the proposed Fiscal Year 2022 budget for turf and \$77,000 for
87 plant replacement. The Board would decide whether to include those in the adopted budget.

88

89 **FIFTH ORDER OF BUSINESS**

**Discussion/Consideration: Down to Earth
Landscape & Irrigation Landscape
Maintenance Agreement Addendum for
Exotic and Invasive Weed Management
Around Bike Trail at Cunningham Park**

94

95 Mr. Adams presented the Down to Earth (DTE) Landscape Maintenance Agreement
96 Addendum and an aerial photograph of the bike trail location. Mr. Call summarized the
97 maintenance issues and stated he asked DTE to inspect the area and provide a proposal for a
98 spraying program. He felt that the quote in the addendum was reasonable. Ms. Comella asked
99 for the chemical composition of the spray and voiced her opinion that chemicals in the sprays
100 contain carcinogens that cause cancer. She wanted the Board to know exactly what is sprayed
101 around the ponds and wildlife. Mr. Adams stated that the contractor is State-registered and
102 licensed to spray areas like the CDD and the product is licensed. Although the proposed
103 spraying program would be far more efficient in the long-term because it would eradicate
104 exotics and invasives at the roots, Staff could obtain a quote for an annual application. Asked if
105 she wanted Staff to obtain additional information or a quote from DTE, Ms. Comella replied no;
106 she simply wanted to voice her concerns about spraying chemicals, which is unsettling to her.

107

108

109

110

111

112

113

114

**On MOTION by Mr. Call and seconded by Mr. Green, with all in favor, the
Down to Earth Landscape & Irrigation Landscape Maintenance Agreement
Addendum for Exotic and Invasive Weed Management around the Bike Trail at
Cunningham Park, in the amount of \$2,808 annually, equating to \$234 per
month, was approved.**

115 Mr. Adams stated that the Addendum costs were included in the proposed Fiscal Year
116 2022 budget.

117

118 **SIXTH ORDER OF BUSINESS**

**Ratification of Conveyance Agreement to
Turn Over Westbay Parcels A and B1 to the
CDD**

119

120

121 This item was deferred.

122

123 **SEVENTH ORDER OF BUSINESS**

**Continued Discussion: Traffic Calming
(Speed Monitoring Boards, How Data is
Obtained and Used, Relocation Costs, Cost
for Additional Stop Signs and Off-Duty
Officer Information)**

124

125

126

127

128

129 Referencing two handouts, Mr. Adams presented the following proposals:

130 ➤ Steve Gaskins Contracting Inc. (SGC): Proposal for off-duty Florida Highway Patrol (FHP)
131 patrol services at a cost of \$350 per officer per four-hour shift.

132 ➤ Radarsign LLC: Proposal for radar sign concrete form kits at a cost of \$145 each,
133 including shipping but excluding the \$17,000 initial investment for the four radar signs. A
134 response was pending from the County regarding radar sign relocation and how data collected
135 by the signs would be used. The signs have a two-year warranty.

136 Discussion ensued regarding the FHP patrol schedule, types of tickets that would be
137 issued, impact of the new school on bus and pedestrian traffic, FHP reports to the Board and
138 the annual cost for off-duty patrols. Mr. Adams was asked to allot \$20,000 in the proposed
139 Fiscal Year 2022 budget for off-duty patrols. Mr. Silber suggested commencing the FHP patrols
140 in August, once school is in session. Mr. Adams would continue pursuing the County regarding
141 the cost to relocate radar signs and the ability to install more stop signs.

142

143 **EIGHTH ORDER OF BUSINESS**

**Consideration of Cleaning Service
Proposals**

144

145

146 **A. Jayman Enterprises, LLC**

147 **B. Trinity HouseKeepers LLC**

148 Ms. Hlebak stated she was not satisfied with the current cleaning company, Jayman
149 Enterprises, LLC, so she contacted another cleaning company. She presented the proposals.
150 The scope of work, current cleaning contract, increasing the current three-day cleaning

151 schedule to four days, resident feedback, restrooms, parks, monthly costs and the Fiscal Year
152 2022 budget, were discussed.

153

154 **On MOTION by Mr. Call and seconded by Mr. Liquori, with all in favor,**
155 **awarding the Cleaning Services Contract to Trinity HouseKeepers LLC for**
156 **cleaning services three days per week plus one weekend day, at a cost of**
157 **\$1,142 per month, and authorizing Staff to terminate the current vendor**
158 **contract, was approved.**

159

160

161 Mr. Silber recommended adding maintenance of the fourth park, Albritton Park, to the
162 Fiscal Year 2022 budget.

163

164 **NINTH ORDER OF BUSINESS**

**Discussion/Consideration: Down to Earth
165 Landscape & Irrigation Estimate #10305 for
166 Landscape Improvements – Long Spur
167 West**

168

169 Mr. Wilkes presented DTE Estimate #10305 for landscape improvements at Long Spur
170 West, in the amount of \$2,637.50. The south side of Long Spur, a highly visible area, has
171 become unsightly. Discussion ensued regarded the target area and upcoming hurricane season.

172

173 **On MOTION by Mr. Green and seconded by Mr. Call, with all in favor, Down to**
174 **Earth Landscape & Irrigation Estimate #10305 for Landscape Improvements –**
175 **Long Spur West, in the amount of \$2,637.50, was approved.**

173

174

175

176

177

178 **TENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
179 Statements as of April 30, 2021**

179

180

181 Mr. Adams presented the Unaudited Financial Statements as of April 30, 2021.
182 Discussion ensued regarding the “Assessment levy – off-roll” line item, TSR access cards,
183 streetlights and solar technology. Mr. Adams would investigate solar options and report his
184 findings. The financials were accepted.

185

186 **ELEVENTH ORDER OF BUSINESS**

**Approval of May 12, 2021 Regular Meeting
187 Minutes**

187

188

189 Mr. Adams presented the May 12, 2021 Regular Meeting Minutes.

190 **On MOTION by Mr. Liquori and seconded by Mr. Call, with all in favor, the May**
 191 **12, 2021 Regular Meeting Minutes, as presented, were approved.**

192
 193
 194 **TWELFTH ORDER OF BUSINESS**

Action & Completed Items

195 Mr. Adams presented the Action & Completed Items List.

197 Items 6, 7, 8, 9, 11, 12, 15, 16, 17, 18, 19, 21, 22, 24, 26 and 28 were completed.

198 Item 2: The issues with the "Lake Blanche Avenue" sign were unresolved.

199 Items 5 and 14: Partially completed.

200 Item 28: Ms. Hlebak would pick up the dog signs tomorrow.

201
 202 **THIRTEENTH ORDER OF BUSINESS**

Staff Reports

203
 204 **A. District Counsel: *Hopping Green & Sams, P.A.***

205 There was nothing to report.

206 **B. District Engineer: *Heidt Design, LLC***

207 Mr. Wilkes stated that Staff would continue pursuing the County regarding signage
 208 relocation costs.

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

210 A Board Member voiced his preference for starting meetings at 5:00 p.m., instead of at
 211 9:00 a.m. Mr. Adams would have the start time for all remaining Fiscal Year 2021 meetings
 212 changed to 5:00 p.m.

213
 214 **On MOTION by Mr. Silber and seconded by Mr. Liquori, with all in favor,**
 215 **amending the Fiscal Year 2020/2021 Meeting Schedule to change the start time**
 216 **for all remaining meetings from 9:00 a.m., to 5:00 p.m., including the budget**
 217 **public hearing, was approved.**

- 218
- 219
- 220 • **NEXT MEETING DATE: July 14, 2021 at 9:00 a.m.**

- 221 ○ **QUORUM CHECK**

222 The next meeting will be held on July 14, 2021 at 5:00 p.m., rather than at 9:00 a.m. All
 223 Supervisors confirmed their attendance at the July 14, 2021 meeting.

224 **D. Lifestyle Director & Amenity Manger: *WTS International***

225 Ms. Hlebak presented the WTS Monthly Summary Report.

226 Ms. Murphy reported the following:

227 ➤ A few capital improvement items were forwarded to Management for inclusion in the
228 proposed Fiscal Year 2020 budget.

229 ➤ Staff received 400 responses to a recent survey. The data was being compiled for
230 presentation at an upcoming meeting.

231 ➤ Staff has been following up on several resident comments.

232 ➤ Staff was obtaining quotes for a second utility vehicle and a heater for the Whitfield
233 pool.

234 Ms. Murphy reviewed the park attendant hours in the WTS Report.

235 Discussion ensued regarding WTS items to be included in the Fiscal Year 2022 budget.

236 Mr. Silber asked for a very detailed breakdown of items being proposed for the Fiscal
237 Year 2022 budget. Ms. Murphy would provide a breakdown of all emails forwarded to Board
238 Members and to Mr. Adams, as well as survey results for dissemination to the Board.

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

240 This item was not addressed.

241

242 **FOURTEENTH ORDER OF BUSINESS**

Supervisors' Requests

243

244 In response to a question, Mr. Adams stated the Trespass Agreement is a renewal and
245 would be executed today.

246 Ms. Comella stated she heard that several nonresidents would be attending the TSR July
247 4th fireworks, which has grown exponentially over the years. She asked about permitting,
248 insurance and liability. Mr. Adams stated, if the District endorsed the event, it would be
249 responsible. Since the event takes place on the lake tract and is increasing in popularity, he
250 would investigate to see if nonresidents could be deterred from attending the event.

251

252 **FIFTEENTH ORDER OF BUSINESS**

Adjournment

253

254 There being nothing further to discuss, the meeting adjourned.

255

256 **On MOTION by Mr. Liquori and seconded by Mr. Silber, with all in favor, the**
257 **meeting adjourned at 6:40 p.m.**

258

259

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Secretary/Assistant Secretary

Chair/Vice Chair

TSR

COMMUNITY DEVELOPMENT DISTRICT

9

**TSR CDD
ACTION & COMPLETED ITEMS LIST
06.09.21 FOR 07.14.21 MEETING**

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
1	12.02.20	ACTION/AGENDA	Continue monitoring Lake Blanche drainage issue. Defer to June or July, 2021.	X			
2	01.13.21	ACTION	Mr. Adams to review paving schedule, inspect condition of roads into Whitfield Park, parking spaces, crosswalks, etc., and coordinate having the "Lake Blanche Avenue" sign corrected to "Lake Blanche Drive" 04.14.21 Mr. Adams to forward the County link to determine ownership of the roads to the Board and, if CDD owned, obtain and include proposals to restripe roads into park in the Fiscal Year 2022 budget. The Lake Blanche directional signs were on order. 05.12.21 Waiting for scheduling signs to be installed. 06.09.21 Sign issues not resolved.	X			
3	01.13.21	ACTION	Staff/Mr. Call reviewing road turnovers and release of maintenance bonds and preparing map of the same. 04.14.21 If not turned over to County, Staff to get proposals to restripe for Fiscal Year 2022 budget.	X			
4	2.10.21	ACTION	Staff to ensure that the Heidt plan and as-built drawings are exhibits to proposal for M11-A washout repairs. 04.14.21 Heidt to review upon project completion. 05.12.21 Staff waiting on survey to be completed.	X			
5	2.10.21	ACTION/AGENDA	Staff to ask Chapman Land services to inspect the drains in the alleys and provide a proposal. Obtain cost for 2022 budget. 06.09.21 Partial repairs have been completed.	X	X		
6	3.10.21	ACTION	Mr. Wilkes working on closing out Capital Projects Funds for Series 2015A, 2016 and 2017- on Balance Sheet.	X			
7	04.14.21	ACTION	Mr. Adams to coordinate with Mr. Hawkins to post the DTE ticket system link on the CDD website.	X			
8	04.14.21	ACTION	Mr. Adams to engage Structural Engineer to inspect & obtain cost for bridge repairs. 05.12.21 Obtaining proposals for load grading certifications to present to FDOT. Staff to obtain proposals to replace bridge with solid materials; work to start once major construction in the area is completed. 06.09.21 Structural Engineer engaged; working on structural drawings.	X			

**TSR CDD
ACTION & COMPLETED ITEMS LIST
06.09.21 FOR 07.14.21 MEETING**

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
1	12.02.20	ACTION	Mr. Adams to contact accounting department to ensure "Office supplies" expenses were coded properly.			X	01.13.21
2	12.02.20	ACTION	Mr. Wilkes to send Ms. Willson the Pasco County standard maintenance form for roadway conveyance to review.			X	01.13.21
3	12.02.20	ACTION/AGENDA	Staff to work with Ms. Willson to incorporate edits and revise and finalize the Pocket Park Event Use Request Form to present at the next meeting.			X	01.13.21
4	12.02.20	ACTION	Mrs. Adams to schedule a Zoom meeting with resident and Down to Earth representative to discuss chemical spill and repair process.			X	01.13.21
5	12.02.20	ACTION	Ms. Willson to email to Mrs. Adams the letters that were sent to the two homeowners who caused damages to CDD property during pool installations.			X	01.13.21
6	12.02.20	ACTION	Mrs. Adams to email Mr. Call a photograph of the area where the brick pavers need to be repaired immediately.			X	01.13.21
7	12.02.20	ACTION	Mrs. Adams to contact various contractors for the costs associated with repairing the road bridges and to replace brick pavers on a scheduled maintenance plan, once construction is completed.			X	01.13.21
8	12.02.20	ACTION/AGENDA	Mrs. Adams and Mr. Wilkes to obtain additional proposals for the M11-A Washout to present at the next meeting. Mrs. Adams to obtain a proposal from M.R.I. identical to the scope of work submitted by RIPA and one that includes doing something for the spill way. Mr. Wilkes to follow up with additional vendors. 01.13.21 Agenda Item/Staff obtaining addition proposals identical to RIPA's, to present at the next meeting.			X	2.10.21
9	12.02.20	ACTION	Mrs. Adams to obtain a proposal to replace damaged tree and obtain a copy of police report of the incident to file a claim for damages at the roundabout by Night Star Trail. 01.13.21 Mrs. Adams obtaining other proposals to repair items missing from the original scope of work. 02.10.21 Partial reimbursement was received.			X	2.10.21

**TSR CDD
ACTION & COMPLETED ITEMS LIST
06.09.21 FOR 07.14.21 MEETING**

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
10	01.13.21	ACTION	Mr. Adams to speak to Mr. Call and email Mr. Sekely and the Board the status of the Builder to remediate flooding in the alleyways, parallel to Night Star Trail.			X	02.10.21
11	01.13.21	ACTION	Mr. Adams to inspect areas into Whitfield Park for line of site issues and contact Pasco County to address safety concerns and requests for the street signs and crosswalks on the roadways conveyed to the County to be illuminated.			X	02.10.321
12	01.13.21	ACTION	Mr. Adams to have Mr. Tim Green's first name corrected in the Quorum Check Section of the agenda letter.			X	02.10.21
13	01.13.21	ACTION	Mr. Adams to work with Mr. Wilkes in having the Engineering Certifications completed in order to close out various Construction Fund accounts.			X	03.10.21
14	01.13.21	ACTION	Mr. Adams to coordinate with Contractor to re-inspect condition of the wooden boards at the east side of the bridge in March.			X	03.10.21
15	02.10.21	ACTION	Staff to inform a resident that Monroe Commons signage is on to-do list.			X	03.10.21
16	03.10.21	ACTION	Staff to inspect the area on Barbour Trail next to the O'Jensky residence where exposed dirt led to digging by sand hill cranes and turkeys			X	04.14.21
17	12.02.20	ACTION	Mr. Wilkes to email Mrs. Adams updated map to circulate to the Board. 01.13.21 Mrs. Adams to distribute map of District's assets once parties have reviewed and included the landscape overlay. 2.10.21 Mrs. Adams waiting for the landscape overlay to be completed. Mrs. Adams distributed maps. 4.14.21 Mrs. Adams distributed map.			X	04.14.21
18	12.02.20	ACTION	Mrs. Adams to add budget line item "brick paver repairs" to the Fiscal Year 2022 budget.			X	04.14.21
19	01.13.21	ACTION	Mr. Adams to contact accounting department to ensure "Pool repairs & maintenance" expenses were re-coded properly.			X	04.14.21
20	2.10.21	ACTION	Mr. Adams would look into obtaining signage "Wrong Way" signage for the community. (Not seeing divided highway by Publix)			X	04.14.21

**TSR CDD
ACTION & COMPLETED ITEMS LIST
06.09.21 FOR 07.14.21 MEETING**

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
21	3.10.21	ACTION	Mr. Adams to consult with the insurance carrier regarding cleaning and signage for the drinking fountain and determine if the CDD could accommodate insurance guidelines and reopen the drinking fountains.			X	04.14.21
22	3.10.21	ACTION	Mrs. Adams to ensure incorrect Meeting Schedule dates are corrected.			X	04.14.21
23	3.10.21	ACTION	Mrs. Adams to contact Accounting regarding delinquent DTE invoices, missing invoices and invoices not matching the bid schedules.			X	04.14.21
24	3.10.21	ACTION	DTE Estimate #5723 to be revised with irrigation and pine straw only, with new total \$1,798.48			X	04.14.21
25	3.10.21	ACTION	Mr. Call stated he would survey the fire pit area to see if fencing could be suitably modified to separate the fire pits from the pool area.			X	04.14.21
26	3.10.21	ACTION	Ms. Hlebak to include a notice to residents that golf carts must not be driven on trails, to protect pedestrians and to prevent damage which could result in assessment increases in the next e-Update.			X	04.14.21
27	12.02.20	ACTION	Mrs. Adams to obtain quotes to remediate landscaping issues at each park, and prepare comprehensive plan. 01.13.21 Mrs. Adams to monitor landscaping budget and include in her monthly report. 03.10.21 Gary Hawkins working on proposals for each of the parks and will submit upon completion.			X	05.12.21
28	01.13.21	ACTION	If necessary, homeowners to be billed for cost to repair damages to CDD property during pool installations upon install completion.			X	05.12.21
29	2.10.21	ACTION	Mr. Adams would contact Drew Miller regarding construction traffic speeding in the community			X	05.12.21
30	3.10.21	ACTION	Ms. Willson to draft 1) a letter to the Pasco County Sheriff regarding enforcement of speed limit and roadway obstructions and 2) a press release to be posted on the Starkey Ranch website informing residents of what they can and cannot do regarding neighborhood roads and traffic, and to contact the Sheriff's office if necessary. 04.14.21 Ms. Willson to prepare letter to the community and forward to Mr. Liquori for review regarding residents contacting the Sheriff's office and			X	05.12.21

**TSR CDD
ACTION & COMPLETED ITEMS LIST
06.09.21 FOR 07.14.21 MEETING**

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
			attending County Commission meetings. They would also research if public funds were used to construction the road and if gating on Barbour Trail was an option.				
31	04.14.21	ACTION	Mr. Adams to get Trapper information from Mr. Call and implement Program into CDD procedures.			X	05.12.21
32	04.14.21	ACTION	Mr. Call to convey the District's stance to the Builders, improve the condition of the ponds and alleyways or the District will hold back their deposits.			X	05.12.21
33	3.10.21	ACTION	DTE Estimate #1013 to be deferred to 2022 budget; trim dead off existing pines.			X	06.09.21
34	3.10.21	ACTION	DTE Estimate #4387 to be deferred to summer 2021.			X	06.09.21
35	3.10.21	ACTION	DTE Estimate #4392 to be revisited- review options, size.			X	06.09.21
36	3.10.21	ACTION	DTE Estimate #4396 to be rewritten with turf, added to Agenda.			X	06.09.21
37	04.14.21	ACTION	Mr. Adams to coordinate with Accounting to include monthly check runs in the agenda package.			X	06.09.21
38	04.14.21	ACTION	Mrs. Adams to coordinate DTE straightening the tree in front of the Welcome Center. 05.12.21 Mrs. Adams would contract Gary, who is onsite, to address issue today. Mr. Adams would look at it and discuss ways to straighten tree with Gary.			X	06.09.21
39	04.14.21	ACTION/AGENDA	Staff to proceed with amending the Conveyance Agreement to turnover Westbay Parcels A and B1 to the CDD, to be ratified at the next meeting. 05.12.21 Staff to provide backup materials to include in the agenda package.			X	06.09.21
40	04.14.21	ACTION	Mr. Adams to discuss with DTE the issue of cutting the lake banks down to the dirt at Albritton park. 05.12.21 Staff obtaining proposals from DTE, the Builder should incur these costs.			X	06.09.21
41	04.14.21	ACTION	Mr. Call to engage Developer in discussions about repairing drains and replacing downed traffic signs and if no response work with Ms. Wilson.			X	06.09.21

TSR

COMMUNITY DEVELOPMENT DISTRICT

10C

TSR COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE

LOCATION

Cunningham Park, 12131 Rangeland Blvd., Odessa, Florida 33556

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 14, 2020	Regular Meeting	9:00 AM
Join Zoom Meeting: https://us02web.zoom.us/j/88999391957 Meeting ID: 889 9939 1957 Dial by your location: 1-929-205-6099 Meeting ID: 889 9939 1957		
November 4, 2020*	Landowners' Meeting & Regular Meeting	9:00 AM
December 2, 2020	Regular Meeting	5:00 PM
December 9, 2020, <i>rescheduled to December 2, 2020</i>	Regular Meeting	5:00 PM
January 13, 2021	Regular Meeting	9:00 AM
February 10, 2021	Regular Meeting	5:00 PM
March 10, 2021	Regular Meeting	9:00 AM
April 14, 2021	Regular Meeting	5:00 PM
May 12, 2021	Regular Meeting	9:00 AM
June 9, 2021	Regular Meeting	5:00 PM
July 14, 2021	Regular Meeting	9:00 AM to 5:00 PM
August 11, 2021	Regular Meeting	9:00 AM to 5:00 PM
September 8, 2021	Public Hearing and Regular Meeting	9:00 AM to 5:00 PM

***Exception:**

November date is one week earlier to accommodate Veteran's Day holiday

TSR

COMMUNITY DEVELOPMENT DISTRICT

10D

From: Renee Gillooly-Hlebak <Renee@StarkeyRanch.com>

Sent: Monday, July 5, 2021 7:22 PM

To: Chuck Adams <adamsc@whhassociates.com>; Cleo Adams <crismond@whhassociates.com>

Cc: amurphy@wtsinternational.com

Subject: TSR CDD Amenity Items for Review

Attachments: Securiteam Estimates Starkey Ranch.pdf; Re: Slide at Homestead Park in Starkey Ranch; Fence for Firepit Whitfield Park.pdf; TrinityHouseKeepers 4 Day 4 Park.pdf; Re Starkey Ranch Business Networking Group Venue; Pool Resurface.pdf

Good evening!

Below you will find items I wanted to send over instead of just including in the WTS Client Report. Attached you will find documents and/or quotes to go along with these items. Please feel free to reach out if you have any questions or there is any further action you need on my part. Some of these are for the FY22 Budget that you may not have and some may need to be added to meeting agendas. I want to make sure we are all on the same page.

- I am still waiting on the Janitorial Agreement to be approved for Trinity HouseKeepers to sign and start.
- I have received the quotes requested from Trinity HouseKeepers as requested by the board for the FY22 Budget adding in Albritton Park and going to 4 days per week w/ 1 weekend day of service.
- Securiteam will be replacing a bad switch on our current camera system located in Homestead Park. For continuing the discussion/the consideration of Securiteam replacing the camera systems for the FY22 Fiscal Year I have attached the quotes they have provided for review. I have reached out to Mr. Silber to see about an update on his end, but have not heard back yet.
- In an audit & review of the Whitfield & Homestead Park Playground equipment, a representative of Kompan discovered a few issues that were are currently addressing. Parts have been delivered and/or shipped since many items are under warranty, but there is quite a list.
- Earthscape is the company that installed the other half of the playground equipment at Homestead Park. I reached out to them about the slide in that park. A few pictures are attached along with the conversation I had with their warranty department. Vert similar to what they did with another piece of equipment before returning to Starkey Ranch, they are willing to replace the parts even though we are out of our warranty period. The parts will be shipped and a Supervisor representing Earthscape will be onsite, but it is up to us to find an approved licensed contractor. I have spoken to Mr. Call, and he said if the CDD does not have that available the Developer might be able to provide a list of approved contractors to hire for the project.
- Attached you will find the quote for fence work near the Whitfield Park Pool Fire Pit from Florida State Fence. In looking back at notes, it was requested to receive the quotes and considering the work final approval is best before I can move forward. A mag lock system was not an option due to the location of the poles and code restrictions.
- Attached are the quotes acquired by the previous Lifestyle Director for resurfacing Whitfield Park Pool. Updated quotes will be needed along with the quotes on new filter and drain replacements based on code/condition according to my conversations with our current pool contractor. We are looking into options for the concrete issues on the Homestead Park Pool deck.

- In conversations with Mr. Call about Albritton Park Amenities, the discussion has come up about moving the charcoal grills at the pools to the new pavilion areas in Albritton for more use and rentals. With all the changes and not wanting to upset any residents, I want to have the District Management and the board in the loop.
- Residents are wanting more “free” use of Cunningham Hall for their “Resident Group” gatherings. Currently, without the Lifestyle Team’s involvement these groups are considered Private Rentals and would be treated as such. I received an email from Mr. Silber requesting I look into this further and requests it be added to the July Agenda for Discussion. There are two residents wanting to start a Business Networking/Chamber of Commerce group and are looking for a meeting space. I have requested more information, but what you see in the email is all that has been shared with me at this time.

Thank you!

Renee C. Gillooly-Hlebak
Starkey Ranch - Lifestyle Director
2500 Heart Pine Ave.
Odessa, FL 33556
813-925-9777 – Welcome Center
www.ourstarkeyranch.com



LEGAL NOTICE

Unless expressly stated otherwise, the information contained in this message is confidential, may be privileged, and protected from disclosure. If the reader of this message is not the intended recipient, or an employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify the sender immediately by replying to the message, permanently deleting it from your computer and/or destroy any copies/printouts of this message.

TSR

COMMUNITY DEVELOPMENT DISTRICT

10D1a

4330 S. 66th St.
 Tampa, FL 33619
 "Fences Make Better Neighbors!"
 www.FloridaStateFence.com



Estimate

Date Estimate #
 5/28/2021 18949

Name / Address

Renee Starkey Ranch
 Starkey Ranch Community Pool,
 Odessa, FL, 33556

Ship To

Renee Starkey Ranch
 Starkey Ranch Community Pool,
 Odessa, FL 33556

Office	Terms	Rep	Project		
813-413-7844	50% down and 50% Complete	James			
Description		Qty	U/M	Rate	Total
Removal and disposal of existing fence to a certified recycling center. GO GREEN!		16	l/ft.	3.50	56.00
Magna Latch for pool code		1	ea	75.00	75.00
Florida State Fence will furnish and install: 52' of 4'h 2-Rail Aluminum Fence, 4'H x 6'W Panels Color: BLK 5/8" PICKET Style: Flush Top/Flush Bottom 60lbs of concrete per post		1		1,352.60	1,352.60
4'h x 5'w 2-rail Aluminum Walk Gate Color: BLK		1	ea	360.00	360.00
1. Additional 3.5% fee if paying by card 2. Florida State Fence to call a dig-safe prior to start 3. Price does not include permit, which may not be necessary for this project. 4. Homeowner is responsible for ultimate location of fence within property, location of any underground sprinklers, Pavers and any needed HOA approvals (Florida State Fence can help with paperwork required by HOA) 5. Any change in layout, footages, or materials could result in a corresponding price change as well as potentially having to reschedule your installation date. 6. Home owner is responsible for removing all vegetation and debris along the fence line. If not removed there will be a \$600.00 remobilization charge. 7. Financing is available through a third party vendor: One Main Financial. Contact your sales rep or our office for details. 8. Material is ordered ONLY after receiving 50% deposit.		1	ea	0.00	0.00
Due to increased demand on raw materials, proposal is good for 3 days. Price is good for Cash or Check only. Convenience Electronic fee will apply.		Total			\$1,843.60

Florida State Fence is not liable for unmarked utilities, or sprinkler lines. If a boundary Survey is not provided, customer takes responsibility of fence location. Full payment is due at the time of completion. Any balance not paid within 10 days of completion will be accessed a finance charge of 1 1/2% per month applied, to all accounts not paid in full. All materials remain the property of Florida State Fence until full payment is received. Right of access and removal is granted to Florida State Fence in the event of nonpayment, per the terms of this contract.

Customer assumes all responsibility for obtaining homeowners association approval for the type and location of fence. Customer must provide a plot plan and/or survey to establish fence installation location. If not provided, customer assumes all responsibility for the location of the fence.

Signature: _____



INSTALLATION CHECKLIST

**Let us provide some helpful information on what is required
"Setting the correct expectations"**

Before proceeding with installation plans, we recommend you make yourself aware of the restrictions that may apply in your subdivision, city or county. It is the homeowner's responsibility to get the Homeowners Association's approval. What fence height is acceptable? What style, color or quality is acceptable? Are there any easements, wetlands or other restrictions that we should be aware of before installation?

When considering whether a wood fence's finished side will face in or out, if the fence is to be located near an existing neighbor's fence, run alongside a hedge row or near any immovable structure, we must have 36" clearance between the finished side and any of these obstructions. PVC fence does not require this clearance, however, there should be adequate room in which to work. 24" is recommended

Is the proposed fence line clear? Are there any bushes, trees or roots to work around?

How much clearance is acceptable between the bottom of your fence and the ground?

Are there small animals? Do you need clearance for trimming grass? Depending on the terrain, it may not be possible to keep the clearance between the fence and the ground consistent? Grading and/or back-filling may be necessary.

If there is a swimming pool, what gate hardware is required? Can the gate swing out according to code requirements? Will there be a swimming pool in the future?

A 50% deposit, along with a signed copy of the contract on standard stock items will get your order processed and into our installation schedule. On non-standard items or custom orders we will require a non-refundable 50% deposit to process your order. You may pay by cash, check, Visa, MasterCard, or Discover (additional fees will apply). Your order will be processed only when both the deposit and the signed copy of the contract are received, even if we have a deposit and a verbal okay to proceed. The balance is due on the day of installation

Florida State Fence also requires a copy of your property survey/plot plan and the property pins located to insure the fence is placed on your property. If the property pins are not located, the homeowner must sign a release accepting responsibility for the fence location. It is customary for the fence to run 4 to 6 inches inside the property line.

Florida State Fence takes responsibility for public utility locating. Florida State Fence will order a utility locator to mark electrical lines, cable TV lines, phone lines and gas lines. The utility locate company will not locate sprinkler, water lines, sewer lines or any lines that the property owner may have such as a gas line for a pool heater or electric line for a pool or water-well pump. In light of this, Florida State Fence will not assume any responsibility for damages to any underground items that may be damaged during installation.

Once the utility locate has been ordered, you may or may not see flags/spray painted markings indicating underground utility lines. If you do and they are in conflict with the proposed fence line, please call us right away. FL State Law PROHIBITS any digging within 24 inches of either side of public utility markers.

Your installation date will be set by your sales rep and our scheduling coordinator will perform a courtesy call the day prior to installation. We ask that you're present for as much of the installation as possible, especially the first hour, to insure the installation foreman can go over the layout, which direction the gates swing, their exact location and any other details that need attention.

Any changes to the contract must be done in advance of the installation day and must be signed for approval.

Should you have any questions, please feel free to call and speak to any of our representatives. These items are just some of the items needed prior to purchasing a fence.

For terms and conditions see your contract.

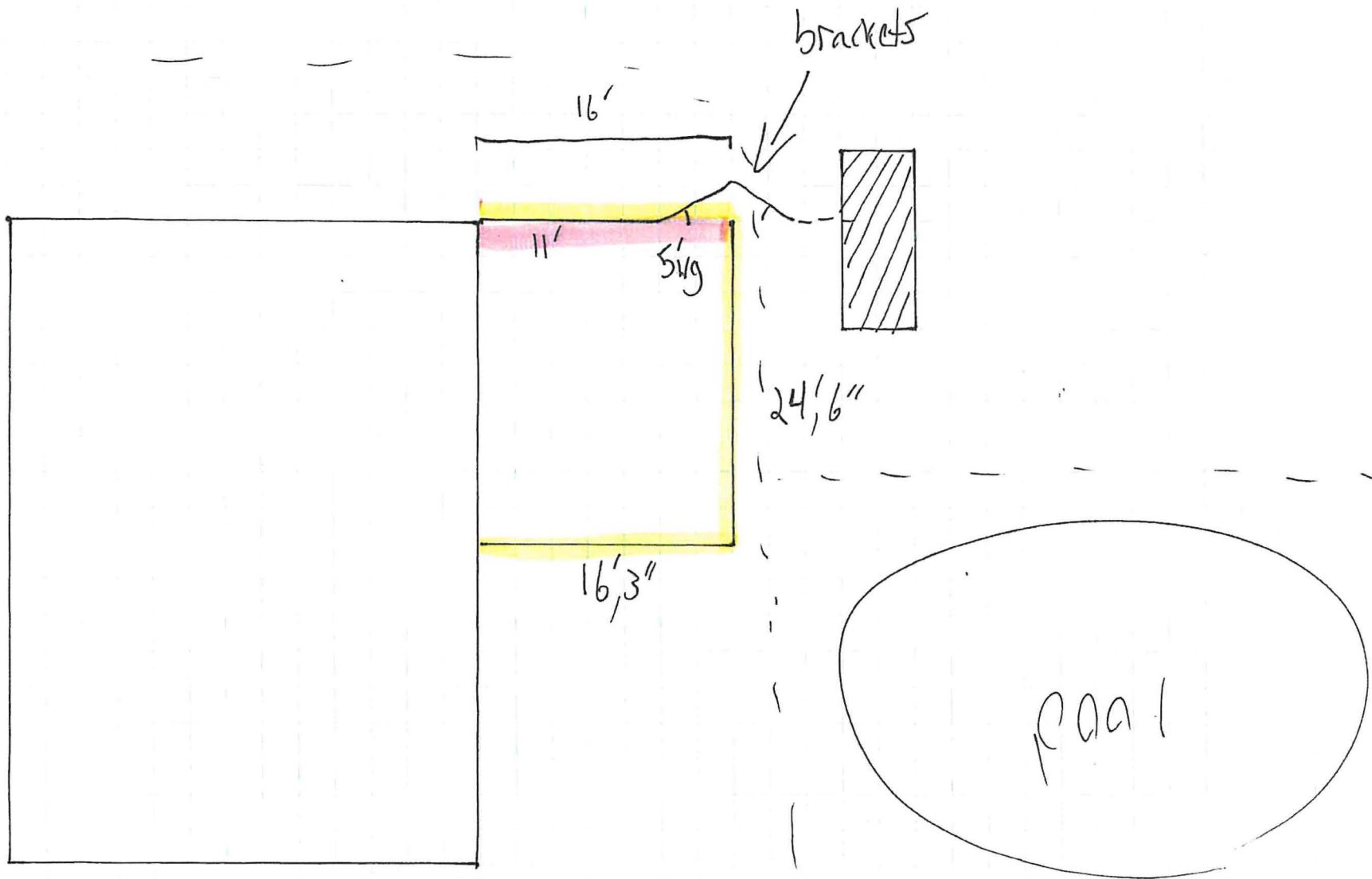
PLEASE BE SURE TO READ ENTIRE STATEMENT BEFORE SIGNING

Customer Signature

Date

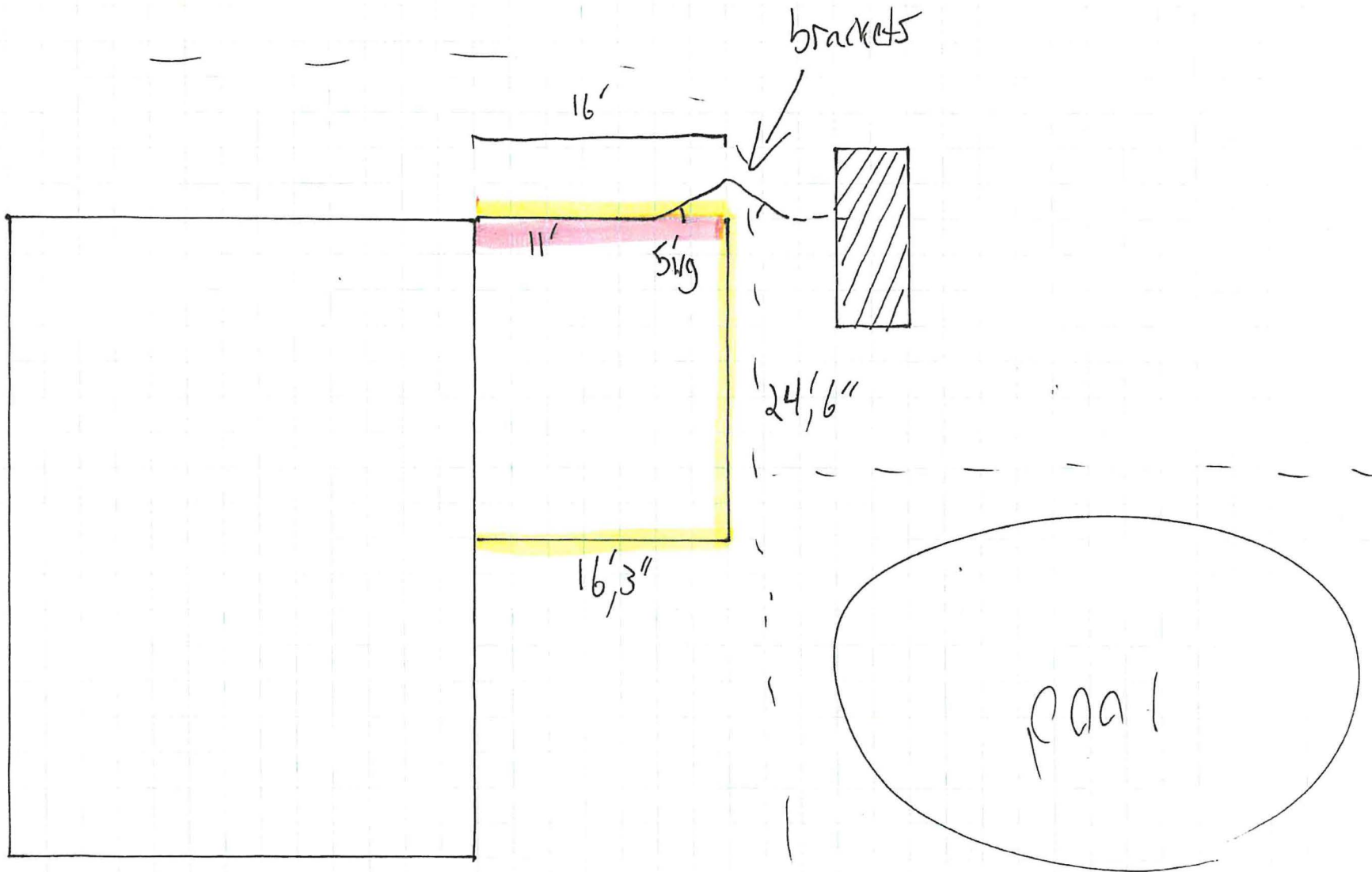
- Remove

- 4'4" Black
2-rail aluminum



- Remove

- 4'4" Black
2-rail aluminum



TSR

COMMUNITY DEVELOPMENT DISTRICT

10D1b



Whitfield Park CCTV

Starkey Ranch- Renee

2500 Heart Pine Ave
Odessa , Fl 33556
(813) 925-9777

Prepared by:
Securiteam
Brian Vitoritt
bvitoritt@mysecuriteam.com
(813)522-6048



WHY SECURITEAM

At Securiteam, we challenge conventional thinking in everything we do. We believe that thinking differently inspires innovation and creativity, enabling us to design and create innovative customized security and technology solutions that are durable, reliable, and user friendly.

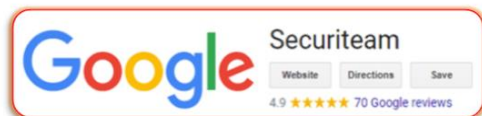
We pride ourselves on our responsiveness, attention to detail, and customer service. We listen to your needs, collaborate ideas, and work to develop unique value-added solutions that meet today's most demanding requirements.

ABOUT US

- We are a Premier Security Solutions & Technology Integration Company Founded in 2005
- Nationally recognized as a 2020 Top-100 Systems Integrator by SDM Magazine
- Created our Proprietary Virtual Security Guard Kiosk in 2012
- We Customize State-of-the-Art Solutions that meet YOUR Specific Needs
- Licensed, Bonded, Insured, and State Certified Security & Alarm Contractor
- Customer-Centric Business Culture Providing YOU with Exceptional Customer Service
- Industry Leading A+ Better Business Bureau Rating and a 4.9 Google Rating
- Panasonic Diamond Level Security Solutions Provider

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- Access Cards & Fobs
- Access Control Systems (Facility & Vehicle)
- AV (Television & Projector) Systems
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- Centralized Touchpad Controller
- Climate Control
- Digital Signage
- Ethernet & USB Ports
- Gate Operating Systems
- Guest Wi-Fi
- Low Voltage Cabling
- Lutron Lighting Integration
- Music & Sound Distribution
- Music Streaming Service
- Security Systems
- Surveillance Systems
- Troubleshooting & Repair Services
- Virtual Security Guard Kiosk
- Virtual Security Guard Surveillance
- VOIP Phones and Service





Summary of Qualifications

Securiteam Inc.

- Securiteam is locally owned and operated in Tampa, FL
- Installations include Moffitt Cancer Center, Del Web at Bexley, Harrison Ranch, Tampa Bay Golf, The Groves and many more.
- Licensed, Bonded, Insured and State Certified Security and Fire Alarm Contractors
- \$2 Million Liability Insurance policy
- A+ rating by the BBB
- 24/7/365 live tech support
- Listed in the top 100 Security Integrator's in the country

Key Personnel

Rob Cirillo – Founder & CEO

- 25+ Years of electronic security industry experience including regional management positions.
- Licensed to design and install Security and Fire Alarm Systems in FL, MA, & ME
- Automatic Fire Alarm Association Trained and Certified

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- 25+ Years technical industry experience
- Certified for Burglar Alarm and Fire Alarm Installations

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- United States Marine Corps Security Forces Veteran.

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- Erik Varno – Installation Manager – 20+ years of experience
- Chris Beck – Service Manager – 15+ years of experience
- Bryce Verdin – Project Manager – 7+ years of experience
- Installers and Service Technicians average over 15+ years of experience

Office Personnel

- Nisha Sevilla – Office Manager – 5+ years of experience

The Securiteam Difference

Panasonic HD Image quality



**Securiteam Super HD technology 2X more Detail competitors' 1080p technology
 Improved Night-time images**



**Next-Generation Matrix Infra-Red technology
 uniformly illuminates the scene at night.**

Better Images in variable lighting scenes

**Wide Dynamic Range technology balances bright
 and dim areas of the scene**



**Dedicated Facial
 Capture Camera**

**A facial capture camera will record properly angled, pixel dense images that are
 compatible with most law enforcement facial detection systems.**

Extended Protection Plans

	Blue Plan	Gold Plan	Platinum Plan
1-year warranty on parts and labor	✓		
3-year warranty on parts and labor		✓	✓
Automatic renewal (coverage doesn't lapse)		✓	✓
Defective parts sent to manufacturer for repair	✓		
Defective parts replaced		✓	✓
Remote diagnostics & troubleshooting		✓	✓
Repairs due result of normal wear & tear		✓	✓
Repairs due to acts of god (e.g. water, lightning, surge)			✓
Annual Test, inspection, calibration & cleaning			✓
Average down time for defective parts	2-weeks	24 - 48hrs	24 - 48hrs
Cost	Included	Call	Call

Extended Service Plan Details:

Platinum Service Protection Plan: \$125.65 per month

Should any equipment need to be serviced or replaced, Securiteam will not charge for labor or system parts and materials.

Platinum Protection Plan Includes

- Automatic renewal (coverage doesn't lapse)
- Defective parts sent to manufacturer for repair
- Defective parts replaced
- Remote diagnostics & troubleshooting
- Repairs due result of normal wear & tear
- Annual Test, inspection, calibration & cleaning
- Repairs due to acts of god (e.g. water, lightning, surge) Excluding Gate Operator and Barrier Arms
- Securiteam will troubleshoot and repair any issues, which may include sending a technician onsite.
- Securiteam will perform a full system check whenever a technician is onsite.
- Average repair time 24 to 48 hours

Gold Service Protection Plan: \$94.24 per month

Should any equipment need to be serviced or replaced, Securiteam will not charge for labor or system parts and materials.

Gold Protection Plan Includes

- Automatic renewal (coverage doesn't lapse)
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Securiteam Remote Daily Video Check In: \$200 per month

Securiteam monitoring center technicians remotely connect into the system and check the status of the following items.

- Playback on All Cameras
- Image Clarity
- NVR health status
- Hard drive status
- Internet connection
- Notifications to Securiteam



A Security & Technology Company

**STARKEY RANCH- RENEE
WHITFIELD PARK CCTV**

CAMERA SYSTEM

1	Panasonic NVR 4TB
4	Panasonic HD 1080P Outdoor Fixed Camera
4	Panasonic Wall Mount Bracket (i-PRO white)
1	6U Wall Mount Equipment Rack
1	Araknis Networks 210 Series Websmart Gigabit Switch with Partial PoE+ and Front Ports
1	Araknis Networks® Single-WAN Gigabit VPN Router with OVRC Pro
1	Rack Mountable Surge Supressor
1	Direct Burial / Harsh Environment Category 6 Cable

Area Labor & Equipment Total \$7,155.45

PROJECT SUMMARY

Tax	<u>\$383.66</u>
TOTAL	\$7,539.11

- **50% down and balance upon substantial completion or**
- **Lease Options (\$0 down, \$250 document fee, \$1 buyout at the end of term):**
36 months @ \$257.08, 48 months @ \$201.29 or 60 months @ \$168.12 (estimated)
- **Prices don't include municipal permit fees if applicable.**
- **Customer to supply: AC power to Securiteam specifications**



TERMS, SCOPE & ACCEPTANCE

Your satisfaction is important to us, and we plan to exceed your expectations!
This proposal is a complete package, including design, wiring, equipment, installation.

All equipment is warranted by the manufacturers. We guarantee all installation work to be free of defects for a period of one year from installation date. If service is required, we will be happy to provide you with excellent service for your system.

Customer must maintain sufficient insurance to cover property damages or bodily injury for Customer and any of its licensees, invitees or others who are not such licensees, contractors, employees, agents or invitees of Securiteam, Inc. Customer agrees that recovery from Securiteam for any property damage or bodily injury shall be offset by payment from such insurance.

Prices contained in this proposal are valid for 30 days. Any changes to this proposal will be submitted in writing for approval.

To be supplied by others to Securiteam’s specifications:

- Municipal permit fees (if applicable)
- A/C Power
- Applicable internet or telephone communications services

_____	_____	_____
Accepted by	Date	Securiteam

I accept this proposal and authorize the work to be done and accept responsibility for payments due. due.



Homestead Park CCTV

Starkey Ranch- Renee

2500 Heart Pine Ave
Odessa , Fl 33556
(813) 925-9777

Prepared by:
Securiteam
Brian Vitoritt
bvitoritt@mysecuriteam.com
(703) 231-5620



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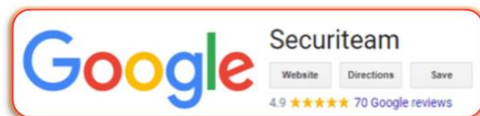
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Defective parts sent to manufacturer for repair	✓		
Defective parts replaced		✓	✓
Remote diagnostics & troubleshooting		✓	✓
Repairs due result of normal wear & tear		✓	✓
Repairs due to acts of god (e.g. water, lightning, surge)			✓
Annual Test, inspection, calibration & cleaning			✓
Average down time for defective parts	2-weeks	24 - 48hrs	24 - 48hrs
Cost	Included	Call	Call

Extended Service Plan Details:

Platinum Service Protection Plan: \$135.98 per month

Should any equipment need to be serviced or replaced, Securiteam will not charge for labor or system parts and materials.

Platinum Protection Plan Includes

- Automatic renewal (coverage doesn't lapse)
- Defective parts sent to manufacturer for repair
- Defective parts replaced
- Remote diagnostics & troubleshooting
- Repairs due result of normal wear & tear
- Annual Test, inspection, calibration & cleaning
- Repairs due to acts of god (e.g. water, lightning, surge) Excluding Gate Operator and Barrier Arms
- Securiteam will troubleshoot and repair any issues, which may include sending a technician onsite.
- Securiteam will perform a full system check whenever a technician is onsite.
- Average repair time 24 to 48 hours

Gold Service Protection Plan: \$101.99 per month

Should any equipment need to be serviced or replaced, Securiteam will not charge for labor or system parts and materials.

Gold Protection Plan Includes

- Automatic renewal (coverage doesn't lapse)
- Defective parts sent to manufacturer for repair
- Defective parts replaced
- Remote diagnostics & troubleshooting
- Repairs due result of normal wear & tear
- Securiteam will troubleshoot and repair any issues, which may include sending a technician onsite.
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Securiteam monitoring center technicians remotely connect into the system and check the status of the following items.

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- Image Clarity
- NVR health status
- Hard drive status
- Internet connection
- Notifications to Securiteam



A Security & Technology Company

**STARKEY RANCH- RENEE
HOMESTEAD PARK CCTV**

CAMERA SYSTEM

1	Panasonic NVR 4TB	
5	Panasonic HD 1080P Outdoor Fixed Camera	
5	Panasonic Wall Mount Bracket (i-PRO white)	
1	6U Wall Mount Equipment Rack	
1	Araknis Networks 210 Series Websmart Gigabit Switch with Partial PoE+ and Front Ports	
1	Araknis Networks® Single-WAN Gigabit VPN Router with OVRC Pro	
1	Rack Mountable Surge Supressor	
1	Direct Burial / Harsh Environment Category 6 Cable	
	Area Labor & Equipment Total	\$7,740.46

PROJECT SUMMARY

Tax	<u>\$418.16</u>
TOTAL	\$8,158.62

- **50% down and balance upon substantial completion or**
- **Lease Options (\$0 down, \$250 document fee, \$1 buyout at the end of term):**
36 months @ \$278.21, 48 months @ \$217.84 or 60 months @ \$181.94 (estimated)
- **Prices don't include municipal permit fees if applicable.**
- **Customer to supply: AC power to Securiteam specifications.**

TERMS, SCOPE & ACCEPTANCE

Your satisfaction is important to us, and we plan to exceed your expectations!
This proposal is a complete package, including design, wiring, equipment, installation.

All equipment is warranted by the manufacturers. We guarantee all installation work to be free of defects for a period of one year from installation date. If service is required, we will be happy to provide you with excellent service for your system.

Customer must maintain sufficient insurance to cover property damages or bodily injury for Customer and any of its licensees, invitees or others who are not such licensees, contractors, employees, agents or invitees of Securiteam, Inc. Customer agrees that recovery from Securiteam for any property damage or bodily injury shall be offset by payment from such insurance.

Prices contained in this proposal are valid for 30 days. Any changes to this proposal will be submitted in writing for approval.

To be supplied by others to Securiteam’s specifications:

- Municipal permit fees (if applicable)
- A/C Power
- Applicable internet or telephone communications services

Accepted by

Date

Securiteam

I accept this proposal and authorize the work to be done and accept responsibility for payments due.
due.



Cunningham Park CCTV

Starkey Ranch- Renee

2500 Heart Pine Ave
Odessa , Fl 33556
(813) 925-9777

Prepared by:
Securiteam
Brian Vitoritt
bvitoritt@mysecuriteam.com
(703) 231-5620



WHY SECURITEAM

At Securiteam, we challenge conventional thinking in everything we do. We believe that thinking differently inspires innovation and creativity, enabling us to design and create innovative customized security and technology solutions that are durable, reliable, and user friendly.

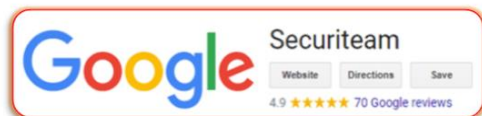
We pride ourselves on our responsiveness, attention to detail, and customer service. We listen to your needs, collaborate ideas, and work to develop unique value-added solutions that meet today's most demanding requirements.

ABOUT US

- We are a Premier Security Solutions & Technology Integration Company Founded in 2005
- Nationally recognized as a 2020 Top-100 Systems Integrator by SDM Magazine
- Created our Proprietary Virtual Security Guard Kiosk in 2012
- We Customize State-of-the-Art Solutions that meet YOUR Specific Needs
- Licensed, Bonded, Insured, and State Certified Security & Alarm Contractor
- Customer-Centric Business Culture Providing YOU with Exceptional Customer Service
- Industry Leading A+ Better Business Bureau Rating and a 4.9 Google Rating
- Panasonic Diamond Level Security Solutions Provider

WHAT WE DO

- Access Cards & Fobs
- Access Control Systems (Facility & Vehicle)
- AV (Television & Projector) Systems
- Electronic Meeting Room Scheduler
- Centralized Touchpad Controller
- Climate Control
- Digital Signage
- Ethernet & USB Ports
- Gate Operating Systems
- Guest Wi-Fi
- Low Voltage Cabling
- Lutron Lighting Integration
- Music & Sound Distribution
- Music Streaming Service
- Security Systems
- Surveillance Systems
- Troubleshooting & Repair Services
- Virtual Security Guard Kiosk
- Virtual Security Guard Surveillance
- VOIP Phones and Service





Summary of Qualifications

Securiteam Inc.

- Securiteam is locally owned and operated in Tampa, FL
- Installations include Moffitt Cancer Center, Del Web at Bexley, Harrison Ranch, Tampa Bay Golf, The Groves and many more.
- Licensed, Bonded, Insured and State Certified Security and Fire Alarm Contractors
- \$2 Million Liability Insurance policy
- A+ rating by the BBB
- 24/7/365 live tech support
- Listed in the top 100 Security Integrator's in the country

Key Personnel

Rob Cirillo – Founder & CEO

- 25+ Years of electronic security industry experience including regional management positions.
- Licensed to design and install Security and Fire Alarm Systems in FL, MA, & ME
- Automatic Fire Alarm Association Trained and Certified

Frank Prete – Vice President

- 25+ Years technical industry experience
- Certified for Burglar Alarm and Fire Alarm Installations

Brian Vitoritt – Senior Security Consultant

- 9+ Years Electronic Security industry experience to include Governmental and Commercial applications.
- United States Marine Corps Security Forces Veteran.

Technical Team

- Erik Varno – Installation Manager – 20+ years of experience
- Chris Beck – Service Manager – 15+ years of experience
- Bryce Verdin – Project Manager – 7+ years of experience
- Installers and Service Technicians average over 15+ years of experience

Office Personnel

- Nisha Sevilla – Office Manager – 5+ years of experience

The Securiteam Difference

Panasonic HD Image quality



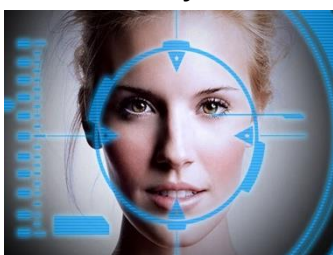
**Securiteam Super HD technology 2X more Detail competitors' 1080p technology
 Improved Night-time images**



**Next-Generation Matrix Infra-Red technology
 uniformly illuminates the scene at night.**

Better Images in variable lighting scenes

**Wide Dynamic Range technology balances bright
 and dim areas of the scene**



**Dedicated Facial
 Capture Camera**

**A facial capture camera will record properly angled, pixel dense images that are
 compatible with most law enforcement facial detection systems.**

Extended Protection Plans

	Blue Plan	Gold Plan	Platinum Plan
1-year warranty on parts and labor	✓		
3-year warranty on parts and labor		✓	✓
Automatic renewal (coverage doesn't lapse)		✓	✓
Defective parts sent to manufacturer for repair	✓		
Defective parts replaced		✓	✓
Remote diagnostics & troubleshooting		✓	✓
Repairs due result of normal wear & tear		✓	✓
Repairs due to acts of god (e.g. water, lightning, surge)			✓
Annual Test, inspection, calibration & cleaning			✓
Average down time for defective parts	2-weeks	24 - 48hrs	24 - 48hrs
Cost	Included	Call	Call

Extended Service Plan Details:

Platinum Service Protection Plan: \$119.50 per month (Only with Optional Camera System ADD ON)

Should any equipment need to be serviced or replaced, Securiteam will not charge for labor or system parts and materials.

Platinum Protection Plan Includes

- Automatic renewal (coverage doesn't lapse)
- Defective parts sent to manufacturer for repair
- Defective parts replaced
- Remote diagnostics & troubleshooting
- Repairs due result of normal wear & tear
- Annual Test, inspection, calibration & cleaning
- Repairs due to acts of god (e.g. water, lightning, surge) Excluding Gate Operator and Barrier Arms
- Securiteam will troubleshoot and repair any issues, which may include sending a technician onsite.
- Securiteam will perform a full system check whenever a technician is onsite.
- Average repair time 24 to 48 hours

Gold Service Protection Plan: \$89.63 per month (Only with Optional Camera System ADD ON)

Should any equipment need to be serviced or replaced, Securiteam will not charge for labor or system parts and materials.

Gold Protection Plan Includes

- Automatic renewal (coverage doesn't lapse)
- Defective parts sent to manufacturer for repair
- Defective parts replaced
- Remote diagnostics & troubleshooting
- Repairs due result of normal wear & tear
- Securiteam will troubleshoot and repair any issues, which may include sending a technician onsite.
- Securiteam will perform a full system check whenever a technician is onsite.

Securiteam Remote Daily Video Check In: \$200 per month

Securiteam monitoring center technicians remotely connect into the system and check the status of the following items.

- Playback on All Cameras
- Image Clarity
- NVR health status
- Hard drive status
- Internet connection
- Notifications to Securiteam



A Security & Technology Company

**STARKEY RANCH- RENEE
CUNNINGHAM PARK CCTV**

CAMERA SYSTEM

1	Panasonic NVR 4TB	
1	Araknis Networks 210 Series Websmart Gigabit Switch with Partial PoE+ and Front Ports	
1	Araknis Networks® Single-WAN Gigabit VPN Router with OVRC Pro	
	Area Labor & Equipment Total	\$3,258.41

OPTIONAL CAMERA SYSTEM

6	Panasonic HD 1080P Outdoor Fixed Camera*	
6	Panasonic Wall Mount Bracket (i-PRO white)*	
	Optional add on add \$3717.06 for a total of \$7,169.98	

PROJECT SUMMARY

Tax	<u>\$194.51</u>
TOTAL	\$3,452.92

- **50% down and balance upon substantial completion or**
- **Lease Options (Camera System only) (\$0 down, \$250 document fee, \$1 buyout at the end of term):**
36 months @ \$117.74, 48 months @ \$92.19 or 60 months @ \$77.00 (estimated)
- **Lease Options (Optional Camera System ADD ON) (\$0 down, \$250 document fee, \$1 buyout at the end of term):**
36 months @ \$244.50, 48 months @ \$191.44 or 60 months @ \$159.44 (estimated)
- **Prices don't include municipal permit fees if applicable.**
- **Customer to supply: AC power to Securiteam specifications**



TERMS, SCOPE & ACCEPTANCE

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All equipment is warranted by the manufacturers. We guarantee all installation work to be free of defects for a period of one year from installation date. If service is required, we will be happy to provide you with excellent service for your system.

Customer must maintain sufficient insurance to cover property damages or bodily injury for Customer and any of its licensees, invitees or others who are not such licensees, contractors, employees, agents or invitees of Securiteam, Inc. Customer agrees that recovery from Securiteam for any property damage or bodily injury shall be offset by payment from such insurance.

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- A/C Power
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Accepted by

Date

Securiteam

I accept this proposal and authorize the work to be done and accept responsibility for payments due.
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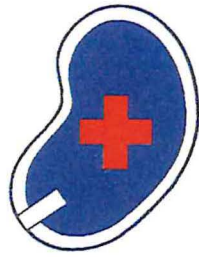
TSR

COMMUNITY DEVELOPMENT DISTRICT

10D1c

THE POOL DOCTOR

6995 90th Ave. North, Unit B
Pinellas Park, FL 33782
(727) 546-2400
Lic. # CPC1458389
WWW.POOLDOCTORFLA.COM



\$29,027.20

PROPOSAL

STARKEY RANCH
2500 HEART PINE AVE
ODESSA, FL 33556.
(813) 925-9777

INSTALL NEW 6"X 6" SINGLE BULLNOSE WATER LINE TILE (LOWER LEVEL OF TILE) (CODE)

REASON: WHEN YOU REMARCITE THE GUTTERS YOU ELIMINATE THE SLOPE THAT THE GUTTERS HAVE. BY REPLACING THE TILE, YOU ARE ABLE TO LIFT THE TILE AND KEEP THE SLOPE OF THE GUTTERS, SO YOU HAVE BETTER SKIMMING ACTION. CODE REQUIRES A 2" SLOPE FROM FRONT TO BACK OF GUTTER.

- A. WATER LEVEL POOL
 - B. THOROUGHLY CLEAN TILE
 - C. SET HOMESOTE BOARDS
 - D. APPLY THINSET AND SET TILE
 - E. GROUT TILE
 - D. MARCITE TOP AND BOTTOM OF THE TILE
- TOTAL RUNNING FEET 227

TOTAL \$ 4,086.00(CODE)

INSTALL NEW ESCUTCHEONS ON HANDRAIL (CODE

TOTAL \$ INCLUDED

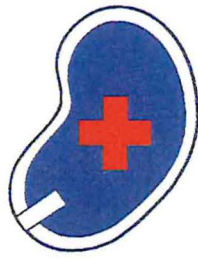
INSTALL NEW FLORIDA STATE POOL RULES SIGN (CODE)

TOTAL \$ 100.00 (CODE)

30% down
remainder upon
refilling

THE POOL DOCTOR

6995 90th Ave. North, Unit B
Pinellas Park, FL 33782
(727) 546-2400
Lic. # CPC1458389
WWW.POOLDOCTORFLA.COM



PROPOSAL

STARKEY RANCH
2500 HEART PINE AVE
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(813) 925-9777

INSTALL NEW 6"X 6" SINGLE BULLNOSE WATER LINE TILE (LOWER LEVEL OF TILE) (CODE)

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- TOTAL RUNNING FEET 227

TOTAL \$ 4,086.00(CODE)

INSTALL NEW ESCUTCHEONS ON HANDRAIL (CODE

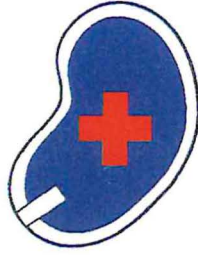
TOTAL \$ INCLUDED

INSTALL NEW FLORIDA STATE POOL RULES SIGN (CODE)

TOTAL \$ 100.00 (CODE)

THE POOL DOCTOR

6995 90th Ave. North, Unit B
Pinellas Park, FL 33782
(727) 546-2400
Lic. # CPC1458389
WWW.POOLDOCTORFLA.COM



POOL SURFACE OPTION # 2

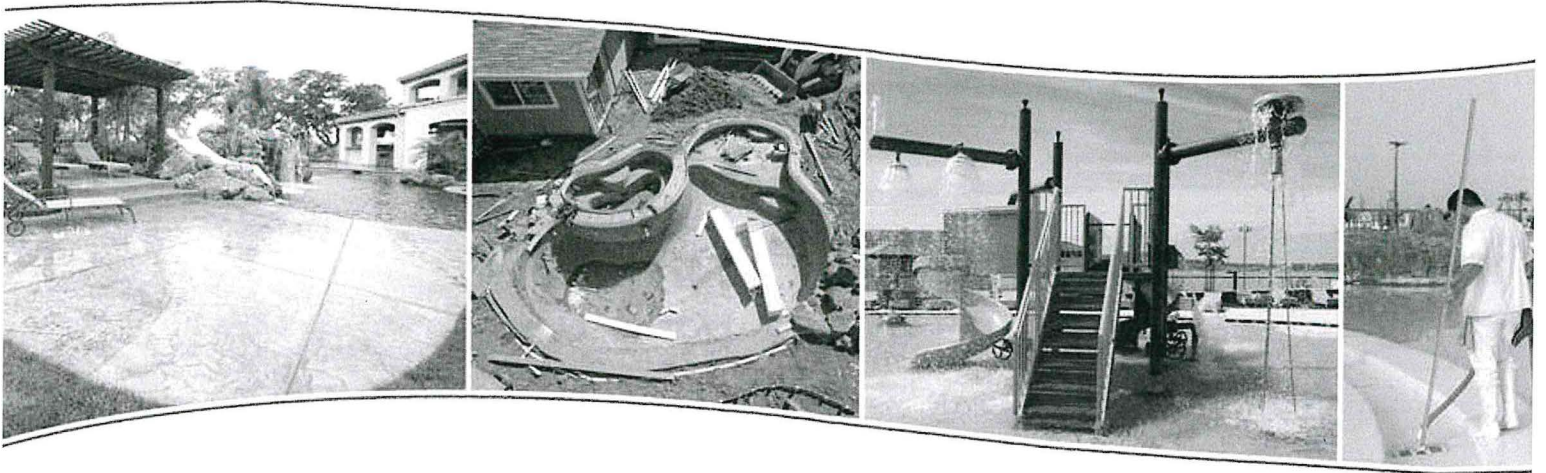
MARQUIS, KRYSTAL KRETE OR DIAMOND BRITE POOL AND GUTTER

- A. PULL HYDROSTATIC PLUG IN MAIN DRAIN
 - B. DRAIN POOL
 - C. SAW CUT LINE UNDER EXISTING TILE LINE
 - D. CHISEL AROUND RETURNS
 - E. KNOCK OUT ALL HOLLOW SPOTS IN OLD MARCITE (UP TO 5% OF POOL SURFACE AREA)
 - F. CHLORINE WASH POOL
 - G. ACID WASH POOL
 - H. APPLY BONDING AGENT TO ENTIRE POOL SURFACE (TO INSURE ADHESION)**
 - I. INSTALL NEW VGBA MAIN DRAIN FRAME AND GRATE, INSTALL NEW GUTTER GRATES
 - J. APPLY NEW SURFACE 3/8" MINIMUM THICKNESS TO ENTIRE POOL AND GUTTER AREA
 - K. HAND TROWEL TO A SMOOTH FINISH
 - L. RINSE OFF EXCESS CEMENT AND EXPOSE AGGREGATE
 - M. REFILL AND ADJUST CHEMICALS IN POOL **(14 DAY FREE POOL SERVICE)**
 - N. GO OVER PROPER CHEMICAL LEVELS WITH OWNER
 - O. GIVE OWNER A SWIMMING POOL MANUAL
 - P. GIVE OWNER FREE LIFETIME CONSULTATION
- TOTAL SQUARE FEET 3549 PLUS 227 OF GUTTER

INSTALL 2"X 6" SINGLE BULL-NOSE NON-SLIP TILE ON STEP EDGES (CODE)

INSTALL NEW PLASTICS IN POOL

TOTAL \$ 24,841.20



Starkey Ranch Pool Refinish

Prepared For

Sydney Manas
Starkey Ranch

Created By

KC Horner
Exterior Escapes
813-793-4383
kc@extescapes.com
<http://www.extescapes.com>

EXTERIOR
E S C A P E S
DESIGN • BUILD • MANAGE

Who We Are

Exterior Escapes is a unique company that offers Florida aquatic facility owners/managers, the benefits of working with a state licensed general contractor and commercial pool contractor. This combination of licenses allows us to build, repair, or renovate any building or aquatic facility in the state. Though we specialize in watershape projects, we do much more! Regardless of the nature of any project we do, clients come to us because they know that our company excels in experience, customer service and customer satisfaction.

Customers also get the attention of an involved owner who makes it his business to oversee every project our company does. Owner involvement is a rarity in our industry, but we feel it is a necessity. We take the time to get to know our customers, the project, and all of the goals and constraints. We utilize the latest technologies to deliver unmatched communication and pride ourselves on being there after the project is completed. Through experience and continuing education we are able to constantly deliver successfully completed projects on time and on budget. This is what sets us apart from other companies.

Exterior Escapes is proud to work with select homeowners, highly respected architects, engineers, and the leading property management companies in the Tampa Bay Area. We look forward to being part of your next commercial renovation project and if you have any questions during any stage of the project, our knowledgeable team is here for you.

Project Summary

The Starkey Ranch community pool is located at 2500 Heart Pine Ave, Odessa, FL 33556 . It has a surface area of ~2230sqft. The current finish is in very poor condition. It is showing multiple signs of pitting and delamination. The upper scum gutter tile is in good condition and does not need to be replaced. The lower scum gutter tile does not meet the pool code for non-skid tile and must be replaced. The most likely cause of the shortened life of the current finish is from poor chemical management. A chemical controller should be installed to ensure proper chemical addition to the pool and for the longest life of the new finish.

Site Images

Project images are only available on the web version of the proposal

Project Estimate

Services

Pool Prep Refinish	\$3,480.00
Draining of pool, removal of all loose and failing existing finish up to 5% of total surface area, undercut all perimeter tile borders (if tile is not being replaced) and fixtures (lights, drains, etc.), pressure sweep, acid wash, and installation of SGM BondKote.	
Marquis Level 1	\$19,200.00
Installation of MarbleTite Marquis quartz pool finish in Bluestone or Natural color up to 2230sqft, 230LF of scum gutter, and 64LF of bench. Price includes startup and balancing of pool water including daily brushing (Mon - Fri), monitoring of pH level, controlling calcium and hardness, limiting chlorine availability, and metal sequestering agents	
Commercial Whitegood Package	\$1,390.00
Installation of 18 floor return fittings, safety vac lock cover (if applicable), 26 scum gutter grates, and (3) 24"x 24" Waterway Plastics or equal white anti-entrapment grates	
2x6 Mudcap Non-Slip	\$9,170.00
Installation of NPT or equal NON-SKID 2x6 bullnose tile in COBALT color at lower scum gutter, bench, and steps up to 491LF	
optional <input type="checkbox"/> Pentair IntelliChem	\$1,860.00
Installation of Pentair IntelliChem controller for monitoring and precise dispersion of water balancing chemicals	

Total cost: \$33,240.00

Agreement Terms

"PAYMENT"

Standard payment terms are as follows unless a separate payment schedule has been agreed upon. Any payments not made by specified time period are subject to a late charge and any costs of collection, including reasonable attorney fees.

Deposit Payment of 10% is due (5) Days before project starts

First Draw of 40% is due within (5) Days after pool has been drained, prepped, and ready to finish

Second Draw of 50% is due within (5) Days upon completion

"WARRANTY"

All work performed by Exterior Escapes LLC will be warranted for a period of (1) ONE year against defects in workmanship. For warranty against discoloration, staining, pitting, etching of pool finishes, or any product used in the renovation please refer to manufacture warranty of installed product. If leak detection and repair is not included in above pricing it will not be warranted. Any existing cracks in decking and pools are considered structural and cannot be warranted. Any stains caused by fill water are not warranted.

"ACCEPTANCE OF PROPOSAL"

TSR

COMMUNITY DEVELOPMENT DISTRICT

10D1d

Renee Gillooly-Hlebak

From: Cherise Dumas <trinityhousekeeper@gmail.com>
Sent: Wednesday, June 16, 2021 9:09 AM
To: Renee Gillooly-Hlebak
Subject: Re: Estimate from Trinity HouseKeepers - Thank you for the opportunity to provide a proposal on the Janitorial Services Starkey Ranch Community Areas. Attached you will find the proposed Specifications. If we have missed anything or you would like to se

Good morning scheduling plan sounds wonderful idea.

The price for all Starkey Ranch Pool restrooms and the community room for four days per week including one weekend clean is \$2,040.

Thank you
Cherise

Get [Outlook for iOS](#)



Trinity HouseKeepers

Starkey Ranch

✉ Renee@starkeyranch.com

INVOICE	#84421
SERVICE DATE	Jul 01, 2021
INVOICE DATE	Jun 28, 2021
DUE	upon receipt
AMOUNT DUE	\$2,040.00

CONTACT US

3620 Heron Island Drive
New Port Richey, FL 34655

☎ (833) 693-5625

✉ trinityhousekeeper@gmail.com

Service completed by: Cherise Dumas, Deidra Jowers

INVOICE

Services	qty	unit price	amount
⌘ 4 Days a Week With one including a weekend. Thank you for the opportunity to provide a proposal on the Janitorial Services Starkey Ranch Community Areas. Attached you will find the proposed Specifications. If we have missed anything or you would like to see any changes just let us know. We pride ourselves not only on providing high quality professional service but also on our ability to communicate with customers. We firmly believe that it is much easier to repair a speedbump in a relationship than it is to repair a pothole. Please let us know if you need any additional information or have any questions. Thanks, Trinity HouseKeepers	1.0	\$2,040.00	\$2,040.00

⌘ ♥ The quote above is for 4 Days a Week with one including a weekend.

.(if check is written the credit card fee will be removed)

We propose to provide janitorial services for two restrooms at Homestead Park, two restrooms at Woodfield Park, and two restrooms plus the Community Room and Kitchen at Cunningham Hall. In the Specifications shown below Daily means the number of service days per week the customer elects to choose.

⌘ ♥ The quote above is for 4 Days a Week with one including a weekend.

.(if check is written the credit card fee will be removed)

We propose to provide janitorial services for two restrooms at Homestead Park, two restrooms at Woodfield Park, and two restrooms plus the Community Room and Kitchen at Cunningham Hall. In the Specifications shown below Daily means the number of service days per week the customer elects to choose.

RESTROOMS:

- > Empty trash and remove to designated area Daily
- > Check and replace toilet paper and hand towels as necessary Daily
- > High dust all horizontal surfaces up to 8' Daily
- > Low dust all horizontal surfaces Daily
- > Clean and disinfect all fixtures Daily
- > Clean all mirrors Daily

- > Damp clean all countersDaily
- > Clean all drinking fountainsDaily
- > Broom sweep hard surfaced floorsDaily
- > Damp mop hard surfaced floorsDaily

KITCHEN:

- > Empty trash and remove to designated areaDaily
- > Clean two sinksDaily
- > Damp wipe all countersDaily
- > Damp wipe the front of the refrigerator and the ice machineDaily
- > Clean microwave inside and outDaily
- > Dust mop hard surfaced floor as neededDaily
- > High dust all horizontal surfaces up to 8'Weekly
- > Low dust all horizontal surfacesWeekly
- > Damp mop hard surfaced floorWeekly

COMMUNITY ROOM:

- > Empty trash and remove to designated areaDaily
- > Spot clean three glass doorsTwice Per Week
- > Fully clean three glass doorsWeekly
- > High dust all horizontal surfaces up to 8' - except wood wallWeekly
- > Low dust all horizontal surfaces- except wood wallWeekly
- > Dust mop hard surfaced floorDaily
- > Damp mop hard surfaced floor Weekly

3 Days A week with one being weekend \$1142.00

4 days a week with one being weekend \$2040

A few Extras we can provide if needed:

- party and event pre cleans, post clean
- party and event assistance or preparation, serving, cleaning up and decorating

And much much more 🚧❤

WHY CHOOSE TRINITY HOUSEKEEPERS:

🚧 ❤ 🚧 ❤ 🚧 ❤ 🚧 ❤ 🚧 ❤

❤Peace of Mind and Trust

Our customers love that all our Crew are Each member of our team undergoes extensive vetting and a thorough training process upon hiring and are fully insured for your protection.

🚧 Personalized Services

❤ Amazing crew that loves what they do!

🚧 Background checked & Vetted

❤ Our guarantee for your happiness

🚧 Communication Journals left for you to better communicate with your Crew

🚧Top Notch Notification with our HouseCall Pro advanced Features

❤Quality Control Manager Checking in personally with you the client, your home and crew.

ALL Crew are MAID TRAINED CERTIFIED

🧹 Above and Beyond Attention to Details, Cleaning floors on hands and knees

♥ Our referral programs allow you to reduce your cleaning costs

🧹 We are a second chance employer.

MOST IMPORTANTLY: We take Pride in our clients, crew, and work! And value all feedback.

TRINITY HOUSEKEEPERS 200% GUARANTEE: 🧹♥🧹♥🧹♥🧹♥🧹♥🧹♥🧹♥🧹♥🧹♥🧹♥🧹♥🧹♥🧹♥

We wouldn't give a 200% satisfaction guarantee if we didn't think you were going to love THK!

If you aren't 100% satisfied with our service, Trinity HouseKeepers will come back and get anything we missed. If you're still not happy we'll give you a full refund, no questions asked.

We stick by our guarantee and want to make you happy no matter what the cost.

The only thing we require is, you tell us with in 24 hours of cleaning when something was missed.

All re-cleanings and refunds need to happen within 2 days of the original service. We appreciate the chance to make things right with a re-cleaning before any refunds. Per our policy, we can't issue any refunds without doing a re-cleaning first. ♥

This promise is meant to provide you with peace of mind. If you're ever dissatisfied with any aspect of our recent services, just give us a call within 24 hours and we'll resolve the problem at no additional cost to you. We take your satisfaction serious!

5% OF ALL PROFITS GO BACK INTO COMMUNITY:

🧹♥🧹♥🧹

QUALITY: 🧹♥🧹♥🧹

There is no better feeling than coming home to a freshly cleaned home. When Trinity HouseKeepers performs a service, people notice. We want you to feel proud of your home and confident in our ability to accommodate all of your cleaning needs.

COMMUNICATION JOURNALS: 🧹♥🧹♥🧹

We Place Communication journals in all homes on the first clean as another way to allow us to make sure we get all your specified needs. Write any notes for your cleaners to see upon arrival on your next scheduled cleaning, leave where the crew can see.

NO CONTRACTS: 🧹♥🧹♥🧹

When you choose Trinity HouseKeepers you can appreciate the fact that contracts are never an option. Our professional housecleaners are only as good as our last cleaning service. We have no reason to ask for your commitment because we're confident that you'll love the work we provide. You have the freedom to schedule or cancel service at any time. Flexibility is just another reason to work with our team.

We may use before and after pictures of your home of the crews' work, if you do not wish for your home to be used for photos please let us know and we will make sure no pictures are taken in your home.

REFERRAL INCENTIVES: 🧹♥🧹♥🧹

We love when our customers are so happy, they will recommend us! If you love THK, refer us to a friend and receive \$20 off your next cleaning after completion of their clean. Valid on new clients only. *Credit will appear on your next cleaning after payment is collected from new client.

Your referrals are the best compliment you can give. 🧹♥🧹♥🧹

CANCELLATION POLICY: 🧹♥🧹♥

Need to cancel no problem we will reschedule you for the next available date,

If it is necessary to cancel or reschedule your regular set cleaning day, however

Trinity HouseKeepers does requires 2-business days' notice. If we receive less than a 2-business day notice, or can't access your home, it will be necessary for us to charge a \$45 cancellation / reschedule fee. Future scheduled cleanings will remain unchanged.

PAYMENTS FOR SERVICES: ♥📍♥📍♥📍♥📍♥📍

Payments for cleaning services are due in full at the time of service unless other arrangements have been made. ***A valid credit card/debit card must be on file to schedule services. ***

If you will be paying by check or cash on a regular basis, and no one is going to be home on the day of your scheduled cleaning service, payment must be left on the counter. If we arrive to clean and there is no payment, we will contact you immediately. If you are not available, we will try and process the credit card number on file. If we are unable to contact you and are unable to charge the credit card on file, we will need to reschedule your appointment and you will be charged a cancellation fee.

TRINITY HOUSEKEEPERS GLADLY ACCEPTS PAYMENT IN THE FOLLOWING FORMS:

Cash, Personal Check, and Credit Cards. Please make checks out to Trinity HouseKeepers, should a check be returned, a \$ 35.00 Returned Check Fee will be added to your account.

* Mastercard * Visa * Cash * Zelle* Venmo *Personal check.

Payment is due at the time of service and we require a credit card on file prior to your cleaning.

Please note: for Credit Cards, there is a 3% convenience fee.

ARRIVAL DAY/TIME: 📍♥

Cleaning service occurs between 8am/4pm on your regularly scheduled day. Given that each home that we clean varies in the amount of time it takes to clean, we cannot guarantee an exact arrival/ departure time.

There will generally be 1 – 2 Cleaning Techs assigned to your home after the First Time Clean. Given how scheduling works, we are unable to guarantee the same Cleaning Crew.

Trinity HouseKeepers makes every effort to consistently schedule a predetermined set day that we arrive for each cleaning. If for any reason we need to reschedule due to staff illness or other unforeseen circumstances, we will give you as much notice as possible.

SERVICE LIMITATIONS: 📍 ♥

- a). We do not climb higher than a 2-step ladder
- b). We cannot move furniture over 15 lbs. but will try to reach a visible place with an extension duster
- c). If an area in the home is considered or has the potential to be considered a biohazard, that area will not be cleaned (emptying/cleaning cat litter boxes, human/animal excrement, etc.).

It is to the client's advantage to have the home picked up as much as possible allowing us to be able to get to all areas so that we can optimize your cleaning. We provide light straightening of the areas that we clean. If such areas/surfaces are cluttered at the time of cleaning, your team will clean around those areas and you will be notified.

Due to health and safety reasons, we are unable to clean up mold, human, pest (flea and rodent infestations, etc.) or pet waste and bodily fluids. We can recommend a company that is equipped to handle these situations. If we come into a home that requires this type of cleaning, we will skip the affected rooms and discount the client accordingly. We do ask to be informed beforehand if this may be an issue.

ENTRY TO HOMES: ♥📍

Three different options to choose from so that your crew have entry into homes.

1). Client may opt to not give a key to the company and be home on their day of cleaning. Because we cannot give an exact time, the client must be home during their specific time frame to let the cleaners in/out of the home. If no one is home when the cleaners arrive, a cancellation fee will be charged. (See fee above)

2). Client can choose to provide a code to keyless door entry.

3). If a client chooses to leave their door unlocked, place the key under the mat, or leave their house key in an unsecured place for the cleaners to gain entry, from all liability that arises from damage made before or after the cleaners leave the premises. The client understands that they will be responsible for any damages that are caused before/after their scheduled cleaning team.

It is not necessary for the client to disarm their alarm system for their scheduled date of cleaning. If you would like, you may contact your alarm company and have a house cleaner code issued.

PRICE INCREASES: ♥🚧

Trinity HouseKeepers reserves the right to adjust client rates at any time. You will be notified 30 days prior to any price increases.

EMPLOYEE SOLICITATION: ♥🚧

When hiring THK YOU agree not to solicit for hire any staff member introduced to you by Trinity HOUSEKEEPERS LLC for any home-related services. If you are found to have solicited one of our staff members, please be advised that our referral/ training fee is \$2,500 payable to Thk immediately upon employing our staff for any services to your home/ business. Your cleaner (s) will also be immediately terminated.

TRINITY HOUSEKEEPERS ♥🚧♥🚧

ANCHOR TO YOUR HOME

Please check us out on

Facebook

Google Business

Instagram

NOW OFFERING TRINITY CONCIERGE: 🚧♥🚧♥🚧

We are your local personal assistant company, allowing you more time to do what you love while we take care of all the task at hand, Allowing you greater Peace of mind. \$45 for first hour \$35 each additional hour.

Airport shuttle services

Home Watch-Snow Bird Services

Preparing your Vacation homes

Grocery Shopping

Vendor Waiting

Laundry

Home Assistants

Party and Event Help

Personal Errands

And much more

PRICES ARE ROUGH ESTIMATE: 🚧 ♥

‡ 1000-1500 SQ FEET ♥ 1ST TIME

CLEANING \$200

weekly \$120 biweekly \$140 monthly \$170 on call- same as 1st time clean

‡ 1500-2000 SQ FEET ♥ 1ST TIME. CLEANING \$235

weekly \$135 biweekly \$150 monthly \$185

On call- same as 1st time clean

‡ 2000-2500 SQ FEET ♥ 1ST TIME CLEANING \$250

weekly \$150 biweekly \$165 monthly \$200

on call- same as 1st time clean

‡ 2500-3000 SQ FEET ♥ 1ST TIME CLEANING \$270

weekly \$150 biweekly \$175 monthly \$210

on call- same as 1st time clean

‡ 3000-3500 SQ FEET ♥ 1ST TIME CLEANING \$300

weekly \$175 biweekly \$190 monthly \$220

on call- same as 1st time clean

‡ 3500-4000 SQ FEET ♥ 1ST TIME CLEANING \$350

weekly \$185 biweekly \$200 monthly \$250

on call- same as 1st time clean

ADDITIONAL SERVICES:

Inside the oven cleaning \$40

Inside the fridge cleanings \$40

Sliders inside and out \$60 ****prices will vary

Inside the cabinets ****prices will vary

Subtotal	\$2,040.00
Tax (CREDIT CARD PROCESSING FEE 3%)	\$0.00
Total	\$2,040.00

We value your business. We are honored to have the opportunity to create more time in your daily life to enjoy your beautiful home. If there is anything more we can do to assist you in the keeping of your home, please reach out to us. If you are not completely satisfied with our services let us know within 24 hours and we will be back and make it right.

Thank you for allowing us to be your...

Trinity HouseKeepers

Allowing you more time with your Families.

If it is necessary to cancel or reschedule your regular cleaning day, HouseKeepers of Trinity requires a 2-business day notice. If we receive less than a 2-business day notice, or can't access your home, it will be necessary for us to charge a \$45 cancellation / reschedule fee. Future scheduled cleanings will remain unchanged. We ask that any changes to your schedule be communicated directly to 833-693-5625

ALL INVOICES ARE REQUIRED TO BE PAID WITHIN THREE DAYS OF SERVICES.

TSR

COMMUNITY DEVELOPMENT DISTRICT

10DII

From: Warranty Earthscape [mailto:warranty@earthscapeplay.com]
Sent: Thursday, June 24, 2021 2:45 PM
To: Renee Gillooly-Hlebak
Cc: Geoff Rhebergen
Subject: Re: Slide at Homestead Park in Starkey Ranch

Hi Renee,

Thanks for chatting with me this morning! As we discussed, I just wanted to put some of our discussion into writing.

It's really unfortunate that this slide is having the issues it's having and we want to work with you to get your playground back up to its regular safety standards. As noted, this project was dated in 2017 with a 3 year warranty, so unfortunately this project is out of its standard warranty, however we still want to aid you where we are most able and we'd like to provide a cost-sharing opportunity to you. Also, for your reassurance, I want to note that slides tend to get a lot of use and it can be expected to have issues with the supports especially with the constant load on the supports over time.

These repairs are going to entail the replacement of **2 full single post and saddle** assemblies to replace the bottom 2 posts in the engineered wood fibre (EWF) area. This will require a contractor to do the work. For this work, we would also like to send one of our site supervisors to supervise the repairs and to make sure everything is up to par. Ideally, I think the end of July would work best, but if that's too soon, we can discuss other options when you are ready. I know your meeting with the board is July 14th so that may be a short turn around, but let's chat when we get to it!

Our proposal for cost sharing would be that we would cover our end of the work including the site supervision and the engineering time here at Earthscape, and you would cover the cost of the freight and materials.

I hope this provides a clear enough picture on how we would like to proceed! Discuss with your team as needed, when you are satisfied and would like to move forward, please let me know and I can generate a formal quote, but I will not do so until you give me the go-ahead with your thoughts.

If you have any other questions or concerns, please don't hesitate to reach out to me at any time!

Take care, we'll chat soon.

Anna Nguyen

Anna Nguyen
Warranty and Service
E. warranty@earthscapeplay.com
T. 519.804.6854 ext. 833 TF. 1.877.269.2972
7215 Wellington Rd 86 Wallenstein, ON N0B 2S0
earthscapeplay.com

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TSR

COMMUNITY DEVELOPMENT DISTRICT

10DIII

From: Jason Silber [mailto:jason.silber@tsrcdd.com]
Sent: Wednesday, June 30, 2021 9:54 PM
To: Slater, Joey J
Cc: Renee Gillooly-Hlebak; gcsealcoat@gmail.com
Subject: Re: Starkey Ranch Business Networking Group Venue

Thank You All.

I would anticipate this receiving board support if some relatively basic requirements like allowing all CDD members to participate are met. If necessary Renee, please have Chuck add this to the July agenda.

I corrected Ed's email, sorry I had misspelled.

Sent from my iPhone

On Jun 30, 2021, at 9:41 PM, Slater, Joey J <Joey.Slater@charter.com> wrote:

Good Evening,

This is not a BNI group. I would view it more as a Chamber of Commerce.

We are seeking to get the business's within the community together to give back and work together. Over overall goal is not to push referrals, rather bring our community together.

Thank you for all your assistance

We are seeking sometime in August for our first meeting!

Joey Slater, MSacc

Strategic Account Specialist | Enterprise Government and Education

C: 813-493-6023 0:813-499-2079 | Joey.Slater@charter.com

<image003.jpg>

[https://www.linkedin.com/in/slaterjoey\](https://www.linkedin.com/in/slaterjoey/)

<image004.jpg>

Charter is participating in "FCC Chairman Pai Launches The Keep Americans Connected Pledge"

<https://www.fcc.gov/document/chairman-pai-launches-keep-americans-connected-pledge>

For Enterprise Technical Support call **877.470.2023 (Press 1)** or email ETS@charter.com

For Client Services/Billing call **888-812-2591 (press 2 for billing, press 4 for moves adds or changes)**

<https://enterprise.spectrum.com/support.html>

[Network diversity and survivability: Five ways to evolve to true diversity](#)

From: Renee Gillooly-Hlebak <Renee@StarkeyRanch.com>
Sent: Wednesday, June 30, 2021 9:31 PM
To: Jason silber <jason.silber@tsrcdd.com>
Cc: Slater, Joey J <Joey.Slater@charter.com>; gcssealcoat@gmail.com
Subject: [EXTERNAL] Re: Starkey Ranch Business Networking Group Venue

CAUTION: The e-mail below is from an external source. Please exercise caution before opening attachments, clicking links, or following guidance.

Good evening!

Thank Jason for sharing this group in the community with us.

Gentlemen, I will need to gather more information about your BNI group to and find out what type of meeting schedule you were thinking about. I would need to discuss with District Management, because in many cases even resident clubs still have to rent the hall unless run by the Lifestyle Team. I will look into that end and options.

Please let me know what day and time you might be available to discuss further. We can meet in person or speak over the phone.

What a wonderful way to bring neighbors together. I look forward to speaking with you both!

Have a wonderful evening!

Renee C. Gillooly-Hlebak
Starkey Ranch - Lifestyle Director
www.ourstarkeyranch.com

Sent from my iPhone

On Jun 30, 2021, at 9:02 PM, Jason silber <jason.silber@tsrcdd.com> wrote:

Hi All,

I noticed you're Facebook group about starting a networking group for Starkey Ranch Businesses and needing a venue. What a tremendous response from other ranchers supporting this idea! I couldn't comment due to Sunshine Law, however I think we may be able to accommodate this through Cunningham Hall for you. Renee can you please work with Joey and Ed to discuss timing?

Jason Silber

Sent from my iPhone

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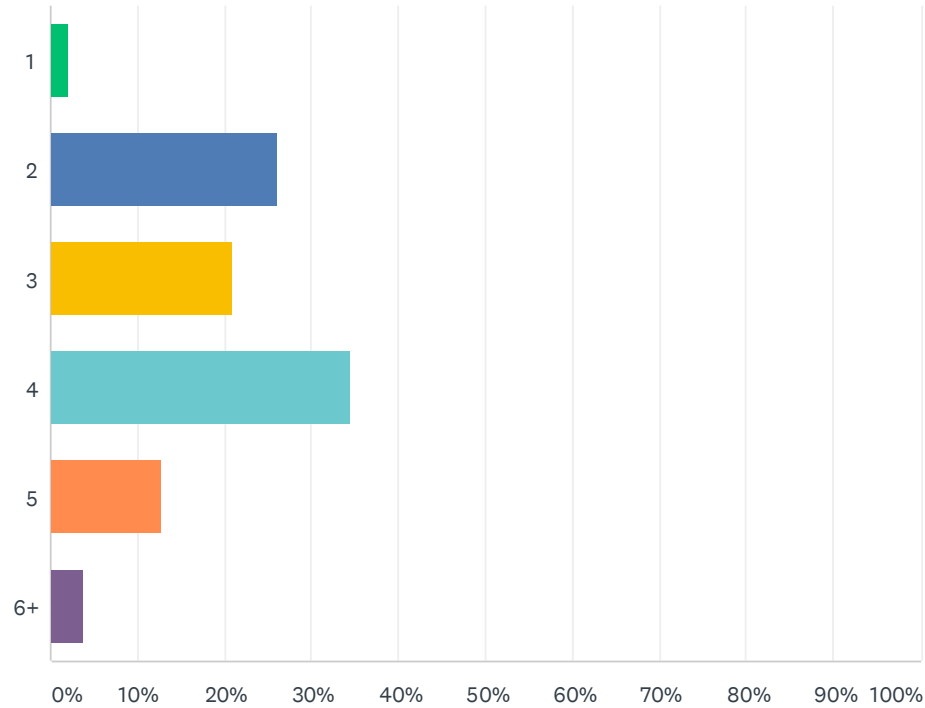
TSR

COMMUNITY DEVELOPMENT DISTRICT

10DIV

Q1 How many people are in your household?

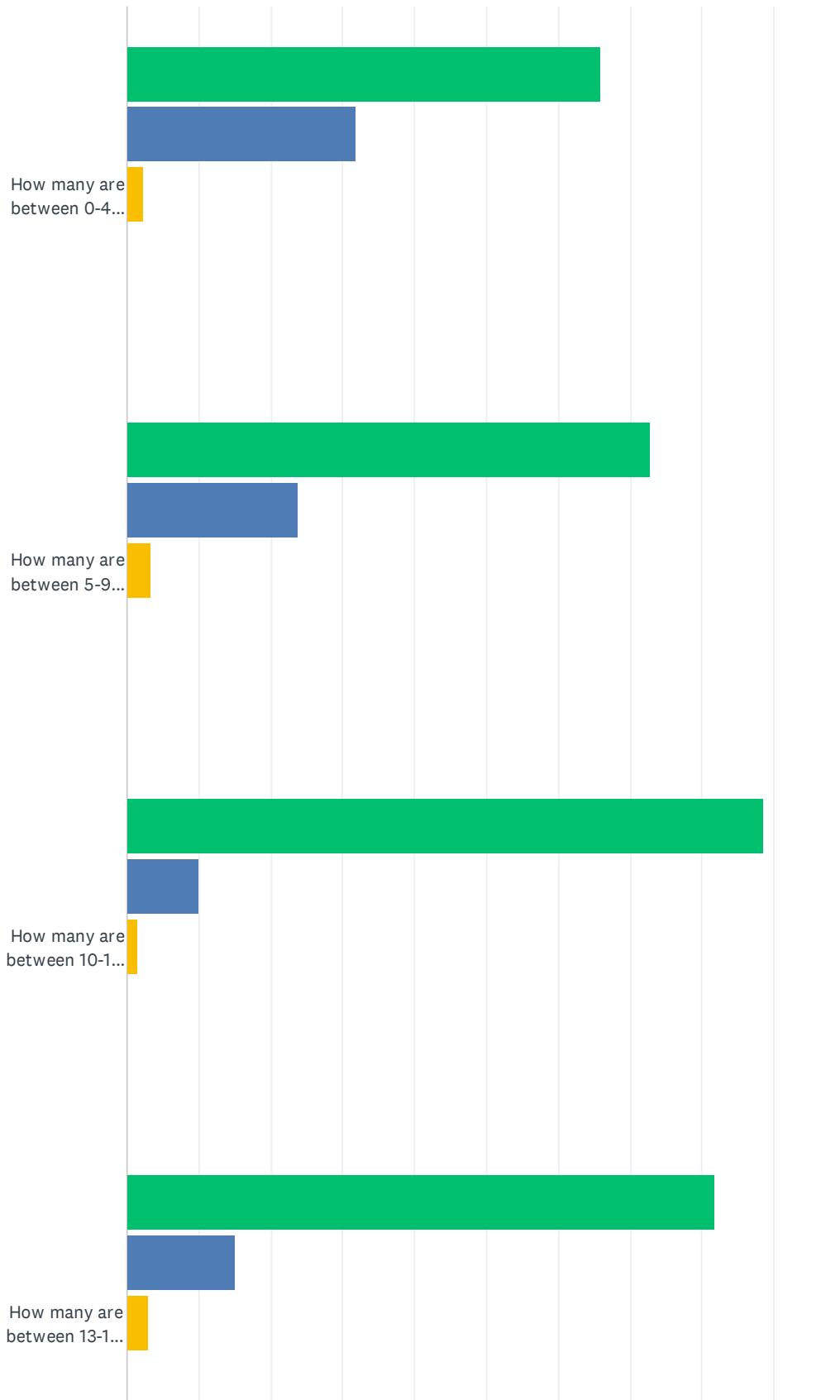
Answered: 441 Skipped: 5



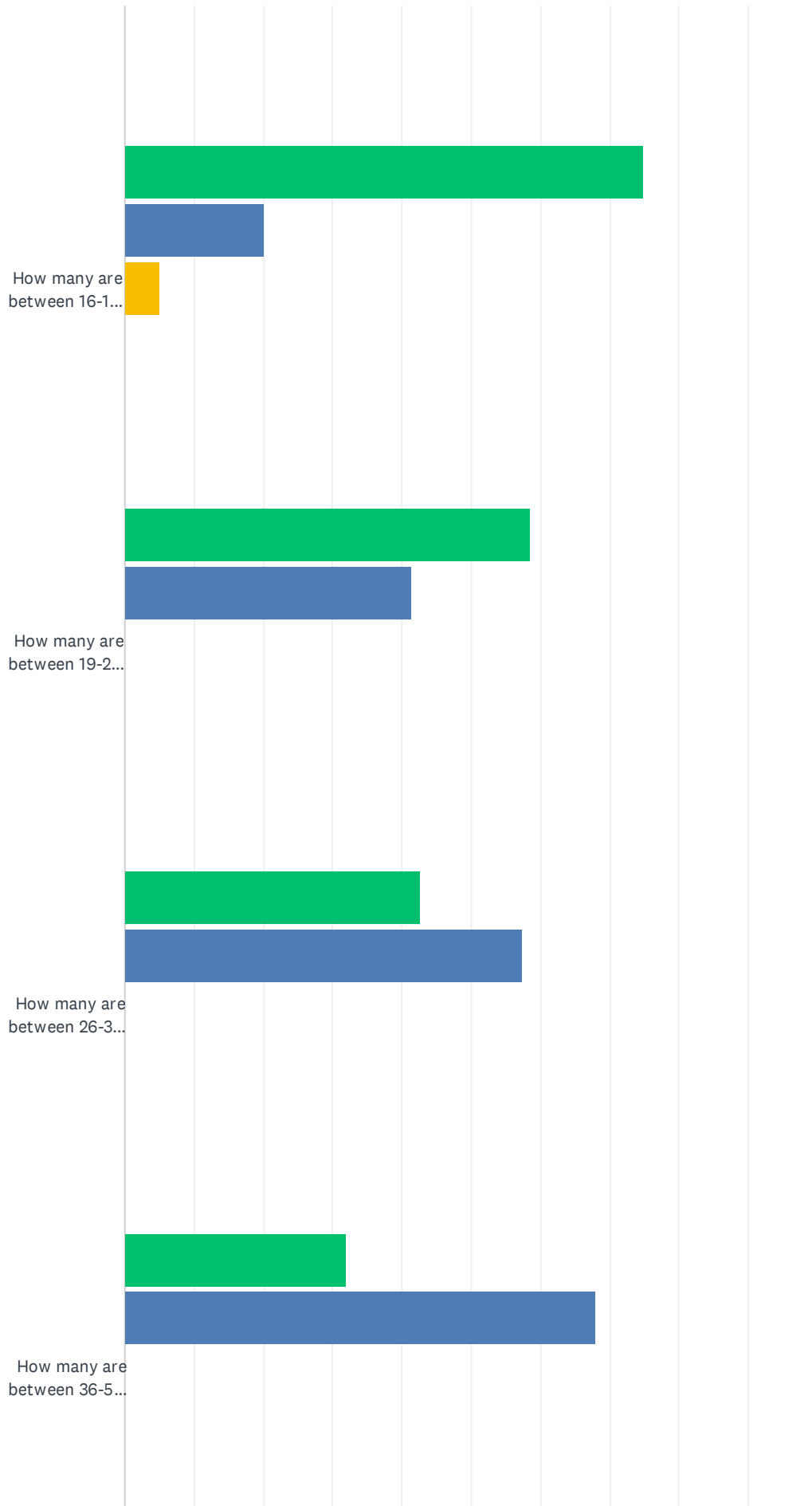
ANSWER CHOICES	RESPONSES	
1	2.04%	9
2	26.08%	115
3	20.86%	92
4	34.47%	152
5	12.70%	56
6+	3.85%	17
TOTAL		441

Q2 What are the ages of everyone in your household?

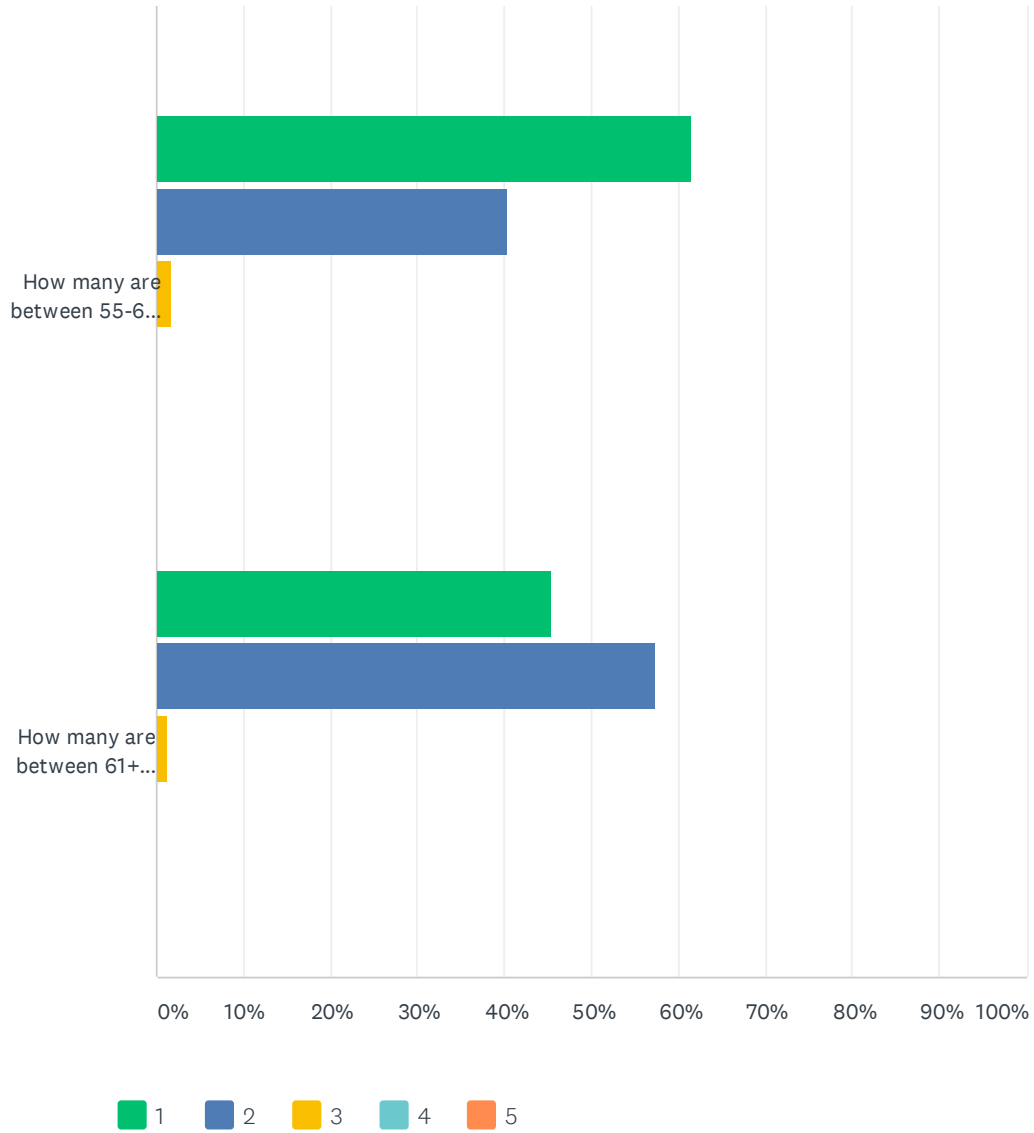
Answered: 445 Skipped: 1



Starkey Ranch Programs and Activities Survey



Starkey Ranch Programs and Activities Survey

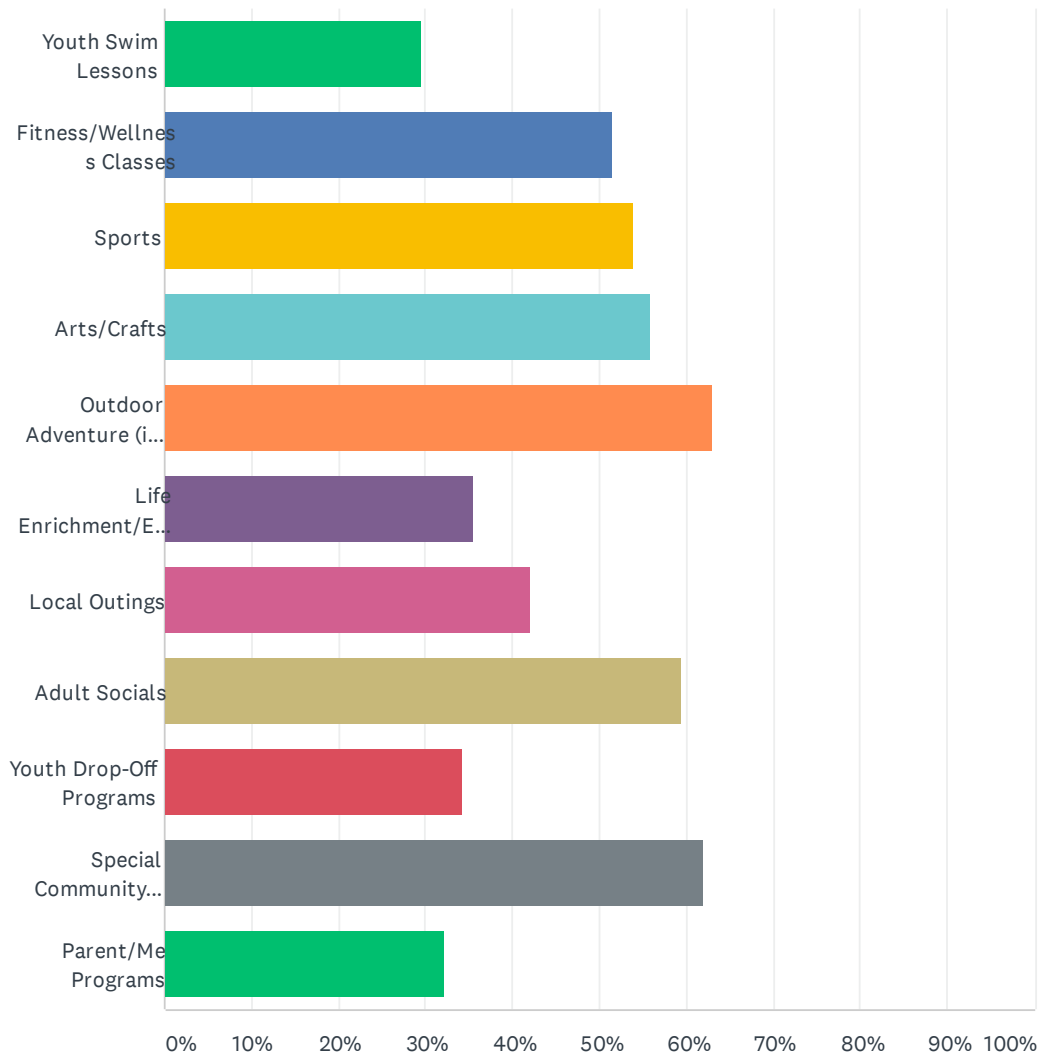


Starkey Ranch Programs and Activities Survey

	1	2	3	4	5	TOTAL RESPONDENTS
How many are between 0-4 years of age?	65.90% 114	31.79% 55	2.31% 4	0.00% 0	0.00% 0	173
How many are between 5-9 years of age?	72.85% 110	23.84% 36	3.31% 5	0.00% 0	0.00% 0	151
How many are between 10-12 years of age?	88.57% 62	10.00% 7	1.43% 1	0.00% 0	0.00% 0	70
How many are between 13-15 years of age?	81.82% 27	15.15% 5	3.03% 1	0.00% 0	0.00% 0	33
How many are between 16-18 years of age?	75.00% 15	20.00% 4	5.00% 1	0.00% 0	0.00% 0	20
How many are between 19-25 years of age?	58.62% 17	41.38% 12	0.00% 0	0.00% 0	0.00% 0	29
How many are between 26-35 years of age?	42.68% 67	57.32% 90	0.00% 0	0.00% 0	0.00% 0	157
How many are between 36-54 years of age?	32.01% 89	67.99% 189	0.00% 0	0.00% 0	0.00% 0	278
How many are between 55-60 years of age?	61.40% 35	40.35% 23	1.75% 1	0.00% 0	0.00% 0	57
How many are between 61+ years of age?	45.33% 34	57.33% 43	1.33% 1	0.00% 0	0.00% 0	75

Q3 Please check the programs that you or members of your household would be most likely to participate in.

Answered: 438 Skipped: 8

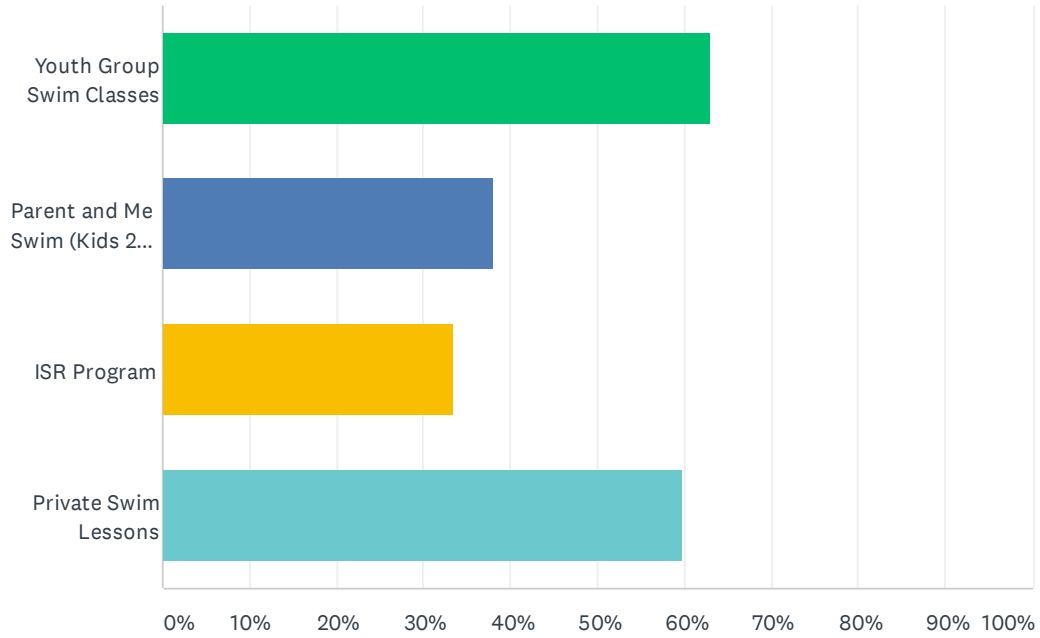


Starkey Ranch Programs and Activities Survey

ANSWER CHOICES	RESPONSES	
Youth Swim Lessons	29.45%	129
Fitness/Wellness Classes	51.37%	225
Sports	53.88%	236
Arts/Crafts	55.94%	245
Outdoor Adventure (i.e. hiking, biking, kayaking, etc.)	63.01%	276
Life Enrichment/Education	35.62%	156
Local Outings	42.01%	184
Adult Socials	59.36%	260
Youth Drop-Off Programs	34.25%	150
Special Community Events for the Whole Family	61.87%	271
Parent/Me Programs	32.19%	141
Total Respondents: 438		

Q4 Check all of the programs that you or a member of your household would consider participating in.

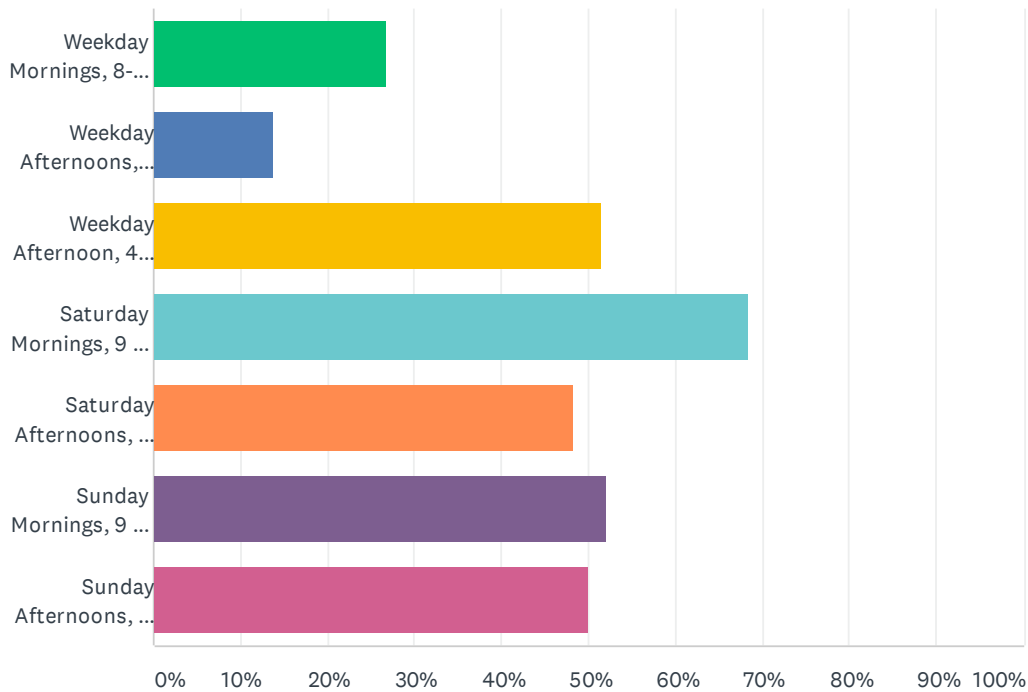
Answered: 194 Skipped: 252



ANSWER CHOICES	RESPONSES
Youth Group Swim Classes	62.89% 122
Parent and Me Swim (Kids 2 and Under)	38.14% 74
ISR Program	33.51% 65
Private Swim Lessons	59.79% 116
Total Respondents: 194	

Q5 In general, what timeframe are you or members of your household able to participant in aquatics programs?

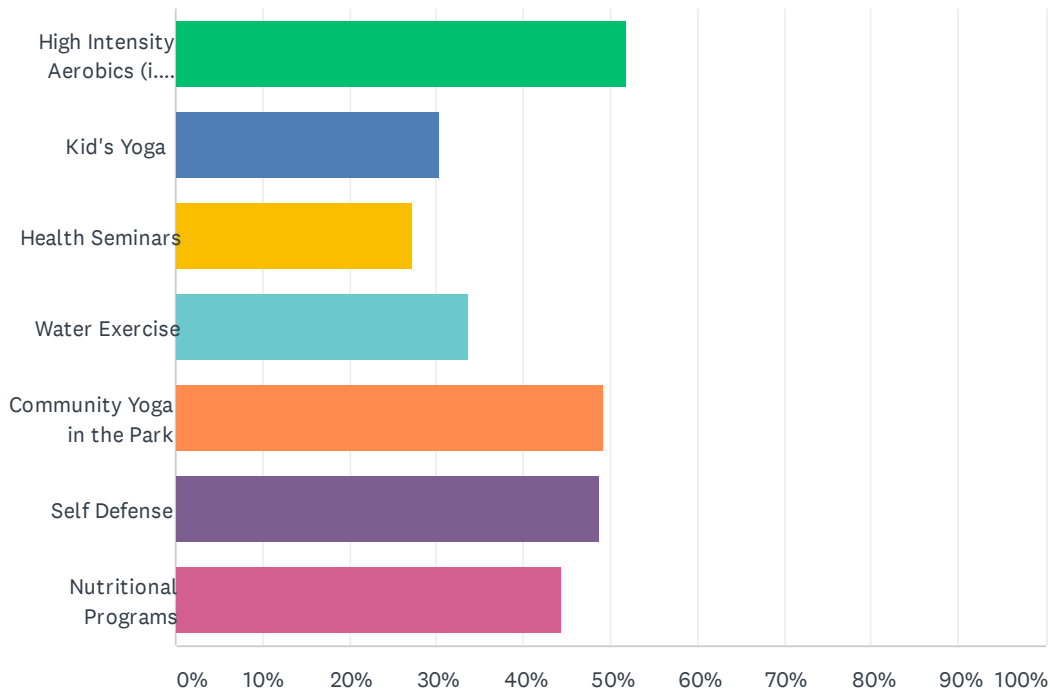
Answered: 288 Skipped: 158



ANSWER CHOICES	RESPONSES
Weekday Mornings, 8-11 AM	26.74% 77
Weekday Afternoons, 12-3 PM	13.89% 40
Weekday Afternoon, 4-6 PM	51.39% 148
Saturday Mornings, 9 AM - 12 PM	68.40% 197
Saturday Afternoons, 1-5 PM	48.26% 139
Sunday Mornings, 9 AM - 12 PM	52.08% 150
Sunday Afternoons, 1-5 PM	50.00% 144
Total Respondents: 288	

Q6 Check all of the programs that you or a member of your household would consider participating in.

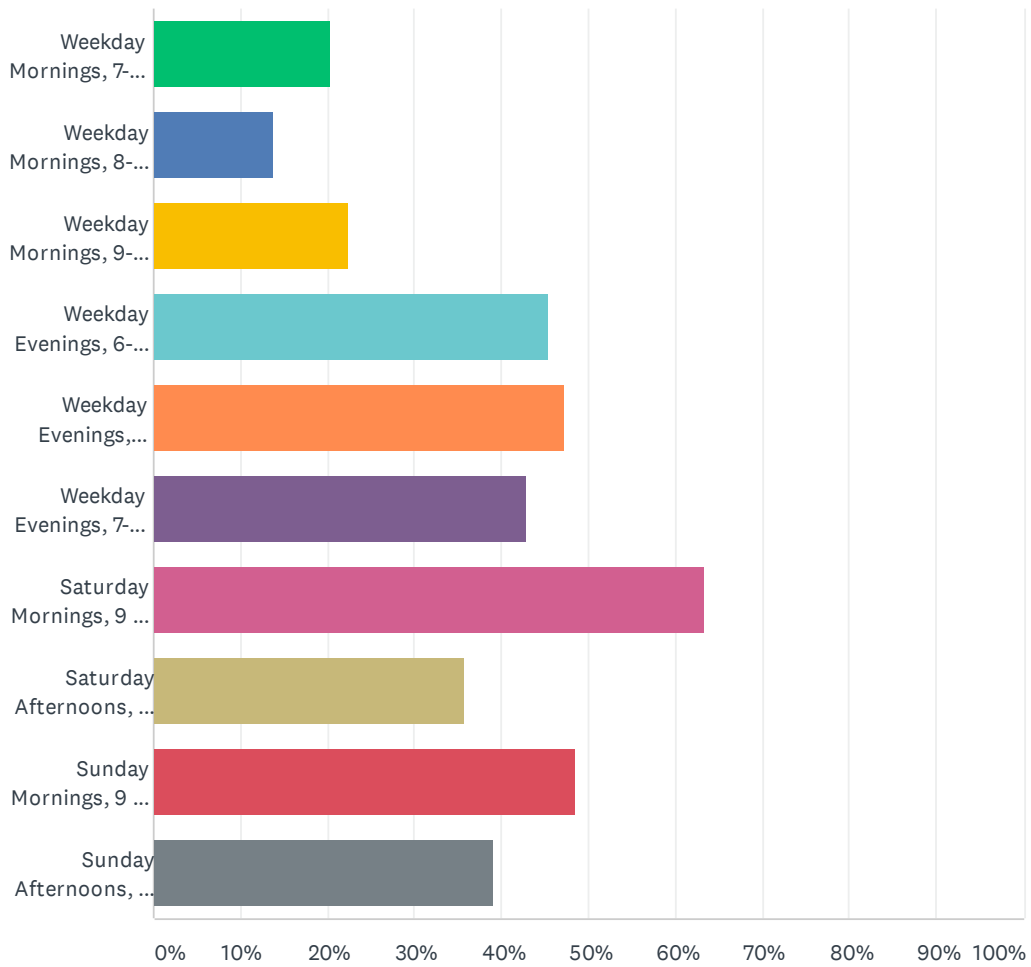
Answered: 390 Skipped: 56



ANSWER CHOICES	RESPONSES	
High Intensity Aerobics (i.e. HIIT, Boot Camp)	51.79%	202
Kid's Yoga	30.26%	118
Health Seminars	27.18%	106
Water Exercise	33.59%	131
Community Yoga in the Park	49.23%	192
Self Defense	48.72%	190
Nutritional Programs	44.36%	173
Total Respondents: 390		

Q7 In general, what timeframe are you or members of your household able to participate in fitness/wellness programs?

Answered: 396 Skipped: 50

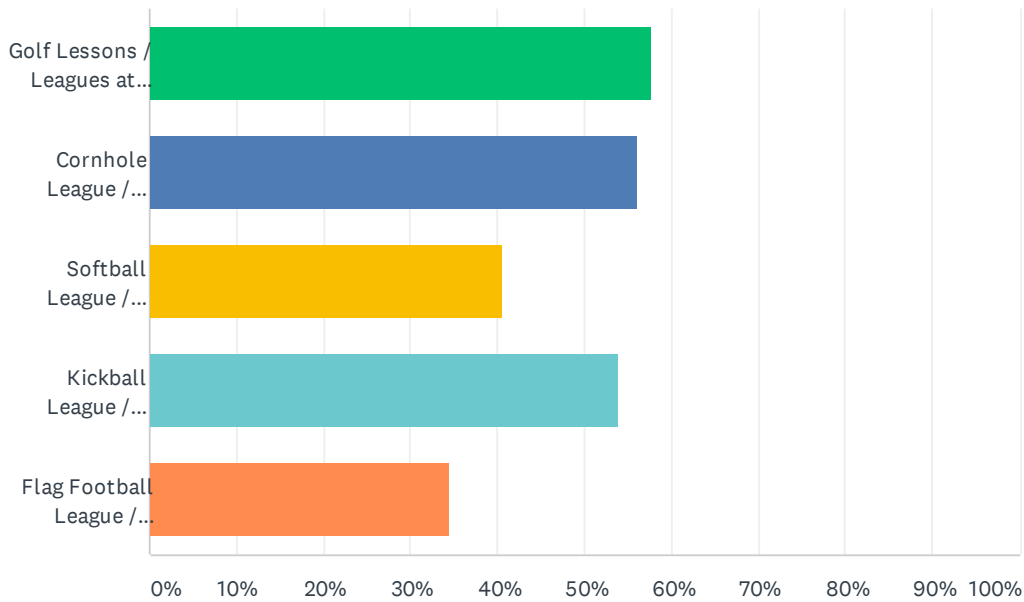


Starkey Ranch Programs and Activities Survey

ANSWER CHOICES	RESPONSES	
Weekday Mornings, 7-8 AM	20.20%	80
Weekday Mornings, 8-9 AM	13.89%	55
Weekday Mornings, 9-10 AM	22.47%	89
Weekday Evenings, 6-7 PM	45.45%	180
Weekday Evenings, 6:30-7:30 PM	47.22%	187
Weekday Evenings, 7-8 PM	42.93%	170
Saturday Mornings, 9 AM - 12 PM	63.38%	251
Saturday Afternoons, 1-5 PM	35.86%	142
Sunday Mornings, 9 AM - 12 PM	48.48%	192
Sunday Afternoons, 1-5 PM	39.14%	155
Total Respondents: 396		

Q8 Check all of the programs that you or a member of your family would consider participating in.

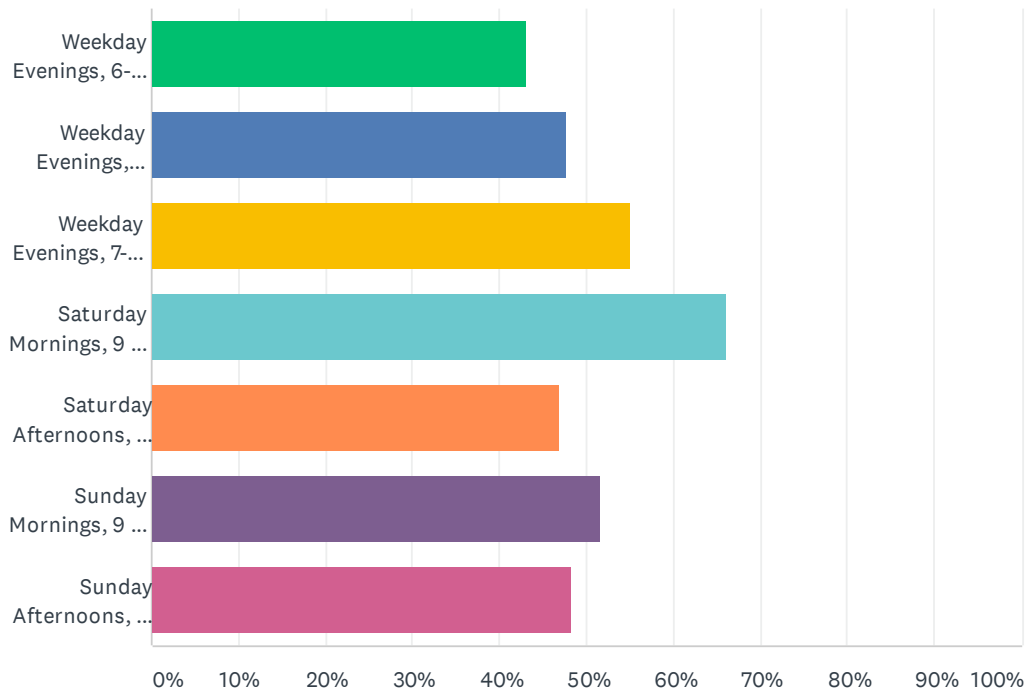
Answered: 359 Skipped: 87



ANSWER CHOICES	RESPONSES	
Golf Lessons / Leagues at Local Course	57.66%	207
Cornhole League / Tournaments	55.99%	201
Softball League / Tournaments	40.67%	146
Kickball League / Tournaments	54.04%	194
Flag Football League / Tournaments	34.54%	124
Total Respondents: 359		

Q9 In general, what timeframe are you or members of your household able to participant in adult sports / leagues?

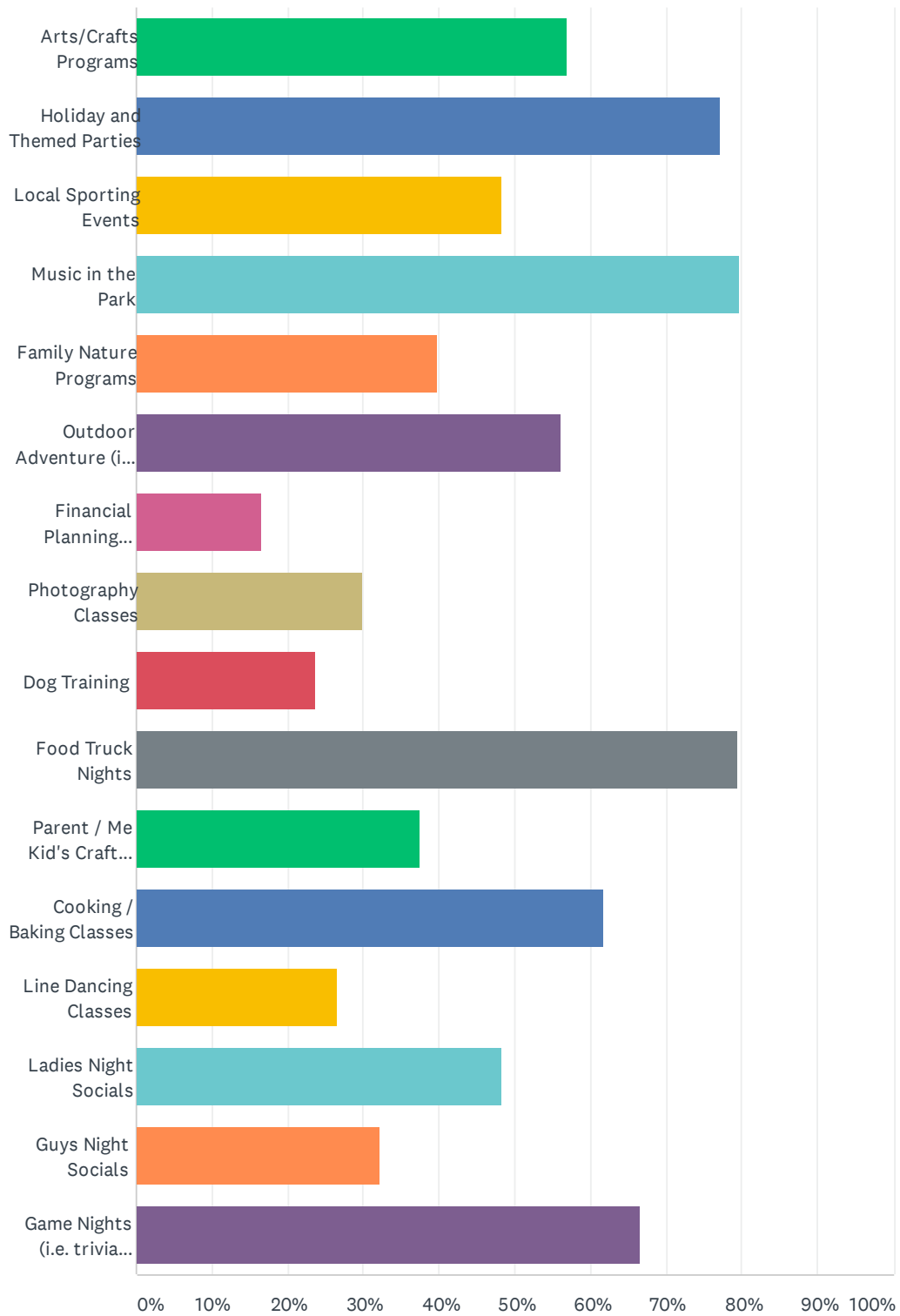
Answered: 360 Skipped: 86



ANSWER CHOICES	RESPONSES	
Weekday Evenings, 6-7 PM	43.06%	155
Weekday Evenings, 6:30-7:30 PM	47.78%	172
Weekday Evenings, 7-8 PM	55.00%	198
Saturday Mornings, 9 AM - 12 PM	66.11%	238
Saturday Afternoons, 1-5 PM	46.94%	169
Sunday Mornings, 9 AM - 12 PM	51.67%	186
Sunday Afternoons, 1-5 PM	48.33%	174
Total Respondents: 360		

Q10 Check all of the programs that you or a member of your household would consider participating in.

Answered: 440 Skipped: 6

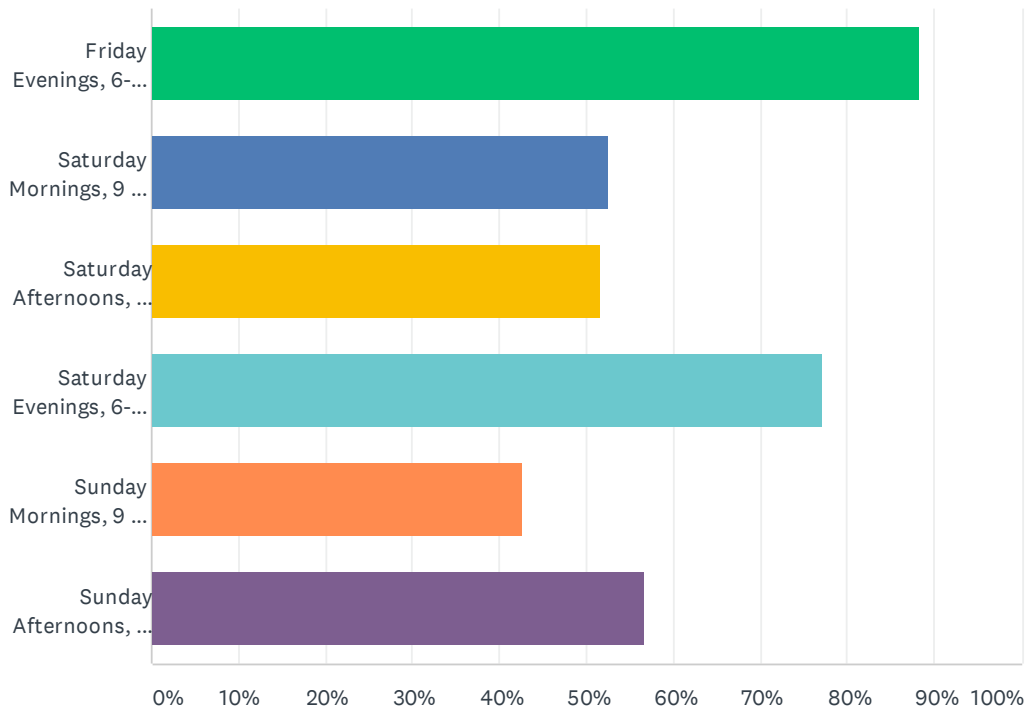


Starkey Ranch Programs and Activities Survey

ANSWER CHOICES	RESPONSES	
Arts/Crafts Programs	56.82%	250
Holiday and Themed Parties	77.27%	340
Local Sporting Events	48.41%	213
Music in the Park	79.77%	351
Family Nature Programs	39.77%	175
Outdoor Adventure (i.e. biking, hiking, kayaking, etc.)	56.14%	247
Financial Planning Lectures	16.59%	73
Photography Classes	30.00%	132
Dog Training	23.64%	104
Food Truck Nights	79.55%	350
Parent / Me Kid's Craft Programs	37.50%	165
Cooking / Baking Classes	61.82%	272
Line Dancing Classes	26.59%	117
Ladies Night Socials	48.41%	213
Guys Night Socials	32.27%	142
Game Nights (i.e. trivia, bingo, etc.)	66.59%	293
Total Respondents: 440		

Q11 In general, what timeframe are you or members of your household able to participant in family and adult social programs?

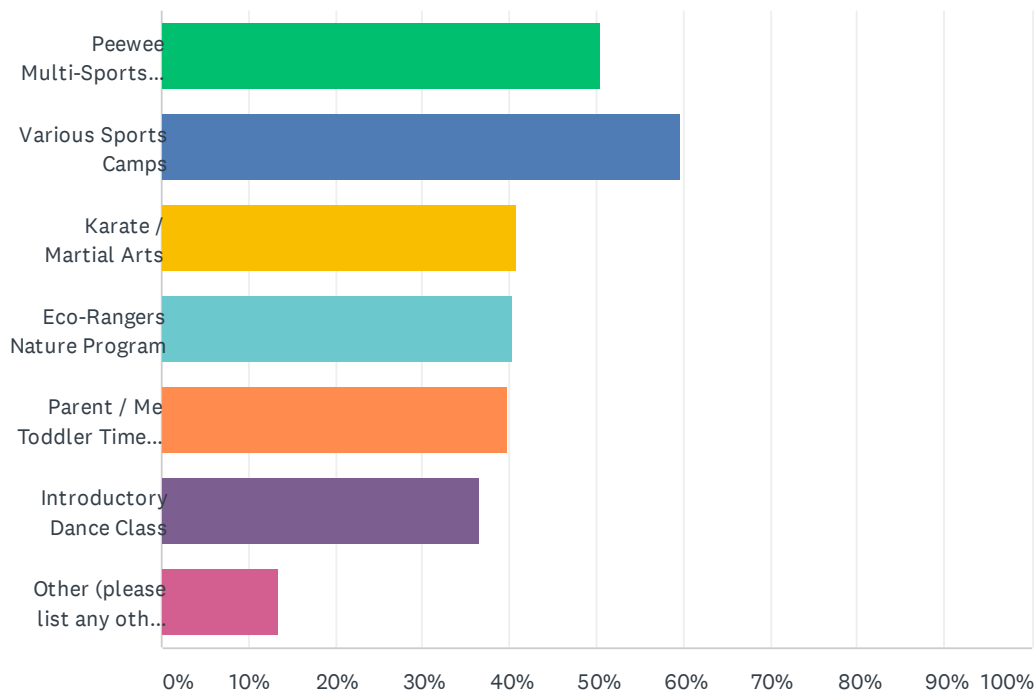
Answered: 428 Skipped: 18



ANSWER CHOICES	RESPONSES	
Friday Evenings, 6-9 PM	88.32%	378
Saturday Mornings, 9 AM - 12 PM	52.57%	225
Saturday Afternoons, 1-5 PM	51.64%	221
Saturday Evenings, 6-9 PM	77.10%	330
Sunday Mornings, 9 AM - 12 PM	42.76%	183
Sunday Afternoons, 1-5 PM	56.78%	243
Total Respondents: 428		

Q12 Check all of the programs you or a member of your household would consider participating in.

Answered: 297 Skipped: 149



ANSWER CHOICES	RESPONSES
Peewee Multi-Sports Program	50.51% 150
Various Sports Camps	59.60% 177
Karate / Martial Arts	40.74% 121
Eco-Rangers Nature Program	40.40% 120
Parent / Me Toddler Time Program	39.73% 118
Introductory Dance Class	36.70% 109
Other (please list any other programs you would like to see offered.)	13.47% 40
Total Respondents: 297	

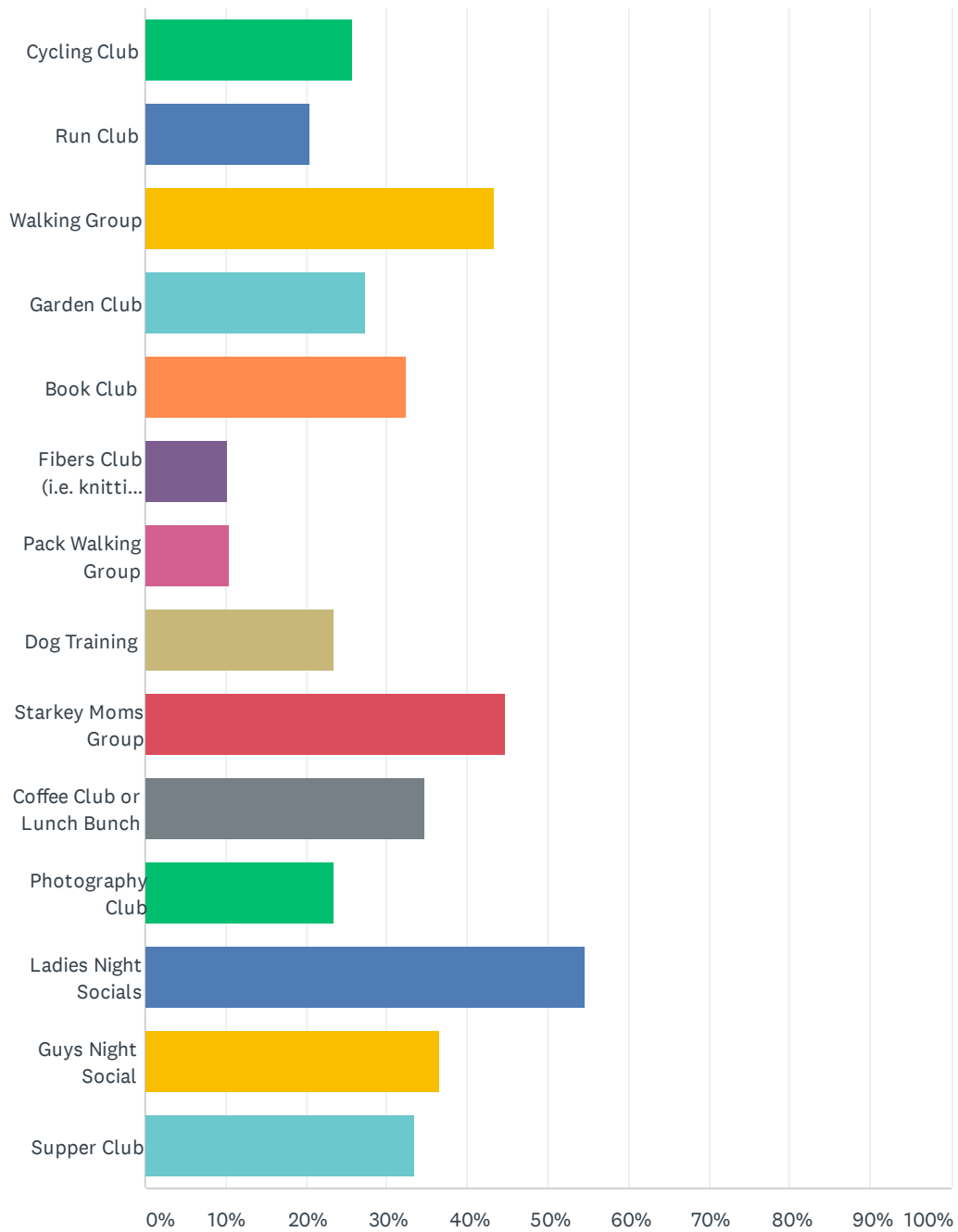
#	OTHER (PLEASE LIST ANY OTHER PROGRAMS YOU WOULD LIKE TO SEE OFFERED.)	DATE
1	Meditation	5/31/2021 10:08 AM
2	Music	5/29/2021 3:54 PM
3	Basketball	5/27/2021 5:02 PM
4	N/A	5/27/2021 11:07 AM
5	No children...	5/27/2021 10:12 AM
6	Sports classes	5/26/2021 7:53 AM

Starkey Ranch Programs and Activities Survey

7	Softball	5/25/2021 5:43 PM
8	Anything baby and toddler! Need more of this to come back as they seem to get missed in activities	5/25/2021 1:30 PM
9	Racquetball	5/25/2021 1:18 PM
10	Music/ story time baby toddlers class. Kids cpr class. Kids/tweet/teen cooking class . Sewing class	5/25/2021 10:36 AM
11	Softball league	5/25/2021 10:17 AM
12	Any summer camps for elementary kids	5/25/2021 10:16 AM
13	Any camps	5/25/2021 9:27 AM
14	Archery or fishing	5/24/2021 9:54 PM
15	Parent/child baking classes	5/24/2021 6:38 PM
16	Tennis lessons	5/24/2021 4:29 PM
17	Group challenge activities like navigation, bootcamp, braingames, etc	5/24/2021 3:43 PM
18	School-age sports programs	5/24/2021 3:27 PM
19	Swim club	5/24/2021 1:16 PM
20	None	5/24/2021 12:45 PM
21	Art for kids	5/24/2021 10:50 AM
22	Kids yoga/exercise	5/24/2021 8:30 AM
23	we don't have minor children at home	5/24/2021 8:11 AM
24	Golf Leagues	5/24/2021 8:09 AM
25	Camps	5/24/2021 8:04 AM
26	Parent education nights, better toddler music times, physical fitness/play for toddlers, story time	5/24/2021 7:37 AM
27	Ballet	5/24/2021 7:13 AM
28	Summer camps	5/24/2021 7:07 AM
29	Cooking classes	5/24/2021 6:57 AM
30	None	5/24/2021 6:48 AM
31	Judo, soccer, gymnastics	5/24/2021 6:39 AM
32	Cheer	5/24/2021 5:02 AM
33	Summer camps. Parent and me dances for elementary school age kids.	5/24/2021 2:32 AM
34	Fishing	5/23/2021 11:56 PM
35	Would love some fun nature/arts/pool programs/events for teens.	5/23/2021 10:59 PM
36	Soccer	5/23/2021 10:21 PM
37	All sports! It's why we moved here and constantly get kicked off the fields	5/23/2021 10:18 PM
38	Drop off movie nights, art classes, adult barre classes	5/23/2021 10:14 PM
39	Boy scouts	5/23/2021 10:13 PM
40	Need things for the old kids	5/23/2021 10:07 PM

Q13 Check all of the programs you or a member of your household would consider participating in.

Answered: 394 Skipped: 52



Starkey Ranch Programs and Activities Survey

ANSWER CHOICES	RESPONSES	
Cycling Club	25.63%	101
Run Club	20.56%	81
Walking Group	43.40%	171
Garden Club	27.41%	108
Book Club	32.49%	128
Fibers Club (i.e. knitting, crochet, etc.)	10.15%	40
Pack Walking Group	10.41%	41
Dog Training	23.35%	92
Starkey Moms Group	44.67%	176
Coffee Club or Lunch Bunch	34.77%	137
Photography Club	23.35%	92
Ladies Night Socials	54.57%	215
Guys Night Social	36.55%	144
Supper Club	33.50%	132
Total Respondents: 394		

Q14 Please list and other programs you would like to see offered.

Answered: 110 Skipped: 336

#	RESPONSES	DATE
1	Neighborhood Band and Music Night - local residents participate and play in the park.	6/1/2021 6:14 AM
2	0	5/31/2021 12:42 PM
3	None	5/31/2021 10:35 AM
4	Volleyball, kayaking	5/31/2021 10:26 AM
5	N/A	5/31/2021 10:24 AM
6	Na	5/31/2021 10:08 AM
7	NA	5/31/2021 10:07 AM
8	Please continue the drink this make that events!!!	5/30/2021 3:25 PM
9	A mutt meetup for dogs 25lbs or less	5/28/2021 1:54 PM
10	Really like the adult social events with games	5/27/2021 9:23 PM
11	Touch a truck community event	5/27/2021 7:08 PM
12	Shuffleboard, basketball	5/27/2021 5:02 PM
13	N/A	5/27/2021 11:07 AM
14	Kids club - kids night once a quarter or once a month with activities for kids - under 5, 5-9, 10-13, 14-18.	5/27/2021 10:51 AM
15	Bunco...Western Dancing...	5/27/2021 10:12 AM
16	Educational/ travel lectures	5/27/2021 10:10 AM
17	More vegan friendly adult programs would be great.	5/26/2021 7:20 PM
18	Library groups	5/25/2021 9:27 PM
19	Yoga at a less expensive price point. \$25 per class is very high	5/25/2021 5:53 PM
20	Adult Aqua classes in the summer	5/25/2021 2:21 PM
21	Couples activities, trivia night, game nights, outings outside of Starkey, please for baby and toddler! Mommy /daddy and me activities	5/25/2021 1:30 PM
22	Racquetball Adult dance classes	5/25/2021 1:18 PM
23	Environmental education, pollinator gardening, workshops with the Pasco extension office, groups for college kids.	5/25/2021 1:03 PM
24	Game night or Trivia	5/25/2021 10:38 AM
25	More workout classes, stroller class for stay at home parents that meet everyday or 3 times a week.	5/25/2021 10:36 AM
26	Saturday morning market Tween/teen socials Tween/teen programs to help meet and interact with peers	5/25/2021 10:17 AM
27	Goes along with cycling but mountain bike club once the entrance/trail join to Starkey park is complete. Early morning coffee club for those who wor Keep up the great momentum would love to see some of the things on this survey come to life!	5/25/2021 10:13 AM
28	Run/walk social walk 1 mile/run 5 k one time per month on evening on Tuesday or Thursday.	5/25/2021 9:54 AM

Starkey Ranch Programs and Activities Survey

29	Parents Night Out (daycare reserved, offered by Welcome Center)	5/24/2021 11:26 PM
30	Mountain biking club	5/24/2021 9:31 PM
31	tennis classes for adults and children	5/24/2021 6:27 PM
32	Just more kids weekly classes. Music, art, yoga, etc. having those classes available for stay at home moms would be so great!	5/24/2021 5:11 PM
33	Gourmet Food & Wine Club, Art & Culture Club, outings to theatre, music, plays; outings to high-end restaurants, wine tastings	5/24/2021 4:29 PM
34	Lecture nights on interesting/trending topics, social mixer, parties	5/24/2021 3:43 PM
35	I would like to see more adult oriented activities. Like night socials at Cunningham Park where you can sponsor local breweries and restaurants for example and help local business while entertaining the residents and showing the new residents what is around them.	5/24/2021 2:25 PM
36	None	5/24/2021 1:22 PM
37	Any adult only would be appreciated	5/24/2021 12:45 PM
38	Ping pong tournaments. Open game play at park	5/24/2021 12:41 PM
39	We like many of the options already in place, like food truck nights and the Sunday Market, but we would love to see more vegan-friendly options generally (this would encompass vegetarians and many other diet groups as well). We would also like to see more adult-themed and dog-encouraged options. Finally, it would be great to have more neighborhood inclusivity for the monthly CDD/HOA meetings by having them recorded for later review and input, or at times that fit around working schedules (like a 7p meeting, for example, or a Friday at 6:30p--give people a chance to commute home or at least offer audio conference options). Thanks.	5/24/2021 11:41 AM
40	Vegan cooking	5/24/2021 10:50 AM
41	Maybe a club or social group for Kids on the spectrum.	5/24/2021 10:41 AM
42	Y	5/24/2021 10:37 AM
43	How-to home maintenance classes	5/24/2021 10:34 AM
44	Middle school nature classes and activities for families with older kids	5/24/2021 10:34 AM
45	Board Game Club Dungeons & Dragons Club Video Gaming Club Art Club	5/24/2021 10:29 AM
46	Anything kids related.	5/24/2021 10:22 AM
47	more food trucks and entertainment in the park	5/24/2021 10:19 AM
48	Adult soccer league	5/24/2021 10:16 AM
49	Mommy and me, daddy and me. Stuff for parents with babies/toddlers	5/24/2021 10:13 AM
50	Starkey Recreational Sports league at the District Park	5/24/2021 10:10 AM
51	Na	5/24/2021 10:08 AM
52	Tennis	5/24/2021 10:04 AM
53	Multi food trucks every Friday. Ice Cream, bands, etc.	5/24/2021 9:37 AM
54	Faith based	5/24/2021 9:36 AM
55	Mental Wellness Programs	5/24/2021 9:25 AM
56	Pickleball lessons for beginners	5/24/2021 9:16 AM
57	Holistic activities (essential oil class, meditation classes, etc.)	5/24/2021 9:02 AM
58	.	5/24/2021 8:58 AM
59	Programs geared for kids aged 10-14. A lot of stuff in Starkey are for toddlers.	5/24/2021 8:42 AM
60	Community pick up trash/pull weeds	5/24/2021 8:32 AM

Starkey Ranch Programs and Activities Survey

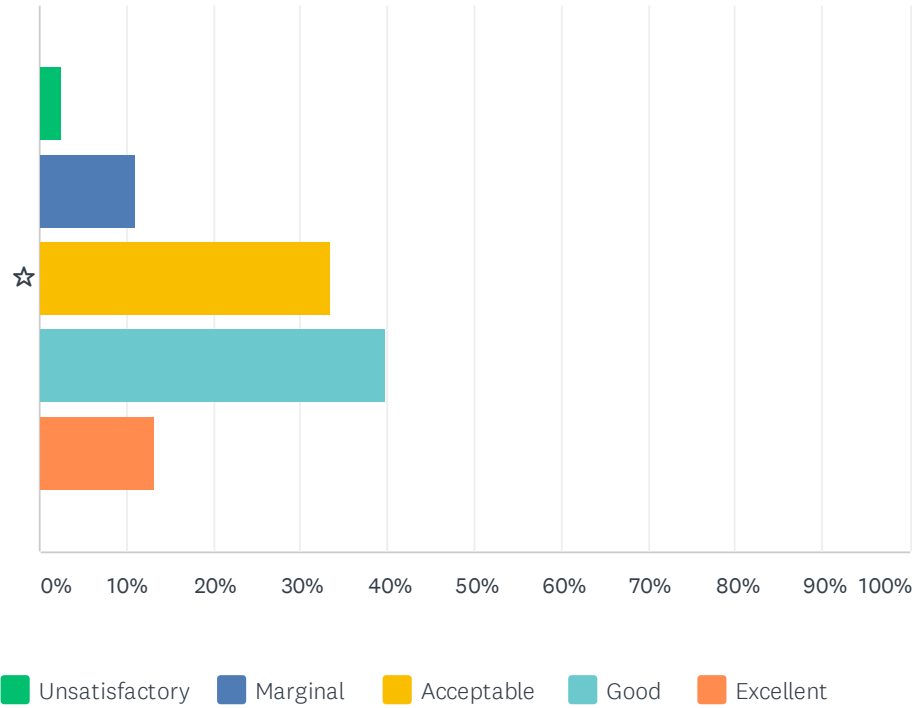
61	More parent and toddler events	5/24/2021 8:27 AM
62	Family soccer	5/24/2021 8:26 AM
63	Workout equipment	5/24/2021 8:21 AM
64	Childless couple events (not seniors)	5/24/2021 8:21 AM
65	NA	5/24/2021 8:07 AM
66	Sports other than soccer on the Starkey fields.	5/24/2021 7:59 AM
67	Anything for toddlers please!!!	5/24/2021 7:57 AM
68	Social activities in the parks ... More bands	5/24/2021 7:56 AM
69	Any toddler programming on weekends	5/24/2021 7:54 AM
70	Stretching and flexibility	5/24/2021 7:50 AM
71	Drop off camp for kids	5/24/2021 7:43 AM
72	Pretty well covered	5/24/2021 7:40 AM
73	Parent education nights	5/24/2021 7:37 AM
74	Golf group for men	5/24/2021 7:13 AM
75	Soccer training for kids	5/24/2021 7:13 AM
76	Boot camp or HIIT classes	5/24/2021 7:10 AM
77	Resident trash pick up days. There is trash all over starkey ranch.	5/24/2021 6:48 AM
78	None	5/24/2021 6:39 AM
79	Basketball court	5/24/2021 6:22 AM
80	Art or music venues Programs for middle schoolers Scavenger hints	5/24/2021 5:47 AM
81	Cooking demos, wine tasting, music	5/24/2021 5:23 AM
82	Camp for kids like last summer	5/24/2021 5:22 AM
83	Book club	5/24/2021 3:17 AM
84	Business networking.	5/24/2021 2:32 AM
85	Tween/ Young adult hang out/ get togethers	5/24/2021 2:01 AM
86	Bible Studies 18-20 Young Adult events College age social events pizza night, trivia, cornhole , fire pit	5/24/2021 1:33 AM
87	Arts and crafts. Drop off programs	5/23/2021 11:20 PM
88	Single mingle	5/23/2021 11:15 PM
89	MahJong Cards	5/23/2021 11:14 PM
90	N/a	5/23/2021 11:00 PM
91	Cooking classes	5/23/2021 10:49 PM
92	Wine tasting More adult social events	5/23/2021 10:43 PM
93	Adult Pickle Ball	5/23/2021 10:38 PM
94	Basketball	5/23/2021 10:38 PM
95	Parents night out, more kids events	5/23/2021 10:37 PM
96	Starkey coed sports leagues for adults, more holiday runs/walks, festivals, more frequent markets	5/23/2021 10:36 PM
97	Parents night out	5/23/2021 10:35 PM

Starkey Ranch Programs and Activities Survey

98	I would like to play bingo every once a week. For all ages can join.	5/23/2021 10:30 PM
99	Anything for a 14 year old boy	5/23/2021 10:27 PM
100	Memorial Day, 4th of July, fireworks, pool parties, ice cream socials, popsicles at the pool	5/23/2021 10:21 PM
101	A fishing derby!	5/23/2021 10:20 PM
102	Baby clubs	5/23/2021 10:18 PM
103	Holiday parties, evening or weekend children's activities for working parents who can't attend weekday morning sessions, adult cocktail/social hour	5/23/2021 10:18 PM
104	Cooking "club" where you maybe pay to make different meals to freeze? Something like that LOL	5/23/2021 10:14 PM
105	Sports like disc golf, volleyball	5/23/2021 10:14 PM
106	BRING TODDLER TIME BACK!	5/23/2021 10:12 PM
107	I would love more movie nights.	5/23/2021 10:11 PM
108	Boot Camp or High Intensity Workout Classes Several times a week!	5/23/2021 10:10 PM
109	Health seminars Learn a new hobby tai chi	5/23/2021 10:06 PM
110	Special events, more young kid programs like craft. Toddler social groups.	5/23/2021 10:03 PM

Q15 How would you rate the Starkey Ranch Lifestyle offerings overall?

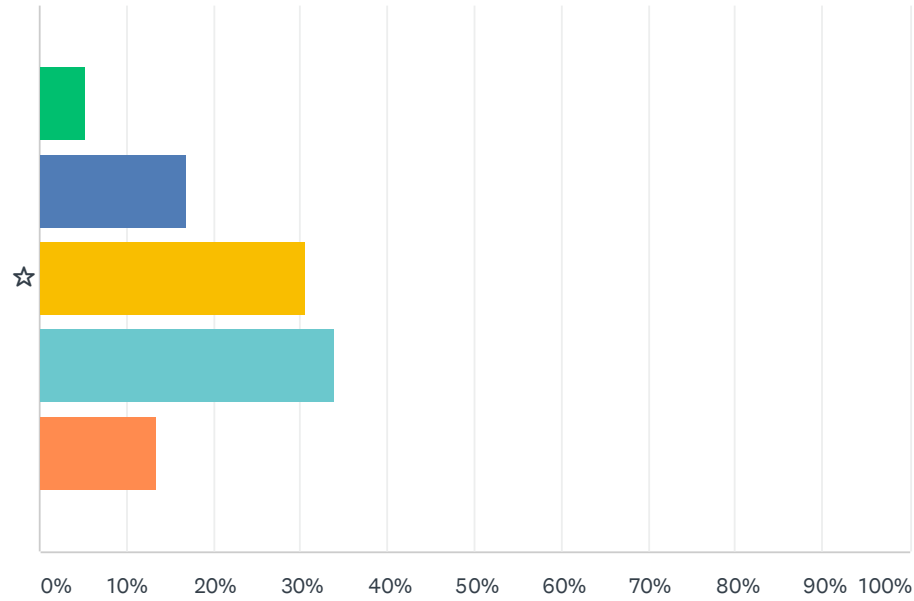
Answered: 427 Skipped: 19



	UNSATISFACTORY	MARGINAL	ACCEPTABLE	GOOD	EXCELLENT	TOTAL	WEIGHTED AVERAGE
☆	2.58% 11	11.01% 47	33.49% 143	39.81% 170	13.11% 56	427	3.50

Q16 How would you rate the general upkeep of the parks and amenity spaces?

Answered: 436 Skipped: 10

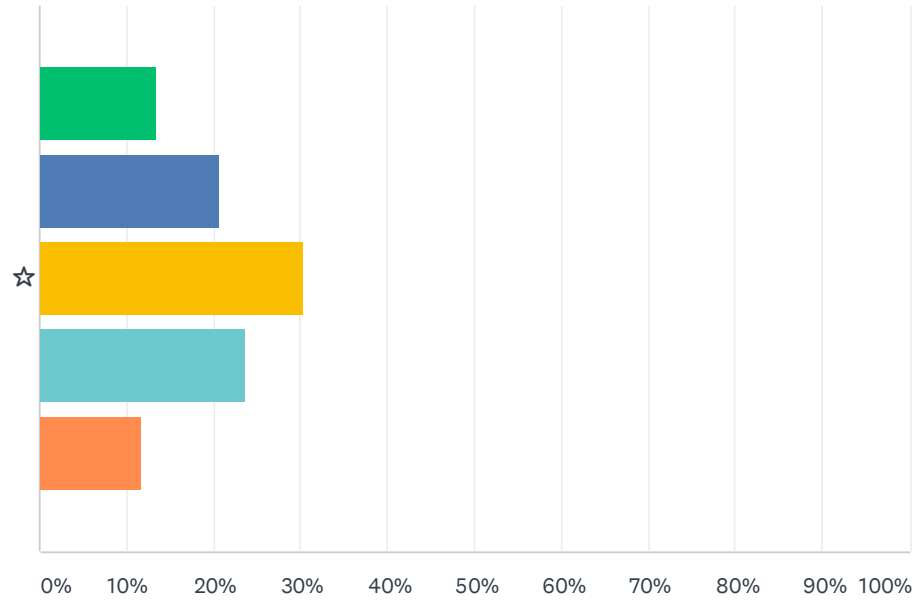


■ Unsatisfactory
 ■ Marginal
 ■ Acceptable
 ■ Good
 ■ Excellent

	UNSATISFACTORY	MARGINAL	ACCEPTABLE	GOOD	EXCELLENT	TOTAL	WEIGHTED AVERAGE
☆	5.28% 23	16.97% 74	30.50% 133	33.94% 148	13.30% 58	436	3.33

Q17 How would you rate the general upkeep of the common area landscaping?

Answered: 438 Skipped: 8



■ Unsatisfactory
 ■ Marginal
 ■ Acceptable
 ■ Good
 ■ Excellent

	UNSATISFACTORY	MARGINAL	ACCEPTABLE	GOOD	EXCELLENT	TOTAL	WEIGHTED AVERAGE
☆	13.47% 59	20.78% 91	30.37% 133	23.74% 104	11.64% 51	438	2.99