

# **TSR**

## **COMMUNITY DEVELOPMENT DISTRICT**

**December 1, 2021**

**BOARD OF SUPERVISORS**

**PUBLIC HEARING AND**

**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**

November 24, 2021

Board of Supervisors  
TSR Community Development District

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

The Board of Supervisors of the TSR Community Development District will hold a Public Hearing and Regular Meeting on December 1, 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/Consideration: The Davey Tree Expert Company Proposal #20071275-1636637109 for Oak Cleanup at Huckleberry Pond and Cunningham Park
4. Public Hearing to Hear Public Comment and Objections to the Adoption of a Rule Amending Amenity Facilities Polices and Bike Park Policies and Adoption of Amenities Rates, Deposits and Fees Pursuant to Chapter 190, Florida Statutes
  - A. Affidavits/Proofs of Publication
  - B. Consideration of Resolution 2022-01, Adopting Revised Amenity Center Rules and Rates; Providing a Severability Clause; and Providing an Effective Date
5. Acceptance of Unaudited Financial Statements as of October 31, 2021
6. Approval of November 10, 2021 Regular Meeting Minutes
7. Action & Completed Items
8. Staff Reports
  - A. District Counsel: *Kutak Rock, LLP*
  - B. District Engineer: *Heidt Design, LLC*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - NEXT MEETING DATE: January 12, 2022 at 5:00 p.m.

○ QUORUM CHECK

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

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

I. Consideration of Estimates/Proposals

- a. Gulf Coast Air Systems, Inc.: Estimates 64006324 and 62844214 for Repair and Replacement of Mini Split
- b. Securiteam: Proposal for Access System Upgrade
- c. SMARTSolutions: Amenity Gate Access System Upgrade *(to be provided under separate cover)*

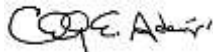
E. Operations Manager: *Wrathell, Hunt and Associates, LLC*

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**

# **3**





The Davey Tree Expert Company  
 123 Atlantic Dr Suite 111  
 Maitland, FL 32751-3370  
 Phone: (407) 331-8020 Fax: (407) 331-4883  
 Email: Michael.Provencher@davey.com



Client	Service Location	11/11/2021
TSR CDD Wrathell, Hunt & Associates LLC 9220 BONITA BEACH RD SE STE 214 Bonita Springs, FL 34135-4231	TSR CDD - STARKEY RANCH CDD 2500 HEART PINE AVE Odessa, FL 33556-3462 Home: (407) 841-5524 Work: (407) 841-5524 Fax: (407) 839-1526	Proposal #: 20071275-1636637109 Account #: 7890952 Ship To #: 7881408 Mobile: (239) 989-2939 Email: cleo.adams@whhassociates.com

Tree Care	Service Period	Price	Tax	Total
<input type="checkbox"/> Tree Pruning		\$12,000.00		\$12,000.00
<p>HUCKLEBERRY POND - Clean up various Live Oaks around the pond to remove underbrush, elevate canopies to ~2'-3' above the water level and ~5'-7' above grade on land to allow better access for maintenance staff while keeping select low character branches for aesthetics, remove dead branches ~2" and greater in diameter, and remove 75% or more of large moss clumps throughout canopy. Work to Include:</p> <p>1) South Side of Lake - Cluster of Live Oaks on peninsula island in pond.            2) 3262 Forsythia Dr - Two (2) Oaks along pond.            3) 3416 Forsythia Dr - Two (2) Oaks along pond.            4) 3456 Forsythia Dr - One (1) Oak along pond.            5) 11668 Bitola Dr - One (1) Oak along pond.            6) NW Side of Pond - Two (2) Oaks along pond.            7) North Side of Pond - One (1) Oak between pond and bike pathway.</p> <p>Debris to be either chipped back under trees as natural mulch or hauled to designated dump site on property as best applicable to area and access.</p> <p>Davey Tree company will not be liable for any harm to the driveway, sidewalks and underground irrigation. To prevent harm to underline plants, yard furniture and stones/pavers in the area, we recommended that the these items be moved prior to work beginning. Davey Tree will take all precautionary measures to minimize any harm to yard that may occur during service.</p>				
<input type="checkbox"/> Tree Pruning		\$2,500.00		\$2,500.00
<p>CUNNINGHAM PARK - West of Playground Area Along North Side of Small Pond - Clean up two (2) adjacent Oak cluster between pond edge and walking trail to thin out understory saplings and brush leaving palmettos, prune Oaks to remove majority of vine material in canopy, remove 75% or more of large moss clumps, remove dead branches ~2" and greater in diameter, and maintain elevation of ~12'-14' above pathway.</p> <p>Material to be fly chipped back under Oak canopy as natural mulch for area.</p> <p>Davey Tree company will not be liable for any harm to the driveway, sidewalks and underground irrigation. To prevent harm to underline plants, yard furniture and stones/pavers in the area, we recommended that the these items be moved prior to work beginning. Davey Tree will take all precautionary measures to minimize any harm to yard that may occur during service.</p>				
<input type="checkbox"/> Tree Removal		\$950.00		\$950.00
<p>HUCKLEBERRY POND - NW Side - Remove and stump grind one (1) declined Oak along the lakeside near 11720 Bitola Dr. Clean-up the debris and dispose of at designated site on property.</p> <p>Davey Tree company will not be liable for any harm to the driveway, and sidewalks. To prevent harm to underline plants, yard furniture and stones/pavers in the area, we recommended that the these items be moved prior to work beginning. Davey Tree will take all precautionary measures to minimize any harm to yard that may occur during service.</p>				
Plant Health Care	Service Period	Price	Tax	Total
<input type="checkbox"/> Borer Treatment (*)	Nov - Dec	\$200.00		\$200.00
<p>HUCKLEBERRY POND - Apply systemic insecticide to one (1) Live Oak along pond behind 3416 Forsythia Dr that was struck by lightning.</p>				
<b>Total of All Services</b>		<b>\$15,650.00</b>	<b>\$0.00</b>	<b>\$15,650.00</b>



Client	Service Location	11/11/2021
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(\* Please note these services continue year after year. By signing you agree to the terms appended to this form.

Yes, please schedule the services marked above.

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

*Michael Provencher*

Michael Provencher  
 Tree Risk Assessor Qual. FL-5424A

Authorization

Date

**AUTOMATIC RENEWAL OF SERVICES:** Evergreen, or automatic renewal, is applicable to those services indicated in the contract. Except in New York, California and Connecticut, by signing, I agree that next year and continuing every year thereafter, the company will automatically perform and I will pay for the services outlined in this contract without the need for further action or confirmation on my part. The company will send me a reminder notification each year which will include any price changes. The company will make suggested service/treatment changes which I can receive by notifying the company to perform these services. If I add, change or cancel any contracted services, it is my responsibility to inform the company of these changes or cancellation in writing prior to the scheduled service being performed.

## Client Guarantee

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

## Tree Care

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

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

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

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

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

## Tree and Shrub Fertilization/SoilCare

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

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

## Tree and Shrub Plant Health Care

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

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

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

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

## Lawn Care

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

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

## Other Terms and Contract Conditions

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

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

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

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

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

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

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

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

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

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**4A**

**Tampa Bay Times**  
**Published Daily**

STATE OF FLORIDA  
COUNTY OF Pasco

Before the undersigned authority personally appeared **Jessica Attard** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: NOTICE OF RULE DEVELOPMENT** was published in **Tampa Bay Times: 10/31/21** in said newspaper in the issues of **Baylink Pasco**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

*Jessica Attard*  
\_\_\_\_\_  
Signature Affiant

Sworn to and subscribed before me this **.10/31/2021**

*Jean M. Mitotes*  
\_\_\_\_\_  
Signature of Notary Public

Personally known \_\_\_\_\_ X \_\_\_\_\_ or produced identification

Type of identification produced \_\_\_\_\_

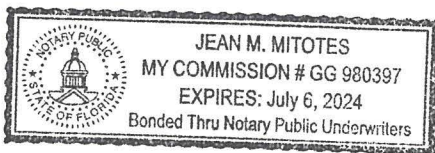
**NOTICE OF RULE DEVELOPMENT BY THE  
TSR COMMUNITY DEVELOPMENT DISTRICT**

In accordance with Chapters 120 and 190, Florida Statutes, the TSR Community Development District ("**District**") hereby gives notice of its intention to develop (i) proposed Amenity Facilities Policies and Bike Park ("Policies"); and (ii) Amenities Rates, Deposits, and Fees ("Rates"). The purpose and effect of the proposed Policies and Rates is to provide for efficient and effective operation of district amenity facilities by setting out policies and terms for use, and to provide efficient District operations by setting fees to implement the provisions of Section 190.035, Florida Statutes. Specific legal authority for the adoption of the proposed Policies and Rates includes sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (2021). A public hearing will be conducted on **December 1, 2021, at 5:00 p.m. at Cunningham Park, 12131 Rangeland Boulevard, Odessa, Florida 33556**. A copy of the proposed Policies and Rates may be obtained by contacting the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone: (561) 571-0010.

District Manager  
TSR Community Development District

Run Date: October 31, 2021

0000192114





**Tampa Bay Times**  
Published Daily

STATE OF FLORIDA  
COUNTY OF Pasco

} ss

Before the undersigned authority personally appeared **Jessica Attard** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: NOTICE OF RULEMAKING** was published in **Tampa Bay Times: 11/ 3/21** in said newspaper in the issues of **Baylink Pasco**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

*Jessica Attard*

Signature Affiant

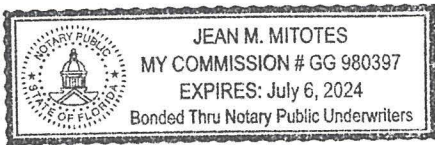
Sworn to and subscribed before me this **.11/03/2021**

*Jean M. Mitotes*

Signature Notary Public

Personally known           X           or produced identification

Type of identification produced \_\_\_\_\_



**NOTICE OF RULEMAKING REGARDING AMENITY FACILITIES POLICIES AND BIKE PARK POLICIES AND AMENITIES RATES, DEPOSITS, AND FEES OF THE TSR COMMUNITY DEVELOPMENT DISTRICT**

In accord with Chapters 120 and 190, *Florida Statutes*, the District hereby gives the public notice of its intent to: (i) adopt its proposed Amenity Facilities Policies and Bike Park ("Policies"); and (ii) adopt Amenities Rates, Deposits, and Fees ("Rates").

A public hearing on the proposed Policies and Rates will be conducted by the Board of Supervisors of the TSR Community Development District ("District") on **December 1, 2021, at 5:00 p.m. at Cunningham Park, 12131 Rangeland Boulevard, Odessa, Florida 33556.**

The public hearing will provide an opportunity for the public to address the proposed Policies and Rates. The purpose and effect of the proposed Policies and Rates is to provide for efficient and effective operation of district amenity facilities by setting out policies and terms for use, and to provide efficient District operations by setting fees to implement the provisions of Section 190.035, *Florida Statutes*. Prior notice of rule development was published in the Tampa Bay Times on October 31, 2021.

The Policies may address matters related to use of the District's amenities facilities and other properties. A copy of the proposed Policies may be obtained by contacting the District Office at c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by calling (561) 571-0010. The proposed Rates are as set forth below, but may be adjusted at the hearing pursuant to discussion by the Board of Supervisors and public comment:

Access Cards	Proposed Fee
First Two Cards	Free
Each Additional or Replacement Card	\$10.00

Rental Rates	Proposed Deposit	Proposed Fee
Cunningham Hall (minimum of 2 hours)	\$250.00	\$50.00/hour
Pavilions (minimum of 2 hours)	N/A	\$15.00/hour

Annual User Fees	Proposed Fee
Non-Resident, Annual User Fee (per fiscal year: October 1 – September 30)	\$3,000.00

Specific legal authority for the adoption of the proposed Policies and Rates includes sections 190.011(5), 190.011(15) and 190.035, *Florida Statutes* (2021).

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by section 120.541(1), *Florida Statutes*, must do so in writing within twenty one (21) days after publication of this notice to the District Office.

The public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based. At the hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1 800-955-8770 for aid in contacting the District Office.

TSR Community Development District  
District Manager

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**4B**

**RESOLUTION 2022-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF TSR COMMUNITY DEVELOPMENT DISTRICT ADOPTING REVISED AMENITY CENTER RULES AND RATES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, the District’s Amenity Facilities have been constructed in accordance with the District’s purpose and improvement plan; and

**WHEREAS**, Chapters 190 and 120, Florida Statutes, authorize the District to adopt rules, rates, charges and fees to govern the administration of the District and defray costs of operation and to adopt resolutions as may be necessary for the conduct of District business; and

**WHEREAS**, the Board of Supervisors (“**Board**”), after providing notice pursuant to Florida law and holding a public hearing thereon, previously adopted Resolution 2017-02, adopting its Amenity Policies dated October 12, 2016, as amended by Resolution 2018-13, adopted May 9, 2018, as amended by Resolution 2018-21, adopted August 22, 2018, governing the use of the Amenity Facilities and establishing certain rates and fees relating to the use thereof; and

**WHEREAS**, the Board finds that it is in the best interests of the District to adopt revised rules and rates, attached hereto as **Exhibit A** and incorporated herein by this reference (“**Revised Amenity Policies**”), for immediate use and application; and

**WHEREAS**, the Board finds that the imposition of the Revised Amenity Policies in accordance with Exhibit A for utilization of the recreation facilities and services is necessary in order to provide for the expenses associated with the operation and maintenance of the recreation facilities and is in the best interest of the District; and

**WHEREAS**, the Board finds that it is in the best interests of the District to adopt by resolution the policies governing use of amenities contained in Exhibit A.

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

**SECTION 1.** The above stated recitals are true and correct and are hereby incorporated herein by reference.



**SECTION 2.** The attached Revised Amenity Policies are hereby adopted pursuant to this resolution as necessary for the efficient use and operation of the District's Amenity Facilities. These Policies shall stay in full force and effect until such time as the Board of Supervisors may amend these Policies. The Board of Supervisors reserves the right to approve such amendments by motion.

**SECTION 3.** If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 4.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 1<sup>st</sup> day of December, 2021.

ATTEST:

**TSR COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Amenity Policies as revised December 1, 2021

**Exhibit A: Amenity Policies as revised December 1, 2021**



# **TSR Community Development District Amenity Policy & Fees**

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**Adopted August 23, 2016**

Revised: December 1, 2021

**Resident Services / Lifestyle & Amenity Management:**

2500 Heart Pine Avenue, Odessa, FL 33556

813.925.9777

[renee@starkeyranch.com](mailto:renee@starkeyranch.com)

**CDD Offices & District Manager:**

9220 Bonita Beach Road, Suite #214,

Bonita Springs, FL 34135

(239) 464-7114

[adamsc@whassociates.com](mailto:adamsc@whassociates.com)

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## Definitions

**“Amenity Facilities” or “Amenity”** shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, parks, pools, playgrounds, multi-purpose fields and dog parks, together with their appurtenant facilities and areas.

**“Amenity Facilities Policies” or “Policies”** shall mean these Amenity Facilities Policies of the TSR Community Development District, as amended from time to time.

**“Amenity Manager”** shall mean the District Manager or that person or firm so designated by the District’s Board of Supervisor.

**“Annual User Fee”** shall mean the fee established by the District or any person that is not a Resident and wishes to become a Non-Resident User. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.

**“Board of Supervisors” or “Board”** shall mean the TSR Community Development District’s Board of Supervisors.

**“Guest”** shall mean any person or persons who are invited by a Resident or Non-Resident User to participate in the use of Amenity Facilities.

**“District”** shall mean the TSR Community Development District.

**“District Manager”** shall mean the professional management company with which the District has contracted to provide management services to the District.

**“Non-Resident User”** shall mean any person or family not owning property in the District who is paying the Annual User Fee to the District for use of all Amenity Facilities.

**“Patron” or “Patrons”** shall mean Residents, Guests and Non-Resident Users who are eighteen (18) years of age and older.

**“Property Owner”** shall mean that person or persons having fee simple ownership of land within the TSR Community Development District.

**“Renter”** shall mean any tenant residing in a Property Owner’s home pursuant to a valid rental or lease agreement.

**“Resident”** shall mean any person or persons residing in a home within the TSR Community Development District that is a Property Owner or a Renter assigned user privileges pursuant to the policies set forth herein.

## Introduction & Welcome

We are pleased to welcome you to our community, and we look forward to introducing you and your family to the wide variety of programs, special events, and quality leisure experiences that define the exceptional lifestyle enjoyed by our residents. Our team takes great pride in providing amenities maintained to our high standards of excellence and an atmosphere that is always warm, welcoming and friendly. We provide the community with a place where friends are plenty and a neighborly spirit and smile set the tone.

This Welcome Packet & Amenity Policy has been designed to provide you with all of the information that you need to begin utilizing the facilities and programs available to you as a resident of our community. The usage guidelines provided in this packet have been thoughtfully established to help us to maintain the proper utilization of all areas while providing residents with a safe and enjoyable experience.

Our community provides residents with the following amenities:

- 20-miles of walking, biking and hiking trails throughout the community.
- 800 acres of dedicated leisure space, including:
  - Whitfield Park, a central park in our first neighborhood
  - Heart Pine Parks, two “pocket parks” at the community’s entrance
- Pool and splashpad facilities
- Playgrounds
- Dog parks
- ...and much more!

If you have any questions about your parks and recreation amenities, please don’t hesitate to reach out to the team at (813) 925-9777 or through [renee@starkeyranch.com](mailto:renee@starkeyranch.com)

Sincerely,

Chuck Adams, District Manager  
TSR Community Development District

## Sunshine Law Disclosure

Under Florida law, emails to and from district officials and employees are considered public record. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact the office by phone or in writing (as per Florida Statute 119).

## Amenity Management

WTS International Inc., a globally recognized leisure management firm; manages amenities owned and operated by the TSR Community Development District. For questions or concerns regarding usage of your facilities, please contact the Amenity Manager's office via email at [renee@starkeyranch.com](mailto:renee@starkeyranch.com) or by calling 813-925-9777.

## Community Contacts

### **TSR Community Development District**

9220 Bonita Beach Road  
Suite #214  
Bonita Springs, FL 34135  
(239) 464-7114

[www.TSRCDD.com](http://www.TSRCDD.com)

Chuck Adams, District Manager, [adamsc@whhassociates.com](mailto:adamsc@whhassociates.com)  
Cleo Adams, Assistant District Manager, [crismond@whhassociates.com](mailto:crismond@whhassociates.com)

### **Resident Services & Amenity Manager's Office**

2500 Heart Pine Avenue  
Odessa, Florida 33556  
Phone: 813-925-9777

[www.OurStarkeyRanch.com](http://www.OurStarkeyRanch.com)

Renee C. Gillooly-Hlebak  
Lifestyle Director, [renee@starkeyranch.com](mailto:renee@starkeyranch.com)

## **1. Facility Access Cards**

1. Access Cards may be issued to all members of each Resident's household and/or Non-Resident Members. There is a \$10 charge per Access Card to replace lost or stolen cards and/or for additional cards above two as well as access cards for renters.
2. All Residents and Non-Resident Members 16 years of age or older are required to have a card for Facility Access.
3. All Patrons will be required to sign a waiver of liability before using the District amenities.
4. Patrons and Guests may be required to present ID cards or guest passes upon request by staff at any Amenity Facility.

## **2. Non-Resident Annual User Fee**

1. The Annual User Fee for any Non-Resident is \$3,000.00 per fiscal year (October 1 – September 30). This payment must be paid in full at time of completion of the Non-Resident user application and the corresponding agreement. This fee includes usage for four persons total. This fee will permit the use of all Amenity Facilities for one (1) fiscal year, pro-rated if applicable. Each subsequent annual membership fee shall be paid in full by October 1<sup>st</sup>. Such fee may be increased, not more than once per year, by action of the Board of Supervisors, to reflect increased costs of operation of amenity facilities. This membership is not available for commercial purposes.

## **3. Guest Policies**

1. All guests, regardless of age, must complete a Guest Waiver located next to the access gate of the pools closest to the bathhouses prior to using the Amenity Facilities. In the event the Guest is under eighteen (18) years of age, the Resident, Non-Resident Member or Renter inviting the guest must be present upon visiting the Amenity Facilities and sign off on the waiver. Residents must accompany their guests at all times while using the Amenity Facilities.
2. All guests over the age of 18 must sign a waiver of liability upon entering all Amenity Facilities.
3. Patrons who have registered a Guest are responsible for any and all actions taken by such Guest. Violation by a Guest of any of these Policies as set forth by the District could result in loss of that Patron's privileges and/or membership.
4. Each household/dwelling unit will be permitted to bring up to four (4) guests per day to the aquatic facilities and splash pad. In no event shall the number of guests per household/dwelling unit exceed four (4) per day.



## 4. Renter's Privileges

1. Residents who rent or lease out their residential unit(s) in the District shall have the right to designate the Renter of their residential unit(s) as the beneficial users of the Resident's membership privileges for purposes of Amenity Facilities use.
2. In order for the Renter to be entitled to use the Amenity Facilities, the Renter may be required to acquire a membership with respect to the residence which is being rented or leased as well as obtain an ID/access card. A Renter who is designated as the beneficial user of the Resident's membership shall be entitled to the same rights and privileges to use the Amenity Facilities as the Resident.
3. During the period when a Renter is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Amenity Facilities with respect to that membership.
4. Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Resident owners are responsible for the deportment of their respective Renter.
5. Renters shall be subject to rules and regulations as the Board may adopt from time to time.

## 5. General Facility Provisions

1. The Board reserves the right to amend, modify, or delete, in part or in their entirety, these Policies when necessary, at a duly-noticed Board meeting. However, in order to change or modify rates or fees beyond the increases specifically allowed for by the District's rules and regulations, the Board must hold a duly-noticed public hearing on said rates and fees.
  - a. The Amenity Manager shall have the authority to institute temporary amendments, modifications, or other measures necessary for efficient and safe operation of the Amenity Facilities until consideration by the Board at the next duly-noticed Board meeting.
2. All residents and guests may be required to present their ID cards in order to gain access to the Amenity Facilities.
3. All hours of operation, including holiday schedules, of the Amenity Facilities, will be established and published by the District and Amenity Manager.
4. Dogs or other pets (with the exception of "Service Animal(s)" trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability) are not permitted within any District-owned public facilities including, but not limited to, amenity buildings (offices, social halls), pools, , or related improvements, with the exception of the dog park. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal's work or tasks or the individual's disability prevents doing so. The District may remove the Service Animal under the following conditions:

If the Service Animal is out of control and the handler does not take effective measures to control it; If the Service Animal is not housebroken; or, If the Service Animal's behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual's disability in order to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

In the event of a special event or activity occurring outdoors, the Amenity Manager may allow leashed and well-behaved dogs. Patrons are responsible for picking up after all pets and disposing of any waste in a designated pet waste receptacle or an outdoor dumpster as a courtesy to others.

5. Vehicles must be parked in designated areas. Motorized vehicles, including golf carts, are not allowed on any trails at any time. Golf cart operation on public roads must conform to §316.212 of Florida Statutes.
6. Fireworks of any kind are not permitted anywhere at or on the Amenity Facilities or adjacent areas.
7. Only District employees or employees of the Amenity Manager are allowed in the service areas of the Amenity Facilities.
8. Patrons and Guests must present their ID cards or guest passes upon request by staff at any Amenity Facility.
9. The Board of Supervisors (as an entity), the Amenity Manager and its staff shall have full authority to enforce these policies. However, the Amenity Manager shall have the authority to waive strict application of any of these Policies when prudent, necessary or in the best interest of the District and its Residents. Such a temporary waiver of policy by the Amenity Manager shall not constitute a continuous, ongoing waiver of said policy, and the Amenity Manager reserves the right to enforce all of these policies at any time he or she sees fit.
10. All lost or stolen ID cards or access devices should be reported immediately to the Amenity Manager's office. A fee will be assessed for any replacement cards.
11. Smoking and the use of electronic smoking devices is not permitted at any of the TSR CDD facilities. This includes facilities used during private rentals as well as all entrances to facilities and within parks.
12. Disregard for rules or policies may result in expulsion from the Amenity Facilities and/or loss of Amenity Facility privileges in accordance with the procedures set forth herein.
13. Aquatic facilities, including splash pad, rules that are posted in appropriate areas must be observed.
14. Patrons and their Guests shall treat all staff members with courtesy and respect.
15. Off-road motorbikes and/or vehicles, including golf carts, are prohibited on all property owned, maintained and operated by the District or on any of the Amenity Facilities.
16. Children must be attended to at all times while utilizing Amenity Facilities. District staff will not offer childcare services.
17. Skateboarding is not allowed on the Amenity Facilities property at any time.
18. The Amenity Manager must approve performances at any Amenity Facility, including those by outside entertainers, in advance.
19. Commercial advertisements shall not be posted or circulated in the Amenity Facilities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenity Facilities property unless approved in writing by the Amenity Manager.
20. The Amenity Facilities shall not be used for commercial purposes without written permission from the Amenity Manager and the District Manager. The term "commercial purposes" shall mean those activities that involve, in any way, the provision of goods or services for compensation or advertising.
21. Firearms or any other weapons are prohibited in the Amenity Facilities during any governmental meetings or functions, including those of the District, and as otherwise prohibited in accordance with Florida law.
22. The Amenity Manager reserves the right to authorize all programs and activities, including the number of participants, equipment and supplies usage, facility reservations, etc., at all Amenity Facilities, except usage and rental fees that have been established by the Board. The Amenity Manager also has the right to authorize management-sponsored events and programs to better service the Patrons, and to reserve any Amenity Facility for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events, cultural programs and social events, etc. Should the District be entitled to any of

- these revenues based on its established rental or usage fees, the Amenity Manager will be required to compensate the District accordingly.
23. Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted at any Amenity Facility.
  24. All Patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing any Amenity Facilities, and shall ensure that any minor for whom they are responsible also complies with the same.
  25. There shall be no overnight parking in the Amenity Facility parking lots unless owner of vehicle notifies Amenity Manager and obtains a 24-hour parking pass from the Amenity Facility parking lot only.
  26. When using outdoor Amenity Facilities, including trails and open spaces, please adhere to the following guidelines:
    - a. Non-domesticated animals (“wild animals”) encountered on trails and in other areas are wild and should never be approached. Never leave small children unattended.
    - b. Never feed wild animals, or leave food/garbage unattended.
    - c. Please see Attachments A-C for more information regarding interaction with wild animals from the Florida Fish and Wildlife Conservation Commission.

## **6. Loss or Destruction of Property or Instances of Personal Injury**

1. Each patron and each Guest assume sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on or in any of the Amenity Facilities.
2. Patrons shall be liable for any property damage and/or personal injury at the Amenity Facilities, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, which is caused by the Patron or the Patron’s guest or family member(s). The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses it suffers due to property damage or personal injury by a Patron or Guest or family member(s).
3. Any Patron, Guests or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the District or its contractors, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged, or sponsored by the District, either on or off the Amenity Facilities’ premises shall do so at his or her own risk, and shall hold the Amenity Facilities’ owners, the District, the Board of Supervisors, District employees, District representatives, District contractors and District agents harmless from any and all loss, cost, claim, injury, damage or liability sustained or incurred by him or her, resulting therefrom and/or from any act of omission of the District, or their respective operators, supervisors, employees representatives, contractor or agents. Any patron shall have, owe and perform the same obligation to the District and their respective operators, supervisors, employees representatives, contractors and agents hereunder with respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any Guest or family member of such Patron.

## 7. General District Amenity Facility Policy

All Patrons and Guests using the Amenity Facilities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with all policies and rules of the District governing the Amenity Facilities. Violation of the District's policies and/or misuse or destruction of Amenity Facility equipment may result in the suspension or termination of District Amenity Facility privileges with respect to the offending Patron or Guest in accordance with District Policies.

**Hours:** The District Amenity Facilities are available for use by Patrons during normal operating hours to be established and posted by the District and Amenity Manager.

**Emergencies:** After contacting 9-1-1 if required, all emergencies and injuries must be reported to the Amenity Manager (phone 813-925-9777), email [renee@StarkeyRanch.com](mailto:renee@StarkeyRanch.com)), who will notify the District Manager when appropriate. If during normal business hours, please notify District staff at 813-925-9777.

**District Equipment:** Any Patron or Guest utilizing District equipment is responsible for said equipment. Should the equipment be returned to the District with damaged, missing pieces or in worse condition than when it was when usage began, that Patron or Guests will be responsible to the District for any cost associated with repair or replacement of that equipment.

**Please note that certain Amenity Facilities are unattended facilities. Persons using the Amenity Facilities do so at their own risk.**

## 8. Aquatic Facility & Splashpad Rules

### [No lifeguard on duty – swim at your own risk.](#)

Starkey Ranch features neighborhood pool facilities to improve the leisure time of our residents. In order to enjoy a safe and enjoyable environment within these facilities, please adhere to the following guidelines and policies.

#### **Usage Guidelines**

1. Swim at your own risk. Lifeguards do not supervise the pool areas during operating hours.
2. Pool and splashpad hours are as follows:
  - a. March through September: 7:00am to 8:30 pm or Dusk, whichever is earlier
  - b. October through February: 7:00am to 6:00pm or Dusk, whichever is earlier
3. No one under the age of 16 is allowed in the area alone unless accompanied by a person 16 years and older. Residents are not permitted to “drop off” their children/grandchildren without specific supervision from a person 16 years and older.
4. Children under the age of 10 must be directly supervised by a person 16 years or older in the water or from the deck at all times. A single individual may be responsible for supervising a maximum of four (4) children at any given time.
5. Flotation devices are permitted, but their use by non-swimmers requires direct supervision in the water by a person 16 years of age or older.
6. Persons unable to swim 25 yards without stopping and unable to handle themselves well in the water are not permitted in water above their shoulders.

7. To prevent accidental loss or damage, we recommend that personal pool toys, large flotation devices, pop up tents, and cornhole boards be left at home.
8. No bicycles, scooters, roller skates, roller blades or skate boards are permitted on the pool deck.
9. Strollers are allowed on the deck, as long as they are kept a minimum of three (3) feet from the pool edge and are maintained in a locked position.
10. Alcohol, glass containers or breakable objects of any kind are not permitted in the pool area or locker rooms. This is per State regulations. Food and drink are not permitted within 4 feet of the pool.
11. All swimmers must shower before initially entering the pool.
12. Persons with open cuts, wounds, sores or blisters may not use the pool.
13. No person should use the pool with or suspected of having a communicable disease that could be transmitted through the use of the pool.
14. Appropriate swimming attire (swimsuits) must be worn at all times.
15. Infants/children not toilet trained and incontinent adults must wear swimsuit diapers or snug plastic pants under their swim suits. Diapers (cloth and disposable) are prohibited.
16. Animals are not permitted in the pool or wet areas.
17. Sitting on or hanging from pool ladders is not allowed.
18. No diving is permitted.
19. Back dives, flips, back jumps or other dangerous actions from the side of the pool are prohibited.
20. Only authorized staff members are allowed in the filter rooms, chemical storage rooms, first aid station and staff office area.
21. Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them.
22. The pool may close due to weather warnings, fecal accidents, chemical balancing, or general maintenance and repairs.
23. The pool and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty 30 minutes after the last sighting. Everyone must leave the pool deck immediately when instructed to do so by the staff.
24. All swim instructors must be approved, certified and employed by the Amenity Manager.
25. All other general facility rules apply.

## **9. Starkey Ranch District Park Usage**

This property is a County facility that is operated through a License Agreement with a contracted agency.

## 10. Event Lawns, Pavilions and Other Outdoor Areas

The outdoor areas of Starkey Ranch are maintained for the usage of residents of the community. The policies below adhere to pavilions, outdoor patios, grilling areas, pool cabanas and event lawns managed by the CDD.

The event lawn and patio areas are available for use by residents and their guests on a first come, first serve basis. Private rentals may be reserved through the Amenity Manager's office.

1. Pavilions may be rented as per the Rental Section of this guide.
2. Residents on a first-come, first-served basis may utilize the pavilion grills.
3. Residents are responsible for cleaning the -pavilion grills after use.
4. No one under the age of 16 is allowed in the area alone unless accompanied by a person (16 years and older). Residents are not permitted to "drop off" their children/grandchildren without specific supervision from a person 16 years or older.
5. Bikes, rollerblades, skateboards and equipment with wheels are prohibited, with the exception of the paved trails.
6. Chalking or marking the outdoor areas must be approved in advance and proper marking materials must be utilized.
7. Pets must be kept on leash and residents must pick up and dispose of pet waste in appropriate receptacles. Residents are encouraged to utilize the dog parks.
8. Profanity, fighting or disruptive behavior will not be tolerated.
9. Smoking and the use of electronic smoking devices is not permitted in public spaces.
10. Residents are responsible for bringing their own equipment.
11. All instructors and coaches must be approved, certified and employed by the Amenity Manager.
12. Picnic areas are available on a first come first serve basis. Private rentals may be reserved through the Amenity Manager's office and is subject to appropriate fees as approved by the Board. Rentals may only occur during open hours of amenity, unless otherwise approved by Amenity Manager.
13. Amplified sound systems and DJs are prohibited unless it is an approved program or event..
14. Residents must clean up after themselves and dispose of trash in the appropriate receptacles.
15. Removal of tables and grills from the picnic area is prohibited.
16. The consumption of alcohol is prohibited in public spaces.
17. The event lawns, playgrounds, pavilions and other park areas close at dusk unless otherwise approved by the Amenity Manager.
18. All other general facility rules apply.

## 11. Fire Pits

The Fire Pits located at Whitfield Park are use at your own risk on a first come, first serve availability and are not available for private rentals.

1. The fire pits may be utilized by adult residents only. Anyone under the age of 18 may not use the fire pits unsupervised.
2. The fires may be lit starting as early as dusk and put out or extinguished no later than 10pm.
3. Residents are responsibility for shutting off or extinguishing any fires that are lit.
4. Landscaping in the surrounding areas are not to be used as accelerants.

## 12. Dog Parks

Dog parks are available within Starkey Ranch, for the enjoyment of residents and their four-legged friends.

1. Residents and their pets may utilize the dog park at their own risk. Owners are responsible and liable for the actions and behavior of their dogs at all times.
2. The dog park may only be reserved for a community approved program or event. All scheduled events will be posted.
3. Owners are limited to 3 dogs per visit.
4. No one under the age of 16 is allowed in the area alone unless accompanied by a person 16 years and older. Residents are not permitted to "drop off" their children/grandchildren without specific supervision from an adult.
5. Female dogs in heat and dogs under the age of four months are prohibited.
6. Owners must keep dogs in sight and under voice control at all times.
7. All pets must be licensed and vaccinated.
8. Only friendly and non-aggressive dogs are permitted in the dog park. If a dog becomes unruly or plays rough, it must be leashed immediately.
9. Owners must use caution when bringing toys, Frisbees, and balls to the park, as this may solicit protective and territorial behavior that may result in fighting.
10. Owners must keep dogs in the designated off-leash areas. In all other areas, dogs must be on their leash.
11. Owners must pick up and dispose of dog waste in appropriate receptacles.
12. It is recommended that a parent or guardian supervise children.
13. Barker Park located at 2890 Heart Pine Avenue is designated for dogs 25 pounds and under.
14. All other general facility rules apply.

## 13. Trails

1. Trails are open to all forms of non-motorized transportation.
2. Golf carts are not permitted on any trail.
3. Pedestrians have the right-of-way on trails unless otherwise posted.
4. Bicycles, in-line skaters and other "wheeled" travelers must yield to hikers.
5. Downhill traffic must yield to uphill traffic.
6. All events, races, and competitions must be approved programs.
7. Proper control must be maintained at all times. Speed should be restricted to safe levels appropriate for existing trail conditions.
8. Faster users should pass on left and announce their intention before passing.
9. Trail users must stay on existing designated trails.
10. Avoid single-tracks when raining or muddy; traffic on wet trails causes damage.
11. Do not disturb vegetation or wildlife.
12. The staff should be notified if any trail requires maintenance or any strange behavior is witnessed on the trails.

## 14. Lakes, Ponds, and Natural Areas Within District

The lakes and ponds throughout the community are beautifully designed and maintained for the

enjoyment of our community.

“Catch and release” fishing is permitted in District-managed bodies of water, however residents shall not trespass on private property of another resident or enter any prohibited service areas for District staff or maintenance personnel.

It is important to note that these bodies of water are natural habitats to wildlife living within our community. Anyone taking part in activity in or near said water bodies are doing so at their own risk. District waterbodies may be deep and those participating in recreational activities in District waterbodies do so at their own risk. District recommends use of appropriate safety equipment during any such activities.

Non-motorized recreational watercraft is permitted in Cannon Lake only from Dawn to Dusk. No watercrafts of any kind are allowed in any other body of water except for lake/pond maintenance vehicles. Any violation of this policy will be reported to local authorities.

The following is the policy statement of the District as it regards to the natural tree protection, wetland and upland buffer areas that are scattered in large numbers throughout the District. The policy statement is consistent with the policies of other governments including Pasco County and the Southwest Florida Water Management District (SWFWMD) as it regards their natural, conservation tree protection and wetland conservation/preservation areas:

The natural areas are not intended to be maintained. These areas are to be left untouched to allow for nature to take its normal course. Vegetation that dies including, but not limited to, trees, are left to fulfill their role in nature’s process.

Trees, within or immediately adjacent to these areas, that have died and appear to pose a threat of falling and damaging an abutting property owner’s property may be addressed by the abutting property owner after securing permission to remedy the situation from the District and all required permits from all authorities having jurisdiction including Pasco County and SWFWMD. Such abutting property owner must initially contact the District for permission to address the removal or remediation of the threatening situation and shall then be responsible for any needed permitting or review by Pasco County and/or SWFWMD. Permitted trimming and/or removal, where warranted, shall be done at the expense of the abutting property owner. The goal is to minimize disturbance these areas.

In the event that a tree does fall onto another’s property, that property owner has the right to cut back or limb the tree as necessary to their individual property line. The rest of the tree is to be left as-is. This would also pertain to normal maintenance, which would allow an owner to trim back any encroaching vegetation to their property line. No one is allowed to encroach into the nature areas for any reason, from maintenance to placement of personal property, of any kind.

## 15. Wildlife and Contacts

**In the event of an emergency situation, please call 911.**

For situations involving wildlife that may be encroaching property, please contact the Amenity Manager’s office at 813-925-9777 and action, when deemed appropriate, will be taken.

**Please do not disturb or agitate wildlife encountered while in the community.**

For any stray domestic animals, please contact Pasco County Animal Services at 352-521-5194 for assistance.



## 16. Amenity Rental Procedures

Staff will take reservations in advance for the Amenity Facilities, as per District approval. Reservations are on a first-come, first-served basis and can be made by emailing [amenityrentals@starkeyranch.com](mailto:amenityrentals@starkeyranch.com) or in person at the Amenity Manager's office. Reservations must include a completed request form. Reservations must be made at least thirty (30) days in advance.

There are no personal "standing" reservations allowed for the facilities listed in the reservation policy.

Fees associated with renting of Amenity Facilities shall be decided upon by the Amenity Manager and with approval of the District Manager and Board. These fees may increase from time to time to correspond with increased operating costs for the Amenity Facilities.

Rentals may only occur during open hours of amenity, unless otherwise approved by Amenity Manager.

## 17. Cunningham Park

Cunningham hall and the surrounding park are maintained for the usage of residents of the community. The policies below adhere to the hall, canoe and kayak facilities and outdoor spaces at Cunningham Park are managed by the CDD.

1. Cunningham Hall is available for use by residents and their guests during structured programs, classes or community events.
2. Private rentals may be reserved through the Amenity Manager's office per the amenity rental section of this policy Rentals may only occur during open hours of amenity, unless otherwise approved by Amenity Manager.
3. Residents must accompany their guests at all times and adhere to the CDD guest policy: Each household/dwelling unit will be permitted to bring up to four (4) guests per day.
4. Residents must have at all times in their possession their access card for identification to enter and utilize the amenities.
5. Residents under twenty-one (21) years of age may not consume alcohol on property at any time without prior approval from the Amenity Manager. The serving of alcohol must be conducted by a licensed bar service for all private rentals
6. Anyone that appears to be under the influence of drugs or alcohol will be asked to leave the facility.
7. All members utilize the amenities at their own risk. Assumption of risk and liability forms must be signed and on file before utilizing the amenity areas.
8. A schedule of activities will be posted in the building and updated by the staff.
9. No one under the age of 16 is allowed in the area alone unless accompanied by a person (16 years and older. Residents are not permitted to "drop off" their children/grandchildren without specific supervision from a person 16 years or older.
10. Canoes and kayaks may be used on a first come, first serve basis. No one under the age of 16 is allowed to use the kayaks alone unless accompanied by a person 16 years or older.
11. Canoes and kayaks are available from dawn to dusk only. Water recreation is not permitted outside of these hours.
12. Bicycle, skateboard, rollerblade and other vehicle use is limited to designated outdoor areas only such as the paved parking lot and trails.
13. With the exception of service animals, pets are only permitted in designated areas, and they are not permitted indoors unless it is an authorized event.
14. Profanity, fighting or disruptive behavior will not be tolerated.
15. Smoking and the use of electronic smoking devices is not permitted at any of the TSR CDD Facilities. This includes facilities used during private rentals.
16. All programs and services including but not limited to personal training, group exercise, and instructional programs must be conducted by an approved and certified employee of the

Amenity Manger.

17. Amplified sound systems and DJs are prohibited unless it is an approved program, event or private rental. Excessive noise that will disturb other residents and guests is not permitted.
18. Residents must clean up after themselves and dispose of trash in the appropriate receptacles.
19. All equipment and supplies provided for use of the amenities must be returned in good condition after use. Removal of any equipment or supplies from the building is prohibited.
20. Cunningham Hall must be vacated and secured by staff no later than 10pm unless approved by the Amenity Manager.
21. The facility and staff are not responsible for lost or stolen items. All found items should be turned in to the Welcome Center or Lifestyle Staff. Any items left in public areas will be stored for up to one week in a secured lost and found location.
22. All other general facility rules apply. Rules are subject to change as deemed necessary by the TSR-CDD.

## 18. Rental Fees for Amenity Facilities

### Outdoor – Minimum rental of 2 hours

Area and Location	Description	Fees
Cunningham Hall <i>This includes use of the adjacent catering kitchen. Special requests will need to be made to use outside lawn/event space.</i>	<ul style="list-style-type: none"> <li>• Maximum attendees is 75.</li> </ul>	\$50 per hour. *2-hour minimum <i>This does not include time for breakdown or set-up. Please ensure that your rental times include this.</i> Requires a \$250 deposit
Pavilions <i>We make every effort to ensure that picnic tables/benches remain within the Pavilions, however, you are encouraged to plan accordingly in case tables are removed or relocated due to another community event or program.</i>	<ul style="list-style-type: none"> <li>• Maximum attendees is 30.</li> </ul>	\$15 per hour *2-hour minimum  <i>This does not include time for breakdown or set-up. Please ensure that your rental times include this.</i>

The Amenity Manager approves reservations on a first-come, first-served basis. All organized usage of any District-owned property must be approved through an executed rental agreement between the Resident and District. Please speak to the Amenity Manager’s office for further information regarding rental procedures and to file an application for rental.

The Amenity Manager has the authority to approve, deny or restrict rentals within District-owned or leased property, for the best interest of Residents and their Guests. Rentals may only occur during open hours of amenity, unless otherwise approved by Amenity Manager.

Rental fees do not include additional fees that may be charged as direct result of additional staffing, usage or equipment required by Amenity Manager.

Local civic service organizations (I.e. Rotary Club, Kiwanis) may rent park amenities (with the exception of any facility requiring key card access) on a case-by-case basis through the Amenity Manager’s office, for co-sponsored District events. The Amenity Manager has the right to approve or deny these rentals, based upon the needs of the community and Amenity event calendar.

## 19. Bike Park

All users must be a resident of or current paid non-resident user for the TSR Community Development District (the "District") or a guest of a member and have a signed release and waiver in the form below on file with the District prior to entering the park. Prior to use of the bike park participants under 18 years of age must have a waiver signed by a parent or legal guardian in the presence of a District staff member or a notary public. Proper I.D. is required.

### Florida State Statute:

In accordance with Section 316.0085, Florida Statutes, any person who participates in or assists in off-road biking, skateboarding or in-line skating assumes the known and unknown inherent risks in these activities irrespective of age, and is legally responsible for all damages, injury or death to himself or herself or other persons or property which result from these activities. Any person who observes biking, skateboarding or in-line skating assumes the known and unknown in the inherent risks in these activities irrespective of age and is legally responsible for all damages, injury or death to himself or herself which result from these activities.

1. We are a family of riders. We care for the safety of others.
2. Use of the park is at your own risk. Know your own abilities and limits.
3. This is a hazardous sport. Use of the park may expose the user to serious injury or death, including but not limited to broken bones or paralysis.
4. Adult supervision is strongly recommended for riders age 13 and under and adult supervision is required for those ages 9 and under.
5. Riding in the park is permitted from dawn to dusk only. Trespassers will be prosecuted.
6. Before riding, inspect all surfaces before park use and report any trash, debris, erosion, or other problems with the surface to District staff immediately.
7. No riding during rain, lightning, or maintenance periods. Ride with the flow of other riders. Do not proceed over obstacles or around course until it is clear of other riders.
8. Only BMX or Mountain bikes are permitted in the active riding area.
9. No motorized vehicles (Golf Cart / Mini Bike / Dirt Bike / ATV / 4 Wheelers) are permitted in the bike park or on the single-track trails.
10. Bikes with training wheels are not permitted in the bike park. Pedal cars or tricycles are not permitted in the bike park.
11. All riders must wear an American National Standards Institute (ANSI)-approved helmet with securely fastened chinstrap and closed-toe shoes. It is strongly suggested that riders wear elbow pads, kneepads and wrist guards.
12. Destruction of obstacles, vandalism, graffiti, or other types of damage to the facility shall be governed in accordance with the District's Suspension and Termination of Amenity Privileges Policy and may result in the loss of use of the facility.
13. No animals allowed in the active riding areas.
14. No music boxes or speaker systems are allowed.
15. Absolutely no alcohol, drugs, smoking, or vaping allowed in the active riding area.
16. We value kindness. No profanity or abusive language will be tolerated

# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **5**

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

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

	General Fund	Debt Service Fund Series 2015	Debt Service Fund Series 2015A	Debt Service Fund Series 2016	Debt Service Fund Series 2017	Debt Service Fund Series 2018	Debt Service Fund Series 2019	Capital Projects Fund Series 2015A	Capital Projects Fund Series 2016	Capital Projects Fund Series 2018	Capital Projects Fund Series 2019	Total Governmental Funds
<b>ASSETS</b>												
Cash	\$ 224,848	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 224,848
Investments												
Revenue	-	473,763	447,192	447,773	538,466	409,426	221,663	-	-	-	-	2,538,283
Reserve	-	647,106	652,500	481,322	403,162	320,366	165,100	-	-	-	-	2,669,556
Prepayment	-	293,194	170	-	2,881	-	-	-	-	-	-	296,245
Construction	-	-	-	-	-	-	-	441	86	38,807	2,418,684	2,458,018
Undeposited funds	715	-	-	-	-	-	-	-	-	-	-	715
Due from Developer C	53,909	-	-	-	-	-	-	-	-	-	-	53,909
Due from Taylor Morrison of FL	284,728	-	-	-	-	-	-	-	-	-	-	284,728
Due from Homes by West Bay	25,957	-	-	-	39,851	-	-	-	-	-	-	65,808
Due from other	1,318	-	-	-	-	-	-	-	-	-	-	1,318
Due from general fund	-	-	-	-	-	10	-	-	-	-	-	10
Utility deposit	1,500	-	-	-	-	-	-	-	-	-	-	1,500
Total assets	<u>\$ 592,975</u>	<u>\$ 1,414,063</u>	<u>\$ 1,099,862</u>	<u>\$ 929,095</u>	<u>\$ 984,360</u>	<u>\$ 729,802</u>	<u>\$ 386,763</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ 38,807</u>	<u>\$ 2,418,684</u>	<u>\$ 8,594,938</u>
<b>LIABILITIES</b>												
Liabilities:												
Accounts payable	\$ 16,340	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,340
Credit card payable	1	-	-	-	-	-	-	-	-	-	-	1
Due to Developer	101,119	-	-	-	-	-	-	-	-	-	-	101,119
Due to debt service fund 2018	10	-	-	-	-	-	-	-	-	-	-	10
Contracts payable	-	-	-	-	-	-	-	-	-	-	627	627
Accrued taxes payable	61	-	-	-	-	-	-	-	-	-	-	61
Total liabilities	<u>117,531</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>627</u>	<u>118,158</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>												
Unearned revenue	1,988	-	-	-	-	-	-	-	-	-	-	1,988
Deferred receipts	364,594	-	152,702	-	97,366	57,396	195,501	-	-	-	-	867,559
Total deferred inflows of resources	<u>366,582</u>	<u>-</u>	<u>152,702</u>	<u>-</u>	<u>97,366</u>	<u>57,396</u>	<u>195,501</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>869,547</u>
<b>FUND BALANCES</b>												
Assigned:												
Restricted for												
Debt service	-	1,414,063	947,160	929,095	886,994	672,406	191,262	-	-	-	-	5,040,980
Capital projects	-	-	-	-	-	-	-	441	86	38,807	2,418,057	2,457,391
Unassigned	108,862	-	-	-	-	-	-	-	-	-	-	108,862
Total fund balances	<u>108,862</u>	<u>1,414,063</u>	<u>947,160</u>	<u>929,095</u>	<u>886,994</u>	<u>672,406</u>	<u>191,262</u>	<u>441</u>	<u>86</u>	<u>38,807</u>	<u>2,418,057</u>	<u>7,607,233</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 592,975</u>	<u>\$ 1,414,063</u>	<u>\$ 1,099,862</u>	<u>\$ 929,095</u>	<u>\$ 984,360</u>	<u>\$ 729,802</u>	<u>\$ 386,763</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ 38,807</u>	<u>\$ 2,418,684</u>	<u>\$ 8,594,938</u>

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

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ -	\$ -	\$ 3,913,233	0%
Trash collection assessments	1,464	1,464	49,068	3%
Commercial shared costs	-	-	81,785	0%
Program revenue	694	694	8,000	9%
Interest	-	-	2,500	0%
Miscellaneous	1,240	1,240	9,600	13%
Total revenues	<u>3,398</u>	<u>3,398</u>	<u>4,064,186</u>	0%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Supervisors	431	431	5,100	8%
Management	3,506	3,506	42,070	8%
Legal	850	850	30,000	3%
Engineering	-	-	20,000	0%
Assessment administration	833	833	10,000	8%
Audit	-	-	4,570	0%
Arbitrage rebate calculation	-	-	3,000	0%
Dissemination agent	1,083	1,083	13,000	8%
Trustee	-	-	26,500	0%
Telephone	21	21	250	8%
Postage	38	38	1,500	3%
Printing & binding	167	167	2,000	8%
Legal advertising	-	-	3,500	0%
Annual special district fee	175	175	175	100%
Insurance	6,013	6,013	6,100	99%
Other current charges	84	84	3,500	2%
Office supplies	-	-	500	0%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	-	200	0%
Property appraiser	-	-	687	0%
Tax collector	-	-	81,526	0%
Total professional & administrative	<u>13,201</u>	<u>13,201</u>	<u>254,883</u>	5%
<b>Field operations</b>				
<b>Contract services</b>				
Field services	2,360	2,360	28,325	8%
Landscape maintenance	7,827	7,827	1,491,270	1%
Landscape consulting	-	-	60,000	0%
Landscape arbor care	-	-	99,000	0%
Wetland maintenance	-	-	24,168	0%
Wetland mitigation reporting	-	-	4,500	0%
Lake maintenance	-	-	94,000	0%
Community trash hauling	22,119	22,119	246,750	9%
Off-duty traffic patrols	-	-	20,000	0%
<b>Repairs &amp; maintenance</b>				
Repairs - general	-	-	20,000	0%
Operating supplies	326	326	8,000	4%
Plant replacement	-	-	70,000	0%
Mulch	-	-	155,000	0%
Playground mulch	-	-	12,000	0%
Sod	-	-	100,000	0%
Fertilizer/chemicals	-	-	20,000	0%

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

	Current Month	Year to Date	Budget	% of Budget
Irrigation repairs	-	-	30,000	0%
Irrigation monitoring	-	-	2,280	0%
Security/alarms/repair	553	553	1,000	55%
Road & sidewalk	1,192	1,192	40,000	3%
Common area signage	-	-	3,000	0%
Bridge & deck maintenance	-	-	40,000	0%
Utilities - common area				
Electric	-	-	14,500	0%
Streetlights	1,652	1,652	340,000	0%
Irrigation - reclaimed water	-	-	70,000	0%
Gas	27	27	450	6%
Recreation facilities				
Amenity management staff/contract	10,933	10,933	296,429	4%
Office supplies	101	101	-	N/A
Office rental	-	-	60,000	0%
Office expenses	-	-	6,713	0%
Office utilities	-	-	6,638	0%
Office copy machine	-	-	4,875	0%
Janitorial	-	-	24,480	0%
Park A/C repairs & maintenance	-	-	5,000	0%
Pool cleaning	-	-	26,280	0%
Pool repairs & maintenance	2,490	2,490	2,500	100%
Pool fence & gate	-	-	2,000	0%
Pool - electric	-	-	22,000	0%
Pool - water	-	-	8,000	0%
Pool permits	-	-	1,100	0%
Pest services	-	-	500	0%
Pool resurfacing	-	-	60,000	0%
Insurance	45,436	45,436	54,900	83%
Cable/internet/telephone	466	466	10,000	5%
Access cards	-	-	5,500	0%
Activities	2,073	2,073	28,000	7%
Specialty programming	-	-	3,000	0%
Recreational repairs	284	284	-	N/A
Pool signage	-	-	1,000	0%
Holiday decorations	1,638	1,638	8,000	20%
Other				
Contingency	-	-	20,000	0%
Capital outlay	-	-	90,000	0%
Total field operations	<u>99,477</u>	<u>99,477</u>	<u>3,741,158</u>	3%
Total expenditures	<u>112,678</u>	<u>112,678</u>	<u>3,996,041</u>	3%
Net increase/(decrease) of fund balance	(109,280)	(109,280)	68,145	
Fund balance - beginning (unaudited)	218,142	218,142	592,922	
Fund balance - ending (projected)	<u>\$ 108,862</u>	<u>\$ 108,862</u>	<u>\$ 661,067</u>	



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

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ -	\$ -	\$ 661,099	0%
Interest	4	4	50	8%
Total revenues	<u>4</u>	<u>4</u>	<u>661,149</u>	0%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	-	195,000	0%
Interest - 11/1	-	-	225,159	0%
Interest - 5/1	-	-	220,894	0%
Tax collector	-	-	13,773	0%
Total expenditures	<u>-</u>	<u>-</u>	<u>654,826</u>	0%
Excess/(deficiency) of revenues over/(under) expenditures	4	4	6,323	
Beginning fund balance (unaudited)	1,414,059	1,414,059	1,117,377	
Ending fund balance (projected)	<u>\$ 1,414,063</u>	<u>\$ 1,414,063</u>	<u>\$ 1,123,700</u>	

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

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy - on-roll	\$ -	\$ -	\$ 666,558	0%
Interest	4	4	-	N/A
Total revenues	<u>4</u>	<u>4</u>	<u>666,558</u>	0%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	-	175,000	0%
Interest - 11/1	-	-	238,244	0%
Interest - 5/1	-	-	234,525	0%
Tax collector	-	-	13,887	0%
Total expenditures	<u>-</u>	<u>-</u>	<u>661,656</u>	0%
Excess/(deficiency) of revenues over/(under) expenditures	4	4	4,902	
Beginning fund balance (unaudited)	<u>947,156</u>	<u>947,156</u>	<u>1,096,814</u>	
Ending fund balance (projected)	<u>\$ 947,160</u>	<u>\$ 947,160</u>	<u>\$1,101,716</u>	

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

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ -	\$ -	\$ 655,667	0%
Interest	4	4	-	N/A
Total revenues	<u>4</u>	<u>4</u>	<u>655,667</u>	0%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	-	195,000	0%
Interest - 11/1	-	-	221,800	0%
Interest - 5/1	-	-	218,388	0%
Tax collector	-	-	13,660	0%
Total expenditures	<u>-</u>	<u>-</u>	<u>648,848</u>	0%
Excess/(deficiency) of revenues over/(under) expenditures	4	4	6,819	
Beginning fund balance (unaudited)	<u>929,091</u>	<u>929,091</u>	<u>925,187</u>	
Ending fund balance (projected)	<u><u>\$ 929,095</u></u>	<u><u>\$ 929,095</u></u>	<u><u>\$ 932,006</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 OCTOBER 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ -	\$ -	\$ 818,412	0%
Interest	3	3	-	N/A
Total revenues	<u>3</u>	<u>3</u>	<u>818,412</u>	0%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	-	235,000	0%
Interest - 11/1	-	-	282,194	0%
Interest - 5/1	-	-	277,934	0%
Tax collector	-	-	17,050	0%
Total expenditures	<u>-</u>	<u>-</u>	<u>812,178</u>	0%
Excess/(deficiency) of revenues over/(under) expenditures	3	3	6,234	
Beginning fund balance (unaudited)	886,991	886,991	947,978	
Ending fund balance (projected)	<u>\$ 886,994</u>	<u>\$ 886,994</u>	<u>\$ 954,212</u>	

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

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy - on-roll	\$ -	\$ -	\$ 654,466	0%
Interest	2	2	-	N/A
Total revenues	<u>2</u>	<u>2</u>	<u>654,466</u>	0%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	-	165,000	0%
Interest - 11/1	-	-	237,722	0%
Interest - 5/1	-	-	234,422	0%
Tax collector	-	-	13,635	0%
Total expenditures	<u>-</u>	<u>-</u>	<u>650,779</u>	0%
Excess/(deficiency) of revenues over/(under) expenditures	2	2	3,687	
Beginning fund balance (unaudited)	<u>672,404</u>	<u>672,404</u>	<u>727,492</u>	
Ending fund balance (projected)	<u>\$ 672,406</u>	<u>\$ 672,406</u>	<u>\$ 731,179</u>	

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

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ -	\$ -	\$ 337,204	0%
Interest	1	1	-	N/A
Total revenues	<u>1</u>	<u>1</u>	<u>337,204</u>	0%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Interest - 11/1	-	-	110,000	0%
Interest - 11/1	-	-	109,425	0%
Interest - 5/1	-	-	107,775	0%
Tax collector	-	-	7,025	0%
Total expenditures	<u>-</u>	<u>-</u>	<u>334,225</u>	0%
Excess/(deficiency) of revenues over/(under) expenditures	1	1	2,979	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers out	(1)	(1)	-	N/A
Total other financing sources/(uses)	<u>(1)</u>	<u>(1)</u>	<u>-</u>	N/A
Fund balance:				
Net increase/(decrease) in fund balance	-	-	2,979	
Beginning fund balance (unaudited)	191,262	191,262	385,957	
Ending fund balance (projected)	<u>\$191,262</u>	<u>\$ 191,262</u>	<u>\$ 388,936</u>	

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

	Current Month	Year To Date
<b>REVENUES</b>	\$ -	\$ -
Total revenues	-	-
<b>EXPENDITURES</b>	-	-
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 OCTOBER 31, 2021**

	Current Month	Year To Date
<b>REVENUES</b>	\$ -	\$ -
Total revenues	-	-
<b>EXPENDITURES</b>	-	-
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 2018 BONDS  
STATEMENT OF REVENUES, EXENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDING OCTOBER 31, 2021**

	Current Month	Year To Date
<b>REVENUES</b>	\$ -	\$ -
Total revenues	-	-
<b>EXPENDITURES</b>	-	-
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Beginning fund balance (unaudited)	38,807	38,807
Ending fund balance (projected)	\$ 38,807	\$ 38,807

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

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 10	\$ 10
Total revenues	<u>10</u>	<u>10</u>
<b>EXPENDITURES</b>		
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	10	10
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfers in	<u>1</u>	<u>1</u>
Total other financing sources/(uses)	<u>1</u>	<u>1</u>
Net change in fund balance	11	11
Beginning fund balance (unaudited)	<u>2,418,046</u>	<u>2,418,046</u>
Ending fund balance (projected)	<u><u>\$2,418,057</u></u>	<u><u>\$2,418,057</u></u>

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11/24/21

**TSR CDD**  
**Check Detail**  
 October 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	0	10/06/2021	SUNTRUST BANK	101.002 · Suntrust #57080- Operating ...		-945.21
				204.300 · Credit Card - SunTrust	-945.21	945.21
TOTAL					-945.21	945.21
Bill Pmt -Check	0	10/13/2021	BRIGHT HOUSE NETWORKS	101.002 · Suntrust #57080- Operating ...		-315.94
Bill	0756424041006...	10/12/2021		572.416 · Amenity Cable/Internet	-162.97	162.97
Bill	0755512011008...	10/12/2021		572.416 · Amenity Cable/Internet	-152.97	152.97
TOTAL					-315.94	315.94
Bill Pmt -Check	0	10/13/2021	FEDEX	101.002 · Suntrust #57080- Operating ...		-7.17
Bill		10/12/2021		519.410 · Postage	-7.17	7.17
TOTAL					-7.17	7.17
Bill Pmt -Check	0	10/20/2021	CITY OF CLEARWATER	101.002 · Suntrust #57080- Operating ...		-26.60
Bill	4224446 101421	10/19/2021		532.306 · Propane Services - Gas	-24.65	24.65
				532.306 · Propane Services - Gas	-1.95	1.95
TOTAL					-26.60	26.60
Bill Pmt -Check	0	10/20/2021	FEDEX	101.002 · Suntrust #57080- Operating ...		-31.02
Bill		10/19/2021		519.410 · Postage	-31.02	31.02
TOTAL					-31.02	31.02
Check	0	10/26/2021	SUNTRUST BANK	101.002 · Suntrust #57080- Operating ...		-4,526.85
				204.300 · Credit Card - SunTrust	-4,526.85	4,526.85
TOTAL					-4,526.85	4,526.85
Bill Pmt -Check	10587	10/06/2021	DOWN TO EARTH LANDSCAPE	101.002 · Suntrust #57080- Operating ...		-94,159.67
Bill	INV104607	09/30/2021		538.604 · Landscape Maintenance - Con...	-94,159.67	94,159.67
TOTAL					-94,159.67	94,159.67

**TSR CDD**  
**Check Detail**  
 October 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>10588</b>	<b>10/06/2021</b>	<b>DUKE ENERGY</b>	<b>101.002 · Suntrust #57080- Operating ...</b>		<b>-5,549.70</b>
Bill	82589 06300 09...	09/30/2021		531.301 · Electric	-17.69	17.69
Bill	08684 70197 10...	09/30/2021		531.307 · Street Lights	-973.93	973.93
Bill	71609 67365 10...	09/30/2021		531.307 · Street Lights	-944.47	944.47
Bill	32407 46377 10...	09/30/2021		531.307 · Street Lights	-1,696.79	1,696.79
Bill	12019 31018 10...	09/30/2021		531.307 · Street Lights	-1,916.82	1,916.82
TOTAL					-5,549.70	5,549.70
<b>Bill Pmt -Check</b>	<b>10589</b>	<b>10/06/2021</b>	<b>TIGER PRINTING GROUP</b>	<b>101.002 · Suntrust #57080- Operating ...</b>		<b>-90.00</b>
Bill	093021-2	10/05/2021		538.602 · Roads & Sidewalk Maintenance	-90.00	90.00
TOTAL					-90.00	90.00
<b>Bill Pmt -Check</b>	<b>10590</b>	<b>10/06/2021</b>	<b>TIMES PUBLISHING COMPANY</b>	<b>101.002 · Suntrust #57080- Operating ...</b>		<b>-119.60</b>
Bill	0000185857	09/30/2021		513.801 · Legal Advertising	-119.60	119.60
TOTAL					-119.60	119.60
<b>Bill Pmt -Check</b>	<b>10591</b>	<b>10/06/2021</b>	<b>WTS INTERNATIONAL, LLC.</b>	<b>101.002 · Suntrust #57080- Operating ...</b>		<b>-3,485.46</b>
Bill	12322509	09/30/2021		538.121 · Amenity Management	-104.21	104.21
Bill	12322966	10/05/2021		538.121 · Amenity Management	-3,381.25	3,381.25
TOTAL					-3,485.46	3,485.46
<b>Bill Pmt -Check</b>	<b>10592</b>	<b>10/13/2021</b>	<b>COUNTY SANITATION</b>	<b>101.002 · Suntrust #57080- Operating ...</b>		<b>-22,118.86</b>
Bill	1A100911	10/12/2021		534.000 · Garbage/Solid Waste Contr S...	-209.00	209.00
Bill	1A100910	10/12/2021		534.000 · Garbage/Solid Waste Contr S...	-21,909.86	21,909.86
TOTAL					-22,118.86	22,118.86
<b>Bill Pmt -Check</b>	<b>10593</b>	<b>10/13/2021</b>	<b>DUKE ENERGY</b>	<b>101.002 · Suntrust #57080- Operating ...</b>		<b>-19,542.63</b>
Bill	94079 47594 10...	09/30/2021		531.301 · Electric	-403.13	403.13
Bill	89815 17513 10...	09/30/2021		531.321 · Electric - Pool	-1,041.84	1,041.84
Bill	77814 90012 10...	09/30/2021		531.307 · Street Lights	-296.24	296.24
Bill	57358 60497 10...	09/30/2021		531.307 · Street Lights	-843.08	843.08
Bill	32983 74476 10...	09/30/2021		531.307 · Street Lights	-2,653.44	2,653.44
Bill	25302 87580 10...	09/30/2021		531.301 · Electric	-13,190.39	13,190.39

**TSR CDD**  
**Check Detail**  
**October 2021**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	28311 99549 10...	09/30/2021		531.321 · Electric - Pool	-1,114.51	1,114.51
TOTAL					-19,542.63	19,542.63
<b>Bill Pmt -Check</b>	<b>10594</b>	<b>10/13/2021</b>	<b>HEIDT DESIGN</b>	<b>101.002 · Suntrust #57080- Operating ...</b>		<b>-11,805.00</b>
Bill	41905	09/30/2021		519.320 · Engineering	-11,805.00	11,805.00
TOTAL					-11,805.00	11,805.00
<b>Bill Pmt -Check</b>	<b>10595</b>	<b>10/13/2021</b>	<b>KOMPAN, INC</b>	<b>101.002 · Suntrust #57080- Operating ...</b>		<b>-5,340.00</b>
Bill	SO102724-2	09/30/2021		572.414 · Amenity Repair & Maint Service	-5,340.00	5,340.00
TOTAL					-5,340.00	5,340.00
<b>Bill Pmt -Check</b>	<b>10596</b>	<b>10/13/2021</b>	<b>LEISURE CREATIONS</b>	<b>101.002 · Suntrust #57080- Operating ...</b>		<b>-1,373.36</b>
Bill	00063374	09/30/2021		572.414 · Amenity Repair & Maint Service	-1,045.90	1,045.90
Bill	00059049	09/30/2021		572.414 · Amenity Repair & Maint Service	-327.46	327.46
TOTAL					-1,373.36	1,373.36
<b>Bill Pmt -Check</b>	<b>10597</b>	<b>10/13/2021</b>	<b>SECURITEAM INC</b>	<b>101.002 · Suntrust #57080- Operating ...</b>		<b>-553.50</b>
Bill	11292091021	10/12/2021		572.907 · Security System	-553.50	553.50
TOTAL					-553.50	553.50
<b>Bill Pmt -Check</b>	<b>10598</b>	<b>10/13/2021</b>	<b>SMARTTECH ID COMPANY, IN...</b>	<b>101.002 · Suntrust #57080- Operating ...</b>		<b>-307.00</b>
Bill	093021-SR_SU...	09/30/2021		529.306 · Access Cards	-307.00	307.00
TOTAL					-307.00	307.00
<b>Bill Pmt -Check</b>	<b>10599</b>	<b>10/13/2021</b>	<b>SOLITUDE LAKE MANAGEME...</b>	<b>101.002 · Suntrust #57080- Operating ...</b>		<b>-7,827.00</b>
Bill	PI-A00685756	10/12/2021		538.700 · Lake Maintenance	-7,827.00	7,827.00
TOTAL					-7,827.00	7,827.00
<b>Bill Pmt -Check</b>	<b>10600</b>	<b>10/13/2021</b>	<b>SUNCOAST POOL SERVICE</b>	<b>101.002 · Suntrust #57080- Operating ...</b>		<b>-2,490.00</b>
Bill	7673	10/12/2021		572.712 · Pool Maintenance	-1,295.00	1,295.00

## TSR CDD Check Detail October 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	7689	10/12/2021		572.712 · Pool Maintenance	-1,195.00	1,195.00
TOTAL					-2,490.00	2,490.00
<b>Bill Pmt -Check</b>	<b>10601</b>	<b>10/13/2021</b>	<b>WTS INTERNATIONAL, LLC.</b>	<b>101.002 · Suntrust #57080- Operating ...</b>		<b>-8,756.62</b>
Bill	12323696	09/30/2021		538.121 · Amenity Management	-7,842.62	7,842.62
Bill	12323833	10/12/2021		538.121 · Amenity Management	-67.00	67.00
Bill	12323977	10/12/2021		538.121 · Amenity Management	-847.00	847.00
TOTAL					-8,756.62	8,756.62
<b>Liability Check</b>	<b>10603</b>	<b>10/11/2021</b>	<b>UNITED STATES TREASURY</b>	<b>101.002 · Suntrust #57080- Operating ...</b>		<b>-183.60</b>
				215.000 · Accrued Taxes Payable	-17.40	17.40
				215.000 · Accrued Taxes Payable	-17.40	17.40
				215.000 · Accrued Taxes Payable	-74.40	74.40
				215.000 · Accrued Taxes Payable	-74.40	74.40
TOTAL					-183.60	183.60
<b>Paycheck</b>	<b>10604</b>	<b>10/14/2021</b>	<b>Jason Silber</b>	<b>101.002 · Suntrust #57080- Operating ...</b>		<b>-184.70</b>
				511.110 · Supervisor's Fees	-200.00	200.00
				511.110 · Supervisor's Fees	-12.40	12.40
				215.000 · Accrued Taxes Payable	12.40	-12.40
				215.000 · Accrued Taxes Payable	12.40	-12.40
				511.110 · Supervisor's Fees	-2.90	2.90
				215.000 · Accrued Taxes Payable	2.90	-2.90
				215.000 · Accrued Taxes Payable	2.90	-2.90
TOTAL					-184.70	184.70
<b>Paycheck</b>	<b>10605</b>	<b>10/14/2021</b>	<b>Mary E Comella</b>	<b>101.002 · Suntrust #57080- Operating ...</b>		<b>-184.70</b>
				511.110 · Supervisor's Fees	-200.00	200.00
				511.110 · Supervisor's Fees	-12.40	12.40
				215.000 · Accrued Taxes Payable	12.40	-12.40
				215.000 · Accrued Taxes Payable	12.40	-12.40
				511.110 · Supervisor's Fees	-2.90	2.90
				215.000 · Accrued Taxes Payable	2.90	-2.90
				215.000 · Accrued Taxes Payable	2.90	-2.90
TOTAL					-184.70	184.70

**TSR CDD**  
**Check Detail**  
 October 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Check</b>	<b>10606</b>	<b>10/27/2021</b>	<b>TSR CDD</b>	<b>101.002 · Suntrust #57080- Operating ...</b>		<b>-97,223.96</b>
				207.205 · .Due to debt service fund -2018	-97,223.96	97,223.96
TOTAL					-97,223.96	97,223.96
<b>Bill Pmt -Check</b>	<b>10607</b>	<b>10/20/2021</b>	<b>DOWN TO EARTH LANDSCAPE</b>	<b>101.002 · Suntrust #57080- Operating ...</b>		<b>-19,818.47</b>
Bill	INV107698	09/30/2021		538.651 · Replace Plants, Shrubs, Trees	-11,550.00	11,550.00
Bill	INV107696	09/30/2021		538.651 · Replace Plants, Shrubs, Trees	-1,798.47	1,798.47
Bill	INV107699	09/30/2021		538.651 · Replace Plants, Shrubs, Trees	-3,040.00	3,040.00
Bill	INV107697	09/30/2021		538.651 · Replace Plants, Shrubs, Trees	-3,430.00	3,430.00
TOTAL					-19,818.47	19,818.47
<b>Bill Pmt -Check</b>	<b>10608</b>	<b>10/20/2021</b>	<b>DUKE ENERGY</b>	<b>101.002 · Suntrust #57080- Operating ...</b>		<b>-9,152.32</b>
Bill	49768 33391 10...	09/30/2021		531.301 · Electric	-22.16	22.16
Bill	54597 97520 10...	09/30/2021		531.307 · Street Lights	-738.22	738.22
Bill	81265 66398 10...	09/30/2021		531.307 · Street Lights	-3,933.28	3,933.28
Bill	01943 81210 10...	09/30/2021		531.307 · Street Lights	-2,569.72	2,569.72
Bill	04958 52241 10...	09/30/2021		531.307 · Street Lights	-1,386.44	1,386.44
Bill	05020 44162 10...	09/30/2021		531.307 · Street Lights	-502.50	502.50
TOTAL					-9,152.32	9,152.32
<b>Bill Pmt -Check</b>	<b>10609</b>	<b>10/20/2021</b>	<b>PASCO COUNTY UTILITIES S...</b>	<b>101.002 · Suntrust #57080- Operating ...</b>		<b>-4,538.02</b>
Bill	15609742	09/30/2021		536.301 · Irrigation - Reclaimed Water	-4.90	4.90
Bill	15609736	09/30/2021		536.301 · Irrigation - Reclaimed Water	-2.80	2.80
Bill	15609735	09/30/2021		536.301 · Irrigation - Reclaimed Water	-23.10	23.10
Bill	15609734	09/30/2021		536.301 · Irrigation - Reclaimed Water	-102.90	102.90
Bill	15609733	09/30/2021		536.321 · Utility service - Pool	-215.54	215.54
Bill	15609732	09/30/2021		536.301 · Irrigation - Reclaimed Water	-9.99	9.99
Bill	15609731	09/30/2021		536.301 · Irrigation - Reclaimed Water	-96.60	96.60
Bill	15609730	09/30/2021		536.301 · Irrigation - Reclaimed Water	-46.90	46.90
Bill	15609729	09/30/2021		536.301 · Irrigation - Reclaimed Water	-162.40	162.40
Bill	15609728	09/30/2021		536.301 · Irrigation - Reclaimed Water	-168.70	168.70
Bill	15609727	09/30/2021		536.301 · Irrigation - Reclaimed Water	-72.10	72.10
Bill	15609726	09/30/2021		536.301 · Irrigation - Reclaimed Water	-28.70	28.70
Bill	15609724	09/30/2021		536.301 · Irrigation - Reclaimed Water	-21.70	21.70
Bill	15609723	09/30/2021		536.301 · Irrigation - Reclaimed Water	-33.60	33.60
Bill	15609721	09/30/2021		536.301 · Irrigation - Reclaimed Water	-117.60	117.60
Bill	15609720	09/30/2021		536.301 · Irrigation - Reclaimed Water	-628.60	628.60
Bill	15609719	09/30/2021		536.301 · Irrigation - Reclaimed Water	-246.40	246.40
Bill	15609746	09/30/2021		536.301 · Irrigation - Reclaimed Water	-41.30	41.30
Bill	15609744	09/30/2021		536.301 · Irrigation - Reclaimed Water	-58.80	58.80

**TSR CDD**  
**Check Detail**  
**October 2021**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	15609737	09/30/2021		536.301 · Irrigation - Reclaimed Water	-172.57	172.57
Bill	15609738	09/30/2021		536.321 · Utility service - Pool	-440.42	440.42
Bill	15609739	09/30/2021		536.301 · Irrigation - Reclaimed Water	-268.80	268.80
Bill	15609740	09/30/2021		536.301 · Irrigation - Reclaimed Water	-181.30	181.30
Bill	15610691	09/30/2021		536.301 · Irrigation - Reclaimed Water	-4.20	4.20
Bill	15610690	09/30/2021		536.301 · Irrigation - Reclaimed Water	-111.30	111.30
Bill	15610689	09/30/2021		536.301 · Irrigation - Reclaimed Water	-312.20	312.20
Bill	15610688	09/30/2021		536.301 · Irrigation - Reclaimed Water	-4.20	4.20
Bill	15612570	09/30/2021		536.301 · Irrigation - Reclaimed Water	-62.30	62.30
Bill	15612569	09/30/2021		536.301 · Irrigation - Reclaimed Water	-112.00	112.00
Bill	15612568	09/30/2021		536.301 · Irrigation - Reclaimed Water	-42.70	42.70
Bill	15610721	09/30/2021		536.301 · Irrigation - Reclaimed Water	-413.70	413.70
Bill	15610720	09/30/2021		536.301 · Irrigation - Reclaimed Water	-64.40	64.40
Bill	15610719	09/30/2021		536.301 · Irrigation - Reclaimed Water	-116.20	116.20
Bill	15609745	09/30/2021		536.301 · Irrigation - Reclaimed Water	-149.10	149.10
TOTAL					-4,538.02	4,538.02
<b>Bill Pmt -Check</b>	<b>10610</b>	<b>10/20/2021</b>	<b>WRATHELL, HUNT &amp; ASSOCI...</b>	<b>101.002 · Suntrust #57080- Operating ...</b>		<b>-7,970.42</b>
Bill	2021-0219	10/19/2021		513.100 · District Management	-3,505.84	3,505.84
				513.310 · Assessment Roll Preparation	-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
<b>Bill Pmt -Check</b>	<b>10611</b>	<b>10/20/2021</b>	<b>WTS INTERNATIONAL, LLC.</b>	<b>101.002 · Suntrust #57080- Operating ...</b>		<b>-190.00</b>
Bill	12324349	09/30/2021		538.122 · Program Incentives	-190.00	190.00
TOTAL					-190.00	190.00
<b>Bill Pmt -Check</b>	<b>10612</b>	<b>10/27/2021</b>	<b>DEPARTMENT OF ECONOMIC...</b>	<b>101.002 · Suntrust #57080- Operating ...</b>		<b>-175.00</b>
Bill	85278	10/26/2021		519.540 · Annual District Filing Fee	-175.00	175.00
TOTAL					-175.00	175.00
<b>Bill Pmt -Check</b>	<b>10613</b>	<b>10/27/2021</b>	<b>DUKE ENERGY</b>	<b>101.002 · Suntrust #57080- Operating ...</b>		<b>-1,652.24</b>
Bill	75898 62249 10...	10/26/2021		531.307 · Street Lights	-1,652.24	1,652.24



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11/24/21

**TSR CDD**  
**Check Detail**  
 October 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL					-1,652.24	1,652.24
<b>Bill Pmt -Check</b>	<b>10614</b>	<b>10/27/2021</b>	<b>HOPPING, GREEN &amp; SAMS</b>	<b>101.002 · Suntrust #57080- Operating ...</b>		<b>-2,922.44</b>
Bill	125422	09/30/2021		514.007 · District Counsel	-2,922.44	2,922.44
TOTAL					-2,922.44	2,922.44
<b>Bill Pmt -Check</b>	<b>10615</b>	<b>10/27/2021</b>	<b>INTEGRA REALTY RESOURCES</b>	<b>101.002 · Suntrust #57080- Operating ...</b>		<b>-850.00</b>
Bill	148-2021-0831...	10/26/2021		514.007 · District Counsel	-850.00	850.00
TOTAL					-850.00	850.00
<b>Bill Pmt -Check</b>	<b>10616</b>	<b>10/27/2021</b>	<b>KOMPAN, INC</b>	<b>101.002 · Suntrust #57080- Operating ...</b>		<b>-284.20</b>
Bill	SP106364-2	10/26/2021		572.414 · Amenity Repair & Maint Service	-284.20	284.20
TOTAL					-284.20	284.20
<b>Bill Pmt -Check</b>	<b>10617</b>	<b>10/27/2021</b>	<b>TIGER PRINTING GROUP</b>	<b>101.002 · Suntrust #57080- Operating ...</b>		<b>-1,101.60</b>
Bill	102221-1	10/26/2021		538.602 · Roads & Sidewalk Maintenance	-1,101.60	1,101.60
TOTAL					-1,101.60	1,101.60
<b>Bill Pmt -Check</b>	<b>10618</b>	<b>10/27/2021</b>	<b>TIMES PUBLISHING COMPANY</b>	<b>101.002 · Suntrust #57080- Operating ...</b>		<b>-1,147.50</b>
Bill	0000176733-01	09/30/2021		513.801 · Legal Advertising	-1,147.50	1,147.50
TOTAL					-1,147.50	1,147.50
<b>Bill Pmt -Check</b>	<b>10619</b>	<b>10/27/2021</b>	<b>WTS INTERNATIONAL, LLC.</b>	<b>101.002 · Suntrust #57080- Operating ...</b>		<b>-6,637.48</b>
Bill	12324450	10/26/2021		538.121 · Amenity Management	-6,637.48	6,637.48
TOTAL					-6,637.48	6,637.48

# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **6**

**DRAFT**

**MINUTES OF MEETING  
TSR  
COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the TSR Community Development District held a Regular Meeting on November 10, 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
Tim Green	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Cleo Adams	Assistant District Manager
Alyssa Willson (via telephone)	District Counsel
Brian Wilkes	District Engineer
Mark Yahn	SunScape Consulting, Inc. (SCI)
Peter Soety (via telephone)	SunScape Consulting, Inc. (SCI)
Gary Hawkins (via telephone)	Down to Earth Landscape & Irrigation (DTE)
Renee Hlebak	WTS Starkey Ranch Lifestyle Director
Nikole Desclafani	WTS Starkey Ranch Lifestyle Coordinator
Ray Celisa	Resident
Ben Devivo	Resident
Kurt Naser	Resident
Dave Deenihan	Resident
Linda Deenihan	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 5:01 p.m. All Supervisors were present, in person.

**SECOND ORDER OF BUSINESS**

**Public Comments [3 minutes per person]**

Resident Ray Celisa, representing his fellow neighbors, asked for two speed limit signs to be installed near Anclote Preserve and to the roundabout, because a speeding car stopped

42 inches from a child on Halloween. This requested signage would be in addition to the current  
43 sign and help deter speeding and hopefully enable police to enforce the speed limit.

44 Resident Ben Devivo voiced concern about whether the Rangeland Bridge was property  
45 constructed, as his neighbor discussed at the last meeting, and the possibility that assessments  
46 might be imposed on homeowners to properly reconstruct the bridge surface. He suggested  
47 engaging an Engineering firm, not York Bridges, to analyze whether the bridge surface was  
48 properly constructed.

49 A Board Member asked Mr. Adams when the Florida Department of Transportation  
50 (FDOT) is expected to inspect the bridge. Mr. Adams stated the FDOT was engaging another  
51 consultant to conduct bridge inspections soon, which covers the request for a third party to  
52 analyze the bridge.

53 Resident Kurt Naser echoed concern about the wooden bridge in Esplanade and  
54 preparing for the expense to replace it with long-lasting hearty plank material once the  
55 construction period is done. He felt that homeowners and the CDD should not incur this  
56 unnecessary expense. He believed it should never have been built using wooden material and  
57 the construction trucks damaged the surface material.

58 Resident Dave Deenihan asked when residents would be able to use the fire pit near the  
59 Whitfield pool. Welcome Center Staff told him they were waiting on the final inspection. He  
60 was given the business card of Ms. Hlebak, WTS Starkey Ranch Lifestyle Director, to contact.  
61 Ms. Desclafani would send an update to Mr. Adams to email the Board.

62

63 **THIRD ORDER OF BUSINESS**

**Consideration of Estimates for Turf  
Replacement Areas Along with  
Corresponding Herbicide Application**

65

66

67

**A. Turf Replacement – Travis Resmondo Sod, Inc.**

68

**I. Lake Blanche Estimate #7438**

69

**II. Whitfield Preserve Pocket Parks Estimate #7456**

70

**III. Monroe Commons Estimate #9172**

71

**IV. Rangeland East Estimate #7454**

72

**V. Rangeland West Estimate #7447**

73

**B. Herbicide Applications – Down to Earth Landscape and Irrigation**

- 74 I. Lake Blanche Estimate #10518  
75 II. Whitfield Preserve Pocket Parks Estimate #10578  
76 III. Monroe Commons Estimate #10569  
77 IV. Rangeland East Estimate #10572  
78 V. Rangeland West Estimate #10574

79 Mr. Yahn recalled the Board wanting to revisit these proposals, which identified  
80 problem areas, and stated that herbicide would be applied to “get a good kill” on the weeds,  
81 before installing new sod.

82 Mr. Yahn responded to questions about timing, materials and budget, and  
83 recommended installation in December or January, when it is cooler and drier. He discussed a  
84 recent inspection and expressed a preference for drought resistant zoysia grass in parks with a  
85 lot of foot traffic.

86 Mr. Adams confirmed that \$120,000 was budgeted. The Board agreed to begin with the  
87 Whitfield Preserve Pocket Parks (Whitfield) and Monroe Commons and defer the others. A  
88 Board Member suggested using the funds contributed by the Starkey Ranch Master Property  
89 Owner’s Association, Inc. (SRMPOA) The herbicide project would commence in December and  
90 the sod would be installed in January 2022.

91 Discussion ensued regarding the following:

- 92 ➤ Installing bahia sod at Rangeland but it is not cost effective due to its short life span and  
93 is better for retention pond banks.  
94 ➤ Sod replacement at Rangeland East was about three years ago.  
95 ➤ Suggestion to use the SRMPOA funds to offset costs.  
96 ➤ Having Welcome Center staff install caution tape or signs.  
97 ➤ Informing residents of park closings for six weeks and monitoring the area.

98 Mr. Hawkins confirmed that only the pocket parks listed below need sod replacement.

99 Mr. Yahn was asked to investigate and report if the bahia sod at Rangeland East is a sod  
100 or installation issue and if it makes sense to reduce some of the bed areas and lay more turf in  
101 the common areas at Monroe Commons to provide more playing surface. Mr. Hawkins clarified  
102 that the Whitfield Pocket Parks are at each end of Barbour Trail.

103 Ms. Comella and Mr. Silber presented a motion and during discussion it was modified to  
104 include the optional SCI contract provision to provide Management Services, which Mr. Yahn

105 presented, as these projects exceeded a certain threshold. Mr. Yahn discussed SCI offering to  
106 reduce the typical 8.5% amount to 5% of the project amount and explained that SCI's services  
107 include managing the project from preparation through to the warranty period.

108

109 **On MOTION by Ms. Comella and seconded by Mr. Silber, with Ms. Comella, Mr.**  
110 **Silber, Mr. Call and Mr. Green in favor and Mr. Liquori dissenting, 1) Travis**  
111 **Resmondo Sod, Inc. Estimates #7456 and #9172 to install Empire Zoysia sod at**  
112 **the Whitfield Preserve Pocket Parks, in a not-to-exceed amount of \$10,158.00,**  
113 **and at Monroe Commons, in a not-to-exceed amount of \$51,600.00, 2) Down**  
114 **to Earth Landscape and Irrigation Estimates #10578 and #10569 for herbicide**  
115 **application at the Whitfield Preserve Pocket Parks, in a not-to-exceed amount**  
116 **of \$338.60, and at Monroe Commons, in a not-to-exceed amount of \$1,720.00,**  
117 **for a combined not-to-exceed amount of \$63,816.60, and 3) SunScape**  
118 **Consulting, Inc. 5% Project Management fee, in a not-to-exceed amount of**  
119 **\$3,190.83, for a combined not-to-exceed amount of \$67,007.43, was approved.**  
120 **[Motion passed 4-1]**

121

122

123 Mr. Liquori stated his belief that the Pocket Parks are an issue but he dissented because  
124 he did not think the Board did a good enough job verifying its worth for the entire community.

125 Mr. Yahn suggested the Board engage SCI to manage the plant replacement project, at  
126 the 8.5% fee, and voiced his opinion that it was not necessary for arbor care, as the Arborist is  
127 on site. The Board was referred to Page 41, which indicated \$50,649 was approved last month  
128 for this project. Discussion ensued regarding negotiating the SCI fee, what service is involved,  
129 delaying pine straw application to January and a suggestion to insert a new budget line item  
130 next year for professional service fees because sod funds were being used to offset costs.

131 Mr. Call calculated \$3,172.54 as the cost to oversee plant replacement only, not the  
132 entire project.

133 Mr. Deenihan asked for the purpose of incurring additional fees to oversee vendors who  
134 should already be doing the job correctly. Mr. Yahn voiced his opinion that contractors and  
135 crews behave differently and provide better quality materials and installation techniques when  
136 SCI is managing projects. He noted that the crew is not the same as the crew performing day-  
137 to-day services.

138 Mr. Yahn stated he would amend the SCI contract to commit to oversee any turf  
139 projects in the future for 5% and at 7.5% for all Project Management Services for large projects  
140 for Starkey Ranch, instead of 8.5%. He would transmit the amended contract to Mrs. Adams.

141

142 **On MOTION by Mr. Liquori and seconded by Ms. Comella, with all in favor,**  
143 **retaining Mr. Yahn for Project Management Services to oversee both plant and**  
144 **tree projects approved at the last meeting, at 7.5%, for a total of \$3,798.67,**  
145 **was approved.**

146

147

148 Mr. Silber asked Mr. Yahn for an update on his efforts working with Down to Earth (DTE)  
149 on labor and staffing issues. Mr. Yahn stated that conversations transpired since July. DTE has  
150 a new Regional Manager and was having labor issues. He commended Mr. Hawkins for his  
151 resiliency moving forward despite crew turnover and labor shortage issues since last winter.

152 Mr. Yahn noted the Request for Proposals (RFP) crew list quoted 16 as the average;  
153 however, SCI believes 20 are needed. During the recent meeting, several matters were  
154 addressed and DTE committed to SCI's requests and provided a revised crew list of 14, plus two  
155 additional irrigation crew members, designated Mr. Hawkins as a dedicated Site Manager. DTE  
156 would add more crew members proportionate to the additional tracks conveyed to the CDD in  
157 March, April and May and, by summer, have a crew of 20. SCI plans to request a rotating roster  
158 every season and, upon receipt, it would be sent to District Staff.

159 Mr. Yahn stated that his recent inspection noted Section 1 looked a lot better and last  
160 month's inspection of Section 2 was much better than July, when conditions escalated. He  
161 stated that DTE showed good faith in spending a lot in overtime but questioned if it is  
162 productive if the crew is not familiar with the site.

163 Discussion ensued regarding perennial peanut, herbicides, items in the winter schedule  
164 and reconsidering awarding more business to DTE when DTE cannot keep up with its duties.  
165 Mr. Yahn stated it was not necessarily premature to make a claim.

166 Resident Linda Deenihan stated that, during her morning walk a few weeks ago, she  
167 observed two female crew members working hard at Cunningham Park and a male crew  
168 member sitting in his golf cart playing games on his phone for over 30 minutes. Mr. Yahn  
169 welcomed the comment and stated he would discuss this with DTE Management and, even if  
170 the current crew roster is resolved, there should be some sort of financial reconciliation to the

171 CDD. Mr. Silber stated he wanted to discuss several DTE issues with Mr. Yahn this week. A  
172 Board Member suggested revisiting the DTE contract and, if needed, executing the termination  
173 clause in the contract, if DTE is not meeting its requirements.

174

175 **FOURTH ORDER OF BUSINESS**

**Discussion: Follow up on Traffic Request  
from Prior Meeting.**

176

177

178 Mr. Wilkes stated he was working on the design to stripe the cross walk at the Welcome  
179 Center to provide to contractors. He was having difficulty obtaining estimates without a design  
180 and most contractors are busy and unavailable. He would provide Mr. Adams with the list of  
181 resources to discuss design.

182 Mr. Wilkes stated he would provide updates on the continuing discussions with the  
183 Pasco County Traffic Operations and Facilities Management Departments about whether the  
184 County would cost share for pedestrian safety improvements at Heart Pine Avenue and Long  
185 Spur. This item will remain on the agenda.

186

187 **FIFTH ORDER OF BUSINESS**

**Update: Welcome Center Lease Agreement  
Between Developer and CDD**

188

189

190 Mr. Call stated the Developer did not send the draft lease to Ms. Willson. He suggested  
191 looking for other locations in case leasing is not an option. Mr. Adams asked if the Board  
192 wanted to make arrangements to use CDD-owned on-site property. Discussion ensued about  
193 whether to consider utilizing a portion of Cunningham Park or to build or expand an existing  
194 structure, the Developer wanting the CDD to lease more space than needed, Mr. Liquori  
195 showing Ms. Comella available areas to build and designating Ms. Comella to work with the  
196 District Engineer on alternatives, in the next few months. This item will remain on the agenda.

197

198 **On MOTION by Mr. Call and seconded by Mr. Green, with Mr. Call, Mr. Green,  
199 Ms. Comella and Mr. Liquori in favor and Mr. Silber dissenting, designating Ms.  
200 Comella to work with Mr. Wilkes to look at the Site Plan for Cunningham CDD-  
201 owned land and provide scenarios, in the next few months, was approved.  
202 [Motion passed 4-1]**

203

204



205 Ms. Comella asked Mr. Silber why he dissented and if he wanted the position. Mr. Silber  
206 stated his reason for dissenting was because of what was discussed tonight and possible  
207 conversations that may have occurred outside of a meeting, besides hearing that “the CDD is  
208 going to have to rent that facility”. Ms. Comella confirmed that nothing about renting, building  
209 or costs were discussed and that Mr. Silber misunderstood the discussion. Mr. Silber stated that  
210 he hoped so. Mr. Call stated that the situation arose as both were attending a publically noticed  
211 meeting, after which, in response to Ms. Comella’s question of going about building another  
212 building, he showed her where all the utilities were for the various building pads. He did not  
213 believe this was a conflict of interest considering his position.

214 Ms. Willson stated, as the CDD moves through this process and to ensure all  
215 requirements of the Sunshine Law are met, she recommended advertising a workshop before  
216 or after a CDD meeting, which would give multiple interested Supervisors the opportunity to  
217 walk and view any portions of the property and discuss the CDD’s potential options.

218

219 **SIXTH ORDER OF BUSINESS**

**Continued Discussion: Traffic Enforcement  
Agreement with Pasco County**

220

221

222 Mr. Adams stated that the Pasco County Attorney’s office required CDD information,  
223 such as defining the level of service in coordination with the Sheriff’s Department, and for Mr.  
224 Wilkes to provide a certification that all traffic markings and signage are to County code. If the  
225 County deems the CDD qualified, the County would prepare a form of Agreement to the CDD,  
226 which must be presented to the County Commissioners for approval. Once the Agreement is  
227 executed, the County would be in the position of traffic enforcement over all CDD-owned roads  
228 claimed by the County. This would be a lengthy process. Upon receipt of a draft Agreement  
229 from the County Attorney’s Office, similar to Meadow Point III, the Agreement and the service  
230 plan would be presented to the Board.

231 Mr. Adams reported that Meadow Brooks’ Management conveyed that they were  
232 happy with their program for which an Agreement was entered into in 2009. Meadow Brooks  
233 budgeted \$8,800 a month, or \$106,000 a year. Although he did not know what level of service  
234 they selected, Meadow Brooks CDD is comparable to the TSR CDD in size and its roadways.

235

## 236 SEVENTH ORDER OF BUSINESS

Continued Discussion: Traffic Enforcement  
with Off Duty Officers237  
238239 • **Financial Comparison – FHP and Pasco County**

240 Mr. Adams presented the Financial Comparison Report. Discussion ensued regarding  
241 defining the level of service, the budget and off-duty patrol services. Until the Traffic  
242 Enforcement Agreement is executed, the Sheriff would only patrol County-owned roads as  
243 reflected on the County Appraiser’s website, which could take longer than 60 days due to the  
244 process involved. Everyone was encouraged to attend County Commission meetings and  
245 request additional traffic control in the neighborhoods, if they do not think it is sufficient.

246 Mr. Deenihan was concerned about the CDD taking on extra expenses, when  
247 homeowners repeatedly complain about the issue but do not attend the County Commission  
248 meetings, and the Sherriff reassigning day patrols.

249 Discussion ensued regarding possibly asking the Florida Highway Patrol (FHP) to provide  
250 once a month service, if it would charge the CDD the same cost as Pasco County.

251

**MOTION by Mr. Silber and seconded by Mr. Liquori, with all in favor,  
authorizing Mr. Adams to implement program for Pasco County Sheriff to  
provide off-duty patrols in the CDD once a week, was approved.**

252

253

254

255

256

## 257 EIGHTH ORDER OF BUSINESS

Consideration of Letter Agreement  
Regarding Donation of Excess Starkey  
Ranch Master Property Owners’  
Association, Inc. Funds

258

259

260

261

262 Ms. Willson stated that she discussed this matter with Mr. Call. The SRMPOA recently  
263 approved donating excess funds to the CDD for operation and maintenance (O&M) expenses of  
264 its public infrastructure, that the CDD would otherwise fund by assessments. The CDD  
265 Accountant must determine whether the CDD has to pay taxes on this amount.

266

**MOTION by Ms. Comella and seconded by Mr. Call, with all in favor, accepting  
the Starkey Ranch Master Property Owner’s Association, Inc., \$289,500  
donation to the TSR Community Development District, was approved.**

267

268

269

270

271

272 Ms. Comella asked if the donated funds could be used towards constructing a building,  
273 instead of O&M of the property, as stated in the letter. Ms. Willson stated that the CDD could  
274 request a change to the terms of the Letter Agreement; however, its purpose was to  
275 supplement the CDD's O&M budget. A Board Member noted SRMPOA's desire for the donated  
276 funds to go towards reserves or the O&M budget.

277

278 **NINTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements as of September 30, 2021**

279

280

281 Mr. Adams presented the Unaudited Financial Statements as of September 30, 2021.

282 The financials were accepted.

283

284 **TENTH ORDER OF BUSINESS**

**Approval of October 13, 2021 Regular  
Meeting Minutes**

285

286

287 Mr. Adams presented the October 13, 2021 Regular Meeting Minutes. The following  
288 changes were made:

289 Lines 59, 339 and 348: Change "Liquori" to "Call"

290 Line 60: Change "and bricks are" to "is"

291 Line 301: Change "Call" to "Adams"

292 Line 302: Delete "Ms. Comella and"

293 Line 302: Change "terms were" to "budget was"

294 Line 348: Insert "gavin" after "installing"

295 Line 350: Change "Woodfield" to "Whitfield" and "Park Pine" to "Part Time Avenue"

296 Line 488: Change "Call" to "Silber"

297

298 **On MOTION by Mr. Liquori and seconded by Mr. Call, with all in favor, the**  
299 **October 13, 2021 Regular Meeting Minutes, as amended, were approved.**

300

301

302 **ELEVENTH ORDER OF BUSINESS**

**Action & Completed Items**

303

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

305 Items 5, 7, 8, 9, 10, 11, 12, 13, 15 and 16 were completed.

306

307 **TWELFTH ORDER OF BUSINESS** **Staff Reports**

308

309 **A. District Counsel: *Hopping Green & Sams, P.A.***310 **I. Ratification of Kutak Rock LLP Transition Letter**311 **II. Consideration of Kutak Rock LLP Fee Agreement**

312 Ms. Willson presented the letter regarding transition from Hopping Green & Sams, P.A.  
313 (HGS) Special District Practice Group to Kutak Rock LLP (Kutak Rock) for District Counsel  
314 Services and an updated Retention and Fee Agreement, which included the ability to  
315 subcontract for other legal services to individuals who used to be with HG&S, upon consent.  
316 November 12, 2021 would be the last day under HGS and Kutak Rock would commence work  
317 on November 15, 2021; Ms. Willson would execute the Fee Agreement then.

318

319 **On MOTION by Mr. Call and seconded by Mr. Green, with all in favor, the Kutak**  
320 **Rock LLP Transition Letter was ratified and the Updated Kutak Rock LLP**  
321 **Retention and Fee Agreement was approved.**

322

323

324 The Fee Agreement signature page would be forwarded to Ms. Willson to execute; in  
325 turn, she would forward the fully executed document to the CDD.

326 Mr. Call stated he expected to receive a draft of the County Agreement to allow for the  
327 trail access into the Wilderness Preserve within the next few weeks; it should be on the  
328 December agenda for consideration.

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

330 There was no report.

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

- 332 • **NEXT MEETING DATE: December 1, 2021 at 5:00 p.m.**

- 333 ○ **QUORUM CHECK**

334 The next meeting will be held on December 1, 2021.

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

336 Ms. Hlebak presented the WTS Monthly Summary Report and discussed recent and  
337 upcoming events. She reported the following:

- 338 ➤ McWilliams & Sons servicing the restrooms mini-split air conditioners at the pools and  
339 parks recently quoted \$10,427 to replace the men's room unit at Homestead Park, which could

340 no longer be repaired. The cost to rerun the lines for the two units at Cunningham Park,  
341 including labor, is \$984.

342 Ms. Hlebak was asked to obtain additional quotes to replace the air conditioning unit  
343 and warranty information. Discussion ensued regarding if the existing equipment is under  
344 warranty. Mr. Call suggested proceeding in order to maintain the equipment.

345

346 **On MOTION by Mr. Call and seconded by Mr. Liquori, with all in favor,**  
347 **engaging McWilliams & Sons to replace the line voltage air conditioning units**  
348 **at Cunningham Park, in a not-to-exceed amount \$984, was approved.**

349

350

351 ➤ Obtaining quotes as the current pool access card system had issues because it exceeded  
352 its 3,000 user threshold.

353 ➤ The Bike Park Grand Opening event was schedule for November 20, 2021.

354 Ms. Desclafani discussed the Friendsgiving adult social event.

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

356 Mr. Adams stated SOLitude emailed a comprehensive Lake Management Report to the  
357 Board.

358

359 **FOURTEENTH ORDER OF BUSINESS**

**Supervisors' Requests**

360

361 Mr. Call stated he was still not copied on the SCI report on DTE. Mrs. Adams would have  
362 Mr. Yahn add the Board Members to the distribution list.

363 Mr. Call asked Mrs. Adams to verify if DTE is doing a top choice application at Monroe  
364 Commons to address fire ants.

365

366 **FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

367

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

369

370 **On MOTION by Mr. Call and seconded by Mr. Silber, with all in favor, the**  
371 **meeting adjourned at 7:39 p.m.**

372  
373  
374  
375  
376  
377  
378

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Secretary/Assistant Secretary

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Chair/Vice Chair

# **TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

# **7**

**TSR CDD  
ACTION & COMPLETED ITEMS LIST  
11.10.21 FOR 12.01.21 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	01.13.21	<b>ACTION</b>	Staff/Mr. Call reviewing road turnovers and release of maintenance bonds and preparing map of the same. <b>04.14.21</b> If not turned over to County, Staff to get proposals to restripe for Fiscal Year 2022 budget.	X			
2	2.10.21	<b>ACTION</b>	Staff to ensure that the Heidt plan and as-built drawings are exhibits to proposal for M11-A washout repairs. <b>04.14.21</b> Heidt to review upon project completion. <b>05.12.21</b> Staff waiting on survey to be completed. <b>08.11.21</b> Project would commence after rainy season. <b>10.13.21</b> Staff received surveys; project would commence in three months.	X			
3	07.14.21	<b>AGENDA</b>	Mr. Adams to include purchasing the vacant parcel east of Publix, including cost as per the Developer. <b>08.11.21</b> Developer is donating the property and in the process of establishing a value of the donation, not a sale. <b>09.08.21</b> Ms. Willson to work with Mr. ___ to ensure donating is in the correct format. With regard to tax liability, the Real Estate Counsel will need to review documents.	X			
4	08.11.21	<b>AGENDA</b>	Mr. Silber designated to work with District Staff to negotiate leasing the Starkey Ranch Welcome Center. <b>10.13.21</b> Combined Action Item #13. Mr. Call to send Ms. Willson Welcome Center Lease, upon receipt. <b>11.10.21</b> Ms. Comella to work with Mr. Wilkes to review site plan for Cunningham CDD owned land and provide scenarios to build to the Board in the next couple of months.	X			
5	08.11.21	<b>AGENDA</b>	Mr. Wilkes to provide a list of areas to determine if a cross-walk was needed and for him to report back at the next meeting. <b>10.13.21</b> Staff collecting other items; work in progress. <b>11.10.21</b> Mr. Wilkes preparing designs and would provide Mr. Adams a list of resources and provide updates with Pasco County regarding cost share for pedestrian safety improvements.	X			
6	10.13.21	<b>ACTION</b>	Ms. Hlebak to copy Mr. Silber on emails regarding when SMARTSolutions is expected onsite, as he wanted to witness setup. <b>11.10.21</b> Waiting on COI before forwarding Agreement to Ms. Willson and submit invoice for deposit and schedule project.	X			



**TSR CDD  
ACTION & COMPLETED ITEMS LIST  
11.10.21 FOR 12.01.21 MEETING**

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
7	11.10.21	<b>ACTION</b>	Ms. Hlebak to order signs for the fire pit, as the amenity policy would likely be adopted at the next meeting.	X			
8	11.10.21	<b>ACTION</b>	Ms. Desclafani to send status update of fire pit inspection to Mr. Adams to email to the Board.	X			
9	11.10.21	<b>ACTION</b>	Mr. Yahn to investigate if the Bahia sod at Rangeland East is a sod or installation issue, and if it made sense to reduce some of the beds and lay more turf in the common areas at Monroe Common, and report back to the Board.	X			
10	11.10.21	<b>ACTION</b>	Mr. Yahn, to amend SunScapes contract and provide Management Services for any turf projects at 5% and for large project at 7.5%	X			
11	11.10.21	<b>ACTION</b>	Mr. Yahn to discuss incident of DTE Staff playing games on their phones.	X			
12	11.10.21	<b>ACTION</b>	Mr. Adams to revisit DTE contact determine number of crew dedicated to TSR, and if needed, execute the termination clause.	X			
13	11.10.21	<b>ACTION/AGENDA</b>	Mr. Adams to define level of services and Mr. Wilkes to provide a certification that all traffic marking and signage are to county code before Pasco County would execute a Traffic Enforcement Agreement with the CDD.	X			
14	11.10.21	<b>ACTION</b>	Mr. Adams to implement Pasco County Sheriff Office to provide off-duty patrol to the CDD once a week.	X	X		
15	11.10.21	<b>ACTION</b>	CDD Accountant to determine if the District would have to pay taxes on the \$289,500 the Master Property Owner's Association donated.	X			
16	11.10.21	<b>ACTION</b>	Mr. Adams to forward the signature page of the Kutak Rock Fee Agreement, to Ms. Willson to execute. Ms. Willson to forward completed executed document to the Board.	X			
17	11.10.21	<b>ACTION/AGENDA</b>	Include on the December agenda, a Draft of the County Agreement allowing trail access into the Wilderness Preserve	X			
18	11.10.21	<b>ACTION/AGENDA</b>	Ms. Hlebak to obtain additional proposals to replace air conditioning unit in the men's restroom at Homestead Park, and provide warranty information at the next meeting.	X			

**TSR CDD  
ACTION & COMPLETED ITEMS LIST  
11.10.21 FOR 12.01.21 MEETING**

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
19	11.10.21	<b>ACTION</b>	Mrs. Adams to have Mr. Yahn add Board Member names to the distribution list when sending report.	X	X		
20	11.10.21	<b>ACTION</b>	Mrs. Adams to verify if DTE was doing top choice application at Monroe Commons to address fire ants.	X			

**TSR CDD  
ACTION & COMPLETED ITEMS LIST  
11.10.21 FOR 12.01.21 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	3.10.21	<b>ACTION</b>	DTE Estimate #1013 to be deferred to 2022 budget; trim dead off existing pines.			X	06.09.21
2	3.10.21	<b>ACTION</b>	DTE Estimate #4387 to be deferred to summer 2021.			X	06.09.21
3	3.10.21	<b>ACTION</b>	DTE Estimate #4392 to be revisited- review options, size.			X	06.09.21
4	3.10.21	<b>ACTION</b>	DTE Estimate #4396 to be rewritten with turf, added to Agenda.			X	06.09.21
5	04.14.21	<b>ACTION</b>	Mr. Adams to coordinate with Accounting to include monthly check runs in the agenda package.			X	06.09.21
6	04.14.21	<b>ACTION</b>	Mrs. Adams to coordinate DTE straightening the tree in front of the Welcome Center. <b>05.12.21</b> 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
7	04.14.21	<b>ACTION/AGENDA</b>	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. <b>05.12.21</b> Staff to provide backup materials to include in the agenda package.			X	06.09.21
8	04.14.21	<b>ACTION</b>	Mr. Adams to discuss with DTE the issue of cutting the lake banks down to the dirt at Albritton park. <b>05.12.21</b> Staff obtaining proposals from DTE, the Builder should incur these costs.			X	06.09.21
9	04.14.21	<b>ACTION</b>	Mr. Call to engage Developer in discussions about repairing drains and replacing downed traffic signs and if no response work with Ms. Wilson. <b>05.12.21</b> Mr. Adams to review drain boxes in alleyways with Mr. Call.			X	06.09.21
10	05.12.21	<b>ACTION</b>	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
11	05.12.21	<b>ACTION</b>	Mr. Hawkins to inspect area of Rangeland Blvd. where the reclaimed water pressure was low.			X	06.09.21
12	05.12.21	<b>ACTION</b>	Mr. Adams to add "turf replacement" line item and designate \$150,000 to proposed budget.			X	06.09.21

**TSR CDD  
ACTION & COMPLETED ITEMS LIST  
11.10.21 FOR 12.01.21 MEETING**

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
13	05.12.21	<b>ACTION</b>	Staff to prepare list of upcoming projects and discuss with the proposed budget at the next meeting.			X	06.09.21
14	05.12.21	<b>ACTION</b>	Mr. Adams to remove costs of deferred Action Items 10-13 from the FY2022 Landscape Work Order Summary Sheet.			X	06.09.21
15	05.12.21	<b>ACTION</b>	Ms. Murphy to send the Board, year-to-date expenses and next year's projections for Amenity Staff.			X	06.09.21
16	05.12.21	<b>ACTION</b>	The Board directed Staff to return to pre-COVID policies.			X	06.09.21
17	04.14.21	<b>ACTION</b>	Mr. Adams to engage Structural Engineer to inspect & obtain cost for bridge repairs. <b>05.12.21</b> 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. <b>06.09.21</b> Structural Engineer engaged; working on structural drawings.			X	07.14.21
18	05.12.21	<b>ACTION/AGENDA</b>	Mr. Adams to include Audit in the June or July agenda once received.			X	07.14.21
19	05.12.21	<b>ACTION</b>	Mrs. Adams to contact Trapper to notify hog sightings regularly at Cunningham Park, 5:00 a.m. on the weekend.			X	07.14.21
20	06.09.21	<b>ACTION</b>	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. <b>07.14.21</b> Mr. Adams to add "Off Duty Patrol" line item to the Fiscal Year 2022 budget.			X	07.14.21
21	06.09.21	<b>ACTION</b>	Mr. Adams to include the maintenance of a fourth park, Albritton Park to the Fiscal Year 2022 budget.			X	07.14.21
22	06.09.21	<b>ACTION</b>	Mr. Adams to investigate solar options for TSR and report his findings.			X	07.14.21
23	06.09.21	<b>ACTION</b>	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
24	06.09.21	<b>ACTION</b>	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

**TSR CDD  
ACTION & COMPLETED ITEMS LIST  
11.10.21 FOR 12.01.21 MEETING**

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
25	06.09.21	<b>ACTION</b>	July 4 <sup>th</sup> fireworks: Mr. Adams to investigate whether nonresidents could be deterred from attending the event on CDD property.			X	07.14.21
26	01.13.21	<b>ACTION</b>	Mr. Adams to review paving schedule, inspect roads into Whitfield Park, parking spaces, crosswalks, etc., and have "Lake Blanche Avenue" sign corrected to "Lake Blanche Drive" <b>04.14.21</b> Mr. Adams to forward the County link to determine road ownership to the Board and, if CDD owned, obtain and include proposals to restripe in the FY 2022 budget. Lake Blanche directional signs were on order. <b>05.12.21</b> Waiting for scheduling signs to be installed. <b>06.09.21</b> Sign issues not resolved.			X	08.11.21
27	02.10.21	<b>ACTION/AGENDA</b>	Staff to ask Chapman Land services to inspect the drains in the alleys and provide a proposal. Obtain cost for 2022 budget. <b>06.09.21</b> Partial repairs completed.			X	08.11.21
28	04.14.21	<b>ACTION</b>	Mr. Adams to coordinate with Mr. Hawkins to post the DTE ticket system link on the CDD website.			X	08.11.21
29	05.12.21	<b>ACTION</b>	Mr. Adams to obtain loan info for FY22 Landscape Work Order projects. <b>07.14.21</b> Mr. Adams to send comparable documents to the Boards.			X	08.11.21
30	05.12.21	<b>ACTION</b>	Staff to re-designate the Long Spur "Barker Park" as a small 25 and under dog park until the one at Albritton is open. <b>06.09.21</b> Ms. Hlebak to pick up signs on 06.10.21.			X	08.11.21
31	07.14.21	<b>ACTION</b>	Breakdown Village by Village where mulch came out <b>08.11.21</b> Board Member was concerned about not being able to quantify for future phases.			X	08.11.21
32	07.14.21	<b>ACTION</b>	Obtain additional tree trimming quotes for the grandfather oak trees and present proposals from Davie Tree Company to the Board. <b>08.11.21</b> Staff obtaining additional proposal.			X	08.11.21
33	07.14.21	<b>ACTION</b>	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	08.11.21
34	07.14.21	<b>ACTION</b>	Mr. Adams to increase the "Contingency" line-item amount from \$20,000 to \$50,000.			X	08.11.21

**TSR CDD  
ACTION & COMPLETED ITEMS LIST  
11.10.21 FOR 12.01.21 MEETING**

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
35	07.14.21	<b>AGENDA</b>	Mr. Adams to include leasing the Starkey Ranch Welcome Center as a discussion item at the next meeting			X	08.11.21
36	07.14.21	<b>ACTION</b>	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	08.11.21
37	12.02.20	<b>ACTION/AGENDA</b>	Continue monitoring Lake Blanche drainage issue. Defer to June or July, 2021.			X	08.11.21
38	07.14.21	<b>ACTION/AGENDA</b>	Mr. Adams to include "Security" as a discussion item on the next agenda. Ms. Hlebak would obtain a quote from another vendor,			X	09.08.21
39	07.14.21	<b>ACTION</b>	Ms. Hlebak to obtain additional proposals for security and camera services, pool resurfacing & fence removal & present at next meeting.			X	09.08.21
40	08.11.21	<b>AGENDA</b>	Mr. Adams to provide a breakdown of the costs of the "Cable, internet/telephone/software" line item budget to Mr. Silber to review for potential cost savings.			X	09.08.21
41	08.11.21	<b>AGENDA</b>	Mrs. Adams to present scope of work and proposals for turf replacement at the next meeting, to deplete landscaping funds in the Fiscal Year 2021 budget.			X	09.08.21
42	3.10.21	<b>ACTION</b>	Mr. Wilkes working on closing out Capital Projects Funds for Series 2015A, 2016 and 2017- on Balance Sheet.			X	10.13.21
43	08.11.21	<b>AGENDA</b>	Ms. Hlebak to update the Amenity policy with changes to fire pit use after dark and present draft at the next meeting. Mr. Adams to notice for October public hearing.			X	10.13.21
44	09.08.21	<b>ACTION</b>	Ms. Weiser requested official public records for all Agreements between the Master Association, District and Esplanade.			X	10.13.21
45	09.08.21	<b>ACTION</b>	Mr. Devivo requested items mentioned in the Mailed Notice, necessary to submit a community wide appeal; verbatim record of proceedings, testimony and evidence.			X	10.13.21
46	09.08.21	<b>ACTION</b>	Mr. Naser wants appeal materials noted in Mr. Adams' 08.19.21 letter.			X	10.13.21
47	08.11.21	<b>AGENDA</b>	Mr. Adams to follow up on the status of receiving off-roll assessments and send update to the Board.			X	11.10.21

**TSR CDD  
ACTION & COMPLETED ITEMS LIST  
11.10.21 FOR 12.01.21 MEETING**

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
48	09.08.21	<b>ACTION</b>	POA Staff to contact County to obtain language for “No Roadside Parking” and report at the next meeting. <b>10.13.21</b> Mrs. Adams to buy and have four permanent signs installed that meet FDOT standards, before the next meeting, report to the Board and forward documents to Ms. Willson. Mr. Adams to contact Meadow Brooks Mgmt for their opinion on whether the County Traffic Agreement and signs proved successful. Ms. Willson to draft Agreement, subject to Mr. Adams conversation with Meadow Brooks and present at the next meeting.			X	11.10.21
49	10.13.21	<b>ACTION/AGENDA</b>	Mr. Soety to obtain proposals to install Zoysia and St. Augustine sod at all the Pocket Parks and present at the next meeting.			X	11.10.21
50	10.13.21	<b>ACTION</b>	The Davey Tree Expert Company awarded contract to provide Plant Healthcare and Tree Pruning services. Mr. Adams to transfer \$8,280 out of contingency funds to offset overage. <b>11.10.21</b> Project started this week.			X	11.10.21
51	10.13.21	<b>ACTION/AGENDA</b>	Mr. Adams to present FHP and County Off Duty Traffic cost comparison forms and sample agreements at the next meeting.			X	11.10.21
52	10.13.21	<b>ACTION/AGENDA</b>	Ratify engagement of Kutak Rock Law Firm at next meeting.			X	11.10.21
53	10.13.21	<b>ACTION</b>	Ms. Willson to send the Florida Statute and written answer regarding process of removing a Board Member to Mr. Adams for inclusion in the meeting minutes.			X	11.10.21
54	10.13.21	<b>ACTION/AGENDA</b>	Ms. Hlebak to order signs for the fire pit, as the amenity policy would likely be adopted at the next meeting.			X	11.10.21
55	10.13.21	<b>ACTION/AGENDA</b>	Ms. Willson to prepare contract addendum to reflect SunScape’s new rate increase.			X	11.10.21
56	10.13.21	<b>ACTION/AGENDA</b>	Mr. Adams to ensure the Fiscal Year 2022 adopted Budget Summary Pages and include in every agenda package, behind the Meeting Schedule. <b>11.10.21</b> To remain a monthly ongoing activity.			X	11.10.21

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**8C**



**TSR COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE**

**LOCATION**

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

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
October 13, 2021	Regular Meeting	5:00 PM
November 10, 2021	Regular Meeting	5:00 PM
December 1, 2021	Regular Meeting	5:00 PM
January 12, 2022	Regular Meeting	5:00 PM
February 9, 2022	Regular Meeting	5:00 PM
March 9, 2022	Regular Meeting	5:00 PM
April 13, 2022	Regular Meeting	5:00 PM
May 11, 2022	Regular Meeting	5:00 PM
June 8, 2022	Regular Meeting	5:00 PM
July 13, 2022	Regular Meeting	5:00 PM
August 10, 2022	Regular Meeting	5:00 PM
September 14, 2022	Public Hearing and Regular Meeting	5:00 PM

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

	Fiscal Year 2021			Total Actual & Projected	Adopted Budget FY 2022
	Adopted Budget	Actual through 3/31/2021	Projected through 9/30/2021		
<b>REVENUES</b>					
Assessment levy: on-roll - gross O&M	\$ 2,638,549				\$ 3,873,273
Assessment levy: on-roll - gross trash	158,491				203,011
Allowable discounts (4%)	(111,882)				(163,051)
Assessment levy: on-roll - net	<u>2,685,158</u>	\$2,601,434	\$ 83,724	\$ 2,685,158	<u>3,913,233</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	<u>8,000</u>
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>4,064,186</u>

**EXPENDITURES**

**Professional & administrative**

Supervisors	-	646	2,000	2,646	5,100
Management	42,070	21,035	21,035	42,070	42,070
Legal <sup>1</sup>	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	81,526
Total professional & administrative	<u>209,203</u>	<u>139,662</u>	<u>81,827</u>	<u>221,489</u>	<u>254,883</u>

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

	Fiscal Year 2021			Total Actual & Projected	Adopted Budget FY 2022
	Adopted Budget	Actual through 3/31/2021	Projected through 9/30/2021		
<b>Field operations</b>					
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	99,000
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	-	-	-	-	155,000
Playground mulch	7,200	11,485	-	11,485	12,000
Sod	-	-	-	-	100,000
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	Adopted 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	-	-	-	-	60,000
Office expenses	-	-	-	-	6,713
Office utilities	-	-	-	-	6,638
Office copy machine	-	-	-	-	4,875
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	1,100
Pest services	500	250	250	500	500
Pool resurfacing	-	-	-	-	60,000
Insurance	41,000	44,063	-	44,063	54,900
Cable/internet/telephone/software	7,000	3,182	3,818	7,000	10,000
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	-	-	-	-	-
Other					
Contingency	20,000	-	-	-	20,000
Capital outlay	-	-	-	-	90,000
Total field operations	<u>3,069,258</u>	<u>1,325,451</u>	<u>1,440,482</u>	<u>2,765,933</u>	<u>3,741,158</u>
Total expenditures	<u>3,278,461</u>	<u>1,465,113</u>	<u>1,522,309</u>	<u>2,987,422</u>	<u>3,996,041</u>
Net increase/(decrease) of fund balance	106,050	1,340,811	(968,461)	372,350	68,145
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>\$ 661,067</u>

<sup>1</sup>budget incorporates a 6% annual increase to hourly rate since last rate adjustment

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**8D**

# MONTHLY SUMMARY REPORT



November 2021



**Starkey**  
RANCH

*Where life takes root.*

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

W T S

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# NOVEMBER PROGRAM HIGHLIGHTS

PROGRAM	CATEGORY	PARTICIPATION
Teen Bonfire	Teen Social	CXL due to Weather
Toddler Time	Family Social (Weekly)	10 Toddlers
Yippy Hour/Yappy Hour	Family & Dog Social	20 Dogs & Owners
Crafty Kids Afternoon	Kids Social	5
Kid's Night Out	Kids Social	20
Financial Wellness Seminar	Adult Social	8
Drink This, Make That	Adult Social	10
Food Truck Friday/Movie in the Park	Family Social	Next Report
Bike Park Grand Opening	Family Social/Amenity Event	Next Report
Friendsgiving	Adult Social	Next Report
Pie Burner 5k	Family Social/Fitness	Next Report
What's for Dinner?	Family Social	Next Report
Yoga & Zumba	Group Fitness	8/ Class
Private Rentals (Pavilions & Hall)	N/A	5 Rentals = 21 Hours

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# NOVEMBER PROGRAM HIGHLIGHTS



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 **Starkey**  
RANCH  
*Where life takes root.*



# AMENITIES & OPERATIONS

ITEM	STATUS	CONCLUSION
Whitfield Park & Homestead Park Playground Equipment Audit	In Progress	Homestead Park Slide with Earthscape was approved, parts received. Install pushed to December. Kopman has ordered parts. Waiting on shipment date. New sign installed at Whitfield Park and maintenance on Homestead Park Spinner completed.
Amenity Signs	In Progress	Adding new signs & replacing damaged ones throughout the community.
Homestead Park Fence Repairs	In Progress	Wires were cut and need to be replaced with the new, stronger wire in on the gate doors.
Pool Chair Repairs	In Progress	16 Chairs currently under repair.
Cunningham Hall A/C Blew Fuse	Complete	McWilliams & Sons replaced fuse.
Ice Machine in Cunningham Hall	In Progress	Ice Machine issues shutting off or not producing ice. Controls have been reset, but filter needs to be changed. Filter has been ordered.
Brick Pavers and Board Replacement on Boardwalk	Complete	Several areas of brick pavers and more wood boards were replaced at Cunningham Park.
Restroom A/C	In Progress	All three park restroom buildings have been inspected and maintenance. One might need replacement, two are not running correctly and the rest are 100% fixed. Parts have been ordered for Cunningham Park, but Homestead Park might be saved with a new compressor.
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.

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**Starkey**  
RANCH

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# DECEMBER PROGRAM FORECAST

UPCOMING PROGRAMMING	DATE(S)
What's for Dinner	December 1
Trivia	December 2
Tree Lighting	December 4
Yippy Hour/Yappy Hour	December 7 & 9
Kid's Night Out	December 10
Crafty Kids Afternoon	December 12
Drink This, Make That	December 15
Food Truck Friday & Movie in the Park	December 17
Jingle Jog	December 18
Santa & Mrs. Claus Ride the Roads of Starkey	December 20 & 21
Non Years Eve Brunch	December 31
Toddler Time	Every Monday
Yoga & Zumba	Every Monday/Tuesday

*Yippy Hour*

\* CALLING ALL DOGS 25LBS AND UNDER!  
JOIN US AT BARKER PARK FOR A  
DOGGY SOCIAL!

\*HUMAN AND DOGGY TREATS WILL BE  
PROVIDED\*

TUESDAY, DECEMBER 7TH  
5:30PM-6:30PM  
BARKER PARK



**TREE LIGHTING  
CEREMONY**



**ATTENTION STARKEY RANCH!** Head on down to Cunningham Park for Starkey Ranch's annual tree lighting ceremony! There will be crafts, gingerbread house making, cookie decorating and more!

Saturday, December 4th  
5:30pm-7:30pm  
Cunningham Park

Professionally Managed By:

**W T S** INTERNATIONAL



**Starkey**  
RANCH

*Where life takes root.*

# CURRENT ACTION ITEMS

TASK	WHO WILL DO THIS?	STATUS/DUE DATE
Whitfield Park Pool Resurfacing	Renee	Waiting on agreements to schedule date
Security Cameras for Pool Areas	Renee	Waiting for install date
Amenity Access Upgrade	Renee	Waiting on quotes & approval
Update/Audit vendor lists & warranty information on amenities	Renee	IN PROGRESS

Professionally Managed By:

**W T S** INTERNATIONAL







**Starkey**  
RANCH

*Where life takes root*





**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**8Dla**



Gulf Coast Air Systems, Inc.  
 5411 Comfort Drive,  
 Tampa, Florida 33610 United States  
 (813) 689-2082

**BILL TO**

Starkey Ranch Pool Houses  
 2500 Heart Pine Avenue  
 Odessa, FL 33556 USA

<b>ESTIMATE</b> 64006324	<b>ESTIMATE DATE</b> Nov 17, 2021
-----------------------------	--------------------------------------

**JOB ADDRESS**

Starkey Ranch Pool Houses  
 2500 Heart Pine Avenue  
 Odessa, FL 33556 USA

**Job:** 205099

**Technician:** Peter George

**Technician:** Ronny Portela Vera

**ESTIMATE DETAILS**

Estimate to Repair Mini Split: Estimate to Repair Mini Split

TASK	DESCRIPTION	QTY	PRICE	TOTAL
GEN COMP2	2.0 TON COMPRESSOR REPLACEMENT R410A OUT OF WARRANTY	1.00	\$3,575.70	\$3,575.70
			<b>SUB-TOTAL</b>	\$3,575.70
			<b>TOTAL</b>	\$3,575.70

Thank you for choosing Gulf Coast Air Systems, Inc.

**CUSTOMER AUTHORIZATION**

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. The summary above is furnished by Gulf Coast Air Systems, Inc. as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed.

Sign here

Date



Gulf Coast Air Systems, Inc.  
 5411 Comfort Drive,  
 Tampa, Florida 33610 United States  
 (813) 689-2082

**BILL TO**

Starkey Ranch Pool Houses  
 2500 Heart Pine Avenue  
 Odessa, FL 33556 USA

<b>ESTIMATE</b> 62844214	<b>ESTIMATE DATE</b> Oct 22, 2021
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**JOB ADDRESS**

Starkey Ranch Pool Houses  
 2500 Heart Pine Avenue  
 Odessa, FL 33556 USA

**Job:** 204671

**Technician:** Peter George

**Technician:** Ronny Portela Vera

**ESTIMATE DETAILS**

Estimate to replace Mini Split at Burns Dr Location: Price includes 1 multi port Condenser and 2 High Wall Air Handers

TASK	DESCRIPTION	QTY	PRICE	TOTAL
CONTRACTTOTAL	Contract Total for Change Outs of Existing Multi port mini split	1.00	\$10,427.00	\$10,427.00
Change Outs	1--38MGRQ24--3 CU 2--40MAHBQ12XA3 AHU Included in price: 1-New Concrete CU pad w Hurricane tie downs 2--Wired Stats Labor to replace units and run new line voltage to the AHUs Connect to existing copper and drain			
			<b>SUB-TOTAL</b>	\$10,427.00
			<b>TOTAL</b>	\$10,427.00

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**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**8D1b**





## Access Control System Upgrade

### Starkey Ranch

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

**Prepared by:**  
Securiteam  
Frank Prete  
Frank@mysecuriteam.com  
(813) 909-7775



## WHY SECURITEAM

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

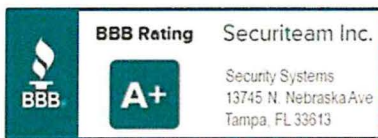
We pride ourselves on our responsiveness, attention to detail, and customer service. We listen to your needs, collaborate ideas, and work to develop unique value-added solutions that meet today's most demanding requirements.

## ABOUT US

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

## WHAT WE DO

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



## Summary of Qualifications



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

## Key Personnel

### Rob Cirillo – Founder & CEO

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

### Frank Prete – Vice President

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

## Technical Team

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

## Office Personnel

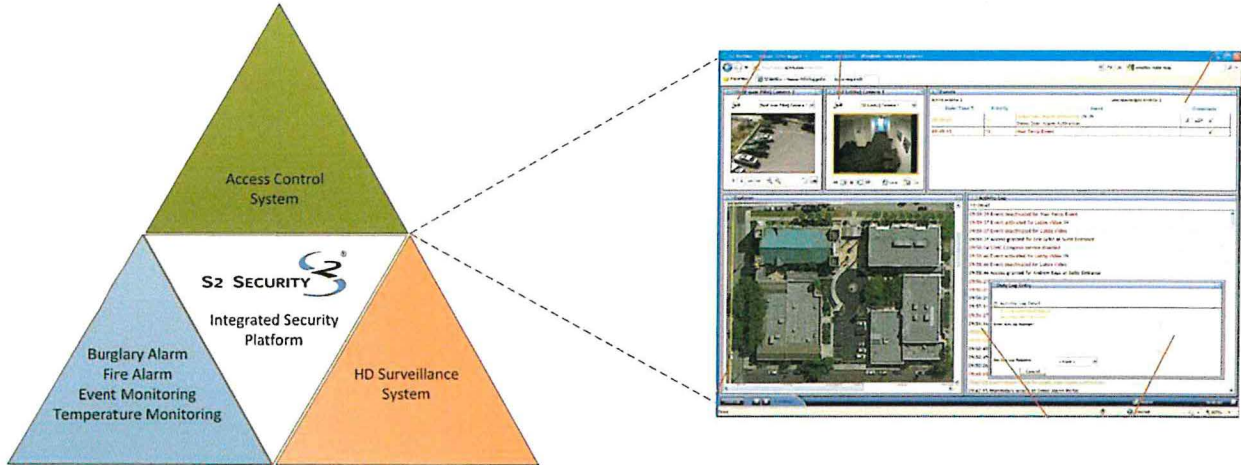
- Nisha Sevilla – Office Manager – 5+ years of experience

## Next Generation Integrated Access Control Technology by S2 Security



A Security & Technology Company

The Next Generation S2 Integrated Security Platform integrates State of the Art Access Control, 1080p High Definition Video Surveillance and an Alarm Interface in one simple yet sophisticated platform.



### System Highlights & Options

- **Virtually Limitless Integration and cross functionality. Here are just a few examples:**
  - Synched access events with recorded video
  - System lockdown button triggers alarm system duress signal
  - Fire Alarm releases all doors for free egress
  - Events from all integrated systems are combined on a singular event log
  - Automatic Door Locking upon arming of the alarm system
  - Real time notifications
  
- **Browser Based Interface**  
System monitoring and management is completely browser based, allowing for password protected local and remote access via common browsers.
  
- **Strategically located buttons can lock down all doors instantly** with optional System-wide lockdown buttons
  
- **Mobile Security App**  
The S2 Mobile Security App. Allows for system management with Iphone and Ipad







## Scope of Work

Upgrade DoorKing access control system from both Whitfield and Homestead Park to an enterprise level LenelS2 access control system. Install new controller at one pool clubhouse and one expansion node into the other pool. System upgrade includes new system controllers and will use the existing locks and power supplies.

### System Highlights

- ONE main database for residents.
- Sophisticated enterprise level access level groups.
- Web based programming.
- NO dedicated computer needed.
- Endless expansion capacity
- Includes current database migration

NOTE: Securiteam recommends Starkey Ranch to instruct the builder to match the new access control spec for the Albrighton Park access control system. This will give the property management team ONE single user database.



**STARKEY RANCH  
ACCESS CONTROL SYSTEM UPGRADE**

**WHITFIELD PRESERVE ACCESS CONTROL UPGRADE**

1	S2 NetBox System Controller (2-doors expandable to 16)		
1	S2 2-Reader Expansion Blade		
4	HID Mini Proximity Reader		
		Installed Total	\$6,827.33

**HOMESTED ACCESS CONTROL UPGRADE**

1	S2 Network Expansion Node with 1 ACM Blade		
1	S2 2-Reader Expansion Blade		
3	HID Mini Proximity Reader		
		Installed Total	\$5,170.44

**ACCESS CONTROL SYSTEM DATABASE MIGRATION**

1	Securiteam System Engineer Database Migration		
		Installed Total	\$1,130.00

**PROJECT SUMMARY**

<b>TOTAL (Taxes Included)</b>	<b>\$13,969.36</b>
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- **Internet service required for remote connection**
- **50% down and balance upon substantial completion or**
- **Finance / Lease Options (\$0 down, \$250 document fee, \$1 buyout at the end of term):**  
36 months @ \$667.44, 48 months @ 522.69\$or 60 months @ \$436.25 (estimated)
- **Prices don't include municipal permit fees if applicable.**
- **Customer to supply: AC power & electrical conduit to Securiteam specifications**

## Product Details



### **S2 NetBox System Controller (2-doors expandable to 16)**

The NetBox offers support for up to 32 access control readers. These systems are ideal for a range of uses from independent organizations to field offices of large enterprises. The Netbox can be operated entirely from a Web browser and integrates access control, alarm monitoring, video surveillance, and temperature monitoring capabilities in an IP-based, network-ready system. Includes 16-portal license and (1) 2-port blade

Dimensions:



### **S2 Network Expansion Node with 1 ACM Blade**

The S2 expansion node includes (1) 2-portal blade. 6 additional e slots are available for expansion cards

Dimensions:



### **S2 2-Reader Expansion Blade**

2 Reader Expansion Blade

Dimensions:



### **HID Mini Proximity Reader**

Providing performance and reliability, HID's attractive, unobtrusive ThinLine II® proximity card reader is housed in a two-piece, weatherproof secure potted enclosure.

Dimensions:



## TERMS, SCOPE & ACCEPTANCE

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

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

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

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

To be supplied by others to Securiteam's specifications:

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

\_\_\_\_\_  
Accepted by

\_\_\_\_\_  
Date

\_\_\_\_\_  
Securiteam

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