

TSR

**COMMUNITY DEVELOPMENT
DISTRICT**

February 9, 2022

BOARD OF SUPERVISORS

REGULAR MEETING

AGENDA

TSR Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Fax: (561) 571-0013•Toll-free: (877) 276-0889

February 2, 2022

Board of Supervisors
TSR Community Development District

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

Dear Board Members:

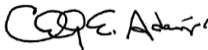
The Board of Supervisors of the TSR Community Development District will hold a Regular Meeting on February 9, 2022, at 5:00 p.m., at Cunningham Park, 12131 Rangeland Boulevard, Odessa, Florida 33556. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments [3 minutes per person]
3. Consideration: Heidt Design, LLC, Proposal for Stormwater Needs Analysis (*provided under a separate cover*)
4. Consideration: Davey Tree Expert Company Proposal #20071275-1636637109 for Cunningham Park and Huckleberry Pond Oak Pruning
5. Continued Discussion: Starkey Ranch Sidewalk Cleaning
6. Consideration: Down to Earth Landscape & Irrigation Estimate #25671 for Removal of Pine Trees in Common Area Next to 3122 Chapin Pass
7. Discussion: Offices at Cunningham Park
8. Update: DTE Credit
9. Update: Plant and Turf Replacement Project
10. Consideration: Resolution 2022-03, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Pasco County Supervisor of Elections Begin Conducting the District's General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date

11. Acceptance of Unaudited Financial Statements as of December 31, 2021
12. Approval of January 12, 2022 Regular Meeting Minutes
13. Action & Completed Items
14. Staff Reports
 - A. District Counsel: *Kutak Rock, LLP*
 - B. District Engineer: *Heidt Design, LLC*
 - Discussion: Line of Sight Issues at Longspur and Fence Post Drive Intersection
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: March 9, 2022 at 5:00 p.m.
 - QUORUM CHECK
 - D. Lifestyle Director & Amenity Manager: *WTS International*
 - Monthly Summary Report
 - E. Operations Manager: *Wrathell, Hunt and Associates, LLC*
15. Supervisors' Requests
16. Adjournment

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

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

Sincerely,

 Chesley E. Adams, Jr.
 District Manager

TSR

COMMUNITY DEVELOPMENT DISTRICT

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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	12/3/2021
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>				
Total of All Services		\$14,500.00	\$0.00	\$14,500.00

Yes, please schedule the services marked above.



The Davey Tree Expert Company
 123 Atlantic Dr Suite 111
 Maitland, FL 32751-3370
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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

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 aeration, 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

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**Down to Earth
Landscape & Irrigation**
2701 Maitland Center Pkwy.
Suite 200
Maitland, Florida 32751
(321) 263-2700

Estimate: #25671

Customer Address

Pete Soety
1746 Greystone Court
Longwood, Florida 32779
psoety@sunscapeconsulting.com
(407) 489-7919

Billing Address

TSR Invoices
TSR Community Development District
2300 Glades Road
Boca Raton, FL 33431

Physical Job Address

Starkey Ranch TSR CDD
2500 Heart Pine Ave
Odessa, FL 33556

Job

Pine Tree's removal 3122
Chapin Pass

Estimated Job Start Date

February 21, 2022

Proposed By

Gary L Hawkins

Due Date

February 1, 2022

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Tree Removal & Disposal	Each	6	\$150.00	\$900.00
			Subtotal	\$900.00
			Job Total	\$900.00

Removal flush cut and all debris of (6) Pine Tree's in the CDD common area next to 3122 Chapin Pass.

Proposed By:

Agreed & Accepted By:

Gary L Hawkins
Down to Earth
Landscape & Irrigation

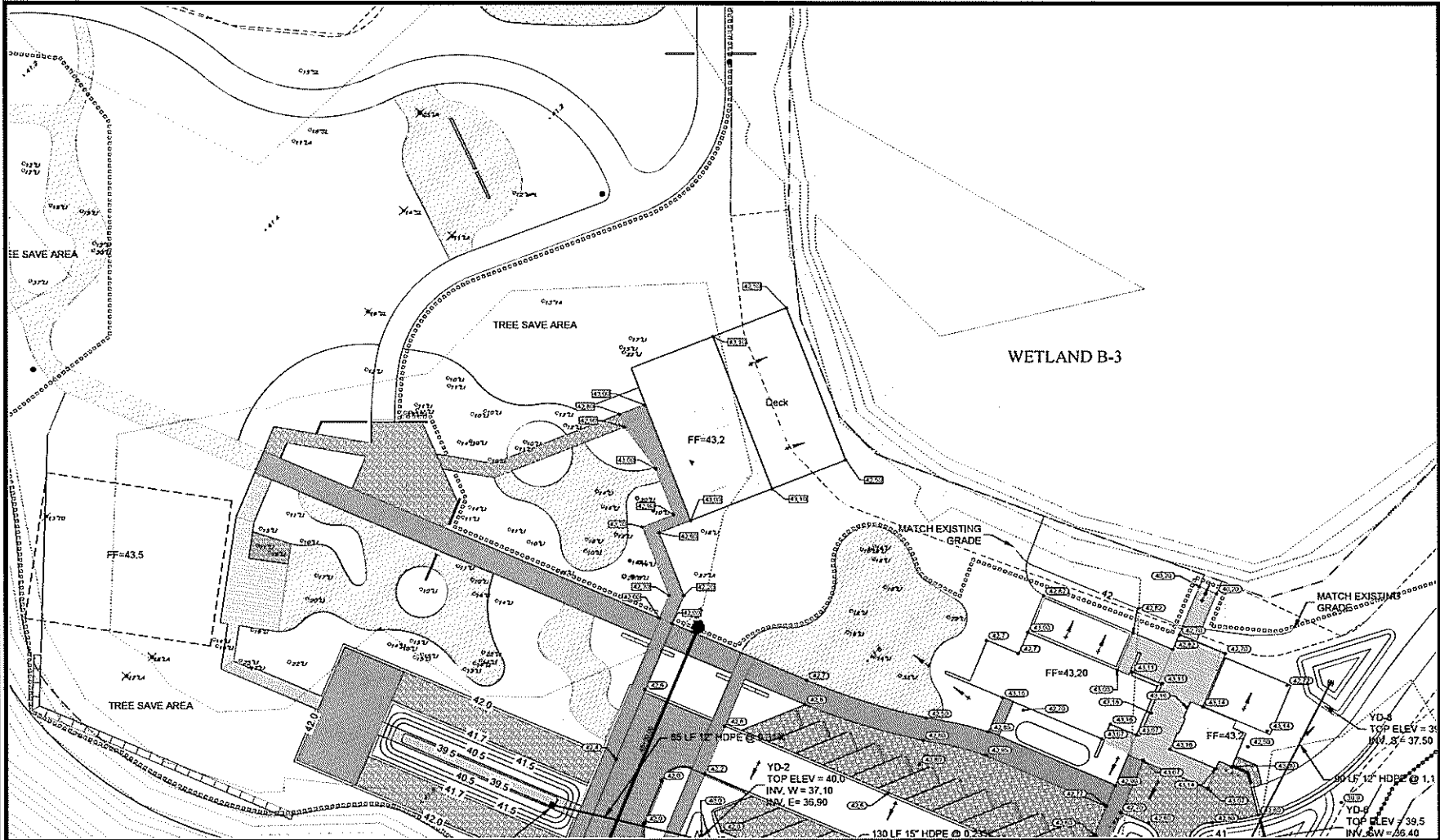
02/01/2022
Date

Starkey Ranch TSR CDD Date

TSR

COMMUNITY DEVELOPMENT DISTRICT

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Cunningham Park MOD
 Conceptual Site Plan

Client
 Pasco County

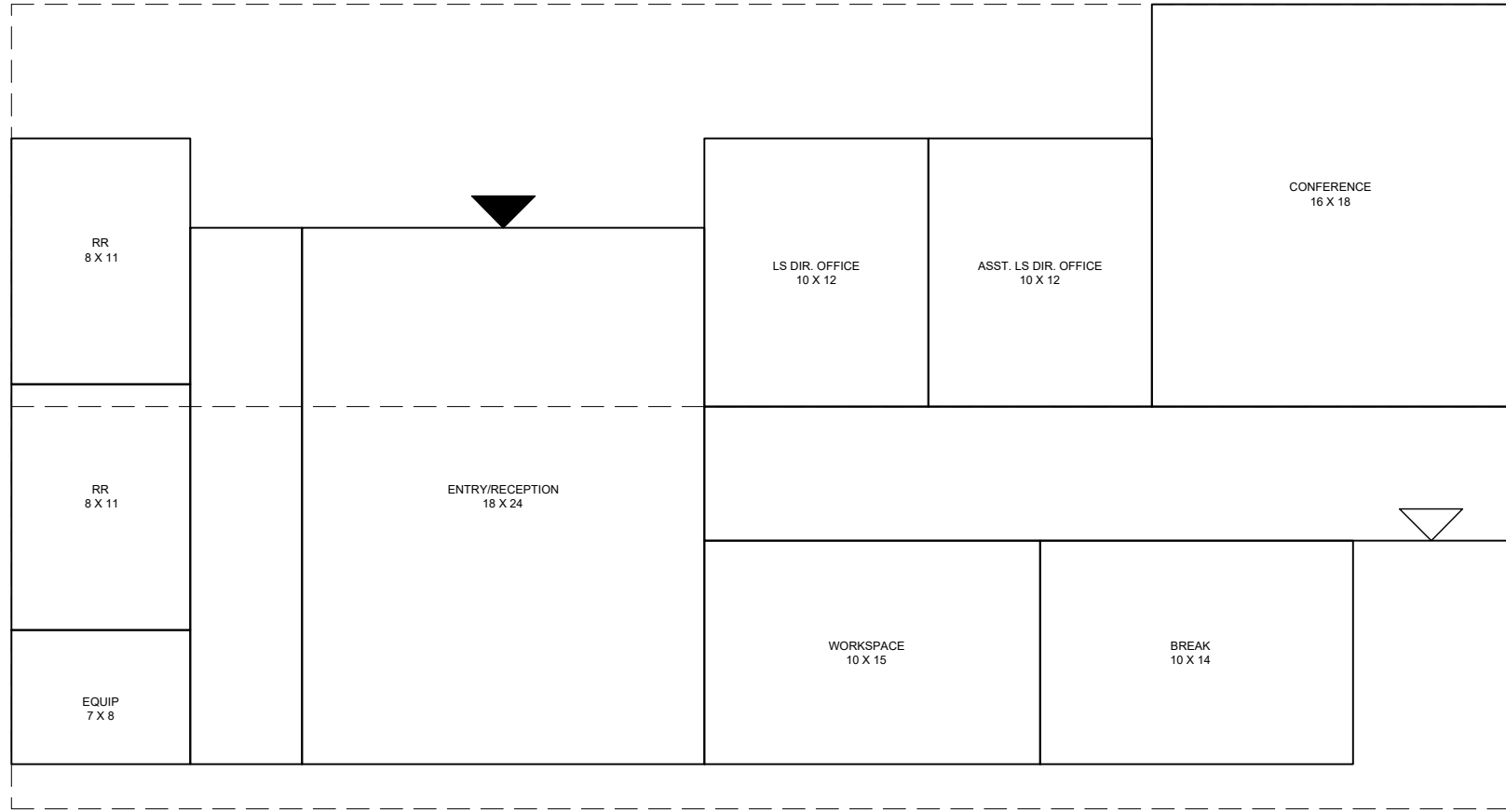
DATE	03/12/2022
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DATE	03/12/2022
DATE	03/12/2022
DATE	03/12/2022

SCALE 1" = 20'
 HALF SCALE 1" = 40'

HEIDT
 DESIGN

1700 S. Commerce Street
 Pasco, WA 99661
 Phone: (509) 765-1111
 Fax: (509) 765-1112
 www.heidt.com

Note: This is a preliminary site plan and is subject to change without notice. It is not intended to be used for construction or other purposes. It is the responsibility of the client to verify all information and to obtain all necessary permits. The engineer's liability is limited to the design of the site plan only.



PLAN B

1,810 GSF ENCLOSED

TSR

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2022-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TSR COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), FLORIDA STATUTES, AND REQUESTING THAT THE PASCO COUNTY SUPERVISOR OF ELECTIONS BEGIN CONDUCTING THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, the TSR Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the Board of Supervisors ("Board") of TSR Community Development District seeks to implement section 190.006(3), Florida Statutes, and to instruct the Pasco County Supervisor of Elections ("Supervisor") to conduct the District's General Election ("General Election").

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

1. **GENERAL ELECTION SEATS.** Seat 1, currently held by Mike Liquori and Seat 2, currently held by Matt Call are scheduled for the General Election in November 2022. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.
2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Pasco County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.
3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.
4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November, 2022, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 9TH DAY OF FEBRUARY, 2022.

**TSR COMMUNITY DEVELOPMENT
DISTRICT**

CHAIR/VICE CHAIR, BOARD OF SUPERVISORS

ATTEST:

SECRETARY/ASSISTANT SECRETARY

Exhibit A

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE
TSR COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the TSR Community Development District will commence at noon on June 13, 2022, and close at noon on June 17, 2022. Candidates must qualify for the office of Supervisor with the Pasco County Supervisor of Elections located at 14236 6th Street, Suite 200, Dade City, Florida 33526, (352) 521-4302 or 8731 Citizens Dr., Suite 110, New Port Richey, Florida 34654, (727) 847-8162 or 4111 Land O' Lakes Blvd., Room 105, Land O' Lakes, Florida 34639, (813) 929-2788. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Pasco County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The TSR Community Development District has two (2) seats up for election, specifically seats 1 and 2. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 8, 2022, in the manner prescribed by law for general elections.

For additional information please contact the Pasco County Supervisor of Elections.

District Manager
TSR Community Development District

TSR

COMMUNITY DEVELOPMENT DISTRICT

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

**TSR
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 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
ASSETS												
Cash	\$4,507,270	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,507,270
Investments												
Revenue	-	534,480	520,612	509,684	618,804	484,546	248,432	-	-	-	-	2,916,558
Reserve	-	647,106	652,500	481,322	403,162	320,366	165,100	-	-	-	-	2,669,556
Prepayment	-	1	170	-	2,881	-	-	-	-	-	-	3,052
Construction	-	-	-	-	-	-	-	441	86	38,807	2,418,706	2,458,040
Undeposited funds	4,562	-	-	-	-	-	-	-	-	-	-	4,562
Due from Developer C	53,909	-	-	-	-	-	-	-	-	-	-	53,909
Due from Homes by West Bay	25,957	-	-	-	39,851	-	-	-	-	-	-	65,808
Due from other	1,318	-	-	-	-	-	-	-	-	-	-	1,318
Due from general fund	-	113,030	113,963	112,101	139,926	111,895	57,653	-	-	-	-	648,568
Utility deposit	1,500	-	-	-	-	-	-	-	-	-	-	1,500
Total assets	<u>\$4,594,516</u>	<u>\$1,294,617</u>	<u>\$1,287,245</u>	<u>\$1,103,107</u>	<u>\$1,204,624</u>	<u>\$916,807</u>	<u>\$471,185</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ 38,807</u>	<u>\$2,418,706</u>	<u>\$13,330,141</u>
LIABILITIES												
Liabilities:												
Accounts payable	\$ 29,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,000
Credit card payable	2,092	-	-	-	-	-	-	-	-	-	-	2,092
Due to Developer	101,119	-	-	-	-	-	-	-	-	-	-	101,119
Due to debt service fund 2015	113,030	-	-	-	-	-	-	-	-	-	-	113,030
Due to debt service fund 2015A	113,963	-	-	-	-	-	-	-	-	-	-	113,963
Due to debt service fund 2016	112,101	-	-	-	-	-	-	-	-	-	-	112,101
Due to debt service fund 2017	139,926	-	-	-	-	-	-	-	-	-	-	139,926
Due to debt service fund 2018	111,895	-	-	-	-	-	-	-	-	-	-	111,895
Due to debt service fund 2019	57,653	-	-	-	-	-	-	-	-	-	-	57,653
Contracts payable	-	-	-	-	-	-	-	-	-	-	627	627
Accrued taxes payable	184	-	-	-	-	-	-	-	-	-	-	184
Total liabilities	<u>780,963</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>627</u>	<u>781,590</u>
DEFERRED INFLOWS OF RESOURCES												
Unearned revenue	181	-	-	-	-	-	-	-	-	-	-	181
Deferred receipts	79,866	-	-	-	39,851	-	-	-	-	-	-	119,717
Total deferred inflows of resources	<u>80,047</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>39,851</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>119,898</u>
FUND BALANCES												
Assigned:												
Restricted for												
Debt service	-	1,294,617	1,287,245	1,103,107	1,164,773	916,807	471,185	-	-	-	-	6,237,734
Capital projects	-	-	-	-	-	-	-	441	86	38,807	2,418,079	2,457,413
Unassigned	3,733,506	-	-	-	-	-	-	-	-	-	-	3,733,506
Total fund balances	<u>3,733,506</u>	<u>1,294,617</u>	<u>1,287,245</u>	<u>1,103,107</u>	<u>1,164,773</u>	<u>916,807</u>	<u>471,185</u>	<u>441</u>	<u>86</u>	<u>38,807</u>	<u>2,418,079</u>	<u>12,428,653</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$4,594,516</u>	<u>\$1,294,617</u>	<u>\$1,287,245</u>	<u>\$1,103,107</u>	<u>\$1,204,624</u>	<u>\$916,807</u>	<u>\$471,185</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ 38,807</u>	<u>\$2,418,706</u>	<u>\$13,330,141</u>

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 684,666	\$ 3,611,913	\$ 3,913,233	92%
Trash collection assessments	1,913	6,156	49,068	13%
Commercial shared costs	-	-	81,785	0%
Program revenue	653	2,695	8,000	34%
Interest	-	-	2,500	0%
Donation from MPOA	-	289,500	-	N/A
Miscellaneous	895	3,152	9,600	33%
Total revenues	<u>688,127</u>	<u>3,913,416</u>	<u>4,064,186</u>	96%
EXPENDITURES				
Professional & administrative				
Supervisors	431	1,292	5,100	25%
Management	3,506	10,518	42,070	25%
Legal	6,493	8,193	30,000	27%
Engineering	723	1,725	20,000	9%
Assessment administration	833	2,500	10,000	25%
Audit	-	-	4,570	0%
Arbitrage rebate calculation	750	750	3,000	25%
Dissemination agent	1,083	3,250	13,000	25%
Trustee	14,816	14,816	26,500	56%
Telephone	21	62	250	25%
Postage	24	142	1,500	9%
Printing & binding	167	500	2,000	25%
Legal advertising	-	538	3,500	15%
Annual special district fee	-	175	175	100%
Insurance	192	6,205	6,100	102%
Other current charges	118	307	3,500	9%
Office supplies	-	-	500	0%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	-	200	0%
Property appraiser	-	-	687	0%
Tax collector	13,696	72,171	81,526	89%
Total professional & administrative	<u>42,853</u>	<u>123,144</u>	<u>254,883</u>	48%
Field operations				
Contract services				
Field services	2,360	7,081	28,325	25%
Landscape maintenance	191,647	191,647	1,491,270	13%
Landscape consulting	5,000	15,000	60,000	25%
Landscape arbor care	-	-	99,000	0%
Wetland maintenance	-	5,540	24,168	23%
Wetland mitigation reporting	-	-	4,500	0%
Lake maintenance	7,827	23,481	94,000	25%
Community trash hauling	22,738	67,308	246,750	27%
Off-duty traffic patrols	-	-	20,000	0%
Repairs & maintenance				
Repairs - general	335	2,069	20,000	10%
Operating supplies	1,096	2,468	8,000	31%
Plant replacement	-	-	70,000	0%
Mulch	5,000	5,000	155,000	3%
Playground mulch	-	-	12,000	0%
Sod	-	-	100,000	0%
Fertilizer/chemicals	-	18,952	20,000	95%

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

	Current Month	Year to Date	Budget	% of Budget
Irrigation repairs	1,641	1,641	30,000	5%
Irrigation monitoring	-	-	2,280	0%
Security/alarms/repair	-	703	1,000	70%
Road & sidewalk	899	4,621	40,000	12%
Common area signage	-	-	3,000	0%
Bridge & deck maintenance	-	-	40,000	0%
Utilities - common area				
Electric	603	1,090	14,500	8%
Streetlights	15,866	40,740	340,000	12%
Irrigation - reclaimed water	6,035	13,062	70,000	19%
Gas	26	81	450	18%
Recreation facilities				
Amenity management staff/contract	21,594	60,741	296,429	20%
Office supplies	57	274	-	N/A
Office rental	-	-	60,000	0%
Office expenses	-	-	6,713	0%
Office utilities	-	-	6,638	0%
Office copy machine	-	-	4,875	0%
Janitorial	1,140	3,183	24,480	13%
Park A/C repairs & maintenance	-	-	5,000	0%
Pool cleaning	1,690	5,870	26,280	22%
Pool repairs & maintenance	-	-	2,500	0%
Pool fence & gate	-	-	2,000	0%
Pool - electric	2,910	3,824	22,000	17%
Pool - water	567	1,918	8,000	24%
Pool permits	-	-	1,100	0%
Pest services	-	125	500	25%
Pool resurfacing	-	-	60,000	0%
Insurance	-	45,436	54,900	83%
Cable/internet/telephone	725	2,176	10,000	22%
Access cards	-	-	5,500	0%
Activities	2,280	6,367	28,000	23%
Specialty programming	890	1,253	3,000	42%
Recreational repairs	-	284	-	N/A
Pool signage	274	336	1,000	34%
Holiday decorations	254	4,933	8,000	62%
Other				
Contingency	-	5,869	20,000	29%
Capital outlay	-	-	90,000	0%
Total field operations	<u>293,454</u>	<u>543,073</u>	<u>3,741,158</u>	15%
Total expenditures	<u>336,307</u>	<u>666,217</u>	<u>3,996,041</u>	17%
Net increase/(decrease) of fund balance	351,820	3,247,199	68,145	
Fund balance - beginning (unaudited)	3,381,686	486,307	592,922	
Fund balance - ending (projected)	<u>\$ 3,733,506</u>	<u>\$ 3,733,506</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 DECEMBER 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 115,336	\$ 607,858	\$ 661,099	92%
Interest	3	14	50	28%
Total revenues	<u>115,339</u>	<u>607,872</u>	<u>661,149</u>	92%
EXPENDITURES				
Debt service				
Principal - 11/1	-	195,000	195,000	100%
Principal prepayment	-	295,000	-	N/A
Interest - 11/1	-	225,156	225,159	100%
Interest - 5/1	-	-	220,894	0%
Tax collector	2,306	12,158	13,773	88%
Total expenditures	<u>2,306</u>	<u>727,314</u>	<u>654,826</u>	111%
Excess/(deficiency) of revenues over/(under) expenditures	113,033	(119,442)	6,323	
Beginning fund balance (unaudited)	1,181,584	1,414,059	1,117,377	
Ending fund balance (projected)	<u>\$ 1,294,617</u>	<u>\$1,294,617</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 DECEMBER 31, 2021**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy - on-roll	\$ 116,289	\$ 612,877	\$ 666,558	92%
Interest	3	11	-	N/A
Total revenues	<u>116,292</u>	<u>612,888</u>	<u>666,558</u>	92%
EXPENDITURES				
Debt service				
Principal - 11/1	-	175,000	175,000	100%
Interest - 11/1	-	238,244	238,244	100%
Interest - 5/1	-	-	234,525	0%
Tax collector	2,326	12,257	13,887	88%
Total expenditures	<u>2,326</u>	<u>425,501</u>	<u>661,656</u>	64%
Excess/(deficiency) of revenues over/(under) expenditures	113,966	187,387	4,902	
Beginning fund balance (unaudited)	<u>1,173,279</u>	<u>1,099,858</u>	<u>1,096,814</u>	
Ending fund balance (projected)	<u><u>\$1,287,245</u></u>	<u><u>\$1,287,245</u></u>	<u><u>\$1,101,716</u></u>	

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 114,389	\$ 602,863	\$ 655,667	92%
Interest	2	10	-	N/A
Total revenues	<u>114,391</u>	<u>602,873</u>	<u>655,667</u>	92%
EXPENDITURES				
Debt service				
Principal - 11/1	-	195,000	195,000	100%
Interest - 11/1	-	221,800	221,800	100%
Interest - 5/1	-	-	218,388	0%
Tax collector	2,288	12,057	13,660	88%
Total expenditures	<u>2,288</u>	<u>428,857</u>	<u>648,848</u>	66%
Excess/(deficiency) of revenues over/(under) expenditures	112,103	174,016	6,819	
Beginning fund balance (unaudited)	<u>991,004</u>	<u>929,091</u>	<u>925,187</u>	
Ending fund balance (projected)	<u><u>\$1,103,107</u></u>	<u><u>\$1,103,107</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 DECEMBER 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 142,781	\$ 752,502	\$ 818,412	92%
Interest	2	9	-	N/A
Total revenues	<u>142,783</u>	<u>752,511</u>	<u>818,412</u>	92%
EXPENDITURES				
Debt service				
Principal - 11/1	-	235,000	235,000	100%
Interest - 11/1	-	282,194	282,194	100%
Interest - 5/1	-	-	277,934	0%
Tax collector	2,856	15,050	17,050	88%
Total expenditures	<u>2,856</u>	<u>532,244</u>	<u>812,178</u>	66%
Excess/(deficiency) of revenues over/(under) expenditures	139,927	220,267	6,234	
Beginning fund balance (unaudited)	<u>1,024,846</u>	<u>944,506</u>	<u>947,978</u>	
Ending fund balance (projected)	<u><u>\$1,164,773</u></u>	<u><u>\$1,164,773</u></u>	<u><u>\$ 954,212</u></u>	

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

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy - on-roll	\$ 114,179	\$ 601,759	\$ 654,466	92%
Interest	1	6	-	N/A
Total revenues	<u>114,180</u>	<u>601,765</u>	<u>654,466</u>	92%
EXPENDITURES				
Debt service				
Principal - 11/1	-	165,000	165,000	100%
Interest - 11/1	-	237,722	237,722	100%
Interest - 5/1	-	-	234,422	0%
Tax collector	2,283	12,036	13,635	88%
Total expenditures	<u>2,283</u>	<u>414,758</u>	<u>650,779</u>	64%
Excess/(deficiency) of revenues over/(under) expenditures	111,897	187,007	3,687	
Beginning fund balance (unaudited)	<u>804,910</u>	<u>729,800</u>	<u>727,492</u>	
Ending fund balance (projected)	<u><u>\$ 916,807</u></u>	<u><u>\$ 916,807</u></u>	<u><u>\$ 731,179</u></u>	

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

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 58,829	\$ 310,047	\$ 337,204	92%
Interest	1	3	-	N/A
Total revenues	<u>58,830</u>	<u>310,050</u>	<u>337,204</u>	92%
EXPENDITURES				
Debt service				
Interest - 11/1	-	110,000	110,000	100%
Interest - 11/1	-	109,425	109,425	100%
Interest - 5/1	-	-	107,775	0%
Tax collector	1,176	6,201	7,025	88%
Total expenditures	<u>1,176</u>	<u>225,626</u>	<u>334,225</u>	68%
Excess/(deficiency) of revenues over/(under) expenditures	57,654	84,424	2,979	
OTHER FINANCING SOURCES/(USES)				
Transfers out	(1)	(2)	-	N/A
Total other financing sources/(uses)	<u>(1)</u>	<u>(2)</u>	<u>-</u>	N/A
Fund balance:				
Net increase/(decrease) in fund balance	57,653	84,422	2,979	
Beginning fund balance (unaudited)	413,532	386,763	385,957	
Ending fund balance (projected)	<u>\$471,185</u>	<u>\$ 471,185</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 DECEMBER 31, 2021**

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

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

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

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

	Current Month	Year To Date
REVENUES	\$ -	\$ -
Total revenues	-	-
EXPENDITURES	-	-
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 DECEMBER 31, 2021**

	Current Month	Year To Date
REVENUES		
Interest	\$ 10	\$ 31
Total revenues	10	31
EXPENDITURES		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	10	31
OTHER FINANCING SOURCES/(USES)		
Transfers in	1	2
Total other financing sources/(uses)	1	2
Net change in fund balance	11	33
Beginning fund balance (unaudited)	2,418,068	2,418,046
Ending fund balance (projected)	\$2,418,079	\$2,418,079

TSR CDD
Check Detail
 December 2021

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	0	12/01/2021	BRIGHT HOUSE N...		101.002 · Suntrust ...		-259.57
Bill	08185...	11/30/2021			572.416 · Amenity C...	-259.57	259.57
TOTAL						-259.57	259.57
Bill Pmt -Check	0	12/01/2021	FEDEX		101.002 · Suntrust ...		-13.47
Bill	7-582-...	11/30/2021			519.410 · Postage	-13.47	13.47
TOTAL						-13.47	13.47
Bill Pmt -Check	0	12/08/2021	FEDEX		101.002 · Suntrust ...		-14.52
Bill	7-589-...	12/07/2021			519.410 · Postage	-14.52	14.52
TOTAL						-14.52	14.52
Bill Pmt -Check	0	12/15/2021	BRIGHT HOUSE N...		101.002 · Suntrust ...		-315.94
Bill	07564...	12/14/2021			572.416 · Amenity C...	-162.97	162.97
Bill	07555...	12/14/2021			572.416 · Amenity C...	-152.97	152.97
TOTAL						-315.94	315.94
Bill Pmt -Check	0	12/15/2021	CITY OF CLEARW...		101.002 · Suntrust ...		-26.95
Bill	42244...	12/14/2021			532.306 · Propane ...	-25.00	25.00
					532.306 · Propane ...	-1.95	1.95
TOTAL						-26.95	26.95
Bill Pmt -Check	0	12/15/2021	FEDEX		101.002 · Suntrust ...		-10.14
Bill	7-597-...	12/14/2021			519.410 · Postage	-10.14	10.14
TOTAL						-10.14	10.14
Check	0	12/15/2021	SUNTRUST BANK		101.002 · Suntrust ...		0.00
TOTAL						0.00	0.00

TSR CDD
Check Detail
December 2021

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Check	0	12/29/2021	SUNTRUST BANK		101.002 · Suntrust ...		-623.72
					204.300 · Credit Car...	-623.72	623.72
TOTAL						-623.72	623.72
Check	10647	12/09/2021	SUNTRUST BANK		101.002 · Suntrust ...		-1,342.10
					204.300 · Credit Car...	-1,342.10	1,342.10
TOTAL						-1,342.10	1,342.10
Bill Pmt -Check	10661	12/01/2021	DECORATING ELV...		101.002 · Suntrust ...		-3,041.35
Bill	21538	11/30/2021			572.912 · Holiday D...	-3,041.35	3,041.35
TOTAL						-3,041.35	3,041.35
Bill Pmt -Check	10662	12/01/2021	DUKE ENERGY		101.002 · Suntrust ...		-5,223.16
Bill	8702 ...	11/30/2021			531.307 · Street Lig...	-2,653.44	2,653.44
Bill	8702 ...	11/30/2021			531.307 · Street Lig...	-2,569.72	2,569.72
TOTAL						-5,223.16	5,223.16
Bill Pmt -Check	10663	12/01/2021	INTEGRA REALTY ...		101.002 · Suntrust ...		-850.00
Bill	148-2...	11/30/2021			514.007 · District Co...	-850.00	850.00
TOTAL						-850.00	850.00
Bill Pmt -Check	10664	12/01/2021	SUNSCAPE CONS...		101.002 · Suntrust ...		-5,000.00
Bill	9862	11/30/2021			538.606 · Landscap...	-5,000.00	5,000.00
TOTAL						-5,000.00	5,000.00
Bill Pmt -Check	10665	12/01/2021	THE DAVEY TREE ...		101.002 · Suntrust ...		-18,952.00
Bill	91619...	11/30/2021			538.611 · Fertilizer/...	-13,432.00	13,432.00
Bill	91619...	11/30/2021			538.611 · Fertilizer/...	-5,520.00	5,520.00
TOTAL						-18,952.00	18,952.00

TSR CDD Check Detail December 2021

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	10666	12/01/2021	WTS INTERNATIO...		101.002 · Suntrust ...		-2,102.85
Bill	12326...	11/30/2021			538.121 · Amenity ...	-2,025.00	2,025.00
Bill	12326...	11/30/2021			538.121 · Amenity ...	-77.85	77.85
TOTAL						-2,102.85	2,102.85
Paycheck	10667	12/03/2021	Jason Silber		101.002 · Suntrust ...		-184.70
					511.110 · Superviso...	-200.00	200.00
					511.110 · Superviso...	-12.40	12.40
					215.000 · Accrued T...	12.40	-12.40
					215.000 · Accrued T...	12.40	-12.40
					511.110 · Superviso...	-2.90	2.90
					215.000 · Accrued T...	2.90	-2.90
					215.000 · Accrued T...	2.90	-2.90
TOTAL						-184.70	184.70
Paycheck	10668	12/03/2021	Mary E Comella		101.002 · Suntrust ...		-184.70
					511.110 · Superviso...	-200.00	200.00
					511.110 · Superviso...	-12.40	12.40
					215.000 · Accrued T...	12.40	-12.40
					215.000 · Accrued T...	12.40	-12.40
					511.110 · Superviso...	-2.90	2.90
					215.000 · Accrued T...	2.90	-2.90
					215.000 · Accrued T...	2.90	-2.90
TOTAL						-184.70	184.70
Check	10669	12/08/2021	TSR CDD		101.002 · Suntrust ...		-57,255.56
					207.205 · .Due to de...	-57,255.56	57,255.56
TOTAL						-57,255.56	57,255.56
Check	10670	12/08/2021	TSR CDD		101.002 · Suntrust ...		-57,835.90
					207.201 · Due to De...	-57,835.90	57,835.90
TOTAL						-57,835.90	57,835.90
Check	10671	12/08/2021	TSR CDD		101.002 · Suntrust ...		-58,313.44

**TSR CDD
Check Detail
December 2021**

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
					207.202 · Due to De...	-58,313.44	58,313.44
TOTAL						-58,313.44	58,313.44
Check	10672	12/08/2021	TSR CDD		101.002 · Suntrust ...		-57,360.63
					207.203 · Due to de...	-57,360.63	57,360.63
TOTAL						-57,360.63	57,360.63
Check	10673	12/08/2021	TSR CDD		101.002 · Suntrust ...		-71,598.37
					207.204 · Due to de...	-71,598.37	71,598.37
TOTAL						-71,598.37	71,598.37
Check	10674	12/08/2021	TSR CDD		101.002 · Suntrust ...		-29,500.10
					207.206 · Due to De...	-29,500.10	29,500.10
TOTAL						-29,500.10	29,500.10
Bill Pmt -Check	10675	12/08/2021	DOWN TO EARTH ...		101.002 · Suntrust ...		-191,646.84
Bill	INV10...	12/07/2021			538.604 · Landscap...	-94,159.67	94,159.67
Bill	INV11...	12/07/2021			538.604 · Landscap...	-97,487.17	97,487.17
TOTAL						-191,646.84	191,646.84
Bill Pmt -Check	10676	12/08/2021	DUKE ENERGY		101.002 · Suntrust ...		-17.38
Bill	712 3...	12/07/2021			531.301 · Electric	-17.38	17.38
TOTAL						-17.38	17.38
Bill Pmt -Check	10677	12/08/2021	SUNCOAST POOL ...		101.002 · Suntrust ...		-1,690.00
Bill	7852	12/07/2021			572.712 · Pool Clea...	-795.00	795.00
Bill	7836	12/07/2021			572.712 · Pool Clea...	-895.00	895.00
TOTAL						-1,690.00	1,690.00
Bill Pmt -Check	10678	12/08/2021	TAMPA BAY DREA...		101.002 · Suntrust ...		-250.00

TSR CDD
Check Detail
 December 2021

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill	1666	12/07/2021			572.300 · Amenity ...	-250.00	250.00
TOTAL						-250.00	250.00
Bill Pmt -Check	10679	12/08/2021	TIGER PRINTING G...		101.002 · Suntrust ...		-928.95
Bill	305658	12/07/2021			572.784 · Pool - Sig... 538.602 · Roads & ...	-273.75 -655.20	273.75 655.20
TOTAL						-928.95	928.95
Bill Pmt -Check	10680	12/08/2021	TRINITY HOUSEKE...		101.002 · Suntrust ...		-1,140.00
Bill	83588	12/07/2021			572.301 · Janitorial ...	-1,140.00	1,140.00
TOTAL						-1,140.00	1,140.00
Bill Pmt -Check	10681	12/08/2021	WRATHELL, HUNT ...		101.002 · Suntrust ...		-7,970.42
Bill	2021-...	12/07/2021			513.100 · District M... 513.310 · Assessme... 513.312 · Dissemina... 538.120 · Field Serv... 519.411 · Telephone ... 519.470 · Printing a...	-3,505.84 -833.33 -1,083.33 -2,360.42 -20.83 -166.67	3,505.84 833.33 1,083.33 2,360.42 20.83 166.67
TOTAL						-7,970.42	7,970.42
Bill Pmt -Check	10682	12/08/2021	WTS INTERNATIO...		101.002 · Suntrust ...		-12,034.29
Bill	12325...	12/07/2021			538.121 · Amenity ...	-3,761.00	4,350.00
Bill	12326...	12/07/2021			538.121 · Amenity ...	-8,273.29	8,273.29
TOTAL						-12,034.29	12,623.29
Bill Pmt -Check	10683	12/15/2021	COUNTY SANITATI...		101.002 · Suntrust ...		-22,738.22
Bill	1C100...	12/14/2021			534.000 · Garbage/...	-209.00	209.00
Bill	1C100...	12/14/2021			534.000 · Garbage/...	-22,529.22	22,529.22
TOTAL						-22,738.22	22,738.22
Bill Pmt -Check	10684	12/15/2021	EGIS INSRUANCE ...		101.002 · Suntrust ...		-192.00

TSR CDD Check Detail December 2021

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill	15107	12/14/2021			519.450 · Insurance	-192.00	192.00
TOTAL						-192.00	192.00
Bill Pmt -Check	10685	12/15/2021	GRAU AND ASSOC...		101.002 · Suntrust ...		-750.00
Bill	21760	12/14/2021			513.203 · Arbitrage ...	-750.00	750.00
TOTAL						-750.00	750.00
Bill Pmt -Check	10686	12/15/2021	PASCO COUNTY U...		101.002 · Suntrust ...		-72.80
Bill	15880...	12/14/2021			536.301 · Irrigation -...	-46.20	46.20
Bill	15737...	12/14/2021			536.301 · Irrigation -...	-26.60	26.60
TOTAL						-72.80	72.80
Bill Pmt -Check	10687	12/15/2021	U.S. BANK		101.002 · Suntrust ...		-14,815.63
Bill	63386...	12/14/2021			513.105 · Trustee F...	-5,387.50	5,387.50
Bill	63391...	12/14/2021			513.105 · Trustee F...	-5,387.50	5,387.50
Bill	63363...	12/14/2021			513.105 · Trustee F...	-4,040.63	4,040.63
TOTAL						-14,815.63	14,815.63
Check	10688	12/15/2021	TSR CDD		101.002 · Suntrust ...		-215,467.72
					207.206 · Due to De...	-215,467.72	215,467.72
TOTAL						-215,467.72	215,467.72
Check	10689	12/15/2021	TSR CDD		101.002 · Suntrust ...		-522,952.15
					207.204 · Due to de...	-522,952.15	522,952.15
TOTAL						-522,952.15	522,952.15
Check	10690	12/15/2021	TSR CDD		101.002 · Suntrust ...		-418,960.18
					207.203 · Due to de...	-418,960.18	418,960.18
TOTAL						-418,960.18	418,960.18
Check	10691	12/15/2021	TSR CDD		101.002 · Suntrust ...		-425,919.48

TSR CDD Check Detail December 2021

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
					207.202 · Due to De...	-425,919.48	425,919.48
TOTAL						-425,919.48	425,919.48
Check	10692	12/15/2021	TSR CDD		101.002 · Suntrust ...		-422,431.55
					207.201 · Due to De...	-422,431.55	422,431.55
TOTAL						-422,431.55	422,431.55
Check	10693	12/15/2021	TSR CDD		101.002 · Suntrust ...		-418,192.79
					207.205 · .Due to de...	-418,192.79	418,192.79
TOTAL						-418,192.79	418,192.79
Bill Pmt -Check	10694	12/22/2021	DOWN TO EARTH ...		101.002 · Suntrust ...		-1,641.10
Bill	INV11...	12/21/2021			538.609 · Irrigation ...	-1,641.10	1,641.10
TOTAL						-1,641.10	1,641.10
Bill Pmt -Check	10695	12/22/2021	HEIDT DESIGN		101.002 · Suntrust ...		-722.50
Bill	42575	12/21/2021			519.320 · Engineering	-722.50	722.50
TOTAL						-722.50	722.50
Bill Pmt -Check	10696	12/22/2021	HOPPING, GREEN ...		101.002 · Suntrust ...		-22,358.34
Bill	125423	09/30/2021			514.007 · District Co...	-1,406.25	1,406.25
Bill	117649	09/30/2021			514.007 · District Co...	-150.00	150.00
Bill	124212	09/30/2021			514.007 · District Co...	-726.50	726.50
Bill	123318	09/30/2021			514.007 · District Co...	-176.50	176.50
Bill	117648	09/30/2021			514.007 · District Co...	-125.00	125.00
Bill	116749	09/30/2021			514.007 · District Co...	-2,432.00	2,432.00
Bill	116153	09/30/2021			514.007 · District Co...	-2,670.00	2,670.00
Bill	115439	09/30/2021			514.007 · District Co...	-1,204.50	1,204.50
Bill	115035	09/30/2021			514.007 · District Co...	-4,626.50	4,626.50
Bill	123317	09/30/2021			514.007 · District Co...	-2,348.51	2,348.51
Bill	125979	12/21/2021			514.007 · District Co...	-6,492.58	6,492.58
TOTAL						-22,358.34	22,358.34

TSR CDD
Check Detail
 December 2021

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	10697	12/22/2021	PASCO COUNTY U...		101.002 · Suntrust ...		-6,529.25
Bill	15880...	12/21/2021			536.301 · Irrigation -...	-176.40	176.40
Bill	15880...	12/21/2021			536.301 · Irrigation -...	-583.10	583.10
Bill	15880...	12/21/2021			536.301 · Irrigation -...	-33.60	33.60
Bill	15880...	12/21/2021			536.301 · Irrigation -...	-290.50	290.50
Bill	15880...	12/21/2021			536.301 · Irrigation -...	-60.90	60.90
Bill	15880...	12/21/2021			536.301 · Irrigation -...	-377.30	377.30
Bill	15880...	12/21/2021			536.301 · Irrigation -...	-99.40	99.40
Bill	15880...	12/21/2021			536.301 · Irrigation -...	-122.50	122.50
Bill	15880...	12/21/2021			536.301 · Irrigation -...	-288.40	288.40
Bill	15880...	12/21/2021			536.321 · Utility serv...	-363.88	363.88
Bill	15880...	12/21/2021			536.301 · Irrigation -...	-174.30	174.30
Bill	15880...	12/21/2021			536.301 · Irrigation -...	-259.00	259.00
Bill	15880...	12/21/2021			536.301 · Irrigation -...	-312.90	312.90
Bill	15880...	12/21/2021			536.301 · Irrigation -...	-208.60	208.60
Bill	15880...	12/21/2021			536.301 · Irrigation -...	-10.14	10.14
Bill	15880...	12/21/2021			536.301 · Irrigation -...	-128.80	128.80
Bill	15880...	12/21/2021			536.301 · Irrigation -...	-152.80	152.80
Bill	15880...	12/21/2021			536.301 · Irrigation -...	-32.90	32.90
Bill	15880...	12/21/2021			536.301 · Irrigation -...	-47.60	47.60
Bill	15880...	12/21/2021			536.301 · Irrigation -...	-33.60	33.60
Bill	15880...	12/21/2021			536.321 · Utility serv...	-202.93	202.93
Bill	15880...	12/21/2021			536.301 · Irrigation -...	-132.30	132.30
Bill	15882...	12/21/2021			536.301 · Irrigation -...	-46.20	46.20
Bill	15881...	12/21/2021			536.301 · Irrigation -...	-437.50	437.50
Bill	15882...	12/21/2021			536.301 · Irrigation -...	-170.80	170.80
Bill	15880...	12/21/2021			536.301 · Irrigation -...	-52.50	52.50
Bill	15880...	12/21/2021			536.301 · Irrigation -...	-107.80	107.80
Bill	15881...	12/21/2021			536.301 · Irrigation -...	-2.80	2.80
Bill	15881...	12/21/2021			536.301 · Irrigation -...	-403.20	403.20
Bill	15881...	12/21/2021			536.301 · Irrigation -...	-2.10	2.10
Bill	15882...	12/21/2021			536.301 · Irrigation -...	-97.30	97.30
Bill	15881...	12/21/2021			536.301 · Irrigation -...	-488.60	488.60
Bill	15881...	12/21/2021			536.301 · Irrigation -...	-569.80	569.80
Bill	15881...	12/21/2021			536.301 · Irrigation -...	-58.80	58.80
TOTAL						-6,529.25	6,529.25
Bill Pmt -Check	10698	12/22/2021	SOLITUDE LAKE M...		101.002 · Suntrust ...		-7,827.00
Bill	PI-A0...	12/21/2021			538.700 · Lake Main...	-7,827.00	7,827.00
TOTAL						-7,827.00	7,827.00
Bill Pmt -Check	10699	12/22/2021	SUNSCAPE CONS...		101.002 · Suntrust ...		-5,000.00

TSR CDD
Check Detail
December 2021

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill	9998	12/21/2021			538.606 · Landscap...	-5,000.00	5,000.00
TOTAL						-5,000.00	5,000.00
Bill Pmt -Check	10700	12/22/2021	TIGER PRINTING G...		101.002 · Suntrust ...		-244.19
Bill	12152...	12/21/2021			538.602 · Roads & ...	-244.19	244.19
TOTAL						-244.19	244.19
Bill Pmt -Check	10701	12/22/2021	WTS INTERNATIO...		101.002 · Suntrust ...		-133.90
Bill	12329...	12/21/2021			538.121 · Amenity ...	-78.90	78.90
Bill	12327...	12/21/2021			538.121 · Amenity ...	-55.00	55.00
TOTAL						-133.90	133.90
Bill Pmt -Check	10702	12/22/2021	DUKE ENERGY		101.002 · Suntrust ...		-8,073.89
Bill	8712 ...	12/21/2021			531.301 · Electric	-221.28	221.28
Bill	8702 ...	12/21/2021			531.307 · Street Lig...	-502.50	502.50
Bill	8702 ...	12/21/2021			531.301 · Electric	-21.91	21.91
Bill	8702 ...	12/21/2021			531.321 · Electric - ...	-1,093.14	1,093.14
Bill	8712 ...	12/21/2021			531.321 · Electric - ...	-713.08	713.08
Bill	8702 ...	12/21/2021			531.307 · Street Lig...	-1,686.16	1,686.16
Bill	8702 ...	12/21/2021			531.307 · Street Lig...	-738.22	738.22
Bill	8702 ...	12/21/2021	DUKE ENERGY		2000 · Accounts Pa...	0.00	-8,170.33
Bill	8712 ...	12/21/2021			531.301 · Electric	-342.59	342.59
Bill	8702 ...	12/21/2021			531.321 · Electric - ...	-1,103.38	1,103.38
Bill	8703 ...	12/21/2021			531.307 · Street Lig...	-1,651.63	1,651.63
TOTAL						-8,073.89	-96.44

TSR

COMMUNITY DEVELOPMENT DISTRICT

12

DRAFT

**MINUTES OF MEETING
TSR
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the TSR Community Development District held a Regular Meeting on January 12, 2022, 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 (via telephone)	Assistant District Manager
Alyssa Willson (via telephone)	District Counsel
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
Edward Seward	Resident
Linda Deenihan	Resident
Dave Deenihan	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 5:00 p.m. All Supervisors were present, in person.

SECOND ORDER OF BUSINESS

Public Comments [3 minutes per person]

Resident Edward Seward asked for legal research to be done to determine if the Developer should be responsible for the costs to repair the Rangeland wooden bridge. In his

40 opinion, the Developer, rather than homeowners, should be responsible since the Developer
41 chose the design that he believes is faulty, as it continually needs repairs.

42

43 **THIRD ORDER OF BUSINESS**

**Consideration: Down to Earth Landscape
Maintenance Agreement Addendum -
Parcel C**

44

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46

47 Mr. Adams presented the Down-to-Earth (DTE) Landscape Maintenance Agreement
48 Addendum for Parcel C for basic lake bank and pond maintenance services. Mr. Hawkins stated
49 this officially adds Parcel C to DTE's scope of services. It needed sod repairs before it could be
50 conveyed so it was not ready when other parcels were conveyed. DTE has been mowing the
51 area without the Addendum, since July. Mr. Soety confirmed that the pond is in good condition
52 and ready to be conveyed to the CDD.

53

54 **On MOTION by Mr. Call and seconded by Mr. Liquori, with all in favor, the**
55 **Down to Earth Landscape Maintenance Agreement Addendum for Parcel C for**
56 **basic lake bank and pond maintenance services, in a not-to-exceed annual**
57 **amount of \$12,246, was approved.**

58

59

60 **FOURTH ORDER OF BUSINESS**

**Consideration: Starkey Wilderness Park
Foot Bridge and Access Agreement**

61

62

63 Mr. Call stated that, as of today, there are two access points from Starkey Ranch into
64 the wilderness preserve. He identified access points A and B on the map. Point A is an old jeep
65 crossing that the South Florida Water Management District (SFWMD) currently uses for
66 maintaining equipment. Upon receipt of the permit and once this Access Agreement is
67 executed, the Developer can proceed with the plans to use bond funds to design and construct
68 a foot bridge for resident use, which will ultimately be conveyed to the CDD to maintain. He
69 noted that access Point B is an existing bridge for which the County and residents want the CDD
70 to install a pedestrian gate.

71 Ms. Willson stated she reviewed the Agreement and provided comments to the County;

72 she was comfortable with the form of the Agreement.

73 Discussion ensued regarding insurance, maintenance costs, expected wear and tear on
74 the bridge and the best construction material for the bridge.

75 Mr. Liquori and Ms. Hlebak gave an overview of general maintenance tasks and
76 estimated costs. Both felt that the boards should be replaced as needed, instead of replacing
77 the entire bridge.

78 Mr. Edward Seward and resident Linda Deenihan asked for clarification. The following
79 information was provided:

- 80 ➤ The SFWMD uses ATVs for access at Point A to perform maintenance; no heavy
81 machinery is used.
- 82 ➤ The County would decide whether to close and lock the bridges overnight.
- 83 ➤ Both bridges will be open to the public.

84 Mr. Call voiced his opinion that the maintenance costs for the additional traffic were
85 worth the benefit.

- 86 ➤ The estimated total cost to construct Point A was about \$160,000.
- 87 ➤ The SFWMD already maintains the existing bridge at Point B.
- 88 ➤ The Developer would decide on the materials, fund construction and then be
89 reimbursed for the construction costs from bond funds, once the asset is conveyed to the CDD.

90 Ms. Deenihan felt that homeowners, not the Developer, should make the final decision
91 on the materials, since they are the ones paying for it and its maintenance and will have to live
92 with the outcome. If not, she thought that the Board should take into consideration the
93 additional foot traffic during the material selection process.

- 94 ➤ The Developer will be presented with the suggestions, during the selection process.

95

96 **On MOTION by Mr. Liquori and seconded by Mr. Call, with all in favor, the**
97 **Starkey Wilderness Park Foot Bridge and Access Agreement, in substantial**
98 **form subject to minor edits, was approved.**

99

100

101 **FIFTH ORDER OF BUSINESS**

102

103

104

**Discussion/Consideration: SOLitude Lake
Management, LLC, Pond Maintenance
Addendum (to Accept Lake B-1)**

105 • **Corrective Warranty Deed**

106 Mrs. Adams presented the SOLitude Lake Management, LLC, (SOLitude) Pond
107 Maintenance Addendum for Lake B-1 and stated they have been maintaining the pond for the
108 last several months. The total annual costs related to the Addendum are \$4,584, which were
109 prorated for eight months and will result in a budget overage of \$2,350 for Fiscal Year 2022.

110 Ms. Willson researched and confirmed that the area was conveyed to the CDD. She
111 stated that the Corrective Warranty Deed is the documentation showing it is ready for the CDD
112 to maintain it. Mr. Silber asked if construction was taking place in the pond. Mr. Liquori replied
113 no; only the Lake Blanche roadway construction around it. He stated some other ponds are not
114 yet ready for conveyance to the CDD.

115

116 **On MOTION by Mr. Green and seconded by Mr. Liquori, with all in favor, the**
117 **SOLitude Lake Management, LLC, Pond Maintenance Addendum to Accept Lake**
118 **B-1 and acceptance of the Corrective Warranty Deed, was approved.**

119

120

121 **SIXTH ORDER OF BUSINESS**121 **Discussion: Starkey Ranch Sidewalk**
122 **Cleaning**

123

124 Ms. Comella voiced her opinion that, based on researching and determining no one is in
125 charge of cleaning the sidewalks, the CDD needs to address this matter. Ms. Hlebak explained
126 the extensive in-house process and why corrective action is necessary for landscape and runoff
127 issues causing the need for frequent cleanings. She was obtaining proposals to outsource the
128 work. One partial quote was over \$40,000; she would obtain a quote from Ed.

129 Mr. Adams was asked how other CDDs handle this matter. He stated one CDD engaged a
130 contractor to clean the sidewalks, curbs and gutters annually and another invested \$60,000 to
131 \$80,000 in equipment and spends \$100,000 a year. He discussed slip and fall claims and stated
132 his expectation that the CDD will have to address roots uplifting the sidewalks. Typically, CDDs
133 will engage the District Engineer to determine a type of street tree and curb and gutter
134 program and the frequency of inspections and then engage of contractor to grind the sidewalks
135 and root cut.

136 Ms. Willson stated that Pasco County recently took the strong stance that the County
137 does not maintain sidewalks. She and Mr. Adams would discuss this further and review
138 language in the HOA Covenants and Petition to determine what entity is responsible for
139 maintenance of the sidewalks, curbs and gutter. Mr. Adams stated that the HOA is sending
140 letters informing homeowners of their responsibility to clean the sidewalks in front on their
141 residence; the CDD would be responsible for repairing structural components, if it is
142 determined that the sidewalks were not conveyed to the County.

143 Mr. Seward thought that the CDD might obtain better pricing from the vendor if it
144 leverages the possibility of homeowners engaging the vendor to pressure wash sidewalks in
145 front of their homes.

146

147 **SEVENTH ORDER OF BUSINESS**

**Discussion: Statutory Changes from 2021
Legislative Session**

148

149

150 Memorandums explaining the statutory changes from the 2021 legislative session were
151 provided for informational purposes. Ms. Willson reported the following:

152 **A. Wastewater and Stormwater Needs Analysis**

153 ➤ Local governmental entities are now required to complete the State formatted 20-Year
154 Stormwater Needs Analysis Report, which will be an engineering and accounting function.

155 ➤ The CDD must submit the Report to the County by June 30, 2022, and every five years
156 thereafter. The County will compile the information to submit to the State.

157 ➤ Ms. Willson, Mr. Adams and Mr. Wilkes were determining the most efficient and cost-
158 effective way to complete the Report, which is similar to the CDD's Public Facilities Report.

159 Mr. Adams stated that Mr. Wilkes would present a proposal for preparation of the
160 Report at the next meeting.

161 **B. Prompt Payment Policies**

- 162 • **Consideration of Resolution 2022-02 Adopting Prompt Payment Policies and**
163 **Procedures Pursuant to Chapter 218, *Florida Statutes*; Providing a Severability**
164 **Clause; and Providing an Effective Date**

165 Ms. Willson presented Resolution 2022-02 and an updated version of the CDDs existing
166 Prompt Payment Policies and Procedures to comply with the new “Local Government Prompt
167 Payment Act” legislative requirements.

168 Mr. Adams stated that Management already implemented these changes.

169

170 **On MOTION by Mr. Silber and seconded by Mr. Call, with all in favor,**
171 **Resolution 2022-02 Adopting Prompt Payment Policies and Procedures**
172 **Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; as**
173 **presented, and Providing an Effective Date, adopted.**

174

175

176 **EIGHTH ORDER OF BUSINESS**

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

177

178

179 Mr. Adams presented the Unaudited Financial Statements as of November 30, 2021. He
180 stated that the Accounting Department was reminded to recode the “Pool repairs &
181 maintenance” expense to the “Pool cleaning” budget line item. The financials were accepted.

182

183 **NINTH ORDER OF BUSINESS**

**Approval of December 1, 2021 Public
Hearing and Regular Meeting Minutes**

184

185

186 Mr. Adams presented the December 1, 2021 Public Hearing and Regular Meeting
187 Minutes. The following changes were made:

188 Line 40: Change “Architect” to “Engineer”

189 Line 152: Change ‘A Board Member’ to “Mr. Silber”

190

191 **On MOTION by Mr. Liquori and seconded by Mr. Call, with all in favor, the**
192 **December 1, 2021 Public Hearing and Regular Meeting Minutes, as amended,**
193 **were approved.**

194

195

196 **TENTH ORDER OF BUSINESS**

Action & Completed Items

197

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

199 Items 2, 6, 7, 8, 9, 10, 12, 14, 16, 17 and 20 were completed.

200 The following Action Items were discussed:

201 Item 2: The contractor was advised to commence the M11-A washout repair project.

202 Item 6: Per Mr. Yahn, they commenced reducing the flower beds in four areas in the
203 common area and made slight modifications to the irrigation in two additional areas.

204 Item 9: Mr. Adams was emailing the Board with the new contact that is replacing
205 D'Angelo Brothers.

206 Item 12. Ms. Hlebak was coordinating with the Contractor to ensure access system is
207 working properly.

208 Item 13: Mr. Adams and Mr. Yahn were reviewing the SCI Report about DTE's crew
209 count and working on a strategy to obtain a credit from DTE. The results would be presented at
210 the next meeting.

211 Item 14: Staff is emailing Off-Duty Patrol Reports to the Board.

212 Ms. Comella reported two incidents of wallets being stolen from landscaping trucks
213 along Riders' Pass.

214 Item 15: The existing contractor suggested keeping the existing mini-split systems, due
215 to the way the buildings are set up, but noted it will be difficult to find vendors to work on
216 them. The contractor felt that the best route is to replace the compressor but could not
217 guarantee it would be the same model; only that it would be a new compressor and would be
218 treated as if it is a new component being put in the system.

219 Item 19: Mr. Soety provided Taylor Morrison with punch list items for Parcel E to
220 address. Mrs. Adams emailed Drew regarding addressing homeowner complaints about
221 construction debris around the ponds.

222 Item 20: Verbiage to be corrected to state "the minimum age restriction of 13 was too
223 low". Ms. Willson stated this matter was resolved during the discussion.

224

225 **ELEVENTH ORDER OF BUSINESS**

Staff Reports

226

227 **A. District Counsel: *Kutak Rock, LLP***

228 There was no report.

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

230 • **Line of Sight Issues at Longspur and Fence Post Drive Intersection**

231 There was no report.

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

233 • **NEXT MEETING DATE: February 9, 2022 at 5:00 p.m.**

234 ○ **QUORUM CHECK**

235 Mr. Silber stated he would not be able to attend the February 9, 2022 meeting.

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

237 **I. Monthly Summary Report**

238 Ms. Hlebak presented the Monthly and Annual Summary Report and discussed recent
239 and upcoming events. She reported the following:

240 ➤ Mr. Silber acknowledged “Mr. & Mrs. Claus” for their contributions to the community in
241 making Christmas special and for donating to the children’s hospital.

242 ➤ Comments were received from residents who thought the CDD tree lighting event was
243 tacky; the residents felt that more money should have been spent.

244 Discussion ensued regarding forming a Holiday Lighting Committee comprised of
245 Amenity Staff and residents offering to donate time and money. Mr. Adams stated that forming
246 a Committee to come up with ideas and take donations is fine but the CDD would need to
247 engage a vendor to install the lights. Mr. Silber stated that the vendor resides in the
248 community. Ms. Willson stated the CDD would need to notify the insurance carrier of the idea
249 of the contractor using neighborhood volunteers to install the lights to ensure there is no
250 potential liability exposure to the CDD. Ms. Hlebak stated that the front of the community
251 needs additional electrical outlets.

252 Resident David Deenihan asked when the fire pit area would be usable. Ms. Hlebak
253 stated clearance was received today but the area will be kept closed until the pool project is
254 deemed safe because children were observed jumping the fence.

255 **II. Consideration of Gulf Coast Air Systems, Inc.: Estimates 64006324 and**
256 **62844214 for Repair and Replacement of Mini Split**

257 The Board discussed the estimates and decided to replace the entire unit.

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On MOTION by Mr. Silber and seconded by Mr. Call, with all in favor, Gulf Coast Air Systems, Inc., Estimate 62844214, to replace the Mini Split Air Conditioner at the Burns Drive location, in a not-to-exceed amount of \$10,427, was approved.

III. Year in Review 2021

This report was provided for informational purposes.

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

Mrs. Adams reported the following:

➤ The Davey Tree proposals for tree pruning at Huckleberry Pond and Cunningham Park would be included in the next agenda.

➤ Mr. and Mrs. Bernstein, the homeowners with the pool on Dunn Avenue, submitted the additional funds required, which is reflected in the “Revenues-Miscellaneous” budget line item.

➤ The homeowners at 13286 Batten Lane were obtaining quotes but, have not responded to the letter or Mrs. Adams’ call to pay \$719 to the CDD for the landscape repairs.

Ms. Willson suggested and was directed to prepare a complaint for small claims court, requesting that the homeowner pay \$719 and all attorney fees. She was directed to prepare and send a letter to the homeowner giving them seven days to respond to the letter and 20 days to remit payment, otherwise the complaint would be filed with the court.

▪ Plant and Turf Replacement Project

This item was an addition to the agenda.

Mr. Yahn reported the following progress on the plant and turf replacement projects with DTE and Travis Resmondo Sod Inc.:

➤ Both projects started yesterday, along Heart Pine Park and Heart Pine Avenue and Long Spur.

➤ He will be on site next week to approve the layout and report back at the next meeting.

➤ He expected the planting project to be completed the week of January 24, 2022. He would coordinate with Mrs. Adams on the pine straw installation.

➤ DTE applied herbicide to unwanted vegetation, with another application planned for tomorrow.

- 290 ➤ DTE and Resmondo clarified a matter of confusion about irrigation at two other parks.
- 291 ➤ Regarding changing the process for the sod bed that would cost an additional \$21,000
- 292 to \$22,000, Mr. Adams' opinion was that the original plan of growing it out would be fine. Mr.
- 293 Call thought that, visually, it would work out over time. Mr. Yahn was instructed to proceed
- 294 with the original plan.

295

TWELFTH ORDER OF BUSINESS**Supervisors' Requests**

297

298 Ms. Comella stated she was in the preliminary stages of locating places to build and

299 noted the option to rent. Mr. Call suggested Mr. Wilkes contact the County regarding the strip

300 of land next to Publix, as he thought it could be used for storage and staging areas for the

301 landscapers and Amenity Staff.

302 A Board Member asked Mr. Adams about preparing for the upcoming Board election.

303 Mr. Adams stated the information would be presented at the April or May meeting.

304

THIRTEENTH ORDER OF BUSINESS**Adjournment**

306

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

308

309 **On MOTION by Mr. Liquori and seconded by Mr. Silber, with all in favor, the**

310 **meeting adjourned at 6:46 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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321
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Secretary/Assistant Secretary

Chair/Vice Chair

TSR

COMMUNITY DEVELOPMENT DISTRICT

13

**TSR CDD
ACTION & COMPLETED ITEMS LIST
12.01.21 FOR 01.12.22 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	ACTION	Staff/Mr. Call reviewing road turnovers and release of maintenance bonds and preparing map of the same. 04.14.21 If not turned over to County, Staff to get proposals to restripe for Fiscal Year 2022 budget. 12.01.21 Ms. Willson to discuss including the bridge in the conveyance of the roads to the County.	X			
2	2.10.21	ACTION	Staff to ensure that the Heidt plan and as-built drawings are exhibits to proposal for M11-A washout repairs. 04.14.21 Heidt to review upon project completion. 05.12.21 Staff waiting on survey to be completed. 08.11.21 Project would commence after rainy season. 10.13.21 Staff received surveys; project would commence in three months.	X			
3	07.14.21	AGENDA	Mr. Adams to include purchasing the vacant parcel east of Publix, including cost as per the Developer. 08.11.21 Developer is donating the property and in the process of establishing a value of the donation, not a sale. 09.08.21 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. 12.01.21 Appraisal was sent to Mr. Call.	X			
4	08.11.21	AGENDA	Mr. Silber designated to work with District Staff to negotiate leasing the Starkey Ranch Welcome Center. 10.13.21 Combined Action Item #13. Mr. Call to send Ms. Willson Welcome Center Lease, upon receipt. 11.10.21 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	AGENDA	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. 10.13.21 Staff collecting other items; work in progress. 11.10.21 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			

**TSR CDD
ACTION & COMPLETED ITEMS LIST
12.01.21 FOR 01.12.22 MEETING**

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
6	11.10.21	ACTION	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			
7	11.10.21	ACTION	Mr. Yahn, to amend the SunScapes contract and provide Management Services for any turf projects at 5% and for large project at 7.5% 12.01.21 Ms. Willson to update contract.	X	X		
8	11.10.21	ACTION/AGENDA	Include on the January agenda, a Draft of the County Agreement allowing trail access into the Wilderness Preserve	X			
9	12.01.21	ACTION	Mr. Adams to contact State to determine who was assigned to inspect the bridge, as D'Angelo Brothers was no longer in business.	X			
10	12.01.21	ACTION	Mr. Soety to confirm the correct homeowner address before Davey Tree proceeds with treating the oak tree.	X			
11	12.01.21	ACTION	Mrs. Adams to request Accounting Dept. recode the "Pool repairs & maintenance" expense to the "Pool cleaning" budget line item.	X	X		
12	12.01.21	ACTION	Ms. Hlebak to coordinate with Mr. Silber install dates for vendor to be onsite, to ensure the access system is properly installed. Deposition was pending.	X			
13	12.01.21	ACTION	Mr. Adams and Mr. Yahn to review the DTE crew count and rank their performance and to negotiate a financial credit with DTE.	X			
14	12.01.21	ACTION	Mr. Adams to email the Board the off-duty patrol schedule and the County Attorney's email deeming all roads as public roads.	X			
15	12.01.21	ACTION/AGENDA	Ms. Hlebak to obtain other options and additional proposals to replace the mini-split air conditioning units and depending on progress, provide at the January or February meeting.	X			
16	12.01.21	ACTION	Mrs. Adams to email the CDD insurance carrier documentation regarding resident Nicholas Fisher's accident and request for reimbursement of damaged phone.	X	X		
17	12.01.21	ACTION	Ms. Hlebak to inspect the water bowl at the dog park for leaks.	X			

**TSR CDD
ACTION & COMPLETED ITEMS LIST
12.01.21 FOR 01.12.22 MEETING**

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
18	12.01.21	ACTION/AGENDA	Mr. Adams to convey to Mr. Wilkes to report on Mr. Silber's request to make the intersection of Longspur and Fence Post Drive a four-way stop and turn some of the parking spaces into plant beds, at the next meeting.	X			
19	12.01.21	ACTION	Mr. Call to follow-up on the status of the turnover of landscaping in Parcels C and E to the CDD.	X			
20	12.01.21	ACTION	Ms. Willson to contact the insurance carrier to determine if age was a factor in lawsuits filed against other CDDs, as Mr. Silber felt the age restrictions should be lowered to 13.	X			

**TSR CDD
ACTION & COMPLETED ITEMS LIST
12.01.21 FOR 01.12.22 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	04.14.21	ACTION	Mr. Adams to engage Structural Engineer to inspect & obtain cost for bridge repairs. 05.12.21 Obtaining proposals for load grading certifications to present to FDOT. Staff to obtain proposals to replace bridge with solid materials; work to start once major construction in the area is completed. 06.09.21 Structural Engineer engaged; working on structural drawings.			X	07.14.21
2	05.12.21	ACTION/AGENDA	Mr. Adams to include Audit in the June or July agenda once received.			X	07.14.21
3	05.12.21	ACTION	Mrs. Adams to contact Trapper to notify hog sightings regularly at Cunningham Park, 5:00 a.m. on the weekend.			X	07.14.21
4	06.09.21	ACTION	Mr. Adams to allot \$20,000 in the proposed Fiscal Year 2022 budget for off-duty patrols. Staff to contact the County regarding radar sign relocation and installing additional stop signs. 07.14.21 Mr. Adams to add "Off Duty Patrol" line item to the Fiscal Year 2022 budget.			X	07.14.21
5	06.09.21	ACTION	Mr. Adams to include the maintenance of a fourth park, Albritton Park to the Fiscal Year 2022 budget.			X	07.14.21
6	06.09.21	ACTION	Mr. Adams to investigate solar options for TSR and report his findings.			X	07.14.21
7	06.09.21	ACTION	Mr. Adams to have the remaining Fiscal Year 2021 meeting times, including the public hearing, changed from 9:00 a.m. to 5:00 p.m.			X	07.14.21
8	06.09.21	ACTION	Per Mr. Silber's request for a very detailed breakdown of items being proposed for the Fiscal Year 2022 budget, Ms. Murphy would provide a breakdown of costs forwarded to Board Members and to Mr. Adams, as well as survey results for dissemination to the Board.			X	07.14.21
9	06.09.21	ACTION	July 4 th fireworks: Mr. Adams to investigate whether nonresidents could be deterred from attending the event on CDD property.			X	07.14.21
10	01.13.21	ACTION	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" 04.14.21 Mr. Adams to forward the			X	08.11.21

**TSR CDD
ACTION & COMPLETED ITEMS LIST
12.01.21 FOR 01.12.22 MEETING**

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
			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. 05.12.21 Waiting for scheduling signs to be installed. 06.09.21 Sign issues not resolved.				
11	02.10.21	ACTION/AGENDA	Staff to ask Chapman Land services to inspect the drains in the alleys and provide a proposal. Obtain cost for 2022 budget. 06.09.21 Partial repairs completed.			X	08.11.21
12	04.14.21	ACTION	Mr. Adams to coordinate with Mr. Hawkins to post the DTE ticket system link on the CDD website.			X	08.11.21
13	05.12.21	ACTION	Mr. Adams to obtain loan info for FY22 Landscape Work Order projects. 07.14.21 Mr. Adams to send comparable documents to the Boards.			X	08.11.21
14	05.12.21	ACTION	Staff to re-designate the Long Spur "Barker Park" as a small 25 and under dog park until the one at Albritton is open. 06.09.21 Ms. Hlebak to pick up signs on 06.10.21.			X	08.11.21
15	07.14.21	ACTION	Breakdown Village by Village where mulch came out 08.11.21 Board Member was concerned about not being able to quantify for future phases.			X	08.11.21
16	07.14.21	ACTION	Obtain additional tree trimming quotes for the grandfather oak trees and present proposals from Davie Tree Company to the Board. 08.11.21 Staff obtaining additional proposal.			X	08.11.21
17	07.14.21	ACTION	Mr. Adams to verify pool gate requirements with the insurance carrier and then provide Board Members with recommendations for re-wording the amenity policy.			X	08.11.21
18	07.14.21	ACTION	Mr. Adams to increase the "Contingency" line-item amount from \$20,000 to \$50,000.			X	08.11.21
19	07.14.21	AGENDA	Mr. Adams to include leasing the Starkey Ranch Welcome Center as a discussion item at the next meeting			X	08.11.21
20	07.14.21	ACTION	Staff to establish Agenda parameters such as, rejecting last-minute changes and emails to the agenda, including check register on all agendas and no Board Member hard copies.			X	08.11.21

**TSR CDD
ACTION & COMPLETED ITEMS LIST
12.01.21 FOR 01.12.22 MEETING**

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
21	12.02.20	ACTION/AGENDA	Continue monitoring Lake Blanche drainage issue. Defer to June or July, 2021.			X	08.11.21
22	07.14.21	ACTION/AGENDA	Mr. Adams to include "Security" as a discussion item on the next agenda. Ms. Hlebak would obtain a quote from another vendor,			X	09.08.21
23	07.14.21	ACTION	Ms. Hlebak to obtain additional proposals for security and camera services, pool resurfacing & fence removal & present at next meeting.			X	09.08.21
24	08.11.21	AGENDA	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
25	08.11.21	AGENDA	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
26	3.10.21	ACTION	Mr. Wilkes working on closing out Capital Projects Funds for Series 2015A, 2016 and 2017- on Balance Sheet.			X	10.13.21
27	08.11.21	AGENDA	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
28	09.08.21	ACTION	Ms. Weiser requested official public records for all Agreements between the Master Association, District and Esplanade.			X	10.13.21
29	09.08.21	ACTION	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
30	09.08.21	ACTION	Mr. Naser wants appeal materials noted in Mr. Adams' 08.19.21 letter.			X	10.13.21
31	08.11.21	AGENDA	Mr. Adams to follow up on the status of receiving off-roll assessments and send update to the Board.			X	11.10.21
32	09.08.21	ACTION	POA Staff to contact County to obtain language for "No Roadside Parking" and report at the next meeting. 10.13.21 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			X	11.10.21

**TSR CDD
ACTION & COMPLETED ITEMS LIST
12.01.21 FOR 01.12.22 MEETING**

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
			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.				
33	10.13.21	ACTION/AGENDA	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
34	10.13.21	ACTION	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. 11.10.21 Project started this week.			X	11.10.21
35	10.13.21	ACTION/AGENDA	Mr. Adams to present FHP and County Off Duty Traffic cost comparison forms and sample agreements at the next meeting.			X	11.10.21
36	10.13.21	ACTION/AGENDA	Ratify engagement of Kutak Rock Law Firm at next meeting.			X	11.10.21
37	10.13.21	ACTION	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
38	10.13.21	ACTION/AGENDA	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
39	10.13.21	ACTION/AGENDA	Ms. Willson to prepare contract addendum to reflect SunScape's new rate increase.			X	11.10.21
40	10.13.21	ACTION/AGENDA	Mr. Adams to ensure the Fiscal Year 2022 adopted Budget Summary Pages and include in every agenda package, behind the Meeting Schedule. 11.10.21 To remain a monthly ongoing activity.			X	11.10.21
41	10.13.21	ACTION	Ms. Hlebak to copy Mr. Silber on emails regarding when SMARTSolutions is expected onsite, as he wanted to witness setup. 11.10.21 Waiting on COI before forwarding Agreement to Ms. Willson and submit invoice for deposit and schedule project.			X	12.01.21
42	11.10.21	ACTION	Ms. Hlebak to order signs for the fire pit, as the amenity policy would likely be adopted at the next meeting.			X	12.01.21

**TSR CDD
ACTION & COMPLETED ITEMS LIST
12.01.21 FOR 01.12.22 MEETING**

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
43	11.10.21	ACTION	Ms. Desclafani to send status update of fire pit inspection to Mr. Adams to email to the Board.			X	12.01.21
44	11.10.21	ACTION	Mr. Yahn to discuss incident of DTE Staff playing games on their phones. 12.01.21 DTE terminated employee.			X	12.01.21
45	11.10.21	ACTION	Mr. Adams to revisit DTE contact determine number of crew dedicated to TSR, and if needed, execute the termination clause.			X	12.01.21
46	11.10.21	ACTION/AGENDA	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. 12.01.21 Agreement was unnecessary as the County Attorney deemed all CDD and County owned roads public.			X	12.01.21
47	11.10.21	ACTION	Mr. Adams to implement Pasco County Sheriff Office to provide off-duty patrol to the CDD once a week.			X	12.01.21
48	11.10.21	ACTION	CDD Accountant to determine if the CDD would have to pay taxes on the \$289,500 the Master Property Owner's Association donated.			X	12.01.21
49	11.10.21	ACTION	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	12.01.21
50	11.10.21	ACTION/AGENDA	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	12.01.21
51	11.10.21	ACTION	Mrs. Adams to have Mr. Yahn add Board Member names to the distribution list when sending report.			X	12.01.21
52	11.10.21	ACTION	Mrs. Adams to verify if DTE was doing top choice application at Monroe Commons to address fire ants.			X	12.01.21

TSR

COMMUNITY DEVELOPMENT DISTRICT

14C

TSR COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE

LOCATION

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
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		
REVENUES					
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 ¹	30,000	17,725	12,275	30,000	30,000
Engineering	5,000	500	15,000	15,500	20,000
Assessment administration	10,000	5,000	5,000	10,000	10,000
Audit	4,570	-	4,570	4,570	4,570
Arbitrage rebate calculation	3,000	600	2,400	3,000	3,000
Dissemination agent	13,000	6,500	6,500	13,000	13,000
Trustee	26,937	25,591	-	25,591	26,500
Telephone	250	125	125	250	250
Postage	1,500	451	1,049	1,500	1,500
Printing & binding	2,000	1,000	1,000	2,000	2,000
Legal advertising	3,500	964	2,536	3,500	3,500
Annual special district fee	175	175	-	175	175
Insurance	5,668	5,810	-	5,810	6,100
Credit card discount	-	344	-	344	-
Other current charges	3,500	1,155	2,345	3,500	3,500
Office supplies	500	12	488	500	500
Website					
Hosting & maintenance	705	-	705	705	705
ADA compliance	200	-	200	200	200
Property taxes	687	-	687	687	687
Property appraiser & tax collector	55,941	52,029	3,912	55,941	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		
Field operations					
Contract services					
Field services	28,325	14,163	14,162	28,325	28,325
Landscape maintenance	1,521,000	636,557	650,000	1,286,557	1,491,270
Landscape consulting	51,000	25,500	25,500	51,000	60,000
Landscape Arbor Care	20,000	6,200	13,800	20,000	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>

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

TSR

COMMUNITY DEVELOPMENT DISTRICT

14D

MONTHLY SUMMARY REPORT

January 2022

Submitted by:

Renee Hlebak, Lifestyle Director

Alex Murphy, Operations Director



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JANUARY PROGRAM HIGHLIGHTS

PROGRAM	CATEGORY	PARTICIPATION
Movie in the Park	Family Social	About 100
Toddler Time	Family Social (Weekly)	13 Toddlers
Yippy Hour/Yappy Hour	Family & Dog Social	16 Dogs & Owners
Crafty Kids Afternoon	Kids Social	42
Kid's Night Out	Kids Social	25
New Year, New You 5k	Family Social/Fitness	10
Drink This, Make That	Adult Social	22
Food Truck Friday	Family Social	Over 150
Gift Card Bingo	Adult Social	5
Meet & Mingle	Adult Social	12
Yoga in the Park	Family Social/Fitness	6
What's for Dinner?	Family Social	Over 100
Yoga & Zumba	Group Fitness	6/ Class
Private Rentals (Pavilions & Hall)	N/A	11 Rentals

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JANUARY PROGRAM HIGHLIGHTS



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RESIDENT CONNECTIONS

POSITIVE (+) OR NEGATIVE (-)	RESIDENT FEEDBACK	ACTION TAKEN (ALWAYS THANKED FOR FEEDBACK)
+	<p style="text-align: center;">Playground Repairs</p> <p>A few parents at Homestead Park approached our Field Specialists excited the playgrounds were being touched up.</p>	<p>From the repaired slide at Homestead Park, to the climbing rope at Whitfield Park, these two moms were very happy to tell our guys what a great job they were doing and that they were making sure the equipment was safe for their kids.</p>
-	<p style="text-align: center;">Crosswalks</p> <p>Several residents have express their concerns about some of the cross walk areas in the community.</p>	<p>We request any resident that reaches out about the request for more cross walk lights or issues with a cross walk set up to reach out to the county, but the Lifestyle Director also makes sure the District Manager is in the loop. Some areas in Albritton Park were brought to our attention as unsafe and it was suggested we have the District Engineer take a look.</p>

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AMENITIES & OPERATIONS

ITEM	STATUS	CONCLUSION
Whitfield Park & Homestead Park Playground Equipment Audit	Complete	All repairs have been completed. We were missing a few parts, but those will be installed once received.
Homestead Park Fence Gate Repairs	Complete	Wires were cut and need to be replaced with the new, stronger wire in on the gate doors.
Battery Replacements in Bathrooms	In Progress	Testing and replacing all the batteries on the toilets in the bathrooms at the parks.
Maintenance on Gator/Field Cart	Complete	Oil change and tune up completed.
Pool Chair Repairs	In Progress	20 Chairs currently under repair. With one pool closed it will give us the chance to audit the chairs we have. Waiting on a quote for a few additional/new ones to present to the Board.
Whitfield Park Fire Pit Repairs	Complete	Fire Pit is now working, but waiting for the pool to be further along with construction at Whitfield Park before we officially open for resident use.
Pool Equipment Repairs & Replacement	Complete	New replacement equipment is ready for when the pool is completed at Whitfield Park after being damaged and tampered with.
Restroom A/C	In Progress	Waiting for an install date for new unit and line repairs to be completed.
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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FEBRUARY PROGRAM FORECAST

UPCOMING PROGRAMMING	DATE(S)
Food Truck Friday	February 4
Teen Bonfire	February 4
Wildlife Seminar	February 5
Yippy Hour/Yappy Hour	February 8 & 10
Movie in the Park	February 11
Crafty Kids Afternoon	February 13
Meet & Mingle	February 15
What's for Dinner	February 22
Drink This, Make That	February 23
Kids' Night Out	February 25
Mardi Gras 5k	February 26
Toddler Time	Every Monday
Yoga & Zumba	Every Monday/Tuesday



yIPPy HOUR

JOIN OTHER FURRY FRIENDS & NEIGHBORS ON
TUESDAY, FEBRUARY 8TH
 5:00PM-6:00PM
 BARKER PARK

Human & Doggie Treats will be provided

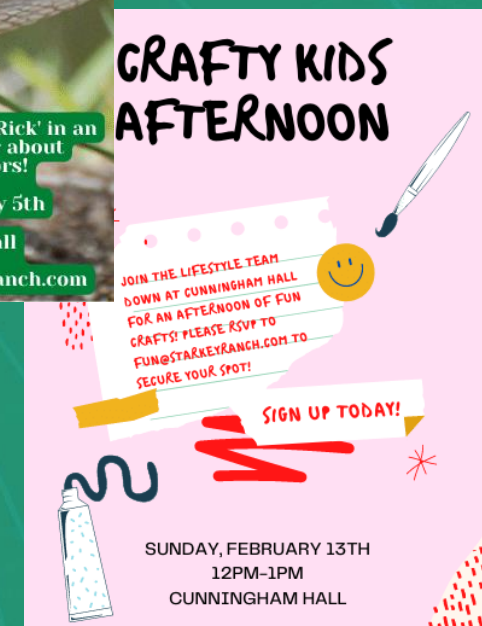


**Wildlife Seminar:
 Living with Alligators**

Join Rick Vetter 'Gator Rick' in an educational seminar about Florida's Alligators!

Saturday, February 5th
 10am
 Cunningham Hall

RSVP to fun@starkeyranch.com



CRAFTY KIDS AFTERNOON

JOIN THE LIFESTYLE TEAM DOWN AT CUNNINGHAM HALL FOR AN AFTERNOON OF FUN CRAFTS! PLEASE RSVP TO FUN@STARKEYRANCH.COM TO SECURE YOUR SPOT!

SIGN UP TODAY!

SUNDAY, FEBRUARY 13TH
 12PM-1PM
 CUNNINGHAM HALL

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CURRENT ACTION ITEMS

TASK	WHO WILL DO THIS?	STATUS/DUE DATE
Whitfield Park Pool Resurfacing	Renee	In Process
Security Cameras for Pool Areas	Renee	In Process
Concrete Contractor	Renee	In Process
Amenity Access Upgrade	Renee	Waiting on Agreement and Start Date
Sand/Crushed Shell Fill	Renee	Working on pricing and amount needed by contractor.
Pressure Washing Contractors	Renee	Waiting on quotes and approval.

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