

TSR

**COMMUNITY DEVELOPMENT
DISTRICT**

August 11, 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

August 4, 2021

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

Board of Supervisors
TSR Community Development District

Dear Board Members:

The Board of Supervisors of the TSR Community Development District will hold a Regular Meeting on August 11, 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. Discussion: Purchase or Lease of the Welcome Center
4. Continued Discussion: Proposed 2022 Budget and Setting of Assessment Levels for Noticing
5. Acceptance of Unaudited Financial Statements as of July 31, 2021
6. Approval of June 14, 2021 Regular Meeting Minutes
7. Action & Completed Items
8. 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: September 8, 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 Gulf Coast Air Systems, Inc. Commercial Maintenance Service Agreement
 - E. Operations Manager: *Wrathell, Hunt and Associates, LLC*
9. Supervisors' Requests
10. 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

4

**TSR
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2022
updated 8/5/2021**

**TSR
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
General Fund Budget	1-3
Definitions of General Fund Expenditures	4-9
Debt Service Fund Budget - Series 2015	10
Amortization Schedule - Series 2015	11-12
Debt Service Fund Budget - Series 2015A	13
Amortization Schedule - Series 2015A	14-15
Debt Service Fund Budget - Series 2016	16
Amortization Schedule - Series 2016	17-18
Debt Service Fund Budget - Series 2017	19
Amortization Schedule - Series 2017	20-21
Debt Service Fund Budget - Series 2018	22
Amortization Schedule - Series 2018	23-24
Debt Service Fund Budget - Series 2019	25
Amortization Schedule - Series 2019	26-27
Assessment Summary	28-29

**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				\$ 4,180,756
Assessment levy: on-roll - gross trash	158,491				203,011
Allowable discounts (4%)	(111,882)				(175,351)
Assessment levy: on-roll - net	<u>2,685,158</u>	\$2,601,434	\$ 83,724	\$ 2,685,158	<u>4,208,416</u>
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	8,000
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>4,359,369</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	15,000	15,500	20,000
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	87,675
Total professional & administrative	<u>209,203</u>	<u>139,662</u>	<u>81,827</u>	<u>221,489</u>	<u>261,032</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	1,491,270
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
Off-Duty Traffic Patrols	-	-	-	-	20,000
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	296,429
Misc operating expenses-WTS	1,000	1,057	1,200	2,257	-
Office Rental	-	-	-	-	80,000
Office Expenses	-	-	-	-	8,950
Office Utilities	-	-	-	-	8,850
Office Copy Machine	-	-	-	-	6,500
Janitorial	14,040	10,178	3,862	14,040	24,480
Park A/C Repairs and Maintenance					5,000
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	720
Pest services	500	250	250	500	500
Pool Resurfacing	-	-	-	-	30,000
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
Special Events	-	-	-	-	20,000
Other					
Contingency	20,000	-	-	-	50,000
Capital outlay	-	-	-	-	110,300
Total field operations	<u>3,069,258</u>	<u>1,325,451</u>	<u>1,440,482</u>	<u>2,765,933</u>	<u>3,955,198</u>
Total expenditures	<u>3,278,461</u>	<u>1,465,113</u>	<u>1,522,309</u>	<u>2,987,422</u>	<u>4,216,230</u>
Net increase/(decrease) of fund balance	106,050	1,340,811	(968,461)	372,350	143,139
Fund balance - beginning (unaudited)	-	220,572	1,561,383	220,572	592,922
Fund balance - ending (projected)	<u>\$ 106,050</u>	<u>\$ 1,561,383</u>	<u>\$ 592,922</u>	<u>\$ 592,922</u>	<u>\$ 736,061</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	20,000
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	87,675
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	1,491,270
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>	
Off-Duty Traffic Patrols	20,000
<p>Allows for the hiring of an off duty police officers for a 4 hour block each week to provide traffic and speed patrol services.</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.	296,429
Misc operating expenses-WTS Represents the cost of miscellaneous field administration expenses such as cell phones, employee screening/recruiting, POS software, community App, etc.	-
Office Rental Anticipates the rental of the Welcome Center to continue to provide onsite office space for staff and for resident reception.	80,000
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	24,480
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.	
Park A/C Repairs and Maintenance	5,000
Covers the costs associated with preventative maintenance and repairs to the parks restroom AC units.	
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	720
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.	
Pool Resurfacing	30,000
Anticipates pool resurfacing and repairs at Homestead Park.	
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

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

EXPENDITURES (continued)

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

The onsite management company for the District coordinates and provides various activities throughout the year. The amount represents costs related to supplies, notices and other items to run these activities.

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**

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.	
Special Events	
Intended to cover the costs of 4th of July Celebration for the community.	
Other	
Contingency	50,000
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>\$ 4,216,230</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	662,951	639,459	23,468	662,927	661,149
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	653,751	451,933	226,815	678,748	654,826
Excess/(deficiency) of revenues over/(under) expenditures	9,200	187,526	(203,347)	(15,821)	6,323
Beginning fund balance (unaudited)	1,101,599	1,133,198	1,320,724	1,133,198	1,117,377
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	663,257	492,501	170,779	663,280	666,558
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	655,631	416,599	238,244	655,631	661,656
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				Proposed Budget FY 2022
	Adopted Budget	Actual Through 3/31/2021	Projected Through 9/30/2021	Total Actual & Projected	
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				Proposed Budget FY 2022
	Adopted Budget	Actual Through 3/31/2021	Projected Through 9/30/2021	Total Actual & Projected	
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					\$ 6,061

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				Fiscal Year 2021 Total
		O&M	Trash Collection	DS	Total	
<u>Village 1 (Series 2015)</u>						
61	TH	1,699.84	111.30	901.00	2,712.14	2,319.32
60	SF 40'	1,699.84	111.30	1,201.00	3,012.14	2,619.32
35	SF 45'	1,699.84	111.30	1,201.00	3,012.14	2,619.32
85	SF 50'	1,699.84	111.30	1,501.00	3,312.14	2,919.32
90	SF 55'	1,699.84	111.30	1,501.00	3,312.14	2,919.32
101	SF 65'	1,699.84	111.30	1,726.00	3,537.14	3,144.32
45	SF 75'	1,699.84	111.30	1,877.00	3,688.14	3,295.32
477						
<u>Village 4 (Series 2015A)</u>						
201	SF 45'	1,274.88	111.30	1,343.00	2,729.18	2,434.57
240	SF 52'	1,274.88	111.30	1,343.00	2,729.18	2,434.57
77	SF 62'	1,274.88	111.30	1,343.00	2,729.18	2,434.57
518						
<u>Village 2, Parcel 7 (Series 2016)</u>						
32	TH	1,699.84	111.30	901.00	2,712.14	2,319.32
58	SF 34'	1,699.84	111.30	1,021.00	2,832.14	2,439.32
29	SF 40'	1,699.84	111.30	1,201.00	3,012.14	2,619.32
114	SF 45'	1,699.84	111.30	1,201.00	3,012.14	2,619.32
68	SF 50'	1,699.84	111.30	1,501.00	3,312.14	2,919.32
107	SF 55'	1,699.84	111.30	1,501.00	3,312.14	2,919.32
93	SF 65'	1,699.84	111.30	1,726.00	3,537.14	3,144.32
501						
<u>NW Area Parcels D E and F (Series 2017)</u>						
43	SF 40'	1,699.84	111.30	1,319.00	3,130.14	2,737.32
25	SF 45'	1,699.84	111.30	1,319.00	3,130.14	2,737.32
23	SF 50'	1,699.84	111.30	1,649.00	3,460.14	3,067.32
24	SF 55'	1,699.84	111.30	1,649.00	3,460.14	3,067.32
208	SF 65'	1,699.84	111.30	1,897.00	3,708.14	3,315.32
141	SF 75'	1,699.84	111.30	2,062.00	3,873.14	3,480.32
464						
<u>NW Area Parcels A B and C (Series 2018)</u>						
56	SF 40'/45'	1,699.84	111.30	1,325.00	3,136.14	2,743.32
137	SF 55'	1,699.84	111.30	1,655.00	3,466.14	3,073.32
200	SF 65'	1,699.84	111.30	1,904.00	3,715.14	3,322.32
393						

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

On-Roll Assessments

<u>Downtown</u> <u>Neighborhood (Series</u> <u>2019)</u>	Unit Type	Projected Fiscal Year 2022				Fiscal Year 2021 Total
		O&M	Trash Collection	DS	Total	
76	SF 34'	1,699.84	111.30	1,184.00	2,995.14	2,602.32
50	SF 40'	1,699.84	111.30	1,393.00	3,204.14	2,811.32
110	SF 50'	1,699.84	111.30	1,742.00	3,553.14	3,160.32
236						

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

DO NOT PRINT

Current On-Roll Assessments

Number of Units	Unit Type	Projected Fiscal Year 2022			Total
		O&M	Trash Collection	DS	
<u>Village 1 (Series 2015)</u>					
61	TH	1,699.84	111.30	901.00	2,712.14
60	SF 40'	1,699.84	111.30	1,201.00	3,012.14
35	SF 45'	1,699.84	111.30	1,201.00	3,012.14
85	SF 50'	1,699.84	111.30	1,501.00	3,312.14
90	SF 55'	1,699.84	111.30	1,501.00	3,312.14
101	SF 65'	1,699.84	111.30	1,726.00	3,537.14
45	SF 75'	1,699.84	111.30	1,877.00	3,688.14
477					
<u>Village 4 (Series 2015A)</u>					
201	SF 45'	1,274.88	111.30	1,343.00	2,729.18
240	SF 52'	1,274.88	111.30	1,343.00	2,729.18
77	SF 62'	1,274.88	111.30	1,343.00	2,729.18
518					
<u>Village 2, Parcel 7 (Series 2016)</u>					
32	TH	1,699.84	111.30	1,021.00	2,832.14
58	SF 34'	1,699.84	111.30	1,201.00	3,012.14
29	SF 40'	1,699.84	111.30	1,201.00	3,012.14
114	SF 45'	1,699.84	111.30	1,501.00	3,312.14
68	SF 50'	1,699.84	111.30	1,501.00	3,312.14
107	SF 55'	1,699.84	111.30	1,726.00	3,537.14
93	SF 65'	1,699.84	111.30	1,726.00	3,537.14
501					
<u>NW Area Parcels D E and F (Series 2017)</u>					
43	SF 45'	1,699.84	111.30	1,319.00	3,130.14
25	SF 50'	1,699.84	111.30	1,649.00	3,460.14
23	SF 55'	1,699.84	111.30	1,649.00	3,460.14
24	SF 65'	1,699.84	111.30	1,897.00	3,708.14
208	SF 75'	1,699.84	111.30	2,062.00	3,873.14
141	0	1,699.84	111.30	2,062.00	3,873.14
464					
<u>NW Area Parcels A B and C (Series 2018)</u>					
56	SF 40'/45'	1,699.84	111.30	1,655.00	3,466.14
137	SF 55'	1,699.84	111.30	1,904.00	3,715.14
200	SF 65'	1,699.84	111.30	1,904.00	3,715.14
393					

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

DO NOT PRINT

<u>Downtown</u>					
<u>Neighborhood (Series</u>					
<u>2019)</u>					
76	SF 34'	1699.84	111.30	1,184.00	2,995.14
50	SF 40'	1699.84	111.30	1,393.00	3,204.14
110	SF 50'	1699.84	111.30	1,742.00	3,553.14
<hr/>					
236					

TSR CDD - Cost Analysis

FY 2021/22 Landscaping Accounts Financial Analysis
8.4.21

<u>Landscaping Accounts</u>							
Arbor Care	<u>Vendor</u>	<u>Ferti-care</u>	<u>Pruning</u>	<u>Total</u>	<u>Budget</u>	<u>Variance</u>	<u>Notes</u>
	Tri-County				115,500.00	-115,500.00	awaiting proposal
	Davie Tree	64,500.00	51,000.00	115,500.00	115,500.00	0.00	

Mulch	<u>Vendor</u>	<u>Supply</u>	<u>Install</u>	<u>Total</u>	<u>Total per event</u>	<u>Budget</u>	<u>Variance</u>
Performed twice annually	Everglades	2.93	1.85	4.78	81,068.80	180,000.00	17,862.40
	Preferred	2.65	1.85	4.50	76,320.00	180,000.00	27,360.00
	DTE			6.50	110,240.00	180,000.00	(40,480.00)
Supply/delivery surcharge					\$ 2,000		

Preferred Pine Straw lowered their pricing down from last year \$2.85. This total includes Preferred supply and Everglades install.
DTE did not provide a formal proposal (this price taken directly from a work-order) Supply and Install.
Preferred and Everglades charge on supply \$100 per truckload (10 truckloads per event)

<u>Locations:</u>	<u>Bales</u>
Lake Blanche Dr	464
Long Spur	2032
Homestead Park	508
Trails	1908
Heart Pine Ave	2904
Rangeland Blvd	1364
Berry Pick Trail	208
Barbour Trail	248
Cunningham Park	540
Monroe Commons	420
Night Star	600
Route 54	992
Long Spur	344
Range Land	528
Village II Down Town	550
Rangeland West	250
New Areas	500
Native Grass Cutback Areas	1500
Parcels A & B	<u>1100</u>
Bail Count Totals:	16960

TSR

Landscape Maintenance Contract analysis 2021/2022

Notes

Current Contract value \$1,149,120 95,760 per month (includes Lake Blanche/Forsythia addition in May 2021)

Proposals for Future areas

Albritton Park	\$ 11,431
Parcel A	\$ 23,504
Parcel B 1	\$ 55,410
Parcel B 2	\$ 30,345
Parcel C	\$ 90,160
E Whitfield Preserve	\$ 64,610
Parcels 8 & 9 1	\$ 34,565
Parcels 8 & 9 2	\$ 16,460
Parcels 8 & 9 W Entry	\$ 12,865
Biker Trail Cun Prk	\$ 2,800
Total Addendums	\$ 342,150

\$1,491,270

Landscape Maintenance

Addendum Analysis

10/13/2020

DTE

<u>Location</u>	<u>2020 \$</u>	<u>2021 \$</u>	<u>Variance</u>	
Village 1	\$668,484			
Mulch deduct		-\$90,248		
sub ttl		\$578,236		
addendum		\$19,208		
Revised Contract		\$597,444	-\$71,040	
<hr/>				
Village 2	\$299,757			
Mulch deduct		-\$57,840		
sub ttl		\$241,917		
addendum		\$0		
Revised Contract		\$241,917	-\$57,840	
<hr/>				
Village 3	\$120,826			
Mulch deduct		-\$22,988		
sub ttl		\$97,838		
addendum		\$49,968		
Revised Contract		\$147,806	\$26,980	
<hr/>				
Village 2 downtown	\$81,455			
Mulch deduct		-\$21,000		
sub ttl		\$60,455		
addendum		\$0		
Revised Contract		\$60,455	-\$21,000	
<hr/>				
Rangeland West	\$68,118			
Mulch deduct		-\$5,016		
sub ttl		\$63,102		
addendum		\$0		
Revised Contract		\$63,102	-\$5,016	
	\$1,238,640	\$1,110,724	-\$127,916	
<hr/>				
FUTURE AREAS				
Albritton Park		\$11,480		
Parcel A		\$30,855		
Parcel B		\$105,911		
Parcel C		\$90,156		
Parcel E Whitfield		\$59,391		
Parcel G		\$34,565		
Parcels 8 & 9 PH1		\$16,458		
Parcels 8 & 9 PH 2		\$12,863		
		\$361,679		
Total wAddendums/Future		\$1,483,883		
<hr/>				
MULCH	total bales	Supply \$	Install \$	Total
Village 1	15,041	39,107	25,118	64,225
Village 2	9,640	25,064	16,099	41,163
Village 3	3,833	9,966	6,401	16,367
Village 2 downtown	3,500	9,100	5,845	14,945
Rangeland West	836	2,174	1,396	3,570
	32,850	85,410	54,860	140,270
 Notes:				
Price per bale of pine straw mulch supply only			2.60	
Price per bale of pine straw mulch install only			1.67	
			4.27	
DTE Supply and install per 2019/2020 contract			6.00	
		Savings per bale	-1.73	
<hr/>				
Total Maintenance (addendums only)		1,110,724		
Total Mulch		140,270		
Total		1,250,994		
2021 Budget		1,521,000		
Variance after addendums		270,007		

TSR

COMMUNITY DEVELOPMENT DISTRICT

5

**TSR
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2021**

**TSR
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 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	\$ 1,258,898	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,258,898
Investments														
Revenue	-	470,829	292,229	444,874	468,155	148,957	25,557	-	-	-	-	-	-	1,850,601
Reserve	-	648,206	652,500	481,322	403,162	320,366	165,100	-	-	-	-	-	-	2,670,656
Prepayment	-	-	170	-	2,879	-	-	-	-	-	-	-	-	3,049
Construction	-	-	-	-	-	-	-	292,090	441	86	2	38,806	2,418,640	2,750,065
Undeposited funds	4,610	-	-	-	-	-	-	-	-	-	-	-	-	4,610
Accounts receivable	24	-	-	-	-	-	-	-	-	-	-	-	-	24
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	-	2,916	2,246	2,884	5,060	40,366	605	-	-	-	-	-	-	54,077
Utility deposit	150	-	-	-	-	-	-	-	-	-	-	-	-	150
Total assets	<u>\$ 1,695,168</u>	<u>\$ 1,121,951</u>	<u>\$ 1,002,987</u>	<u>\$ 929,080</u>	<u>\$ 913,627</u>	<u>\$ 567,085</u>	<u>\$ 256,315</u>	<u>\$ 292,090</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ 2</u>	<u>\$ 38,806</u>	<u>\$ 2,418,640</u>	<u>\$ 9,236,278</u>
LIABILITIES														
Liabilities:														
Credit card payable	\$ 1,252	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,252
Due to Developer	101,119	-	-	-	-	-	-	-	-	-	-	-	-	101,119
Due to debt service fund 2015	2,916	-	-	-	-	-	-	-	-	-	-	-	-	2,916
Due to debt service fund 2015A	2,246	-	-	-	-	-	-	-	-	-	-	-	-	2,246
Due to debt service fund 2016	2,884	-	-	-	-	-	-	-	-	-	-	-	-	2,884
Due to debt service fund 2017	5,060	-	-	-	-	-	-	-	-	-	-	-	-	5,060
Due to debt service fund 2018	40,366	-	-	-	-	-	-	-	-	-	-	-	-	40,366
Due to debt service fund 2019	605	-	-	-	-	-	-	-	-	-	-	-	-	605
Accrued taxes payable	275	-	-	-	-	-	-	-	-	-	-	-	-	275
Total liabilities	<u>156,723</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>156,723</u>
DEFERRED INFLOWS OF RESOURCES														
Deferred receipts	430,168	-	55,842	-	34,371	57,396	65,053	-	-	-	-	-	-	642,830
Total deferred inflows of resources	<u>430,168</u>	<u>-</u>	<u>55,842</u>	<u>-</u>	<u>34,371</u>	<u>57,396</u>	<u>65,053</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>642,830</u>
FUND BALANCES														
Assigned:														
Restricted for														
Debt service	-	1,121,951	947,145	929,080	879,256	509,689	191,262	-	-	-	-	-	-	4,578,383
Capital projects	-	-	-	-	-	-	-	292,090	441	86	2	38,806	2,418,640	2,750,065
Unassigned	1,108,277	-	-	-	-	-	-	-	-	-	-	-	-	1,108,277
Total fund balances	<u>1,108,277</u>	<u>1,121,951</u>	<u>947,145</u>	<u>929,080</u>	<u>879,256</u>	<u>509,689</u>	<u>191,262</u>	<u>292,090</u>	<u>441</u>	<u>86</u>	<u>2</u>	<u>38,806</u>	<u>2,418,640</u>	<u>8,436,725</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 1,695,168</u>	<u>\$ 1,121,951</u>	<u>\$ 1,002,987</u>	<u>\$ 929,080</u>	<u>\$ 913,627</u>	<u>\$ 567,085</u>	<u>\$ 256,315</u>	<u>\$ 292,090</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ 2</u>	<u>\$ 38,806</u>	<u>\$ 2,418,640</u>	<u>\$ 9,236,278</u>

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING JUNE 30, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 6,529	\$ 2,710,906	\$ 2,685,158	101%
Assessment levy - off-roll O&M	18,429	165,247	541,505	31%
Lot closing	6,223	20,966	-	N/A
Trash collection assessments	2,074	22,232	48,963	45%
Commercial shared costs	-	77,995	81,785	95%
Program revenue	9,741	21,670	15,000	144%
Interest	-	-	2,500	0%
Insurance proceeds	-	3,030	-	N/A
Miscellaneous	645	9,190	9,600	96%
Total revenues	<u>43,641</u>	<u>3,031,236</u>	<u>3,384,511</u>	90%
EXPENDITURES				
Professional & administrative				
Supervisors	431	2,584	-	N/A
Management	3,506	31,553	42,070	75%
Legal	5,969	33,386	30,000	111%
Engineering	-	500	5,000	10%
Assessment administration	833	7,500	10,000	75%
Audit	-	-	4,570	0%
Arbitrage rebate calculation	-	1,350	3,000	45%
Dissemination agent	1,083	9,750	13,000	75%
Trustee	-	30,978	26,937	115%
Telephone	21	187	250	75%
Postage	243	938	1,500	63%
Printing & binding	167	1,500	2,000	75%
Legal advertising	128	1,379	3,500	39%
Annual special district fee	-	175	175	100%
Insurance	-	5,810	5,668	103%
Credit card discount	-	343	-	N/A
Other current charges	92	1,585	3,500	45%
Office supplies	-	82	500	16%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	-	200	0%
Property appraiser	-	150	687	22%
Tax collector	141	54,228	55,941	97%
Total professional & administrative	<u>12,614</u>	<u>183,978</u>	<u>209,203</u>	88%
Field operations				
Contract services				
Field services	2,360	21,244	28,325	75%
Landscape maintenance	269,693	906,251	1,521,000	60%
Landscape consulting	-	34,000	51,000	67%
Landscape arbor care	-	14,400	20,000	72%
Landscape repairs & replacement	880	880	-	N/A
Wetland maintenance	550	12,175	24,168	50%
Wetland edge maintenance	-	-	8,248	0%
Wetland mitigation reporting	-	550	4,500	12%
Lake maintenance	23,481	70,443	94,000	75%
Community trash hauling	20,428	167,363	198,660	84%
Repairs & maintenance				
Repairs - general	388	4,978	15,000	33%

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING JUNE 30, 2021**

	Current Month	Year to Date	Budget	% of Budget
Operating supplies	330	7,510	8,000	94%
Plant replacement	-	47,982	70,000	69%
Playground mulch	-	5,985	7,200	83%
Fertilizer/chemicals	-	14,200	15,000	95%
Irrigation repairs	-	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	52	240	3,000	8%
Bridge & deck maintenance	-	21,345	30,000	71%
Pressure washing	-	-	3,000	0%
Utilities - common area				
Electric	1,181	9,389	9,000	104%
Streetlights	20,893	249,521	326,340	76%
Irrigation - reclaimed water	7,742	37,582	85,000	44%
Gas	27	242	350	69%
Recreation facilities				
Amenity management staff/contract	25,016	165,009	297,662	55%
Office supplies	261	1,674	1,000	167%
Janitorial	1,170	15,042	14,040	107%
Pool cleaning	2,490	18,410	26,280	70%
Pool repairs & maintenance	902	939	2,500	38%
Pool fence & gate	-	-	2,000	0%
Pool - electric	2,661	16,943	22,000	77%
Pool - water	1,477	5,865	10,000	59%
Pool permits	716	716	705	102%
Pest services	100	725	500	145%
Insurance	-	44,063	41,000	107%
Cable/internet/telephone	870	5,116	7,000	73%
Access cards	174	1,632	5,500	30%
Activities	1,836	20,296	28,000	72%
Program incentives	3,408	5,694	-	N/A
Recreational repairs	327	655	5,000	13%
Pool signage	735	759	1,000	76%
Holiday decorations	-	6,000	15,000	40%
Other				
Contingency	6	6	20,000	0%
Total field operations	<u>390,154</u>	<u>1,959,553</u>	<u>3,069,258</u>	64%
Total expenditures	<u>402,768</u>	<u>2,143,531</u>	<u>3,278,461</u>	65%
Net increase/(decrease) of fund balance	(359,127)	887,705	106,050	
Fund balance - beginning (unaudited)	1,467,404	220,572	-	
Fund balance - ending (projected)	<u>\$ 1,108,277</u>	<u>\$ 1,108,277</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 JUNE 30, 2021**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy - on-roll	\$ 1,605	\$ 666,342	\$ 662,901	101%
Interest	5	40	50	80%
Total revenues	<u>1,610</u>	<u>666,382</u>	<u>662,951</u>	101%
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	225,794	100%
Tax collector	35	13,329	13,810	97%
Total expenditures	<u>35</u>	<u>677,629</u>	<u>653,751</u>	104%
Excess/(deficiency) of revenues over/(under) expenditures	1,575	(11,247)	9,200	
Beginning fund balance (unaudited)	<u>1,120,376</u>	<u>1,133,198</u>	<u>1,101,599</u>	
Ending fund balance (projected)	<u><u>\$1,121,951</u></u>	<u><u>\$1,121,951</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 JUNE 30, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 1,236	\$ 513,203	\$ 510,550	101%
Assessment levy - off-roll	-	-	152,702	0%
Interest	4	36	-	N/A
Total revenues	<u>1,240</u>	<u>513,239</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	100%
Tax collector	27	10,265	10,637	97%
Total expenditures	<u>27</u>	<u>655,259</u>	<u>655,631</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	1,213	(142,020)	7,621	
Beginning fund balance (unaudited)	945,931	1,089,165	1,085,149	
Ending fund balance (projected)	<u>\$ 947,144</u>	<u>\$ 947,145</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 JUNE 30, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 1,587	\$ 659,071	\$ 655,667	101%
Interest	4	33	-	N/A
Total revenues	<u>1,591</u>	<u>659,104</u>	<u>655,667</u>	101%
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	100%
Tax collector	34	13,184	13,660	97%
Total expenditures	<u>34</u>	<u>650,109</u>	<u>650,585</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	1,557	8,995	5,082	
Beginning fund balance (unaudited)	<u>927,523</u>	<u>920,085</u>	<u>913,944</u>	
Ending fund balance (projected)	<u><u>\$ 929,080</u></u>	<u><u>\$ 929,080</u></u>	<u><u>\$ 919,026</u></u>	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2017 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING JUNE 30, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 1,741	\$ 722,692	\$ 718,962	101%
Assessment levy - off-roll	-	105,364	97,366	108%
Lot closing	9,339	32,130	-	N/A
Interest	4	31	-	N/A
Total revenues	<u>11,084</u>	<u>860,217</u>	<u>816,328</u>	105%
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	100%
Tax collector	38	14,458	14,978	97%
Total expenditures	<u>38</u>	<u>807,924</u>	<u>808,444</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	11,046	52,293	7,884	
Beginning fund balance (unaudited)	868,211	826,963	932,467	
Ending fund balance (projected)	<u>\$ 879,257</u>	<u>\$ 879,256</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 JUNE 30, 2021**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 945	\$ 392,274	\$ 390,252	101%
Assessment levy - off-roll	38,649	38,649	258,754	15%
Interest	2	20	-	N/A
Total revenues	<u>39,596</u>	<u>430,943</u>	<u>649,006</u>	66%
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	100%
Tax collector	20	7,846	8,130	97%
Total expenditures	<u>20</u>	<u>641,390</u>	<u>641,674</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	39,576	(210,447)	7,332	
Beginning fund balance (unaudited)	470,113	720,136	720,421	
Ending fund balance (projected)	<u>\$ 509,689</u>	<u>\$ 509,689</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 JUNE 30, 2021**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 333	\$ 138,215	\$ 137,504	101%
Assessment levy - off-roll	-	-	195,501	0%
Interest	1	9	-	N/A
Total revenues	<u>334</u>	<u>138,224</u>	<u>333,005</u>	42%
EXPENDITURES				
Debt service				
Interest - 11/1	-	109,425	109,425	100%
Interest - 5/1	-	109,425	109,425	100%
Tax collector	7	2,765	2,865	97%
Total expenditures	<u>7</u>	<u>221,615</u>	<u>221,715</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	327	(83,391)	111,290	
OTHER FINANCING SOURCES/(USES)				
Transfers out	(1)	(6)	-	N/A
Total other financing sources/(uses)	<u>(1)</u>	<u>(6)</u>	<u>-</u>	N/A
Fund balance:				
Net increase/(decrease) in fund balance	326	(83,397)	111,290	
Beginning fund balance (unaudited)	190,936	274,659	274,850	
Ending fund balance (projected)	<u>\$191,262</u>	<u>\$ 191,262</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 JUNE 30, 2021**

	Current Month	Year To Date
REVENUES		
Interest	\$ 1	\$ 11
Total revenues	1	11
EXPENDITURES		
Debt service		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	1	11
Beginning fund balance (unaudited)	292,087	292,079
Ending fund balance (projected)	\$ 292,088	\$292,090

**TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2015A BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING JUNE 30, 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 JUNE 30, 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 JUNE 30, 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 JUNE 30, 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 JUNE 30, 2021**

	Current Month	Year To Date
REVENUES		
Interest	\$ 14	\$ 125
Total revenues	14	125
EXPENDITURES		
Capital outlay - construction	924,356	924,356
Total expenditures	924,356	924,356
Excess/(deficiency) of revenues over/(under) expenditures	(924,342)	(924,231)
OTHER FINANCING SOURCES/(USES)		
Transfers in	1	6
Total other financing sources/(uses)	1	6
Net change in fund balance	(924,341)	(924,225)
Beginning fund balance (unaudited)	3,342,981	3,342,865
Ending fund balance (projected)	\$2,418,640	\$2,418,640

TSR CDD
Check Detail
 June 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	0	06/02/2021	BRIGHT HOUSE NETWORKS	101.002 · Suntrust #57080- O...		-224.57
Bill	081855702052521	06/01/2021		572.416 · Amenity Cable/Internet	-224.57	224.57
TOTAL					-224.57	224.57
Bill Pmt -Check	0	06/02/2021	FEDEX	101.002 · Suntrust #57080- O...		-9.64
Bill	7-383-32920	06/01/2021		519.410 · Postage	-9.64	9.64
TOTAL					-9.64	9.64
Check	0	06/02/2021	SUNTRUST BANK	101.002 · Suntrust #57080- O...		-1,008.05
				204.300 · Credit Card - SunTrust	-1,008.05	1,008.05
TOTAL					-1,008.05	1,008.05
Bill Pmt -Check	0	06/16/2021	BRIGHT HOUSE NETWORKS	101.002 · Suntrust #57080- O...		-270.94
Bill	075551201060821	06/15/2021		572.416 · Amenity Cable/Internet	-152.97	152.97
Bill	075642404060621	06/15/2021		572.416 · Amenity Cable/Internet	-117.97	117.97
TOTAL					-270.94	270.94
Bill Pmt -Check	0	06/16/2021	CITY OF CLEARWATER	101.002 · Suntrust #57080- O...		-26.95
Bill	4224446 061121	06/15/2021		532.306 · Propane Services - G...	-25.00	25.00
				532.306 · Propane Services - G...	-1.95	1.95
TOTAL					-26.95	26.95
Bill Pmt -Check	0	06/16/2021	FEDEX	101.002 · Suntrust #57080- O...		-9.64
Bill	7-396-80360	06/15/2021		519.410 · Postage	-9.64	9.64
TOTAL					-9.64	9.64
Bill Pmt -Check	0	06/16/2021	FLORIDA DEPT. OF HEALTH ...	101.002 · Suntrust #57080- O...		-280.35
Bill	51-60-1728284 2022	06/15/2021		572.713 · Pool/Spa Permits	-280.35	280.35
TOTAL					-280.35	280.35

TSR CDD
Check Detail
 June 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	0	06/16/2021	SUNTRUST BANK	101.002 · Suntrust #57080- O...		-1,766.65
				204.300 · Credit Card - SunTrust	-1,766.65	1,766.65
TOTAL					-1,766.65	1,766.65
Bill Pmt -Check	0	06/23/2021	FEDEX	101.002 · Suntrust #57080- O...		-85.30
Bill	7-404-63727	06/22/2021		519.410 · Postage	-85.30	85.30
TOTAL					-85.30	85.30
Check	0	06/23/2021	SUNTRUST BANK	101.002 · Suntrust #57080- O...		-1,745.29
				204.300 · Credit Card - SunTrust	-1,745.29	1,745.29
TOTAL					-1,745.29	1,745.29
Bill Pmt -Check	0	06/30/2021	BRIGHT HOUSE NETWORKS	101.002 · Suntrust #57080- O...		-224.57
Bill	081855702062521	06/29/2021		572.416 · Amenity Cable/Internet	-224.57	224.57
TOTAL					-224.57	224.57
Bill Pmt -Check	0	06/30/2021	FEDEX	101.002 · Suntrust #57080- O...		-28.58
Bill	7-411-60430	06/29/2021		519.410 · Postage	-18.94	18.94
Bill	7-419-06263	06/29/2021		519.410 · Postage	-9.64	9.64
TOTAL					-28.58	28.58
Bill Pmt -Check	0	06/30/2021	FLORIDA DEPT. OF HEALTH ...	101.002 · Suntrust #57080- O...		-150.28
Bill	51-60-1593933 2022	06/29/2021		572.713 · Pool/Spa Permits	-140.08	145.00
				572.713 · Pool/Spa Permits	-5.09	5.27
Bill	51-60-1593936 2022	06/29/2021		572.713 · Pool/Spa Permits	-5.02	280.00
				572.713 · Pool/Spa Permits	-0.09	5.29
TOTAL					-150.28	435.56

TSR CDD
Check Detail
 June 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	0	06/30/2021	FLORIDA DEPT. OF HEALTH ...	101.002 · Suntrust #57080- O...		-285.28
Bill	51-60-1593933 2022	06/29/2021		572.713 · Pool/Spa Permits	-4.92	145.00
				572.713 · Pool/Spa Permits	-0.18	5.27
Bill	51-60-1593936 2022	06/29/2021		572.713 · Pool/Spa Permits	-274.98	280.00
				572.713 · Pool/Spa Permits	-5.20	5.29
TOTAL					-285.28	435.56
Check	10434	06/02/2021	TSR CDD	101.002 · Suntrust #57080- O...		-5,659.00
				207.204 · Due to debt service f...	-5,659.00	5,659.00
TOTAL					-5,659.00	5,659.00
Bill Pmt -Check	10435	06/02/2021	DOWN TO EARTH LANDSCA...	101.002 · Suntrust #57080- O...		-94,159.67
Bill	INV95079	06/01/2021		538.604 · Landscape Maintena...	-94,159.67	94,159.67
TOTAL					-94,159.67	94,159.67
Bill Pmt -Check	10436	06/02/2021	DUKE ENERGY	101.002 · Suntrust #57080- O...		-1,413.53
Bill	75898 62249 051921	06/01/2021		531.307 · Street Lights	-912.44	912.44
Bill	05020 44162 051421	06/01/2021		531.307 · Street Lights	-501.09	501.09
TOTAL					-1,413.53	1,413.53
Bill Pmt -Check	10437	06/02/2021	SUNCOAST POOL SERVICE	101.002 · Suntrust #57080- O...		-2,490.00
Bill	7343	06/01/2021		572.712 · Pool Maintenance	-1,195.00	1,195.00
Bill	7328	06/01/2021		572.712 · Pool Maintenance	-1,295.00	1,295.00
TOTAL					-2,490.00	2,490.00
Bill Pmt -Check	10438	06/02/2021	WTS INTERNATIONAL, LLC.	101.002 · Suntrust #57080- O...		-7,868.16
Bill	12316725	06/01/2021		538.121 · Amenity Management	-7,868.16	7,868.16
TOTAL					-7,868.16	7,868.16

TSR CDD
Check Detail
June 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	10439	06/09/2021	COUNTY SANITATION	101.002 · Suntrust #57080- O...		-20,428.80
Bill	10508500	06/08/2021		534.000 · Garbage/Solid Waste...	-20,239.80	20,239.80
Bill	10508578	06/08/2021		534.000 · Garbage/Solid Waste...	-189.00	189.00
TOTAL					-20,428.80	20,428.80
Bill Pmt -Check	10440	06/09/2021	DUKE ENERGY	101.002 · Suntrust #57080- O...		-1,694.71
Bill	47288 74033 052521	06/08/2021		531.301 · Electric	-16.25	16.25
Bill	03433 33344 052521	06/08/2021		531.301 · Electric	-16.63	16.63
Bill	39137 39324 052521	06/08/2021		531.301 · Electric	-17.73	17.73
Bill	39890 84105 052521	06/08/2021		531.301 · Electric	-41.61	41.61
Bill	39845 33345 052821	06/08/2021		531.301 · Electric	-33.86	33.86
Bill	35482 86249 052521	06/08/2021		531.301 · Electric	-17.35	17.35
Bill	34412 09395 052521	06/08/2021		531.301 · Electric	-16.13	16.13
Bill	28311 99549 060421	06/08/2021		531.321 · Electric - Pool	-946.14	946.14
Bill	23721 96455 052521	06/08/2021		531.301 · Electric	-18.72	18.72
Bill	07012 32322 052521	06/08/2021		531.301 · Electric	-17.12	17.12
Bill	03574 20270 052521	06/08/2021		531.301 · Electric	-16.25	16.25
Bill	67252 38279 052521	06/08/2021		531.301 · Electric	-17.12	17.12
Bill	66560 12418 052521	06/08/2021		531.301 · Electric	-16.13	16.13
Bill	56207 55450 052521	06/08/2021		531.301 · Electric	-17.12	17.12
Bill	66135 11154 052521	06/08/2021		531.301 · Electric	-16.25	16.25
Bill	58509 01259 052521	06/08/2021		531.301 · Electric	-17.12	17.12
Bill	67926 28129 052521	06/08/2021		531.307 · Street Lights	-17.24	17.24
Bill	79597 66525 052521	06/08/2021		531.301 · Electric	-17.24	17.24
Bill	76385 82310 052521	06/08/2021		531.301 · Electric	-16.99	16.99
Bill	80076 07176 052521	06/08/2021		531.301 · Electric	-15.64	15.64
Bill	88479 04150 052521	06/08/2021		531.301 · Electric	-17.49	17.49
Bill	79711 52554 052521	06/08/2021		531.301 · Electric	-17.24	17.24
Bill	50266 85197 052521	06/08/2021		531.301 · Electric	-17.35	17.35
Bill	82589 06300 052821	06/08/2021		531.301 · Electric	-17.49	17.49
Bill	94079 47594 060421	06/08/2021		531.301 · Electric	-299.75	299.75
Bill	90865 24539 052521	06/08/2021		531.301 · Electric	-16.75	16.75
TOTAL					-1,694.71	1,694.71
Bill Pmt -Check	10441	06/09/2021	JAYMAN ENTERPRISES, LLC.	101.002 · Suntrust #57080- O...		-1,170.00
Bill	1572	06/08/2021		572.301 · Janitorial Service	-1,170.00	1,170.00
TOTAL					-1,170.00	1,170.00

TSR CDD
Check Detail
 June 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	10442	06/09/2021	PINESTRAW OF SOUTH FL	101.002 · Suntrust #57080- O...		-79,773.42
Bill	1424	06/08/2021		538.604 · Landscape Maintena...	-79,773.42	79,773.42
TOTAL					-79,773.42	79,773.42
Bill Pmt -Check	10443	06/09/2021	TIMES PUBLISHING COMPA...	101.002 · Suntrust #57080- O...		-128.00
Bill	0000162607	06/08/2021		513.801 · Legal Advertising	-128.00	128.00
TOTAL					-128.00	128.00
Bill Pmt -Check	10444	06/09/2021	WRATHELL, HUNT & ASSOC...	101.002 · Suntrust #57080- O...		-7,970.42
Bill	2019-2409	06/08/2021		513.100 · District Management	-3,505.84	3,505.84
				513.310 · Assessment Roll Pre...	-833.33	833.33
				513.312 · Dissemination Agent	-1,083.33	1,083.33
				538.120 · Field Services	-2,360.42	2,360.42
				519.411 · Telephone	-20.83	20.83
				519.470 · Printing and Binding	-166.67	166.67
TOTAL					-7,970.42	7,970.42
Bill Pmt -Check	10445	06/09/2021	WTS INTERNATIONAL, LLC.	101.002 · Suntrust #57080- O...		-8,899.41
Bill	12317677	06/08/2021		538.121 · Amenity Management	-3,381.25	3,381.25
Bill	12317426	06/08/2021		538.121 · Amenity Management	-4,671.16	4,671.16
Bill	12317579	06/08/2021		538.121 · Amenity Management	-847.00	847.00
TOTAL					-8,899.41	8,899.41
Bill Pmt -Check	10446	06/16/2021	DUKE ENERGY	101.002 · Suntrust #57080- O...		-8,900.53
Bill	89815 17513 050921	06/15/2021		531.321 · Electric - Pool	-850.11	850.11
Bill	77814 90012 060821	06/15/2021		531.307 · Street Lights	-295.42	295.42
Bill	71609 67365 060221	06/15/2021		531.307 · Street Lights	-941.83	941.83
Bill	57358 60497 060821	06/15/2021		531.307 · Street Lights	-837.92	837.92
Bill	32407 46377 060221	06/15/2021		531.307 · Street Lights	-1,688.64	1,688.64
Bill	08684 70197 060221	06/15/2021		531.307 · Street Lights	-971.20	971.20
Bill	04958 52241 061021	06/15/2021		531.307 · Street Lights	-1,382.56	1,382.56
Bill	12019 31018 060221	06/15/2021		531.307 · Street Lights	-1,911.42	1,911.42
Bill	49768 33391 060921	06/15/2021		531.301 · Electric	-21.43	21.43
TOTAL					-8,900.53	8,900.53

TSR CDD
Check Detail
 June 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	10447	06/16/2021	HOPPING, GREEN & SAMS	101.002 · Suntrust #57080- O...		-5,969.13
Bill	122852	06/15/2021		514.007 · District Counsel	-5,969.13	5,969.13
TOTAL					-5,969.13	5,969.13
Bill Pmt -Check	10448	06/16/2021	PASCO COUNTY UTILITIES ...	101.002 · Suntrust #57080- O...		-9,219.03
Bill	15074951	06/15/2021		536.301 · Irrigation - Reclaimed...	-16.78	16.78
Bill	15074955	06/15/2021		536.301 · Irrigation - Reclaimed...	-21.70	21.70
Bill	15074954	06/15/2021		536.301 · Irrigation - Reclaimed...	-107.80	107.80
Bill	15074953	06/15/2021		536.301 · Irrigation - Reclaimed...	-121.10	121.10
Bill	15074952	06/15/2021		536.301 · Irrigation - Reclaimed...	-105.00	105.00
Bill	15075943	06/15/2021		536.301 · Irrigation - Reclaimed...	-431.90	431.90
Bill	15075944	06/15/2021		536.301 · Irrigation - Reclaimed...	-85.40	85.40
Bill	15075945	06/15/2021		536.301 · Irrigation - Reclaimed...	-450.80	450.80
Bill	15074947	06/15/2021		536.321 · Utility service - Pool	-658.67	658.67
Bill	15074949	06/15/2021		536.301 · Irrigation - Reclaimed...	-226.80	226.80
Bill	15074936	06/15/2021		536.301 · Irrigation - Reclaimed...	-116.90	116.90
Bill	15074937	06/15/2021		536.301 · Irrigation - Reclaimed...	-459.90	459.90
Bill	15074938	06/15/2021		536.301 · Irrigation - Reclaimed...	-390.60	390.60
Bill	15074939	06/15/2021		536.301 · Irrigation - Reclaimed...	-716.80	716.80
Bill	15074940	06/15/2021		536.301 · Irrigation - Reclaimed...	-176.40	176.40
Bill	15074941	06/15/2021		536.301 · Irrigation - Reclaimed...	-9.99	9.99
Bill	15074942	06/15/2021		536.321 · Utility service - Pool	-818.72	818.72
Bill	15074944	06/15/2021		536.301 · Irrigation - Reclaimed...	-72.80	72.80
Bill	15074943	06/15/2021		536.301 · Irrigation - Reclaimed...	-158.20	158.20
Bill	15074946	06/15/2021		536.301 · Irrigation - Reclaimed...	-252.87	252.87
Bill	15074945	06/15/2021		536.301 · Irrigation - Reclaimed...	-4.90	4.90
Bill	15074948	06/15/2021		536.301 · Irrigation - Reclaimed...	-424.90	424.90
Bill	15074930	06/15/2021		536.301 · Irrigation - Reclaimed...	-560.00	560.00
Bill	15074932	06/15/2021		536.301 · Irrigation - Reclaimed...	-52.50	52.50
Bill	15074929	06/15/2021		536.301 · Irrigation - Reclaimed...	-616.00	616.00
Bill	15074928	06/15/2021		536.301 · Irrigation - Reclaimed...	-371.70	371.70
Bill	150774931	06/15/2021		536.301 · Irrigation - Reclaimed...	-301.00	301.00
Bill	15075911	06/15/2021		536.301 · Irrigation - Reclaimed...	-398.30	398.30
Bill	15075909	06/15/2021		536.301 · Irrigation - Reclaimed...	-5.60	5.60
Bill	15075910	06/15/2021		536.301 · Irrigation - Reclaimed...	-541.10	541.10
Bill	15074935	06/15/2021		536.301 · Irrigation - Reclaimed...	-436.80	436.80
Bill	15075912	06/15/2021		536.301 · Irrigation - Reclaimed...	-11.90	11.90
Bill	15074933	06/15/2021		536.301 · Irrigation - Reclaimed...	-95.20	95.20
TOTAL					-9,219.03	9,219.03

TSR CDD Check Detail June 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	10449	06/16/2021	SMARTTECH ID COMPANY, I...	101.002 · Suntrust #57080- O...		-174.00
Bill	060721-SR_CRDS	06/15/2021		529.306 · Access Cards	-174.00	174.00
TOTAL					-174.00	174.00
Bill Pmt -Check	10450	06/16/2021	SOLITUDE LAKE MANAGEM...	101.002 · Suntrust #57080- O...		-7,827.00
Bill	PI-A00613546	06/15/2021		538.700 · Lake Maintenance	-7,827.00	7,827.00
TOTAL					-7,827.00	7,827.00
Bill Pmt -Check	10451	06/16/2021	SUNCOAST POOL SERVICE	101.002 · Suntrust #57080- O...		-901.60
Bill	7358	06/15/2021		572.714 · Pool Repairs & Maint...	-901.60	901.60
TOTAL					-901.60	901.60
Bill Pmt -Check	10452	06/16/2021	WTS INTERNATIONAL, LLC.	101.002 · Suntrust #57080- O...		-61.24
Bill	12317721	06/15/2021		538.121 · Amenity Management	-60.00	60.00
Bill	12317811	06/15/2021		538.121 · Amenity Management	-1.24	1.24
TOTAL					-61.24	61.24
Bill Pmt -Check	10453	06/17/2021	SOLITUDE LAKE MANAGEM...	101.002 · Suntrust #57080- O...		-15,654.00
Bill	PI-A00577626	06/17/2021		538.700 · Lake Maintenance	-7,827.00	7,827.00
Bill	PI-A00561209	06/17/2021		538.700 · Lake Maintenance	-7,827.00	7,827.00
TOTAL					-15,654.00	15,654.00
Paycheck	10454	06/18/2021	Jason Silber	101.002 · Suntrust #57080- O...		-184.70
				511.110 · Supervisor's Fees	-200.00	200.00
				511.110 · Supervisor's Fees	-12.40	12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				511.110 · Supervisor's Fees	-2.90	2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
TOTAL					-184.70	184.70

TSR CDD
Check Detail
June 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Paycheck	10455	06/18/2021	Mary E Comella	101.002 · Suntrust #57080- O...		-184.70
				511.110 · Supervisor's Fees	-200.00	200.00
				511.110 · Supervisor's Fees	-12.40	12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				511.110 · Supervisor's Fees	-2.90	2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
TOTAL					-184.70	184.70
Bill Pmt -Check	10456	06/23/2021	DUKE ENERGY	101.002 · Suntrust #57080- O...		-12,303.62
Bill	89815 17513 062121	06/22/2021		531.321 · Electric - Pool	-888.33	888.33
Bill	81265 66398 061421	06/22/2021		531.307 · Street Lights	-3,898.76	3,898.76
Bill	01943 81210 061421	06/22/2021		531.307 · Street Lights	-2,561.00	2,561.00
Bill	01943 81210 051321	06/22/2021		531.307 · Street Lights	-2,561.00	2,561.00
Bill	05020 44162 061521	06/22/2021		531.307 · Street Lights	-501.09	501.09
Bill	75898 62249 061821	06/22/2021		531.307 · Street Lights	-1,157.29	1,157.29
Bill	54597 97520 061421	06/22/2021		531.307 · Street Lights	-736.15	736.15
TOTAL					-12,303.62	12,303.62
Bill Pmt -Check	10457	06/23/2021	LEISURE CREATIONS	101.002 · Suntrust #57080- O...		-327.46
Bill	00060451	06/22/2021		572.414 · Amenity Repair & Ma...	-327.46	327.46
TOTAL					-327.46	327.46
Bill Pmt -Check	10458	06/23/2021	WTS INTERNATIONAL, LLC.	101.002 · Suntrust #57080- O...		-11,594.84
Bill	12318318	06/22/2021		538.121 · Amenity Management	-8,186.84	8,186.84
Bill	12317905	06/22/2021		538.122 · Program Incentives	-3,408.00	3,408.00
TOTAL					-11,594.84	11,594.84
Bill Pmt -Check	10459	06/30/2021	DOWN TO EARTH LANDSCA...	101.002 · Suntrust #57080- O...		-96,640.34
Bill	INV97772	06/29/2021		538.608 · Landscape Repairs &...	-880.00	880.00
Bill	INV98887	06/29/2021		538.604 · Landscape Maintena...	-95,760.34	95,760.34
TOTAL					-96,640.34	96,640.34

TSR CDD
Check Detail
June 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	10460	06/30/2021	FLORIDA NATIVES NURSER...	101.002 · Suntrust #57080- O...		-550.00
Bill	18088	06/29/2021		538.615 · Wetland Maintenance	-550.00	550.00
TOTAL					-550.00	550.00
Bill Pmt -Check	10461	06/30/2021	SUNSCAPE CONSULTING	101.002 · Suntrust #57080- O...		-109.89
Bill	9633	06/29/2021		519.410 · Postage	-109.89	109.89
TOTAL					-109.89	109.89
Bill Pmt -Check	10462	06/30/2021	DUKE ENERGY	101.002 · Suntrust #57080- O...		-446.39
Bill	03433 33344 062421	06/29/2021		531.301 · Electric	-16.75	16.75
Bill	22501 23170 052621	06/29/2021		531.301 · Electric	-16.25	16.25
Bill	07012 32322 062421	06/29/2021		531.301 · Electric	-17.12	17.12
Bill	03574 20270 062421	06/29/2021		531.301 · Electric	-15.64	15.64
Bill	23721 96455 062421	06/29/2021		531.301 · Electric	-18.96	18.96
Bill	34412 09395 062421	06/29/2021		531.301 · Electric	-16.13	16.13
Bill	39137 39324 062421	06/29/2021		531.301 · Electric	-17.86	17.86
Bill	39845 33345 062821	06/29/2021	DUKE ENERGY	2000 · Accounts Payable	0.00	-17.12
Bill	22501 23170 062421	06/29/2021		531.301 · Electric	-31.52	31.52
Bill	35482 86249 062421	06/29/2021		531.301 · Electric	-17.35	17.35
Bill	39890 84105 062421	06/29/2021		531.301 · Electric	-42.24	42.24
Bill	88479 04150 062421	06/29/2021		531.301 · Electric	-17.49	17.49
Bill	89815 171513 062421	06/29/2021	DUKE ENERGY	2000 · Accounts Payable	0.00	-770.72
Bill	79567 66525 062421	06/29/2021		531.301 · Electric	-17.24	17.24
Bill	67252 38279 062421	06/29/2021		531.301 · Electric	-16.99	16.99
Bill	79711 52554 062421	06/29/2021		531.301 · Electric	-17.24	17.24
Bill	66560 12418 062421	06/29/2021		531.301 · Electric	-16.25	16.25
Bill	76385 82310 062821	06/29/2021		531.301 · Electric	-16.99	16.99
Bill	66135 11154 062821	06/29/2021		531.301 · Electric	-16.51	16.51
Bill	58509 01259 062421	06/29/2021		531.301 · Electric	-17.24	17.24
Bill	56207 55450 062421	06/29/2021		531.301 · Electric	-17.12	17.12
Bill	67926 28129 062421	06/29/2021		531.307 · Street Lights	-17.49	17.49
Bill	47288 74033 062421	06/29/2021		531.301 · Electric	-16.13	16.13
Bill	90865 24539 062421	06/29/2021		531.301 · Electric	-16.75	16.75
Bill	50266 85197 062421	06/29/2021		531.301 · Electric	-17.49	17.49
Bill	80076 07176 062421	06/29/2021		531.301 · Electric	-15.64	15.64
TOTAL					-446.39	-341.45

TSR

COMMUNITY DEVELOPMENT DISTRICT

6

DRAFT
MINUTES OF MEETING
TSR
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the TSR Community Development District held a Regular Meeting on July 14, 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	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams	Assistant District Manager
Alyssa Willson (via telephone)	District Counsel
Brian Wilkes (via telephone)	District Engineer
Jay Gaines (via telephone)	Berger, Toombs, Elam, Gaines & Frank
Renee Hlebak	WTS Starkey Ranch Lifestyle Director
Alex Murphy	WTS Starkey Ranch Operations Director
Cindy and John Daley	Residents
Deborah Riggins	Resident
Linda Depasquale	Resident
Meredith Johal	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 Silber were present, in person. Supervisor Green was not present.

SECOND ORDER OF BUSINESS

Public Comments [3 minutes per person]

Resident Cindy Daley expressed concern about the nighttime activities in Cunningham Park. The noise from the park was so loud one night that she and her husband, Mr. John Daley, drove there, confronted trespassers and wrote down license plate numbers. Mrs. Daley stated the park gates remain unlocked overnight. Who will secure the gates at night and open the gates in the morning needs to be determined; the signage states that the gates are open from

43 “Dawn to Dusk”. She offered to coordinate with the CDD to open and close the park gates, as
44 she resides across the street from the park.

45

46 **THIRD ORDER OF BUSINESS**

**Presentation of Audited Annual Financial
Report for the Fiscal Year Ended
September 30, 2020, Prepared by Berger,
Toombs, Elam, Gaines & Frank**

49

50
51 Mr. Gaines presented the Audited Annual Financial Report for the Fiscal Year Ended
52 September 30, 2020, and noted the pertinent information found on each page. There were no
53 findings, recommendations, deficiencies on internal control or instances of noncompliance; it
54 was a clean audit.

55

56 **FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-07,
Hereby Accepting the Audited Financial
Report for the Fiscal Year Ended
September 20, 2020**

59

60
61 Mr. Adams presented Resolution 2021-07.

62

63 **On MOTION by Mr. Liquori and seconded by Mr. Call, with all in favor, 2021-07,
64 Hereby Accepting the Audited Financial Report for the Fiscal Year Ended
65 September 20, 2020, was adopted.**

66

67

68 **FIFTH ORDER OF BUSINESS**

**Continued Discussion: Fiscal Year 2022
Proposed Budget**

69

70
71 Mr. Adams noted that, since the last meeting, there were several changes to the
72 proposed Fiscal Year 2022 budget. He reviewed the line item increases, decreases and
73 adjustments and explained the reasons for the adjustments.

74 Mr. Adams suggested taking out a bank loan for \$700,000 to cover miscellaneous
75 expenditures and identify and include any necessary improvements. The breakdown would be
76 about \$160,000 per year, for five years, at 4% interest. Asked for the likely payment amount
77 and amount of principal that would be borrowed, Mr. Adams stated the assessments gross
78 would be approximately \$160,518 and would generate \$680,000 in net gross for 60 months.

79 Discussion ensued regarding items that need repairs or modification, including the
80 Welcome Center, Rangeland Bridge repairs, sod replacement and the pocket parks. The Board

81 questioned the “Trash collection assessments” line item, the increase in “Mulch” at \$180,000,
82 the “Landscape Arbor Care” line item that went from \$20,000 to \$115,500 and discussed the
83 need for off-duty patrols in the community. Mr. Adams stated the increase in arbor care was
84 based on work orders received for trimming the oak trees along the roadways that are down
85 and need to be lifted because they are starting to encroach and need specialized care.

86 Resident Linda Depasquale asked about the repairs that would be made to the
87 Rangeland Bridge, the “Landscaping consultant” line item and the pool attendants. Mr. Adams
88 stated wood replacements would be used to redo the bridge. The landscape consultant
89 oversees the contractor, performs periodic reviews and creates a to-do list for the landscape
90 contractor. Regarding the pool attendants, Ms. Hlebak stated those staff members maintain
91 the parks and common area restrooms.

92 Discussion ensued regarding staffing hours, insurance costs, front desk staff duties and
93 level of service. Mr. Silber objected to the CDD taking on the increased cost of the front desk
94 staff and motioned for the amenity contract to go out to bid. The Board and Staff discussed the
95 scope of work, considering other providers, front desk duties and hours, drafting a staffing
96 agreement and reducing costs by hiring an Amenities or Facilities Manager and part time
97 staffers. Mrs. Adams stated the motion to go out to bid failed for a lack of second.

98 Resident Meredith Johal asked if the landscape arbor care contractor would be
99 responsible for tree trimming on Long Spur. Mr. Adams confirmed that the contractor would
100 trim trees along the roadways, including on Long Spur from Rangeland Boulevard to just east of
101 Heart Pine Park. Asked about sign relocation, Mr. Liquori stated the landscapers would do their
102 part to modify the trees but moving signs is the County’s responsibility.

103

104 **SIXTH 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)**

105

106

107

108

109

110 Mr. Adams stated, per Pasco County, the fee to move a sign is \$100 to \$200 and the
111 concept of the signs is to deter speeders.

112 Mr. Silber referred to Village 4, (Series 2015A), on Page 28 of the proposed Fiscal Year
113 2022 budget, and asked why those property owners pay almost \$400 less than residents in
114 other communities within the District. It was noted that, when the Esplanade community was

115 originated, a decision was made to charge its residents 75% less because they would primarily
116 be accessing and using the amenities inside that community, for which they pay a separate
117 assessment, based on the Esplanade documents. Asked if the policy could be revisited, Mr.
118 Adams stated the policy can be adjusted on the Operations and Maintenance (O&M) side but
119 probably not on the Debt Service side, as it was already validated and the Assessment
120 Methodology was based on the limited use of District amenities by Esplanade residents, since
121 they have their own neighborhood amenities. He would examine the records to find the
122 discussion and the exact justification.

123 Ms. Willson stated an O&M assessment for that community could be presented at the
124 budget public hearing. Asked if there is sufficient time to notify residents, Mr. Adams stated
125 Staff would not have to send a separate mailed notice and recommended that the assessment
126 level noticed for Esplanade property owners be the same as that of the other communities.

127 Mr. Silber suggested increasing the \$20,000 "Contingency" line item to \$50,000 for
128 unanticipated expenses. Regarding traffic calming, the consensus is to include engaging an off-
129 duty Florida Highway Patrol (FPH) officer on the Fiscal Year 2022 budget. Mr. Liquori
130 recommended that every resident attend Board of County Commission (BOCC) meetings and
131 advocate for the issues that affect their lives, as the CDD does not have policing powers and
132 cannot do anything about the nighttime activities in Cunningham Park or speeders.

133

134 **SEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
Statements as of May 31, 2021**

135

136

137 Mr. Adams presented the Unaudited Financial Statements as of May 31, 2021. The
138 financials were accepted.

139

140 **EIGHTH ORDER OF BUSINESS**

**Approval of June 9, 2021 Regular Meeting
Minutes**

141

142

143 Mr. Adams presented the June 9, 2021 Regular Meeting Minutes. The following changes
144 were made:

145 Line 86: Change "\$77,000" to "\$7,000"

146 Line 210: Change "A Board Member" to "Mr. Silber"

147 Line 236: Change "of items" to "of costs"

148 Line 237: Change "all emails" to "costs"

149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182

On MOTION by Mr. Liquori and seconded by Mr. Call, with all in favor, the June 9, 2021 Regular Meeting Minutes, as amended, were approved.

NINTH ORDER OF BUSINESS

Action & Completed Items

Mr. Adams presented the Action & Completed Items List.

Items 8, 10, 11, 13, 14, 15, 16, 17 and 18, were completed.

Item 7: Mr. Call would forward the address to the DTE ticket system link to Mr. Adams.

Item 9: Asked if he could send the loan terms to the Board, Mr. Adams would email comparable documents to the Board, as the loan is not yet secured.

Item 15: Mr. Adams stated there are no solar options at this time.

TENTH ORDER OF BUSINESS

Staff Reports

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

There was nothing to report.

B. District Engineer: *Heidt Design, LLC*

Mr. Wilkes stated that Staff would continue working with the Attorney to resolve two outstanding issues.

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

NEXT MEETING DATE: August 11, 2021 at 5:00 p.m.

○ QUORUM CHECK

The next meeting will be held on August 11, 2021 at 5:00 p.m.

Mr. Liquori would attend the August 11, 2021 meeting via telephone.

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

Ms. Hlebak presented the WTS Monthly Summary Report.

I. Consideration of Estimates/Proposals

a. Fence Work Near Whitfield Park Pool Fire Pit

Ms. Hlebak presented Florida State Fence Estimate #18949, for \$1,843. She responded to questions regarding the fence, fire pit, pool gates, pool access, Amenity Policy, key fobs and fire code. Ms. Hlebak would obtain a proposal to remove the fence. The consensus was to approve a not-to-exceed amount to cover the total cost of the project.

183

184

185

186

187

188

189

190

191

192

193

194

195

196

197

198

199

200

201

202

203

204

205

206

207

208

209

210

211

212

213

214

215

216

On MOTION by Mr. Silber and seconded by Mr. Call, with all in favor, authorizing a not-to-exceed amount of \$2,500 for fire pit modifications and other items, including stormwater, landscaping and irrigation, was approved.

Mr. Adams would verify pool gate requirements with the insurance carrier and then provide the Board with recommendations for re-wording the Amenity Policy.

b. Replace Switch on Current Camera System in Homestead Park/Replacement of Camera Systems in FY2022

Ms. Hlebak presented the Securiteam proposal for security and camera services. The equipment is not National Defense Authorization Act (NDAA) approved. She would obtain a quote from another vendor. Mr. Silber discussed the issues with the Securiteam quotes.

c. Resurfacing Whitfield Park Pool

Ms. Hlebak presented the Pool Doctor proposal, for \$29,027.20. Discussion ensued regarding the proposal. Ms. Hlebak would secure other proposals.

d. Janitorial Services to Clean Restrooms at Homestead Park and Woodfield Park and Community Room, Restrooms and Kitchen at Cunningham Hall

Ms. Hlebak presented the Trinity HouseKeepers proposal, for \$2,040 per month. Asked if she had any issues with the updated Janitorial Service Agreement that Ms. Hlebak previously forwarded, Ms. Willson replied no.

II. Replace Parts on Slide at Homestead Park

Ms. Hlebak discussed her emails with Earthscape's Warranty Department. The CDD received replacement parts that are under warranty for the playgrounds and was awaiting a technician to make the repairs. The posts on the slides at Homestead Park need to be replaced.

On MOTION by Mr. Liquori and seconded by Mr. Silber, with all in favor, authorizing the necessary repairs at Homestead Park, was approved.

III. Business Networking Group Venue

Ms. Hlebak presented email correspondence with members of the business networking (BNI) group. Discussion ensued regarding BNI's use of the facilities, a rental fee, CDD guidelines, utilizing resident volunteers to lock gates and obtaining a Wi-Fi battery operated lock.

217 **IV. Programs and Activities Survey**

218 A copy of the Programs and Activities Survey was included for informational purposes.

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

220 Referencing a handout, Mr. Adams presented a letter from Starkey Ranch regarding the
221 renting of the Welcome Center and local rental rates. It would cost approximately \$80,000 per
222 year to lease the facility. Discussion ensued regarding renting the Welcome Center versus
223 purchasing a facility, the Developer, purchasing the vacant parcel east of Publix and shared
224 office spaces. The Developer would advise of the purchase cost to the District.

225

226 **ELEVENTH ORDER OF BUSINESS****Supervisors' Requests**

227

228 Mr. Call stated he was not against fireworks but felt that the CDD should find a way to
229 harness the energy of the various July 4th celebrations in the community and consolidate them
230 into one Fourth of July Extravaganza, commencing in 2022, to limit nonresident attendees and
231 policy violations by residents and decrease liability. Discussion ensued regarding pulling proper
232 permits, commercial sponsorship and trash in Homestead Park after this year's festivities.

233 Mr. Silber voiced his opinion that the many last-minute agenda changes were becoming
234 chaotic and suggested setting the following parameters:

235 ➤ Items not submitted to Management eight days prior to the agenda mailing date would
236 be left off the agenda.

237 ➤ No Board Member hard copies.

238 ➤ The Check Register must be included.

239 ➤ Emails should not be included.

240 ➤ Abbreviate the minutes.

241

242 **TWELFTH ORDER OF BUSINESS****Adjournment**

243

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

245

246 **On MOTION by Mr. Liquori and seconded by Mr. Call, with all in favor, the**
247 **meeting adjourned at 8:03 p.m.**

248

249
250
251
252
253
254

Secretary/Assistant Secretary

Chair/Vice Chair

TSR

COMMUNITY DEVELOPMENT DISTRICT

7

**TSR CDD
ACTION & COMPLETED ITEMS LIST
07.14.21 FOR 08.11.21 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 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	05.12.21	ACTION	Mr. Adams to obtain loan information for FY2022 Landscape Work Order projects. 07.14.21 Mr. Adams to send comparable documents to the Boards.	X			
9	05.12.21	ACTION	Staff to re-designate the Long Spur "Barker Park" as a small 25 and under dog park until the one at Albritton is open. 06.09.21 Ms. Hlebak to pick up signs on 06.10.21.		X		

**TSR CDD
ACTION & COMPLETED ITEMS LIST
07.14.21 FOR 08.11.21 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	07.14.21	ACTION	Breakdown Village by Village where mulch came out	X			
11	07.14.21	ACTION	Obtain additional tree trimming quotes for the grandfather oak trees and present proposals from Davie Tree Company to the Board.	X			
12	07.14.21	ACTION	Mr. Adams to verify pool gate requirements with the insurance carrier and then provide Board Members with recommendations for re-wording the amenity policy.	X			
13	07.14.21	ACTION	Mr. Adams to increase the "Contingency" line-item amount from \$20,000 to \$50,000.	X			
14	07.14.21	ACTION/AGENDA	Mr. Adams to include "Security" as a discussion item on the next agenda. Ms. Hlebak would obtain a quote from another vendor,	X			
15	07.14.21	ACTION	Ms. Hlebak to obtain additional proposals for security and cameral services, pool resurfacing and fence removal and present them at the next meeting.	X			
16	07.14.21	AGENDA	Mr. Adams to include leasing the Starkey Ranch Welcome Center as a discussion item at the next meeting	X			
17	07.14.21	AGENDA	Mr. Adams to include purchasing the vacant parcel east of Publix, including cost as per the Developer	X			
18	07.14.21	ACTION	Staff to establish Agenda parameters such as, rejecting last-minute changes and emails to the agenda, including check register on all agendas and no Board Member hard copies.	X			

**TSR CDD
ACTION & COMPLETED ITEMS LIST
07.14.21 FOR 08.11.21 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
07.14.21 FOR 08.11.21 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 Builder remediating flooding in alleys parallel to Night Star Tr.			X	02.10.21
11	01.13.21	ACTION	Mr. Adams to inspect areas into Whitfield Park for line of site issues and contact the County to address concerns and requests for street signs and crosswalks on 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: 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
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

**TSR CDD
ACTION & COMPLETED ITEMS LIST
07.14.21 FOR 08.11.21 MEETING**

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
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 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.			X	05.12.21

**TSR CDD
ACTION & COMPLETED ITEMS LIST
07.14.21 FOR 08.11.21 MEETING**

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
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 CDD's stance to 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. 05.12.21 Mr. Adams to review drain boxes in alleyways with Mr. Call.			X	06.09.21
42	05.12.21	ACTION	Mr. Yahn, SunScapes, to inspect area of weeds around pond at Rangeland Blvd and include, along with DTE, parcels added to the proposals next year.			X	06.09.21

**TSR CDD
ACTION & COMPLETED ITEMS LIST
07.14.21 FOR 08.11.21 MEETING**

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
43	05.12.21	ACTION	Mr. Hawkins to inspect area of Rangeland Blvd. where the reclaimed water pressure was low.			X	06.09.21
44	05.12.21	ACTION	Mr. Adams to add "turf replacement" line item and designate \$150,000 to proposed budget.			X	06.09.21
45	05.12.21	ACTION	Staff to prepare list of upcoming projects and discuss with the proposed budget at the next meeting.			X	06.09.21
46	05.12.21	ACTION	Mr. Adams to remove costs of deferred Action Items 10-13 from the FY2022 Landscape Work Order Summary Sheet.			X	06.09.21
47	05.12.21	ACTION	Ms. Murphy to send the Board, year-to-date expenses and next year's projections for Amenity Staff.			X	06.09.21
48	05.12.21	ACTION	The Board directed Staff to return to pre-COVID policies.			X	06.09.21
49	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	07.14.21
50	05.12.21	ACTION/AGENDA	Mr. Adams to include Audit in the June or July agenda once received.			X	07.14.21
51	05.12.21	ACTION	Mrs. Adams to contact Trapper to notify hog sightings regularly at Cunningham Park, 5:00 a.m. on the weekend.			X	07.14.21
52	06.09.21	ACTION	Mr. Adams to allot \$20,000 in the proposed Fiscal Year 2022 budget for off-duty patrols. Staff to contact the County regarding radar sign relocation and installing additional stop signs. 07.14.21 Mr. Adams to add "Off Duty Patrol" line item to the Fiscal Year 2022 budget.			X	07.14.21
53	06.09.21	ACTION	Mr. Adams to include the maintenance of a fourth park, Albritton Park to the Fiscal Year 2022 budget.			X	07.14.21
54	06.09.21	ACTION	Mr. Adams to investigate solar options for TSR and report his findings.			X	07.14.21

**TSR CDD
ACTION & COMPLETED ITEMS LIST
07.14.21 FOR 08.11.21 MEETING**

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
55	06.09.21	ACTION	Mr. Adams to have the remaining Fiscal Year 2021 meeting times, including the public hearing, changed from 9:00 a.m. to 5:00 p.m.			X	07.14.21
56	06.09.21	ACTION	Per Mr. Silber's request for a very detailed breakdown of items being proposed for the Fiscal Year 2022 budget, Ms. Murphy would provide a breakdown of costs forwarded to Board Members and to Mr. Adams, as well as survey results for dissemination to the Board.			X	07.14.21
57	06.09.21	ACTION	July 4 th fireworks: Mr. Adams to investigate whether nonresidents could be deterred from attending the event on CDD property.			X	07.14.21

TSR

COMMUNITY DEVELOPMENT DISTRICT

8C

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

8D

MONTHLY SUMMARY REPORT



Starkey
RANCH

Where life takes root.

July 2021

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

W T S

INTERNATIONAL

© WTS International, LLC

JULY PROGRAM HIGHLIGHTS

PROGRAM	CATEGORY	PARTICIPATION
Bike Decorating Party/Brigade Parade	Family Social	9/25 Bikes
Yippy Hour/Yappy Hour	Family Social	6/6 (Both rescheduled due to weather)
Read Aloud	Kids Social	12 Families
Music w/ Mar: Class w/ Miss. Karen	Family Social (10 Week Program)	8 Families
Food Truck Wednesday/Friday	Family Social	150 to 200
19 Sports /Platinum Martial Arts	Kids Summer Camps	25 Kids/Week/Camp
Holiday Among Us	Kids Social	50
Ugly Sweater Party	Adult Social	8
Christmas in July Bazaar & Family Fun Day	Family Social	400 +
Drink This, Make That	Adult Social	20
Coffee Club	Family Social	4
Music in the Park	Family Social	100
Boy's/Girl's Day Out	Kids Social	45/48
Pop Up Trivia Night	Adult Social	26
Yoga & Zumba	Group Fitness	7 to 12/ Class
Private Rentals (Pavilions & Hall)	N/A	5 Days = 42 Hours



Professionally Managed By:

WTS INTERNATIONAL

RESIDENT CONNECTIONS

POSITIVE (+) OR NEGATIVE (-)	RESIDENT FEEDBACK	ACTION TAKEN (ALWAYS THANKED FOR FEEDBACK)
-	<p>Crosswalk Option on Heart Pine/Welcome Center:</p> <p>Residents requesting a crosswalk be added in front of the Welcome Center to not have to drive up or to be able to safely cross the street without going all the way up to Heart Pine and Sate Route 54. Resident had mentioned it in a previous CDD Meeting and was upset he could not find even a mention in that meeting minutes.</p>	<p>The resident was explained the Lifestyle Director would noted this request to the board at the next meeting and discussed the other parts of the trails to cross for now.</p>
-	<p>Renter's Right of Use to the CDD Amenities:</p> <p>Several renters and home owners have become upset about the process for them to gain access to the CDD Amenities in the community. They are not happy about the additional charges and the home owners nor their management companies seem to follow the procedure to relinquish the homes owner's rights for their renters.</p>	<p>The Lifestyle Director is creating a form for the District to review and approve. Also looking into how the policy reads so that it is more clear and or easier to find. The policy is 2 cards per house hold. After that it is \$10 per card for anyone 16 years of age or older. Renter's are also charged \$10 per card.</p>
+	<p>Holiday Among Us:</p> <p>The Lifestyle Coordinator received several emails requesting we do this event again or ones like it. It allowed siblings of different ages to mix well and not feel left out.</p>	<p>Miss. Nikole and the Lifestyle Team had a great time bringing this computer game a reality. We had children of all ages and the staff made sure if a child didn't understand they were able to help. We saw kids that have not participated in programs for a fee years attend this event along with Boy's & Girl's Day Out.</p>

Professionally Managed By:

W T S INTERNATIONAL



AMENITIES & OPERATIONS

ITEM	STATUS	CONCLUSION
Gates at entrance of Cunningham Park	In Progress	Facilities Manager is working on gates. They had to be drained and old signage was removed with inaccurate information. Looking into the electronic lock system per board, but at this time the gates need more adjustment to stay closed without locking them. Staff leaving at 9pm has questioned cars that are still in the park when they close the gates.
Whitfield Park & Homestead Park Playground Equipment Audit	In Progress	Homestead Park Slide with Earthscape was approved, parts ordered, check is in route for payment. Kompan is working on a few options so we can cut costs and work out a plan to make repairs overtime vs all up front.
Concrete Repairs	Complete	Repairs on several sidewalk and park steps
Pool Chair Repairs	In Progress	Every few months we have to order repair kits, but this summer has been hard to keep up with all the broken lounge chairs. We may need to order a few new ones for next summer.
Board Replacements in Picnic Area at Cunningham Park	Complete	Several boards were rotten and needed replaced.
Touch-up painting, pressure washing, filling holes at the dog parks, replacing boards & bricks on pedestrian walk ways.	In Progress	Ongoing projects in the community continually needing to be addressed.

Professionally Managed By:

W T S INTERNATIONAL



AUGUST PROGRAM FORECAST

UPCOMING PROGRAMMING	DATE(S)
CPR	August 4
Pop-Up Trivia	August 5
Back to School Bash	August 7
Yippy Hour & Yappy Hour	August 10 & 12
Food Truck Friday	August 13
Teen Manhunt	August 13
What's for Dinner?	August 17
Read Aloud	August 18
Coffee Club	August 19
Gift Card Bingo	August 20
Meet & Mingle	August 24
Drink This, Make That	August 25
Music in the Park	August 27
I9 Sports/Platinum Martial Arts Camps	Last Week of 4 Weeks
Crafty Kids Afternoon	August 29
Yoga & Zumba	Every Monday/Tuesday
Music w/ Mar: Class w/ Miss. Karen	Last Month of 10 Week Program



Gift Card Bingo

FRIDAY, AUGUST 20TH
7PM-9PM
CUNNINGHAM HALL

EACH GIFT CARD AMOUNT
WILL DETERMINE YOUR
BOARD!

\$5 GIFT CARD = 1 BOARD
\$10 GIFT CARD = 2 BOARDS

RSVP TO
FUN@STARKEYRANCH.COM BY
WEDNESDAY AUGUST 18TH



Boats & Floats

Join the Lifestyle Team at Whitfield Park Pool to participate in our annual cardboard boat race and enjoy some ice cream floats! The winner will also receive a prize!

RSVP to fun@starkeyranch.com by Wednesday, September 1st

MONDAY, SEPTEMBER 6TH
11AM-1PM
WHITFIELD PARK POOL



CRAFTY KIDS AFTERNOON

JOIN THE LIFESTYLE TEAM DOWN AT CUNNINGHAM HALL FOR AN AFTERNOON OF FUN CRAFTS! PLEASE RSVP TO FUN@STARKEYRANCH.COM BY THURSDAY, SEPTEMBER 25RD.

SIGN UP TODAY!

SUNDAY, SEPTEMBER 19TH
12PM-1PM
CUNNINGHAM HALL

Professionally Managed By:

WTS INTERNATIONAL

CURRENT ACTION ITEMS

TASK	WHO WILL DO THIS?	STATUS/DUE DATE
Update hurricane action plan	Alex/Renee	IN PROGRESS
Quotes for camera equipment w/ 3 different companies	Renee	IN PROGRESS
Quotes for Whitfield Park Pool Repairs & Heater	Renee	IN PROGRESS
Work Lifestyle Guide to not conflict with programs at TLC, School and Creative World	Renee/Nikole	SEPTEMBER
Update/Audit vendor lists & warranty information on amenities	Renee	IN PROGRESS
Whitfield Park Fire Pit Fence	Renee	DONE/CONTRACTOR TO SCHEDULE INSTALL
Set up A/C service for park bathrooms	Renee	DONE/PENDING APPROVAL
Weekly/monthly/annual list & schedule for routine facilities and maintenance tasks - adjusting staff rolls/new hires	Alex/Renee	SEPTEMBER

Professionally Managed By:

W T S INTERNATIONAL





Starkey
RANCH

Where life takes root



TSR

COMMUNITY DEVELOPMENT DISTRICT

8DI



COMMERCIAL MAINTENANCE SERVICE AGREEMENT

From September 1, 2021 to December 31, 2022

Starkey Ranch Pool Houses
2500 Heart Pine Ave
Odessa, FL 33556

Work To Be Completed:

Gulf Coast Air Systems, Inc will perform maintenance approximately every 3 months on 3 pool houses containing 2 ductless heads and 1 condenser per location. Filters to be changed/washed every 3 months during maintenance.

Items Covered:

Check refrigerant levels and top off with Freon if needed-Freon not included in maintenance cost
Monitor systems for Freon leaks. If leak is detected, a leak search will be performed-No charge if leak search is completed at time of maintenance
Oil fan motors if applicable
Check and record amperage on: heaters, compressors, indoor and outdoor motors
Check and Clean evaporator and condenser coils
Vacuum/Clean condensate drain and drain pan
Check all condensate pumps-Replacement of condensate pumps not included in maintenance cost
Check thermostats for calibration / Adjust system for optimum cooling and heating

Maintenance Fees:

The customer agrees to pay Gulf Coast Air Systems, Inc. \$ 630.00 after each service is performed.

This commercial maintenance service agreement covers the maintenance only. This agreement is a bill to therefore payment will be collected after each service. A 10% discount will be applied to any labor and materials required for equipment excluding compressors, compressor parts and/or labor and Freon. This agreement does not cover deterioration of any part or equipment casing due to rust, corrosion, vandalism, power outages, fire or natural disasters. Equipment replaced due to age or obsolescence of the system is also not covered under this agreement. Unscheduled service calls will be \$89.50 during regular business hours of 8am to 4:30pm, Monday through Saturday, after 4:30 will be \$105.00 and Sunday and Holidays will be \$147.50. This service agreement may be terminated by either party with a written thirty (30) day notice.

Starkey Ranch

Date

M-P Hunt

Gulf Coast Air Systems, Inc.

8/4/2021

Date