

TSR

**COMMUNITY DEVELOPMENT
DISTRICT**

July 13, 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

July 6, 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 July 13, 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. Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2021, Prepared by Berger, Toombs, Elam, Gaines & Frank
4. Consideration of Resolution 2022-07, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2021
5. Consideration of The Davey Tree Expert Company Arbor Care Proposals
 - A. 20004068-1656522118 for Fertilization and Soil Care [\$39,027.00]
 - B. 20004068-1656357605 for Tree Pruning and Foliage Treatment [\$30,950.00]
 - C. 20004068-1655726329 for Tree Removal [\$3,195.00]
6. Consideration of Travis Resmondo Sod, Inc., Sod Estimates
 - A. Estimate #7438 – Lake Blanche
 - B. Estimate #7454 – Rangeland East
 - C. Estimate #7447 – Rangeland West
7. Consideration of Down to Earth Landscape & Irrigation Estimates for Herbicide Applications
 - A. Estimate #33447 – Lake Blanche
 - B. Estimate #33450 – Rangeland East

- C. Estimate #33443 - Rangeland West
8. Consideration of Proposals for Pond 15-2 and 12-5 for Rip Rap Installation
9. Consideration of Conveyance Request – Taylor Morrison Esplanade CDD Parcel Turnover
 - Description Sketches:
 - A. Sec. 19 & 20, Township 26S, Range 17E, Tract B-2, 4.667 Acres
 - B. Sec. 19 & 20, Township 26S, Range 17E, Tract D-1, 0.733 Acres
 - C. Sec. 19 & 20; Township 26 S, Range 17E, Tract B-2, 1.682 Acres
 - D. Sec. 19 & 20; Township 26S, Range 17E, Tract B-1, 1.560 Acres
 - E. Sec. 20, Township 26S, Range 17E, Phase 3 & 3A, Tract B-2, 2.198 Acres
 - F. Sec. 20, Township 26S, Range 17E, Tract B-1, 3.927 Acres
 - G. Sec. 20, Township 26S, Range 17E, Tract B-2, 2.198 Acres
 - H. Sec. 20, Township 26S, Range 17E, Tract B-3, 8.290 Acres
10. Consideration of Use of Cunningham Park & Trails by the Emily Rose EMPwr Foundation for 5K and 1 Mile Fun Run/Walk
 - Written Statement from Anne Bromberg (Mother of Emily Rose)
 - Course and Foundation Information
11. Continued Discussion: FY 2023 Proposed Budget
12. Ratification of 20-Year Stormwater Management Needs Analysis Report
13. Acceptance of Unaudited Financial Statements as of May 31, 2022
14. Approval of June 8, 2022 Regular Meeting Minutes
15. Action & Completed Items
16. Staff Reports
 - A. District Counsel: *Kutak Rock, LLP*
 - B. District Engineer: *Heidt Design, LLC*
 - Discussion/Consideration of Rocchetta A:DB (RADB) Proposal for Gunn Highway Landscape Maintenance Yard

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

- NEXT MEETING DATE: August 10, 2022 at 5:00 p.m.

- QUORUM CHECK

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

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

- Monthly Summary Report

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

18. Supervisors' Requests

19. Adjournment

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

Sincerely,



Chesley E. Adams, Jr.
District Manager

TSR

COMMUNITY DEVELOPMENT DISTRICT

3

**TSR Community
Development District**

ANNUAL FINANCIAL REPORT

September 30, 2021

TSR Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2021

TABLE OF CONTENTS

	<u>Page Number</u>
REPORT OF INDEPENDENT AUDITORS	1-2
MANAGEMENT’S DISCUSSION AND ANALYSIS	3-9
BASIC FINANCIAL STATEMENTS:	
Government-wide Financial Statements	
Statement of Net Position	10
Statement of Activities	11
Fund Financial Statements:	
Balance Sheet – Governmental Funds	12
Reconciliation of Total Governmental Fund Balances to Net Position of Governmental Activities	13
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	14
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	15
Statement of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – General Fund	16
Notes to Financial Statements	17-34
INDEPENDENT AUDITORS’ REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	35-36
MANAGEMENT LETTER	37-39
INDEPENDENT ACCOUNTANTS’ REPORT/COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES	40



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

REPORT OF INDEPENDENT AUDITORS

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

Report on the Financial Statements

We have audited the accompanying financial statements of TSR Community Development District as of and for the year ended September 30, 2021, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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

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

To the Board of Supervisors
TSR Community Development District

Opinion

In our opinion, the basic financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities, and each major fund of TSR Community Development District as of September 30, 2021, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

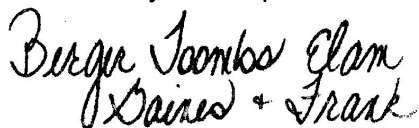
Management's Discussion and Analysis

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated June 17, 2022 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

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



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

June 17, 2022

**TSR Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021**

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

OVERVIEW OF THE FINANCIAL STATEMENTS

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

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

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

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

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

**TSR Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

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

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

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

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2021.

- ◆ The District's total liabilities exceeded total assets by \$(5,377,164) (net position). The District's net investment in capital assets was \$(52,346). Unrestricted net position for Governmental Activities was \$(7,076,486). Restricted net position was \$1,751,668.
- ◆ Governmental activities revenues totaled \$7,195,923 while governmental activities expenses totaled \$5,820,387.

**TSR Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

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

Net Position

	Governmental Activities	
	2021	2020
Current assets	\$ 1,444,334	\$ 767,756
Restricted assets	7,401,737	8,536,784
Capital assets	42,096,890	41,181,126
Total Assets	50,942,961	50,485,666
Current liabilities	2,491,743	2,316,661
Non-current liabilities	53,828,382	54,921,705
Total Liabilities	56,320,125	57,238,366
Net investment in capital assets	(52,346)	(43,028)
Restricted debt service	1,751,668	1,181,533
Net position - unrestricted	(7,076,486)	(7,891,205)
Total Net Position	\$ (5,377,164)	\$ (6,752,700)

The increase in current assets is the result of an increase in assessments receivable in the current year.

The decrease in restricted assets and the increase in capital assets was the result of the capital project activity in the current year.

The increase in current liabilities is related to the increase in the current portion of bonds payable in the current year.

The increase in net position is the result of revenues exceeding expenses in the current year.

**TSR Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

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

Change In Net Position

	Governmental Activities	
	2021	2020
Program Revenues		
Charges for services	\$ 7,154,506	\$ 6,214,580
Contributions	-	119,432
General Revenues		
Investment earnings	399	7,469
Miscellaneous revenues	41,018	27,632
Total Revenues	<u>7,195,923</u>	<u>6,369,113</u>
Expenses		
General government	333,085	193,574
Physical environment	2,423,570	2,265,535
Culture/recreation	424,974	346,682
Interest and other charges	<u>2,638,758</u>	<u>2,945,922</u>
Total Expenses	<u>5,820,387</u>	<u>5,751,713</u>
Change in Net Position	1,375,536	617,400
Net Position - Beginning of Year	<u>(6,752,700)</u>	<u>(7,370,100)</u>
Net Position - End of Year	<u>\$ (5,377,164)</u>	<u>\$ (6,752,700)</u>

The increase in charges for services is the result of the increase in special assessments in the current.

The increase in general government is related to increased engineering fees and tax collector fees in the current year.

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

The decrease in interest and other charges is mostly due to the cost of issuance for the bond issued in the prior year.

**TSR Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2021 and 2020.

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2021</u>	<u>2020</u>
Land	\$ 1,938,304	\$ 1,938,304
Construction in progress	40,086,168	39,161,086
Improvements	117,264	117,264
Equipment	7,500	7,500
Accumulated depreciation	<u>(52,346)</u>	<u>(43,028)</u>
Total Capital Assets (Net)	<u>\$ 42,096,890</u>	<u>\$ 41,181,126</u>

The activity for the year consisted of \$9,318 in depreciation and \$925,082 in addition to construction in progress.

General Fund Budgetary Highlights

Actual governmental expenditures were less than final budgeted amounts primarily due to less landscape maintenance expenditures than were anticipated.

The September 30, 2021 budget was not amended.

**TSR Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Debt Management

Governmental Activities debt includes the following:

- ◆ In February 2015, the District issued \$9,930,000 Series 2015 Special Assessment Revenue Bonds (Village 1 Project). These bonds were issued to finance the cost of acquisition, construction, installation and equipment of the 2015 project. The balance outstanding at September 30, 2021 was \$9,025,000.
- ◆ In October 2015, the District issued \$9,455,000 Series 2015A Special Assessment Revenue Bonds (Village 4 Project). These bonds were issued to finance the cost of acquisition, construction, installation and equipment of the 2015A Project. The balance outstanding at September 30, 2021 was \$8,675,000.
- ◆ In October 2016, the District issued \$10,235,000 Series 2016 Special Assessment Revenue Bonds (2016 Project). These bonds were issued to finance the cost of acquisition, construction, installation and equipment of the 2016 Project. The balance outstanding at September 30, 2021 was \$9,685,000.
- ◆ In December 2017, the District issued \$12,870,000 Series 2017 Special Assessment Revenue Bonds (2017 Project). These bonds were issued to finance the cost of acquisition, construction, installation and equipment of the 2017 Project. The balance outstanding at September 30, 2021 was \$12,345,000.
- ◆ In October 2018, the District issued \$9,785,000 Series 2018 Special Assessment Revenue Bonds. These bonds were issued to finance the cost of acquisition, construction, installation and equipment of the 2019 Project. The balance outstanding at September 30, 2021 was \$9,630,000.
- ◆ In October 2019, the District issued \$5,710,000 Series 2019 Special Assessment Revenue Bonds. These bonds were issued to finance the cost of acquisition, construction, installation and equipment of the 2019 Project. The balance outstanding at September 30, 2021 was \$5,710,000.

Economic Factors and Next Year's Budget

TSR Community Development District anticipates continuing to construct certain capital improvements in fiscal year 2022; however, the District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2022.

**TSR Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Request for Information

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

TSR Community Development District
STATEMENT OF NET POSITION
September 30, 2021

	Governmental Activities
ASSETS	
Current Assets	
Cash	\$ 403,032
Accounts receivable	4,833
Assessments receivable	929,611
Due from others	53,909
Prepaid expenses	51,449
Deposits	1,500
Total Current Assets	1,444,334
Non-current Assets	
Restricted assets	
Investments	7,401,737
Capital assets, not being depreciated	
Land	1,938,304
Construction in progress	40,086,168
Capital assets, being depreciated	
Improvements	117,264
Equipment	7,500
Less: accumulated depreciation	(52,346)
Total Non-current Assets	49,498,627
Total Assets	50,942,961
LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	219,650
Due to developer	101,119
Unearned revenues	524
Accrued interest	1,095,450
Bonds payable - current portion	1,075,000
Total Current Liabilities	2,491,743
Non-current liabilities	
Bonds payable	53,828,382
Total Liabilities	56,320,125
NET POSITION	
Net investment in capital assets	(52,346)
Restricted debt service	1,751,668
Unrestricted	(7,076,486)
Total Net Position	\$ (5,377,164)

See accompanying notes.

TSR Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2021

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues Charges for Services</u>	<u>Net (Expense) Revenues and Changes in Net Position Governmental Activities</u>
Governmental Activities			
General government	\$ (333,085)	\$ 302,488	\$ (30,597)
Physical environment	(2,423,570)	2,598,980	175,410
Culture and recreation	(424,974)	456,918	31,944
Interest and other charges	(2,638,758)	3,796,120	1,157,362
Total Governmental Activities	<u>\$ (5,820,387)</u>	<u>\$ 7,154,506</u>	<u>1,334,119</u>

General revenues:

Investment earnings	399
Miscellaneous revenues	41,018
Total General Revenues	<u>41,417</u>
Change in Net Position	1,375,536
Net Position - October 1, 2020	<u>(6,752,700)</u>
Net Position - September 30, 2021	<u>\$ (5,377,164)</u>

See accompanying notes.

**TSR Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2021**

ASSETS	General	Debt Service	Capital Projects	Total Governmental Funds
Cash	\$ 403,032	\$ -	\$ -	\$ 403,032
Accounts receivable	4,833	-	-	4,833
Assessments receivable	359,160	570,451	-	929,611
Due from other funds	727	-	-	727
Due from other	53,909	-	-	53,909
Prepaid items	51,449	-	-	51,449
Deposits	1,500	-	-	1,500
Restricted assets				
Investments, at fair value	-	4,943,729	2,458,008	7,401,737
Total Assets	<u>\$ 874,610</u>	<u>\$ 5,514,180</u>	<u>\$ 2,458,008</u>	<u>\$ 8,846,798</u>
 LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES				
LIABILITIES				
Accounts payable and accrued expenses	\$ 219,650	\$ -	\$ -	\$ 219,650
Due to other funds	-	-	727	727
Unearned revenues	524	-	-	524
Due to developer	101,119	-	-	101,119
Total Liabilities	<u>321,293</u>	<u>-</u>	<u>727</u>	<u>322,020</u>
 DEFERRED INFLOWS OF RESOURCES				
Unavailable revenues	<u>53,909</u>	<u>-</u>	<u>-</u>	<u>53,909</u>
 FUND BALANCES				
Nonspendable - prepaid expenses/deposits	52,949	-	-	52,949
Restricted				
Debt service	-	5,514,180	-	5,514,180
Capital projects	-	-	2,457,281	2,457,281
Unassigned	<u>446,459</u>	<u>-</u>	<u>-</u>	<u>446,459</u>
Total Fund Balances	<u>499,408</u>	<u>5,514,180</u>	<u>2,457,281</u>	<u>8,470,869</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 874,610</u>	<u>\$ 5,514,180</u>	<u>\$ 2,458,008</u>	<u>\$ 8,846,798</u>

See accompanying notes.

TSR Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2021

Total Governmental Fund Balances	\$ 8,470,869
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets consisting of land, \$1,938,304, construction in progress, \$40,086,168, improvements, \$117,264, and equipment, \$7,500, net of accumulated depreciation, \$(52,346), used in governmental activities are not current financial resources and therefore, are not reported at the fund level.	42,096,890
Long-term liabilities, including bonds payable, \$(55,070,000), plus bond premiums, net, \$(27,631), net of bond discount, net \$194,249, are not due and payable in the current period and, therefore, are not reported at the fund level.	(54,903,382)
Deferred inflows that are not available are not recognized at the fund level, however, revenue is recognized when earned at the government-wide level.	53,909
Accrued interest expense for long-term debt is not a current financial use, and therefore, is not reported at the fund level.	<u>(1,095,450)</u>
Net Position of Governmental Activities	<u><u>\$ (5,377,164)</u></u>

See accompanying notes.

TSR Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES –
GOVERNMENTAL FUNDS
For the Year Ended September 30, 2021

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Special assessments	\$ 3,358,386	\$ 3,796,120	\$ -	\$ 7,154,506
Investment earnings	-	227	172	399
Miscellaneous revenues	41,018	-	-	41,018
Total Revenues	<u>3,399,404</u>	<u>3,796,347</u>	<u>172</u>	<u>7,195,923</u>
Expenditures				
Current				
General government	281,341	51,744	-	333,085
Physical environment	2,417,282	-	-	2,417,282
Culture/recreation	424,974	-	-	424,974
Capital outlay	-	-	925,082	925,082
Debt service				
Principal	-	945,000	-	945,000
Interest	-	2,647,079	-	2,647,079
Total Expenditures	<u>3,123,597</u>	<u>3,643,823</u>	<u>925,082</u>	<u>7,692,502</u>
Excess of revenues over/(under) expenditures	<u>275,807</u>	<u>152,524</u>	<u>(924,910)</u>	<u>(496,579)</u>
Other Financing Sources/(Uses)				
Insurance proceeds	3,030	-	-	3,030
Transfers in	-	292,095	8	292,103
Transfers out	-	(8)	(292,095)	(292,103)
Total Other Financing Sources/(Uses)	<u>3,030</u>	<u>292,087</u>	<u>(292,087)</u>	<u>3,030</u>
Net change in fund balances	278,837	444,611	(1,216,997)	(493,549)
Fund Balances - October 1, 2020	<u>220,571</u>	<u>5,069,569</u>	<u>3,674,278</u>	<u>8,964,418</u>
Fund Balances - September 30, 2021	<u>\$ 499,408</u>	<u>\$ 5,514,180</u>	<u>\$ 2,457,281</u>	<u>\$ 8,470,869</u>

See accompanying notes.

TSR Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2021

Net Change in Fund Balances - Total Governmental Funds \$ (493,549)

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

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount that capital outlay, \$925,082, exceeded depreciation, \$(9,318), in the current period. 915,764

Repayment of bond principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position. 945,000

Governmental funds report bond discounts and bond premiums as other financing sources/(uses). However, in the Statement of Activities, the cost is amortized as interest. This is the amount of amortization in the current year. (6,677)

In the Statement of Activities, interest is accrued on outstanding bonds; whereas in governmental funds, interest expenditures are reported when due. This is the net amount between the prior year and the current year accruals. 14,998

Change in Net Position of Governmental Activities \$ 1,375,536

TSR Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL –
GENERAL FUND
For the Year Ended September 30, 2021

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Favorable (Unfavorable)</u>
Revenues				
Special assessments	\$3,357,411	\$3,357,411	\$ 3,358,386	\$ 975
Investment income	2,500	2,500	-	(2,500)
Miscellaneous revenues	24,600	24,600	41,018	16,418
Total Revenues	<u>3,384,511</u>	<u>3,384,511</u>	<u>3,399,404</u>	<u>14,893</u>
Expenditures				
Current				
General government	209,203	209,203	281,341	(72,138)
Physical environment	2,590,071	2,590,071	2,417,282	172,789
Culture/recreation	479,187	479,187	424,974	54,213
Total Expenditures	<u>3,278,461</u>	<u>3,278,461</u>	<u>3,123,597</u>	<u>154,864</u>
Excess of revenues over/(under) expenditures	<u>106,050</u>	<u>106,050</u>	<u>275,807</u>	<u>169,757</u>
Other Financing Sources/(Uses)				
Insurance proceeds	<u>-</u>	<u>-</u>	<u>3,030</u>	<u>3,030</u>
Net change in fund balances	106,050	106,050	278,837	172,787
Fund Balances - October 1, 2020	<u>-</u>	<u>-</u>	<u>220,571</u>	<u>220,571</u>
Fund Balances - September 30, 2021	<u>\$ 106,050</u>	<u>\$ 106,050</u>	<u>\$ 499,408</u>	<u>\$ 393,358</u>

See accompanying notes.

**TSR Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

1. Reporting Entity

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

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

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

2. Measurement Focus and Basis of Accounting

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

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

TSR Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

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

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

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

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

b. Fund Financial Statements

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

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

TSR Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

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

The District has various policies governing the fund balance classifications.

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

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

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

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

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

**TSR Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

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

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

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

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

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

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

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

**TSR Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

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

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

b. Non-current Governmental Assets/Liabilities

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

4. Assets, Liabilities and Net Position or Equity

a. Cash and Investments

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

TSR Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

a. Cash and Investments (Continued)

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

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

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

b. Restricted Net Position

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

c. Capital Assets

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

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

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

**TSR Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

c. Capital Assets (Continued)

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

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

Improvements:	10-30 years
Equipment	5 years

d. Unamortized Bond Discount

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

e. Budgets

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

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

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

“Total fund balances” of the District’s governmental funds, \$8,470,869, differs from “net position” of governmental activities, \$(5,377,164), reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the statement of net position versus the current financial resources focus of the governmental fund balance sheet. The effect of the differences is illustrated below.

**TSR Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021**

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

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

Capital related items

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

Land	\$ 1,938,304
Construction in progress	40,086,168
Improvements	117,264
Equipment	7,500
Accumulated depreciation	<u>(52,346)</u>
Total	<u>\$ 42,096,890</u>

Deferred inflows of resources

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

Unavailable revenues	<u>\$ 53,909</u>
----------------------	------------------

Long-term debt transactions

Long-term liabilities applicable to the District's governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2021 were:

Bonds payable	\$ (55,070,000)
Bond premium, net	(27,631)
Bond discount, net	<u>194,249</u>
Total	<u>\$ (54,903,382)</u>

Accrued interest

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

Accrued interest on bonds payable	<u>\$ (1,095,450)</u>
-----------------------------------	-----------------------

**TSR Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021**

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

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

The “net change in fund balances” for government funds, \$493,549, differs from the “change in net position” for governmental activities, \$1,375,536, reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below.

Capital related items

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

Capital outlay		\$ 925,082
Depreciation		(9,318)
Total		<u>\$ 915,764</u>

Long-term debt transactions

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

Debt principal payments		\$ 945,000
Bond premium		950
Bond discount amortization		(7,627)
Total		<u>\$ 938,323</u>

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

Net change in accrued interest payable		<u>\$ 14,998</u>
Bond premium		<u>\$ 950</u>
Bond discount amortization		<u>\$ (7,627)</u>

**TSR Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021**

NOTE C – CASH AND INVESTMENTS

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

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2021, the District's bank balance was \$505,310 and the carrying value was \$403,032. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

As of September 30, 2021, the District had the following investments and maturities:

Investment	Maturities	Fair Value
U S Bank Money Market	N/A	\$ 7,401,737

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

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

The investment listed above is a level 1 asset.

Interest Rate Risk

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

**TSR Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021**

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2021, the District's investment in U.S. Bank Money Market was not rated.

Concentration of Credit Risk

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

The types of deposits and investments and their level of risk exposure as of September 30, 2021 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

NOTE D – SPECIAL ASSESSMENT REVENUES

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

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

**TSR Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021**

NOTE E – CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2021 was as follows:

	Beginning Balance	Additions	Deletions	Ending Balance
<u>Governmental Activities:</u>				
Capital assets, not being depreciated:				
Land	\$ 1,938,304	\$ -	\$ -	\$ 1,938,304
Construction in progress	39,161,086	925,082	-	40,086,168
Total Capital Assets, not depreciated	<u>41,099,390</u>	<u>925,082</u>	<u>-</u>	<u>42,024,472</u>
Capital assets, being depreciated:				
Improvements	117,264	-	-	117,264
Equipment	7,500	-	-	7,500
Total Capital Assets, Being Depreciated	<u>124,764</u>	<u>-</u>	<u>-</u>	<u>124,764</u>
Less accumulated depreciation	<u>(43,028)</u>	<u>(9,318)</u>	<u>-</u>	<u>(52,346)</u>
Total Capital Assets Depreciated, Net	<u>81,736</u>	<u>(9,318)</u>	<u>-</u>	<u>72,418</u>
 Governmental Activities Capital Assets	 <u><u>\$ 41,181,126</u></u>	 <u><u>\$ 915,764</u></u>	 <u><u>\$ -</u></u>	 <u><u>\$ 42,096,890</u></u>

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

NOTE F – LONG-TERM DEBT

The following is a summary of activity for long-term debt of the District for the year ended September 30, 2021:

Long-term debt at October 1, 2020	\$ 56,015,000
Principal payments	<u>(945,000)</u>
Long-term debt at September 30, 2021	55,070,000
Less bond discount	(194,249)
Plus bond premium	27,631
Total long-term debt, net at September 30, 2021	<u><u>\$ 54,903,382</u></u>

**TSR Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021**

NOTE F – LONG-TERM DEBT (CONTINUED)

Long-term debt is comprised of the following:

Special Assessment Revenue Bonds

\$9,930,000 Series 2015 Special Assessment Revenue Bonds due in annual installments beginning November 2016 and maturing November 2045. Interest from 3.625% to 5.125% is due in May and November starting November 2015. \$ 9,025,000

\$9,455,000 Series 2015A Special Assessment Revenue Bonds due in annual installments beginning November 2016 and maturing November 2045. Interest from 4.25% to 5.625% is due in May and November starting May 2016. 8,675,000

\$10,235,000 Series 2016 Special Assessment Revenue Bonds due in annual installments beginning November 2018 and maturing November 2047. Interest from 3.5% to 4.75% is due in May and November starting May 2017. 9,685,000

\$12,870,000 Series 2017 Special Assessment Revenue Bonds due in annual installments beginning November 2019 and maturing November 2048. Interest from 3.625% to 4.75% is due in May and November starting May 2018. 12,345,000

\$9,785,000 Series 2018 Special Assessment Revenue Bonds due in annual installments beginning November 2020 and maturing November 2048. Interest from 4.0% to 5.125% is due in May and November starting May 2019. 9,630,000

\$5,710,000 Series 2019 Special Assessment Revenue Bonds due in annual installments beginning November 2021 and maturing November 2050. Interest from 3.0% to 4.0% is due in May and November starting May 2020. 5,710,000

Bond Discount, Net	(194,249)
Bond Premium, Net	<u>27,631</u>

Bonds Payable, Net	<u><u>\$ 54,903,382</u></u>
--------------------	-----------------------------

**TSR Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021**

NOTE F – LONG-TERM DEBT (CONTINUED)

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2021 are as follows:

Year Ending September 30,	Principal	Interest	Total
2022	\$ 1,075,000	\$ 2,608,476	\$ 3,683,476
2023	1,110,000	2,565,057	3,675,057
2024	1,150,000	2,518,588	3,668,588
2025	1,205,000	2,469,483	3,674,483
2026	1,255,000	2,416,804	3,671,804
2027-2031	7,165,000	11,165,011	18,330,011
2032-2036	9,020,000	9,252,183	18,272,183
2037-2041	11,420,000	6,772,543	18,192,543
2042-2046	14,570,000	356	14,570,356
2047-2051	7,100,000	6,300	7,106,300
Totals	<u>\$ 55,070,000</u>	<u>\$ 39,774,801</u>	<u>\$ 94,844,801</u>

Summary of Significant Bonds Resolution Terms and Covenants

SPECIAL ASSESSMENTS REVENUE BONDS, SERIES 2015

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

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

	Bonds	
	Reserve Balance	Reserve Requirement
Series 2015 Special Assessment Bonds	<u>\$ 647,106</u>	<u>\$ 647,106</u>

**TSR Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021**

NOTE F – LONG-TERM DEBT (CONTINUED)

SPECIAL ASSESSMENTS REVENUE BONDS, SERIES 2015A

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

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

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

SPECIAL ASSESSMENTS REVENUE BONDS, SERIES 2016

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

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

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

**TSR Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021**

NOTE F – LONG-TERM DEBT (CONTINUED)

SPECIAL ASSESSMENTS REVENUE BONDS, SERIES 2017

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

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

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

SPECIAL ASSESSMENTS REVENUE BONDS, SERIES 2018

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

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

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

**TSR Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021**

NOTE F – LONG-TERM DEBT (CONTINUED)

SPECIAL ASSESSMENTS REVENUE BONDS, SERIES 2019

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

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

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

NOTE G – ECONOMIC DEPENDENCY

The Developer owns a significant portion of land within the District. The District’s activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District’s operations. At September 30, 2021, three board members are affiliated with the Developer.

NOTE H – RISK MANAGEMENT

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

**TSR Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021**

NOTE I – DEVELOPER TRANSACTIONS

Governmental Funds

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions in the general fund were \$0. The amount reflected in the general fund includes a receivable of \$53,909.

Series 2019 (2019 Project) Acquisition Agreement

The District has entered into an Acquisition Agreement with the Developer whereby the Developer agreed to advance, fund, commence, and complete the Work Product and the District improvements (the “2018 Improvement”) that will ultimately be paid for with the proceeds from the issuance of the Series 2019 Bonds. The Improvements were estimated to cost \$5,528,877 and the District has a total of \$5,068,222 available from the proceeds of the Series 2019 Bonds to acquire them; the Developer will contribute the remainder of the improvements to the District. In accordance with the agreement, the Series 2019 (2019 Project) bonds were issued and the District used \$925,082 of the proceeds to acquire a portion of the 2019 Improvements from the Developer in the current fiscal year.

NOTE J – INTERFUND TRANSFERS

Interfund transfers at September 30, 2021, consisted of the following:

Transfers Out	Transfers In		
	Debt Service Fund	Capital Projects Fund	Total
Debt Service Fund	\$ -	\$ 8	\$ 8
Capital Projects Fund	292,095	-	292,095
Total	<u>\$ 292,095</u>	<u>\$ 8</u>	<u>\$ 292,103</u>

The interfund transfer are in accordance with the bond indenture.



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of TSR Community Development District, as of and for the year ended September 30, 2021, and the related notes to the financial statements, and have issued our report thereon dated June 17, 2022.

Internal Control Over Financial Reporting

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

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

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

Board of Supervisors
TSR Community Development District

Compliance and Other Matters

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

Purpose of this Report

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



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

June 17, 2022



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

MANAGEMENT LETTER

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

Report on the Financial Statements

We have audited the financial statements of the TSR Community Development District as of and for the year ended September 30, 2021, and have issued our report thereon dated June 17, 2022.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professionals Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 17, 2022, should be considered in conjunction with this management letter.

Prior Audit Findings

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

Financial Condition and Management

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

To the Board of Supervisors
TSR Community Development District

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for TSR Community Development District. It is management's responsibility to monitor the TSR Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same as of September 30, 2021.

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

Specific Information

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the TSR Community Development District reported:

- 1) The total number of district employees compensated in the last pay period of the District's fiscal year: 0
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: 4
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: N/A
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$1,645,106
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2020, together with the total expenditures for such project: The District major capital project total expenditures for the year were \$925,082.
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was not amended.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the TSR Community Development District reported:

- 7) The rate or rates of non-ad valorem special assessments imposed by the District. The General Fund, \$921.45 - \$1,307.02 and Debt Service, \$901 - \$2,062, and trash collection, \$111.06.
- 8) The amount of special assessments collected by or on behalf of the District: Total special assessments collected was \$7,154,506.
- 9) The total amount of outstanding bonds issued by the District and the terms of such bonds. The District had \$55,070,000, see note F for details.

To the Board of Supervisors
TSR Community Development District

Additional Matters

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

Purpose of this Letter

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

*Berger Toombs Elam
Gaines & Frank*

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

June 17, 2022



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

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

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

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

We have examined TSR Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2021. Management is responsible for TSR Community Development District's compliance with those requirements. Our responsibility is to express an opinion on TSR Community Development District's compliance based on our examination.

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

In our opinion, TSR Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2021.

*Berger Toombs Elam
Gaines & Frank*

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

June 17, 2022

TSR

COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2022-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TSR
COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE
AUDITED FINANCIAL REPORT FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2021**

WHEREAS, the District’s Auditor, Berger, Toombs, Elam, Gaines & Frank, has heretofore prepared and submitted to the Board, for accepting, the District’s Audited Financial Report for Fiscal Year 2021;

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

1. The Audited Financial Report for Fiscal Year 2021, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2021, for the period ending September 30, 2021; and
2. A verified copy of said Audited Financial Report for Fiscal Year 2021 shall be attached hereto as an exhibit to this Resolution, in the District’s “Official Record of Proceedings”.

PASSED AND ADOPTED this 13th day of July, 2022.

**TSR COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

TSR

COMMUNITY DEVELOPMENT DISTRICT

5A

Client	6/29/2022
TSR CDD Peter 9220 BONITA BEACH RD SE STE 214 Bonita Springs, FL 34135-4231	Proposal #: 20004068-1656522118 Account #: 7890952 Mobile: (239) 989-2939 Email: psoety@sunscapeconsulting.com

Fertilization/SoilCare	Service Period	Price	Tax	Total
<input type="checkbox"/> Arbor GreenPro + Biochar (*) Whifield Park: 12 Oaks and 31 Maples	October	\$3,061.00		\$3,061.00
<input type="checkbox"/> Arbor GreenPro + Biochar (*) Rangeland - right of ways and Roundabouts -from Esplanade to Cattle Gap Trl. - Deep Root fertilize and Soil Aeration : For 141 Oaks and 54 Maples	October	\$10,192.00		\$10,192.00
<input type="checkbox"/> Arbor GreenPro + Biochar (*) Homestead Park - Deep Root fertilize and Soil Aeration : (Not to include gravel / hardscape areas) 1) North Oak by Pool fence 2) Live Oak East Side by Gravel Path 3) Live Oak in Center of Park area 4) Live Oak Southeast Corner of Park (with petrified limb on ground) 5) Live Oak along fence South perimeter fence 6) Laurel Oaks (2) and Live Oaks (2) by covered Pavilion and swing set area. 7) Magnolia at SW corner of Park area NOTE: Proposal includes use of developer / builders onsite water meter/pump/ spicket to fill application tanks.	October	\$5,071.00		\$5,071.00
<input type="checkbox"/> Arbor GreenPro + Biochar (*) Cunningham Park - Deep Root fertilize and Soil Aeration : to the available grass and landscape / mulch beds for the following Oak stands: 1) Oaks directly West of Pavilion 2) Large Oak stand West of parking lot 3) Oaks directly around swing set area 4) Oak stand directly next to lakeside just West of swing set area. 5) Oak stand North of Clubhouse across lake 6) Young Oaks in parking lot and along entry road from roundabout. NOTE: Proposal includes use of developer / builders onsite water meter/pump/ spicket to fill application tanks.	October	\$9,367.00		\$9,367.00
<input type="checkbox"/> Arbor GreenPro + Biochar (*) Deep Root fertilize and Soil Aeration: Long Spur (from Rangeland to just East of Heart Pine Park) and Heart Pine (from main entry to Heart Pine Park) - Right of ways and roundabouts. 83 Oaks and Maples	October	\$4,316.00		\$4,316.00
<input type="checkbox"/> Arbor GreenPro + Biochar (*) Deep Root fertilize and Soil Aeration: Heart Pine Entry: Heart Pine Ave and Publix Entrance: Prune 60 Oaks	October	\$3,120.00		\$3,120.00
<input type="checkbox"/> Arbor GreenPro + Biochar (*) Deep Root fertilize and Soil Aeration: Lake Blanche Cir.: 7 Maples This price is only good if done with Rangeland Arbor GreenPro + Biochar	October	\$364.00		\$364.00
<input type="checkbox"/> Arbor GreenPro + Biochar (*) Deep Root fertilize and Soil Aeration: Heart Pine Entry: 34 Oaks and 34 Elms	October	\$3,536.00		\$3,536.00
Total of All Services		\$39,027.00	\$0.00	\$39,027.00



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



Client	6/29/2022
TSR CDD Peter 9220 BONITA BEACH RD SE STE 214 Bonita Springs, FL 34135-4231	Proposal #: 20004068-1656522118 Account #: 7890952 Mobile: (239) 989-2939 Email: psoety@sunscapeconsulting.com

(* Please note these services continue year after year. By signing you agree to the terms appended to this form.

Yes, please schedule the services marked above.

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

<i>Ben Wasielewski</i>		
Ben Wasielewski	Authorization	Date

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

Client Guarantee

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

Tree Care

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

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

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

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

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

Tree and Shrub Fertilization/SoilCare

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

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

Tree and Shrub Plant Health Care

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

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

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

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

Lawn Care

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

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

Other Terms and Contract Conditions

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

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

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

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

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

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

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

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

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

TSR

COMMUNITY DEVELOPMENT DISTRICT

5B



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



Client	6/30/2022
TSR CDD Peter Soety 9220 BONITA BEACH RD SE STE 214 Bonita Springs, FL 34135-4231	Proposal #: 20004068-1656357605 Account #: 7890952 Mobile: (407) 489-7919 Fax: (407) 804-1155 Email: psoety@sunscapeconsulting.com

Tree Care	Service Period	Price	Tax	Total
<input type="checkbox"/> Tree Pruning Rangeland - right of ways and Roundabouts -from Esplanade to Cattle Gap Trl. : For 141 Oaks and 54 Maples Structural Canopy pruning, elevate where needed, moss removal close to 75%, remove dead/broken branches and 1.5" and greater deadwood. Clean up wood debris and haul from site.	October	\$14,625.00		\$14,625.00
<input type="checkbox"/> Tree Pruning Heart Pine Entry: Heart Pine Ave and Publix Entrance: Prune 60 Oaks : Structural Canopy pruning, elevate where needed, moss removal close to 75%, remove dead/broken branches and 1.5" and greater deadwood. Clean up wood debris and haul from site.	October	\$4,500.00		\$4,500.00
<input type="checkbox"/> Tree Pruning Heart Pine Park: 34 Oaks and 34 Elms Structural Canopy pruning, elevate where needed, moss removal close to 75%, remove dead/broken branches and 1.5" and greater deadwood. Clean up wood debris and haul from site.	October	\$5,100.00		\$5,100.00
<input type="checkbox"/> Tree Pruning Lake Blanche Circle: 7 Maples Structural Canopy pruning, elevate where needed, moss removal close to 75%, remove dead/broken branches and 1.5" and greater deadwood. Clean up wood debris and haul from site.	October	\$525.00		\$525.00
<input type="checkbox"/> Demossing (*) Option 1: 5 large Live Oaks in Homestead Park. Remove 40-50% (but only while we are completing other work there on the property) Haul debris from site		\$3,700.00		\$3,700.00
Plant Health Care	Service Period	Price	Tax	Total
<input type="checkbox"/> Foliage Treatment (*) Option 2: Spray trees with CuPro. (copper sulfate) (price is only good while we are completing other work there on the property)		\$2,500.00		\$2,500.00
Total of All Services		\$30,950.00	\$0.00	\$30,950.00

(* Please note these services continue year after year. By signing you agree to the terms appended to this form.

Yes, please schedule the services marked above.



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



Client	6/30/2022
TSR CDD Peter Soety 9220 BONITA BEACH RD SE STE 214 Bonita Springs, FL 34135-4231	Proposal #: 20004068-1656357605 Account #: 7890952 Mobile: (407) 489-7919 Fax: (407) 804-1155 Email: psoety@sunscapeconsulting.com

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.

	<i>Ben Wasielewski</i>		
	Ben Wasielewski	Authorization	Date

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

Client Guarantee

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

Tree Care

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

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

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

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

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

Tree and Shrub Fertilization/SoilCare

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

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

Tree and Shrub Plant Health Care

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

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

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

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

Lawn Care

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

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

Other Terms and Contract Conditions

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

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

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

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

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

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

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

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

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

TSR

COMMUNITY DEVELOPMENT DISTRICT

5C



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



Client	6/30/2022
TSR CDD Peter Soety 9220 BONITA BEACH RD SE STE 214 Bonita Springs, FL 34135-4231	Proposal #: 20004068-1655726329 Account #: 7890952 Mobile: (407) 489-7919 Fax: (407) 804-1155 Email: psoety@sunscapeconsulting.com

Tree Care	Service Period	Price	Tax	Total
<input type="checkbox"/> Tree Removal		\$2,800.00		\$2,800.00
Remove; 2 dead pines in Cunningham Park on left side of bicycle park. Possibility of failure can fall onto pedestrian walkway. Tree Removal: cut as close to the ground as is practical using a chain saw. Clean-up the debris and remove it from property. Davey Tree company will not be liable for any harm to the driveway, and sidewalks. To prevent harm to underline plants, yard furniture and stones/pavers in the area, we recommended that the these items be moved prior to work beginning. Davey Tree will take all precautionary measures to minimize any harm to yard that may occur during service.				
<input type="checkbox"/> Tree Removal		\$395.00		\$395.00
Flush cut one dead Sycamore on Longspur, across from Homestead Park. Remove and haul away debris.				
Total of All Services		\$3,195.00	\$0.00	\$3,195.00

Yes, please schedule the services marked above.

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

	<p style="font-size: 1.2em; font-family: cursive;">Ben Wasielewski</p> <hr style="border: 0.5px solid black;"/> <p>Ben Wasielewski</p>	<hr style="border: 0.5px solid black;"/> <p>Authorization</p>	<hr style="border: 0.5px solid black;"/> <p>Date</p>
--	--	---	--

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

6A

Travis Resmondo Sod, Inc.

P.O. Box 966 * Dundee, FL. 33838-0966

(863) 676-6109 * FAX: (863) 676-2891

SOD PROPOSAL

SUBMITTED TO: Starkey Ranch TSR CDD

DATE: 06/30/2022

SITE LOCATION: Starkey Ranch – Lake Blanche Estimate: #7438

Attention:

We hereby submit the price information for the **delivery Rip Out and installation** of sod to the location listed above:

SOD TYPE	Approx. SQ FEET	UNIT PRICE	AMOUNT
Zoysia - Installed	81,730	\$0.64	\$52,307.20
Ripout		\$0.30	\$24,519.00

**** OUR TERMS ARE C.O.D. UPON DELIVERY OF THE SOD **
ALL OTHER TERMS MUST HAVE PRIOR APPROVAL**

This proposal is subject to acceptance within ten (10) days and is void thereafter at the option of the undersigned.

Authorized Signature: **Travis Resmondo**



6/30/22

Title: President

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are hereby accepted.

Date: _____

Signature: _____

Title: _____

**** PLEASE SIGN AND RETURN ONE COPY TO OUR OFFICE ****

TSR

COMMUNITY DEVELOPMENT DISTRICT

6B

Travis Resmondo Sod, Inc.

P.O. Box 966 * Dundee, FL. 33838-0966

(863) 676-6109 * FAX: (863) 676-2891

SOD PROPOSAL

SUBMITTED TO: Starkey Ranch TSR CDD

DATE: 06/30/2022

SITE LOCATION: Starkey Ranch – Rangeland East Estimate: #7454

Attention:

We hereby submit the price information for the **delivery Rip Out and installation** of sod to the location listed above:

SOD TYPE	Approx. SQ FEET	UNIT PRICE	AMOUNT
Zoysia - Install		\$0.64	\$119,588.48
	186,857		
Ripout		\$0.30	\$56,057.10

**** OUR TERMS ARE C.O.D. UPON DELIVERY OF THE SOD **
ALL OTHER TERMS MUST HAVE PRIOR APPROVAL**

This proposal is subject to acceptance within ten (10) days and is void thereafter at the option of the undersigned.

Authorized Signature: **Travis Resmondo**



6/30/22

Title: President

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are hereby accepted.

Date: _____

Signature: _____

Title: _____

**** PLEASE SIGN AND RETURN ONE COPY TO OUR OFFICE ****

TSR

COMMUNITY DEVELOPMENT DISTRICT

6C

Travis Resmondo Sod, Inc.

P.O. Box 966 * Dundee, FL. 33838-0966

(863) 676-6109 * FAX: (863) 676-2891

SOD PROPOSAL

SUBMITTED TO: Starkey Ranch TSR CDD

DATE: 06/30/2022

SITE LOCATION: Starkey Ranch – Rangeland West Estimate: #7447

Attention:

*We hereby submit the price information for the **delivery Rip Out and installation** of sod to the location listed above:*

SOD TYPE	Approx. SQ FEET	UNIT PRICE	AMOUNT
Zoysia - Install	187,929	\$0.64	\$120,274.56
Ripout		\$0.30	\$56,378.70

**** OUR TERMS ARE C.O.D. UPON DELIVERY OF THE SOD **
ALL OTHER TERMS MUST HAVE PRIOR APPROVAL**

This proposal is subject to acceptance within ten (10) days and is void thereafter at the option of the undersigned.

Authorized Signature: **Travis Resmondo**



6/30/22

Title: President

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are hereby accepted.

Date: _____

Signature: _____

Title: _____

**** PLEASE SIGN AND RETURN ONE COPY TO OUR OFFICE ****

TSR

COMMUNITY DEVELOPMENT DISTRICT

7A



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

Estimate: #33447

Customer Address

Sunscape Consulting
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

Lake Blanche Herbicide
applications

Estimated Job Start Date

October 10, 2022

Proposed By

Gary L Hawkins

Due Date

June 29, 2022

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Herbicide application Per Square Foot	Square Foot	81730	\$0.05	\$4,086.50
			Subtotal	\$4,086.50
			Job Total	\$4,086.50

Square foot price to apply herbicide prior to new sod installation includes up to 4 applications.

Proposed By:

Agreed & Accepted By:

Gary L Hawkins

Down to Earth
Landscape & Irrigation

06/29/2022

Date

Sunscape Consulting

Date

TSR

COMMUNITY DEVELOPMENT DISTRICT

7B



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

Estimate: #33450

Customer Address

Sunscape Consulting
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

Rangeland East Herbicide
applications

Estimated Job Start Date

October 10, 2022

Proposed By

Gary L Hawkins

Due Date

June 29, 2022

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Herbicide application Per Square Foot	Square Foot	186857	\$0.05	\$9,342.85
			Subtotal	\$9,342.85
			Job Total	\$9,342.85

square foot price to apply herbicide prior to new sod installation includes up to 4 applications.

Proposed By:

Agreed & Accepted By:

Gary L Hawkins

Down to Earth
Landscape & Irrigation

06/29/2022

Date

Sunscape Consulting

Date

TSR

COMMUNITY DEVELOPMENT DISTRICT

7C



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

Estimate: #33443

Customer Address

Sunscape Consulting
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

Rangeland West Herbicide
applications

Estimated Job Start Date

October 10, 2022

Proposed By

Gary L Hawkins

Due Date

June 29, 2022

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Herbicide application Per Square Foot	Square Foot	187929	\$0.05	\$9,396.45
			Subtotal	\$9,396.45
			Job Total	\$9,396.45

square foot price to apply herbicide prior to new sod installation includes up to 4 applications.

Proposed By:

Agreed & Accepted By:

Gary L Hawkins

Down to Earth
Landscape & Irrigation

06/29/2022

Date

Sunscape Consulting

Date

TSR

COMMUNITY DEVELOPMENT DISTRICT

9A

Description Sketch

(Not A Survey)

DESCRIPTION: A parcel of land lying in Sections 19 & 20, Township 26 South, Range 17 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of the Southeast 1/4 of said Section 19; thence along the East boundary of the Southeast 1/4 of said Section 19, N 00°02'08" E, a distance of 1233.08 feet to the **POINT OF BEGINNING**; thence S 46°06'03" W, a distance of 93.86 feet; thence southwesterly, 4.02 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 09°13'00" (chord bearing S 50°42'33" W, 4.02 feet); thence S 55°19'03" W, a distance of 31.44 feet; thence southwesterly, 16.60 feet along the arc of a non-tangent curve to the left having a radius of 251.13 feet and a central angle of 03°47'15" (chord bearing S 46°59'00" W, 16.60 feet); thence S 55°35'15" W, a distance of 32.37 feet; thence S 34°24'45" E, a distance of 8.26 feet; thence southwesterly, 28.38 feet along the arc of a non-tangent curve to the left having a radius of 251.13 feet and a central angle of 06°28'31" (chord bearing S 34°13'29" W, 28.37 feet); thence southwesterly, 31.70 feet along the arc of a reverse curve to the right having a radius of 25.00 feet and a central angle of 72°39'05" (chord bearing S 67°18'46" W, 29.62 feet); thence N 76°21'42" W, a distance of 37.03 feet; thence N 03°56'16" E, a distance of 806.73 feet; thence S 71°06'46" E, a distance of 11.92 feet; thence southeasterly, 17.72 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 40°36'17" (chord bearing S 50°48'37" E, 17.35 feet); thence S 30°30'29" E, a distance of 20.76 feet; thence S 61°54'44" E, a distance of 19.93 feet; thence S 64°06'38" E, a distance of 16.38 feet; thence S 75°44'24" E, a distance of 33.52 feet; thence easterly, 4.24 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 09°42'34" (chord bearing S 70°53'07" E, 4.23 feet); thence S 66°01'50" E, a distance of 35.62 feet; thence S 62°06'39" E, a distance of 28.20 feet; thence S 72°56'14" E, a distance of 31.77 feet; thence southeasterly, 12.27 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 28°07'12" (chord bearing S 58°52'38" E, 12.15 feet); thence S 44°49'02" E, a distance of 32.55 feet; thence southeasterly, 10.80 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 24°44'59" (chord bearing S 32°26'32" E, 10.72 feet); thence S 20°04'03" E, a distance of 20.05 feet; thence southerly, 5.90 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 13°31'34" (chord bearing S 13°18'16" E, 5.89 feet); thence S 06°32'28" E, a distance of 15.21 feet; thence S 47°23'36" E, a distance of 14.73 feet; thence S 56°11'15" E, a distance of 35.13 feet; thence southeasterly, 13.92 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 31°54'38" (chord bearing S 40°13'56" E, 13.74 feet); thence S 24°16'37" E, a distance of 26.36 feet; thence S 20°44'52" E, a distance of 36.49 feet; thence S 28°57'50" W, a distance of 3.74 feet; thence S 47°25'55" E, a distance of 7.32 feet; thence S 17°05'59" W, a distance of 32.20 feet; thence S 09°59'49" E, a distance of 45.98 feet; thence S 16°34'21" E, a distance of 43.12 feet; thence S 17°49'49" E, a distance of 33.93 feet; thence southerly, 18.45 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 42°16'50" (chord bearing S 03°18'37" W, 18.03 feet); thence S 24°27'02" W, a distance of 30.83 feet; thence S 08°31'13" E, a distance of 23.83 feet; thence southerly, 25.24 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 57°51'08" (chord bearing S 20°24'21" W, 24.18 feet); thence S 49°19'55" W, a distance of 6.67 feet; thence S 02°50'37" W, a distance of 34.37 feet; thence southwesterly, 19.11 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 43°48'16" (chord bearing S 24°44'45" W, 18.65 feet); thence S 46°38'53" W, a distance of 27.26 feet; thence southwesterly, 8.04 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 18°26'05" (chord bearing S 55°51'56" W, 8.01 feet); thence S 65°04'58" W, a distance of 23.43 feet; thence westerly, 13.32 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 30°31'57" (chord bearing S 80°20'57" W, 13.17 feet); thence N 84°23'04" W, a distance of 16.45 feet; thence N 88°08'43" W, a distance of 22.79 feet; thence S 61°44'29" W, a distance of 14.45 feet; thence S 42°41'26" W, a distance of 28.96 feet; thence southwesterly, 19.11 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 43°48'16" (chord bearing S 24°44'45" W, 18.65 feet); feet; thence S 46°06'03" W, a distance of 24.01 feet to the **POINT OF BEGINNING**.

Containing 4.667 acres, more or less.

SURVEYOR'S NOTES:

- Bearings shown hereon are based on the East boundary of the Southeast 1/4 of Section 19, Township 26 South, Range 17 East, Pasco County, Florida having a Grid bearing of N.00°02'08"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
- I do hereby certify that this sketch & description was made under my supervision and meets the standards of practice set forth by the Florida Board of Professional Surveyors & Mappers stated in rules 5J-17.051, 5J-17.052, and 5J-17-053, Florida administrative code, pursuant to Section 472.067, Florida statutes.
- See Sheet 2 for Sketch, Sheet 3 & 4 for Detail, Sheet 5 for Line & Curve Table & Sheet 6 for Curve Table.

PROJECT: STARKEY RANCH

Prepared by: TAYLOR MORRISON

PHASE: ESPLANADE PHASES 3, 3A AND 4 / DESCRIPTION AND SKETCH OF CONSERVATION AREAS FOR CDD

DRAWN: LAT DATE: 06/14/22 CHECKED BY: MHC

REVISIONS

DATE	DESCRIPTION	DRAWN BY

6423
STATE OF FLORIDA
David A. Williams
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

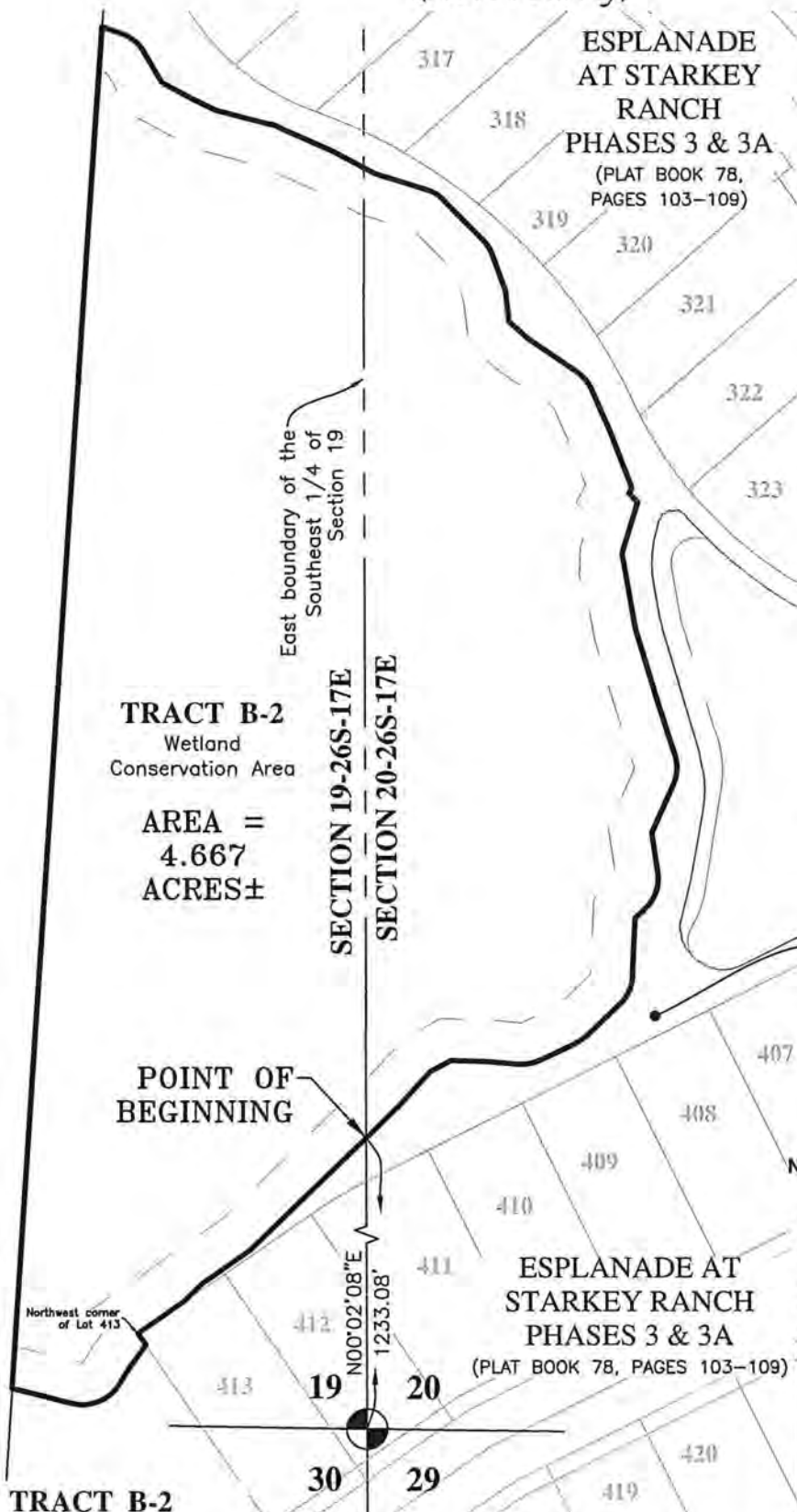
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768

GeoPoint
Surveying, Inc.

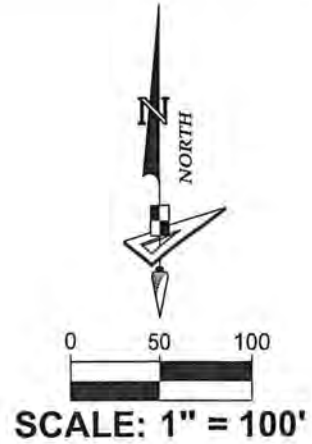
Description Sketch

(Not A Survey)

UNPLATTED



ESPLANADE AT STARKEY RANCH
PHASES 3 & 3A
(PLAT BOOK 78, PAGES 103-109)



TRACT B-2
Wetland
Conservation Area

AREA =
4.667
ACRES±

ESPLANADE AT STARKEY RANCH
PHASES 3 & 3A
(PLAT BOOK 78, PAGES 103-109)

TRACT B-2
Wall, Landscape, Drainage,
Access & Trail Easement

POINT OF BEGINNING

NOTES:

- SEE SHEET NO. 1 FOR DESCRIPTION
- SEE SHEET NO. 2 FOR OVERALL MAP
- SEE SHEET NO. 3 FOR DETAIL
- SEE SHEET NO. 4 FOR DETAIL
- SEE SHEET NO. 5 FOR LINE TABLE
- SEE SHEET NO. 6 FOR CURVE TABLE

Northwest corner of Lat 413

N00°02'08"E
1233.08'

TRACT B-2
WALL, LANDSCAPE,
DRAINAGE,
ACCESS & TRAIL EASEMENT

ESPLANADE AT STARKEY RANCH
PHASES 3 & 3A
(PLAT BOOK 78, PAGES 103-109)

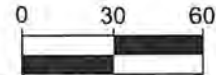
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768



OVERALL BOUNDARY

Description Sketch

(Not A Survey)

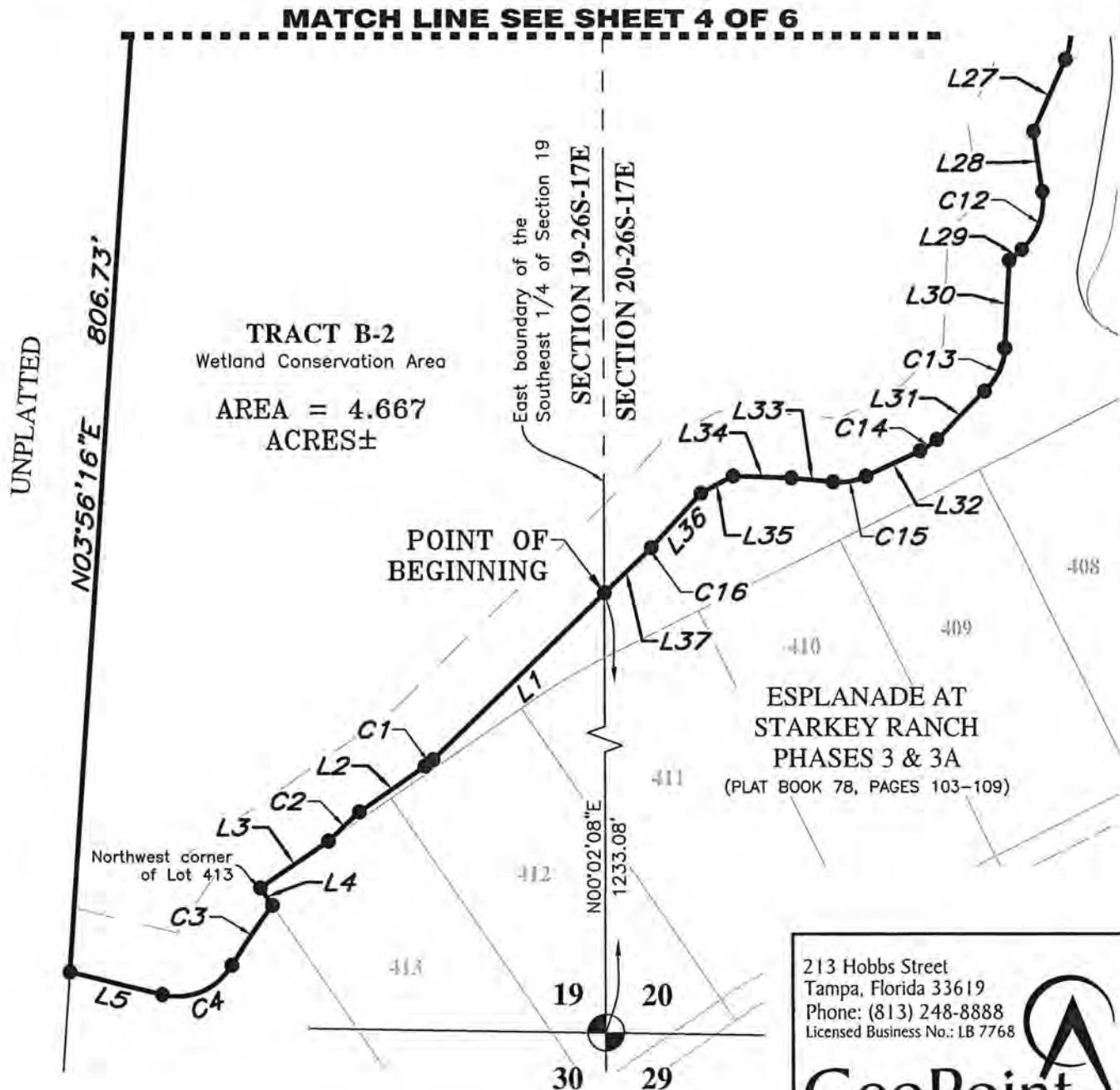


SCALE: 1" = 60'

NOTES:

- SEE SHEET NO. 1 FOR DESCRIPTION
- SEE SHEET NO. 2 FOR OVERALL MAP
- SEE SHEET NO. 3 FOR DETAIL
- SEE SHEET NO. 4 FOR DETAIL
- SEE SHEET NO. 5 FOR LINE TABLE
- SEE SHEET NO. 6 FOR CURVE TABLE

DETAIL SHEET

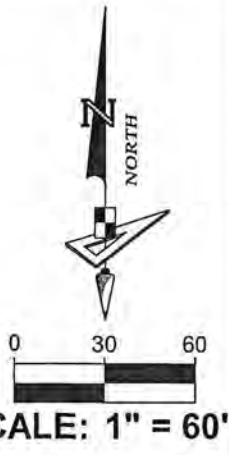
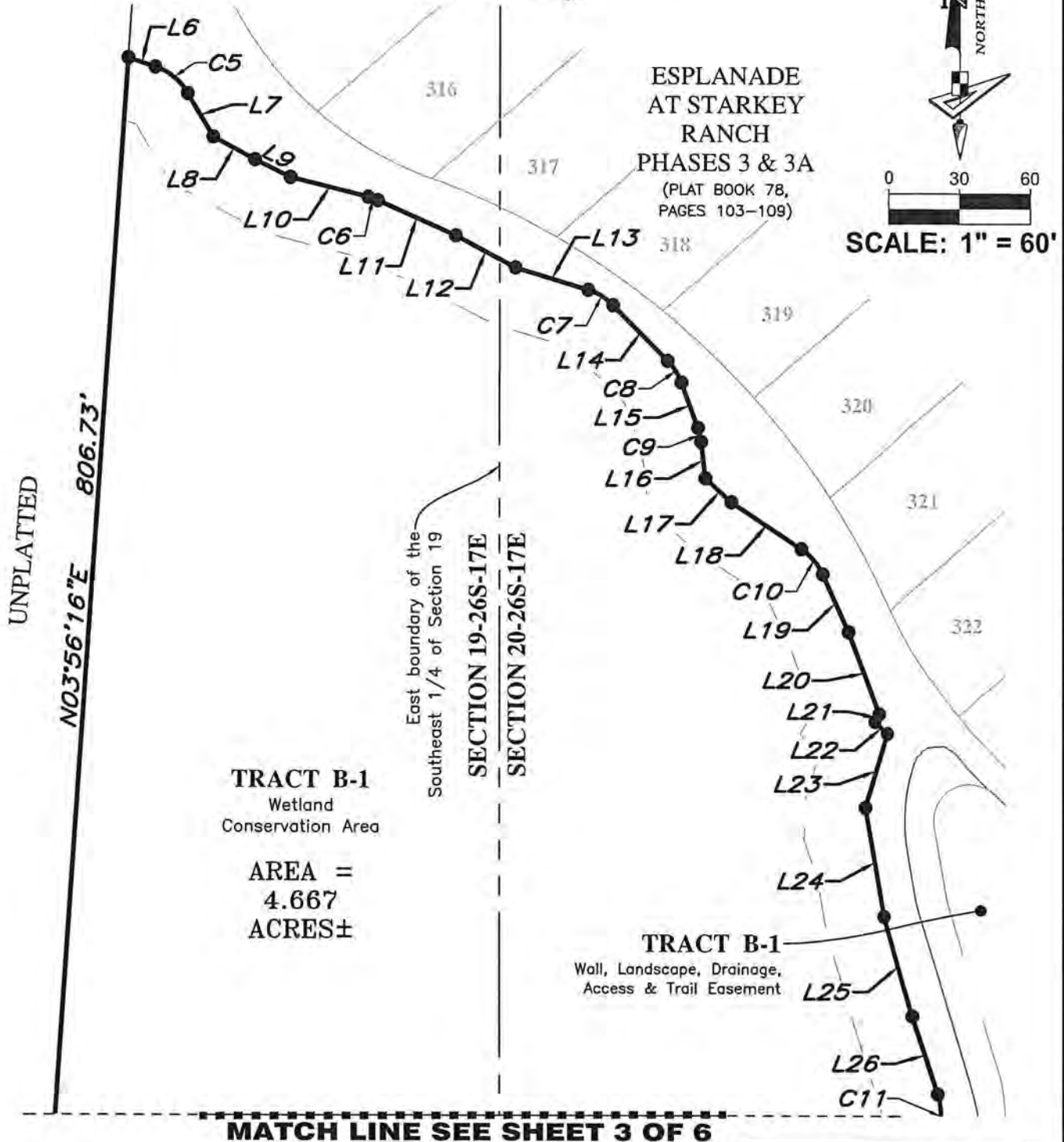


213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768



Description Sketch

(Not A Survey)



ESPLANADE
AT STARKEY
RANCH
PHASES 3 & 3A
(PLAT BOOK 78,
PAGES 103-109)

TRACT B-1
Wetland
Conservation Area

AREA =
4.667
ACRES±

TRACT B-1
Wall, Landscape, Drainage,
Access & Trail Easement

East boundary of the
Southeast 1/4 of Section 19
SECTION 19-26S-17E
SECTION 20-26S-17E

MATCH LINE SEE SHEET 3 OF 6

DETAIL SHEET

NOTES:

- SEE SHEET NO. 1 FOR DESCRIPTION
- SEE SHEET NO. 2 FOR OVERALL MAP
- SEE SHEET NO. 3 FOR DETAIL
- SEE SHEET NO. 4 FOR DETAIL
- SEE SHEET NO. 5 FOR LINE TABLE
- SEE SHEET NO. 6 FOR CURVE TABLE

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768



Description Sketch

(Not A Survey)

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S 46°06'03" W	93.86'
L2	S 55°19'03" W	31.44'
L3	S 55°35'15" W	32.37'
L4	S 34°24'45" E	8.26'
L5	N 76°21'42" W	37.03'
L6	S 71°06'46" E	11.92'
L7	S 30°30'29" E	20.76'
L8	S 61°54'44" E	19.93'
L9	S 64°06'38" E	16.38'
L10	S 75°44'24" E	33.52'
L11	S 66°01'50" E	35.62'
L12	S 62°06'39" E	28.20'
L13	S 72°56'14" E	31.77'
L14	S 44°49'02" E	32.55'
L15	S 20°04'03" E	20.05'
L16	S 06°32'28" E	15.21'
L17	S 47°23'36" E	14.73'
L18	S 56°11'15" E	35.13'
L19	S 24°16'37" E	26.36'
L20	S 20°44'52" E	36.49'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L21	S 28°57'50" W	3.74'
L22	S 47°25'55" E	7.32'
L23	S 17°05'59" W	32.20'
L24	S 09°59'49" E	45.98'
L25	S 16°34'21" E	43.12'
L26	S 17°49'49" E	33.93'
L27	S 24°27'02" W	30.83'
L28	S 08°31'13" E	23.83'
L29	S 49°19'55" W	6.67'
L30	S 02°50'37" W	34.37'
L31	S 46°38'53" W	27.26'
L32	S 65°04'58" W	23.43'
L33	N 84°23'04" W	16.45'
L34	N 88°08'43" W	22.79'
L35	S 61°44'29" W	14.45'
L36	S 42°41'26" W	28.96'
L37	S 46°06'03" W	24.01'

NOTES:

- SEE SHEET NO. 1 FOR DESCRIPTION
- SEE SHEET NO. 2 FOR OVERALL MAP
- SEE SHEET NO. 3 FOR DETAIL
- SEE SHEET NO. 4 FOR DETAIL
- SEE SHEET NO. 5 FOR LINE TABLE
- SEE SHEET NO. 6 FOR CURVE TABLE

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768



Description Sketch

(Not A Survey)

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	25.00'	9°13'00"	4.02'	4.02'	S 50°42'33" W
C2	251.13'	3°47'15"	16.60'	16.60'	S 46°59'00" W
C3	251.13'	6°28'31"	28.38'	28.37'	S 34°13'29" W
C4	25.00'	72°39'05"	31.70'	29.62'	S 67°18'46" W
C5	25.00'	40°36'17"	17.72'	17.35'	S 50°48'37" E
C6	25.00'	9°42'34"	4.24'	4.23'	S 70°53'07" E
C7	25.00'	28°07'12"	12.27'	12.15'	S 58°52'38" E
C8	25.00'	24°44'59"	10.80'	10.72'	S 32°26'32" E
C9	25.00'	13°31'34"	5.90'	5.89'	S 13°18'16" E
C10	25.00'	31°54'38"	13.92'	13.74'	S 40°13'56" E
C11	25.00'	42°16'50"	18.45'	18.03'	S 03°18'37" W
C12	25.00'	57°51'08"	25.24'	24.18'	S 20°24'21" W
C13	25.00'	43°48'16"	19.11'	18.65'	S 24°44'45" W
C14	25.00'	18°26'05"	8.04'	8.01'	S 55°51'56" W
C15	25.00'	30°31'57"	13.32'	13.17'	S 80°20'57" W
C16	25.00'	3°24'36"	1.49'	1.49'	S 44°23'45" W

NOTES:

- SEE SHEET NO. 1 FOR DESCRIPTION
- SEE SHEET NO. 2 FOR OVERALL MAP
- SEE SHEET NO. 3 FOR DETAIL
- SEE SHEET NO. 4 FOR DETAIL
- SEE SHEET NO. 5 FOR LINE TABLE
- SEE SHEET NO. 6 FOR CURVE TABLE

213 Hobbs Street
 Tampa, Florida 33619
 Phone: (813) 248-8888
 Licensed Business No.: LB 7768



TSR

COMMUNITY DEVELOPMENT DISTRICT

9B

Description Sketch

(Not A Survey)

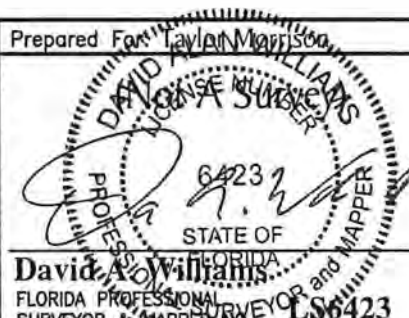

DESCRIPTION: A parcel of land lying in Sections 19 & 20, Township 26 South, Range 17 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of the Southeast 1/4 of said Section 19; thence along the East boundary of the Southeast 1/4 of said Section 19, N 00°02'08" E, a distance of 110.15 feet to the **POINT OF BEGINNING**; thence S 63°20'31" W, a distance of 18.79 feet; thence northwesterly, 54.54 feet along the arc of a non-tangent curve to the right having a radius of 25.00 feet and a central angle of 124°59'59" (chord bearing N 53°41'01" W, 44.35 feet); thence northerly, 23.90 feet along the arc of a reverse curve to the left having a radius of 60.00 feet and a central angle of 22°49'18" (chord bearing N 02°35'40" W, 23.74 feet); thence N 14°00'19" W, a distance of 79.16 feet; thence northeasterly, 36.66 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 84°01'22" (chord bearing N 28°00'21" E, 33.46 feet); thence N 70°01'02" E, a distance of 18.18 feet; thence northeasterly, 25.24 feet along the arc of a tangent curve to the left having a radius of 52.00 feet and a central angle of 27°48'36" (chord bearing N 56°06'44" E, 24.99 feet); thence N 42°12'26" E, a distance of 49.71 feet; thence northeasterly, 13.96 feet along the arc of a tangent curve to the left having a radius of 52.00 feet and a central angle of 15°23'14" (chord bearing N 34°30'50" E, 13.92 feet); thence easterly, 50.29 feet along the arc of a reverse curve to the right having a radius of 25.00 feet and a central angle of 115°14'53" (chord bearing N 84°26'39" E, 42.23 feet); thence S 37°55'55" E, a distance of 128.35 feet; thence southerly, 40.43 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 92°39'24" (chord bearing S 08°23'48" W, 36.17 feet); thence southwesterly, 161.16 feet along the arc of a compound curve to the right having a radius of 1134.00 feet and a central angle of 08°08'33" (chord bearing S 58°47'46" W, 161.02 feet) to the **POINT OF BEGINNING**.

Containing 0.733 acres, more or less.

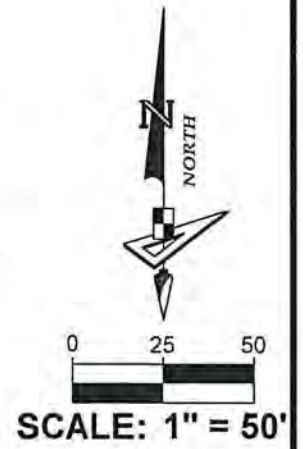
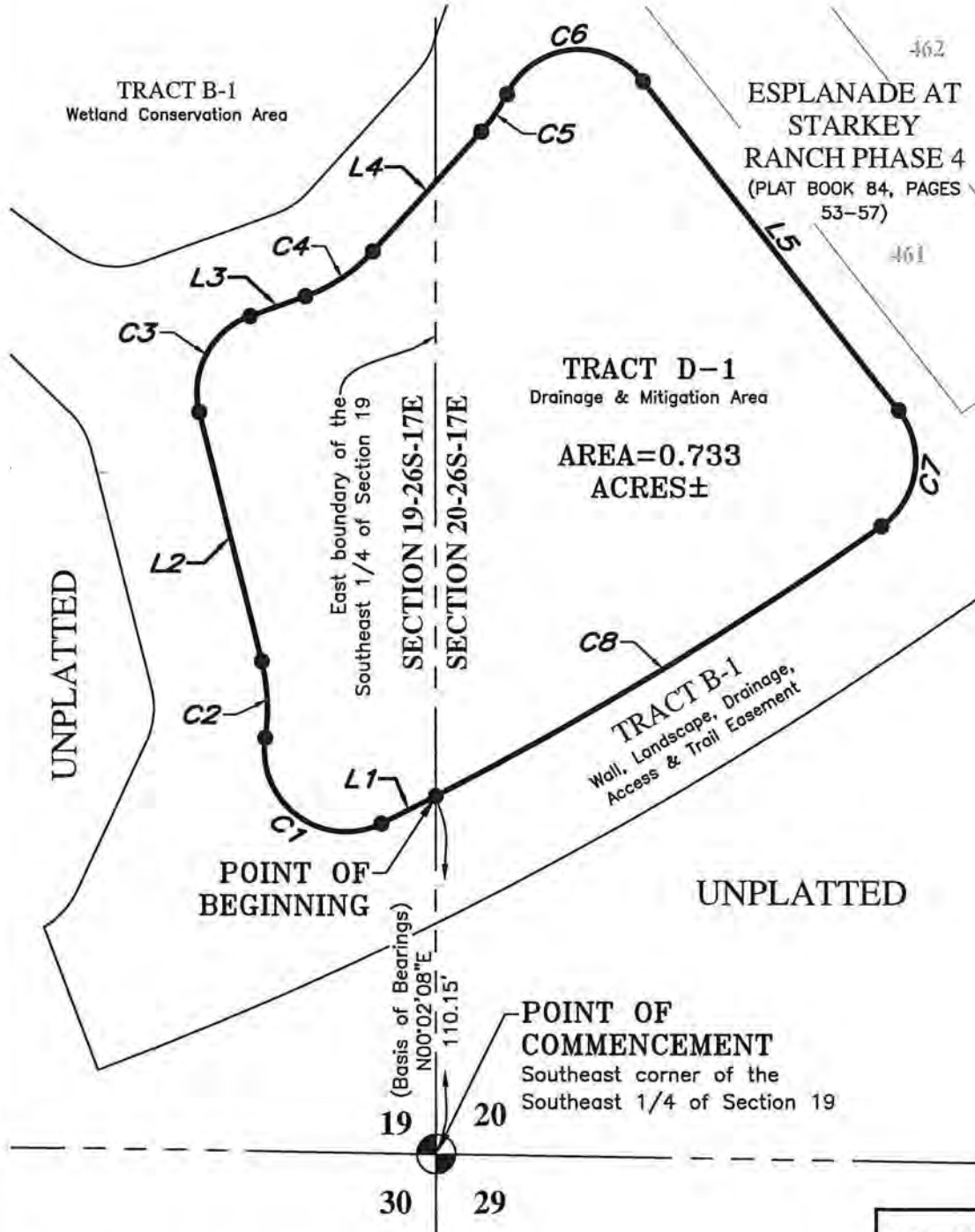
SURVEYOR'S NOTES:

1. Bearings shown hereon are based on the East boundary of the Southeast 1/4 of Section 19, Township 26 South, Range 17 East, Pasco County, Florida having a Grid bearing of N.00°02'08"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
2. I do hereby certify that this sketch & description was made under my supervision and meets the standards of practice set forth by the Florida Board of Professional Surveyors & Mappers stated in rules 5J-17.051, 5J-17.052, and 5J-17-053, Florida administrative code, pursuant to Section 472.067, Florida statutes.
3. See Sheet 2 for Sketch, Sheet 3 for Line & Curve Table.

PROJECT: STARKEY RANCH		Prepared For: Taylor Morrison	
PHASE: ESPLANADE PHASES 3, 3A AND 4 / DESCRIPTION AND SKETCH OF CONSERVATION AREAS FOR CDD			
DRAWN: LAT DATE: 06/14/22 CHECKED BY: MHC			
REVISIONS			
DATE	DESCRIPTION	DRAWN BY	
213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768			
FILE PATH: P:\STARKEY RANCH\DESCRIPTIONS\STARKEY-RANCH-TAYLOR MORRISON ESPLANADE CDD PARCEL TURN OVER-PHASE 4-TRACT-D1-DS.DWG		LAST SAVED BY: HOWARD F	
			01 of 03

Description Sketch

(Not A Survey)



NOTES:

- SEE SHEET NO. 1 FOR DESCRIPTION
- SEE SHEET NO. 2 OVERALL MAP
- SEE SHEET NO. 3 LINE & CURVE TABLES

213 Hobbs Street
 Tampa, Florida 33619
 Phone: (813) 248-8888
 Licensed Business No.: LB 7768



Description Sketch

(Not A Survey)

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S 63°20'31" W	18.79'
L2	N 14°00'19" W	79.16'
L3	N 70°01'02" E	18.18'
L4	N 42°12'26" E	49.71'
L5	S 37°55'55" E	128.35'

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	25.00'	124°59'59"	54.54'	44.35'	N 53°41'01" W
C2	60.00'	22°49'18"	23.90'	23.74'	N 02°35'40" W
C3	25.00'	84°01'22"	36.66'	33.46'	N 28°00'21" E
C4	52.00'	27°48'36"	25.24'	24.99'	N 56°06'44" E
C5	52.00'	15°23'14"	13.96'	13.92'	N 34°30'50" E
C6	25.00'	115°14'53"	50.29'	42.23'	N 84°26'39" E
C7	25.00'	92°39'24"	40.43'	36.17'	S 08°23'48" W
C8	1134.00'	8°08'33"	161.16'	161.02'	S 58°47'46" W

NOTES:

- SEE SHEET NO. 1 FOR DESCRIPTION
- SEE SHEET NO. 2 OVERALL MAP
- SEE SHEET NO. 3 LINE & CURVE TABLES

213 Hobbs Street
 Tampa, Florida 33619
 Phone: (813) 248-8888
 Licensed Business No.: LB 7768



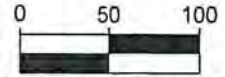
TSR

COMMUNITY DEVELOPMENT DISTRICT

9C

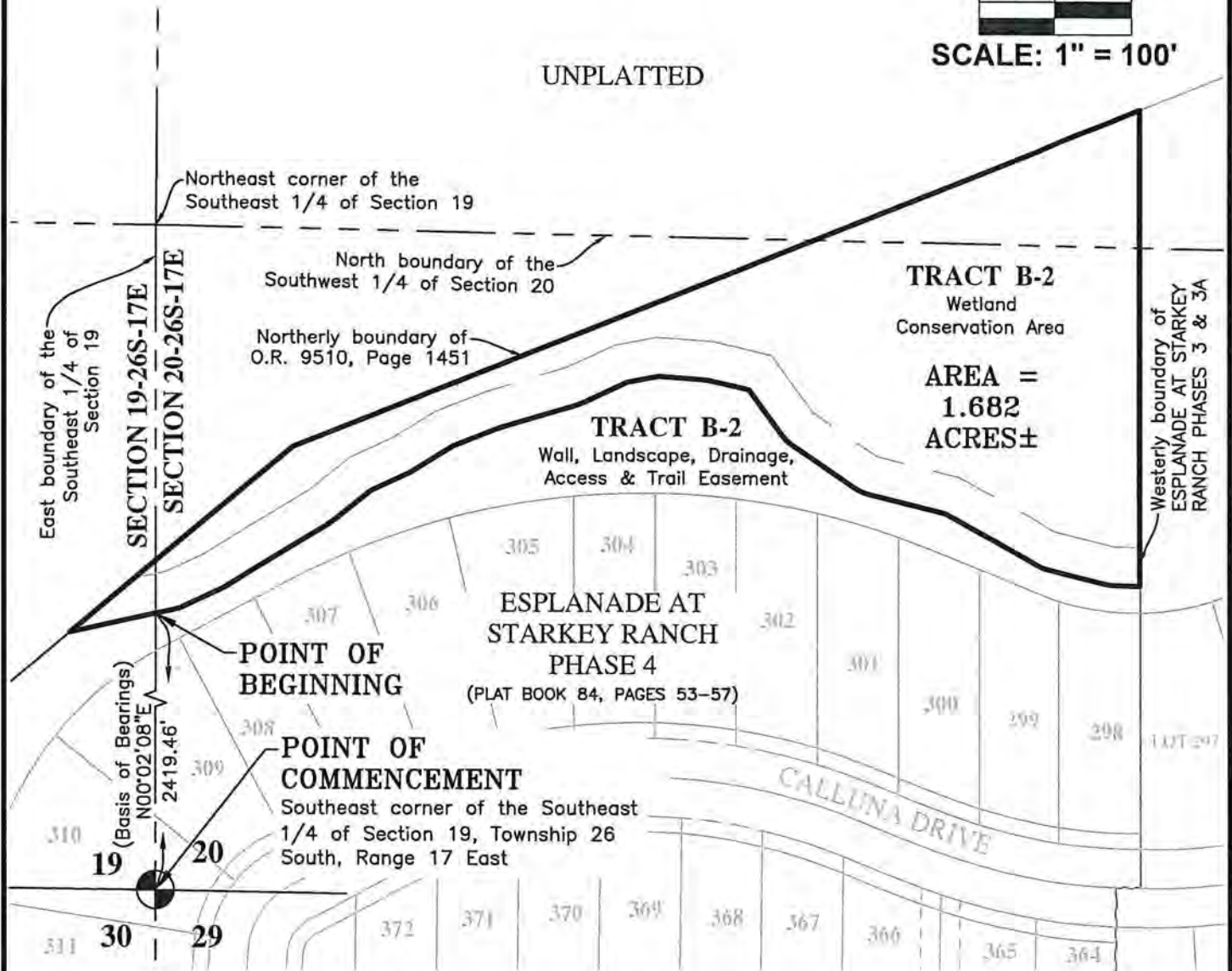
Description Sketch

(Not A Survey)



SCALE: 1" = 100'

UNPLATTED



TRACT B-2
Wetland
Conservation Area

AREA =
1.682
ACRES ±

TRACT B-2
Wall, Landscape, Drainage,
Access & Trail Easement

**ESPLANADE AT
STARKEY RANCH
PHASE 4**
(PLAT BOOK 84, PAGES 53-57)

**POINT OF
BEGINNING**

**POINT OF
COMMENCEMENT**

Southeast corner of the Southeast
1/4 of Section 19, Township 26
South, Range 17 East

OVERALL BOUNDARY

NOTES:

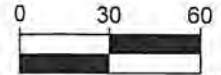
- SEE SHEET NO. 1 FOR DESCRIPTION
- SEE SHEET NO. 2 FOR OVERALL MAP
- SEE SHEET NO. 3 FOR DETAIL
- SEE SHEET NO. 4 FOR DETAIL
- SEE SHEET NO. 5 FOR LINE TABLES
- SEE SHEET NO. 6 FOR CURVE TABLES

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768

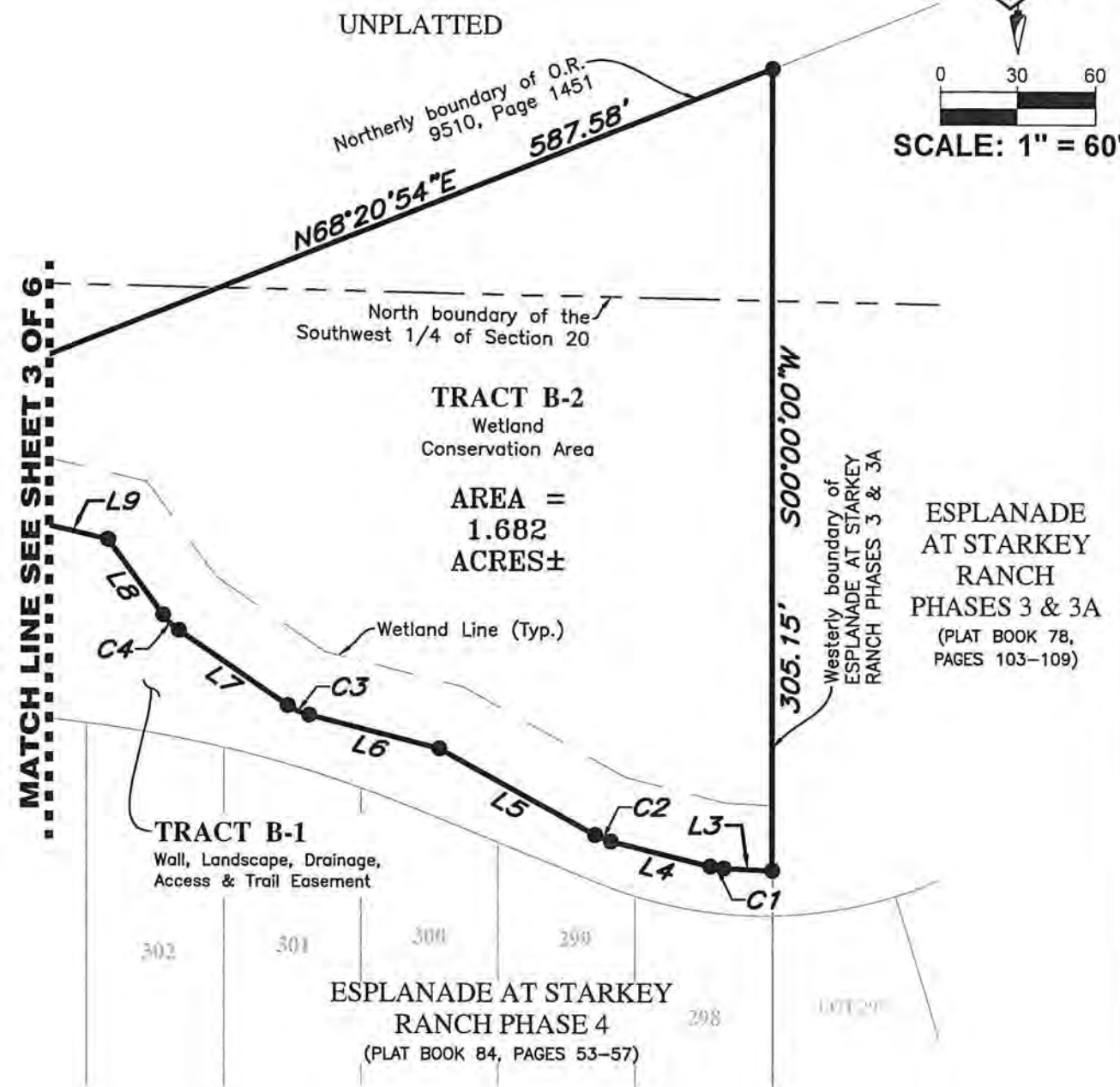


Description Sketch

(Not A Survey)



SCALE: 1" = 60'



NOTES:

- SEE SHEET NO. 1 FOR DESCRIPTION
- SEE SHEET NO. 2 FOR OVERALL MAP
- SEE SHEET NO. 3 FOR DETAIL
- SEE SHEET NO. 4 FOR DETAIL
- SEE SHEET NO. 5 FOR LINE TABLES
- SEE SHEET NO. 6 FOR CURVE TABLES

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768



Description Sketch

(Not A Survey)

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S 77°40'17" W	56.16'
L2	N 50°08'34" E	186.18'
L3	N 87°35'47" W	18.55'
L4	N 75°53'43" W	39.03'
L5	N 61°03'54" W	67.84'
L6	N 75°51'52" W	51.31'
L7	N 55°30'52" W	50.31'
L8	N 35°57'57" W	35.46'
L9	N 76°54'48" W	27.44'
L10	N 85°48'28" W	31.20'
L11	S 79°41'16" W	20.87'
L12	S 64°52'42" W	31.03'
L13	S 73°15'21" W	53.16'
L14	S 68°45'21" W	31.24'
L15	S 58°19'43" W	30.97'
L16	S 65°32'37" W	26.46'
L17	S 51°00'28" W	30.31'
L18	S 58°53'26" W	43.32'
L19	S 58°04'34" W	35.81'
L20	S 65°00'45" W	26.29'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L21	S 77°40'17" W	12.80'

NOTES:

- SEE SHEET NO. 1 FOR DESCRIPTION
- SEE SHEET NO. 2 FOR OVERALL MAP
- SEE SHEET NO. 3 FOR DETAIL
- SEE SHEET NO. 4 FOR DETAIL
- SEE SHEET NO. 5 FOR LINE TABLES
- SEE SHEET NO. 6 FOR CURVE TABLES

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768


GeoPoint
Surveying, Inc.

Description Sketch

(Not A Survey)

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	25.00'	11°42'04"	5.11'	5.10'	N 81°44'45" W
C2	25.00'	14°49'49"	6.47'	6.45'	N 68°28'48" W
C3	25.00'	20°20'59"	8.88'	8.83'	N 65°41'22" W
C4	25.00'	19°32'55"	8.53'	8.49'	N 45°44'25" W
C5	25.00'	8°22'39"	3.66'	3.65'	S 69°04'01" W
C6	25.00'	7°12'54"	3.15'	3.15'	S 61°56'10" W
C7	25.00'	7°52'58"	3.44'	3.44'	S 54°56'57" W
C8	25.00'	6°56'11"	3.03'	3.02'	S 61°32'39" W
C9	25.00'	12°39'32"	5.52'	5.51'	S 71°20'31" W

NOTES:

- SEE SHEET NO. 1 FOR DESCRIPTION
- SEE SHEET NO. 2 FOR OVERALL MAP
- SEE SHEET NO. 3 FOR DETAIL
- SEE SHEET NO. 4 FOR DETAIL
- SEE SHEET NO. 5 FOR LINE TABLES
- SEE SHEET NO. 6 FOR CURVE TABLES

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768



TSR

COMMUNITY DEVELOPMENT DISTRICT

9D

Description Sketch

(Not A Survey)

DESCRIPTION: A parcel of land lying in Sections 19 & 20, Township 26 South, Range 17 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of the Southeast 1/4 of said Section 19; thence along the East boundary of the Southeast 1/4 of said Section 19, N 00°02'08" E, a distance of 344.19 feet to the **POINT OF BEGINNING**; thence S 19°26'56" W, a distance of 2.71 feet; thence southwesterly, 9.93 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 22°45'30" (chord bearing S 30°49'41" W, 9.87 feet); thence S 42°12'26" W, a distance of 49.71 feet; thence southwesterly, 12.13 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 27°48'36" (chord bearing S 56°06'44" W, 12.02 feet); thence S 70°01'02" W, a distance of 43.36 feet; thence westerly, 24.48 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 56°06'44" (chord bearing N 81°55'36" W, 23.52 feet); thence N 53°52'14" W, a distance of 41.78 feet; thence northwesterly, 4.73 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 10°50'05" (chord bearing N 48°27'12" W, 4.72 feet); thence N 43°02'09" W, a distance of 43.91 feet; thence northerly, 22.76 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 52°09'23" (chord bearing N 16°57'28" W, 21.98 feet); thence N 09°07'14" E, a distance of 65.62 feet; thence N 09°21'21" E, a distance of 40.62 feet; thence N 12°42'09" E, a distance of 45.25 feet; thence N 20°18'53" E, a distance of 44.90 feet; thence N 03°57'47" W, a distance of 39.25 feet; thence S 29°11'58" W, a distance of 20.82 feet; thence S 23°58'09" W, a distance of 89.02 feet; thence S 18°12'23" W, a distance of 27.14 feet; thence N 03°15'56" W, a distance of 23.20 feet; thence N 22°52'48" E, a distance of 216.66 feet; thence N 21°00'43" W, a distance of 128.41 feet; thence S 44°54'53" E, a distance of 16.70 feet; thence southeasterly, 8.66 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 19°51'10" (chord bearing S 34°59'18" E, 8.62 feet); thence S 25°03'44" E, a distance of 51.78 feet; thence southerly, 4.08 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 09°20'38" (chord bearing S 20°23'25" E, 4.07 feet); thence S 15°43'06" E, a distance of 46.30 feet; thence southerly, 13.79 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 31°36'28" (chord bearing S 00°05'08" W, 13.62 feet); thence S 15°53'22" W, a distance of 43.91 feet; thence S 24°12'39" W, a distance of 37.93 feet; thence S 29°11'58" W, a distance of 4.71 feet; thence N 58°39'01" E, a distance of 53.56 feet; thence easterly, 10.76 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 24°38'59" (chord bearing N 70°58'30" E, 10.67 feet); thence N 83°18'00" E, a distance of 30.83 feet; thence easterly, 4.10 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 09°24'04" (chord bearing N 88°00'02" E, 4.10 feet); thence S 87°17'56" E, a distance of 36.31 feet; thence easterly, 9.04 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 20°43'19" (chord bearing S 76°56'16" E, 8.99 feet); thence S 66°34'36" E, a distance of 28.03 feet; thence southeasterly, 13.87 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 31°46'43" (chord bearing S 50°41'15" E, 13.69 feet); thence S 34°47'53" E, a distance of 35.36 feet; thence southerly, 12.23 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 28°02'22" (chord bearing S 20°46'42" E, 12.11 feet); thence S 06°45'32" E, a distance of 29.14 feet; thence southerly, 8.41 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 19°16'43" (chord bearing S 02°52'50" W, 8.37 feet); thence S 12°31'12" W, a distance of 36.16 feet; thence S 15°02'43" W, a distance of 65.51 feet; thence southerly, 2.63 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 06°02'00" (chord bearing S 18°03'43" W, 2.63 feet); thence S 21°04'43" W, a distance of 25.59 feet; thence S 19°26'56" W, a distance of 66.42 feet to the **POINT OF BEGINNING**.

Containing 1.560 acres, more or less.

SURVEYOR'S NOTES:

1. Bearings shown hereon are based on the East boundary of the Southeast 1/4 of Section 19, Township 26 South, Range 17 East, Pasco County, Florida having a Grid bearing of N.00°02'08"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
2. I do hereby certify that this sketch & description was made under my supervision and meets the standards of practice set forth by the Florida Board of Professional Surveyors & Mappers stated in rules 5J-17.051, 5J-17.052, and 5J-17.053, Florida administrative code, pursuant to Section 472.067, Florida statutes.
3. See Sheet 2 for Sketch, Sheet 3 & 4 for Detail, Sheet 5 for Line & Curve Table & Sheet 6 for Curve Table.

PROJECT: STARKEY RANCH		
PHASE: ESPLANADE PHASES 3, 3A AND 4 / DESCRIPTION AND SKETCH OF CONSERVATION AREAS FOR CDD		
DRAWN: LAT	DATE: 06/14/22	CHECKED BY: MHC
REVISIONS		
DATE	DESCRIPTION	DRAWN BY

Prepared For: Taylor Morrison

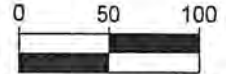
David A. Williams
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6423

213 Hobbs Street
 Tampa, Florida 33619
 Phone: (813) 248-8888
 Licensed Business No.: LB 7768

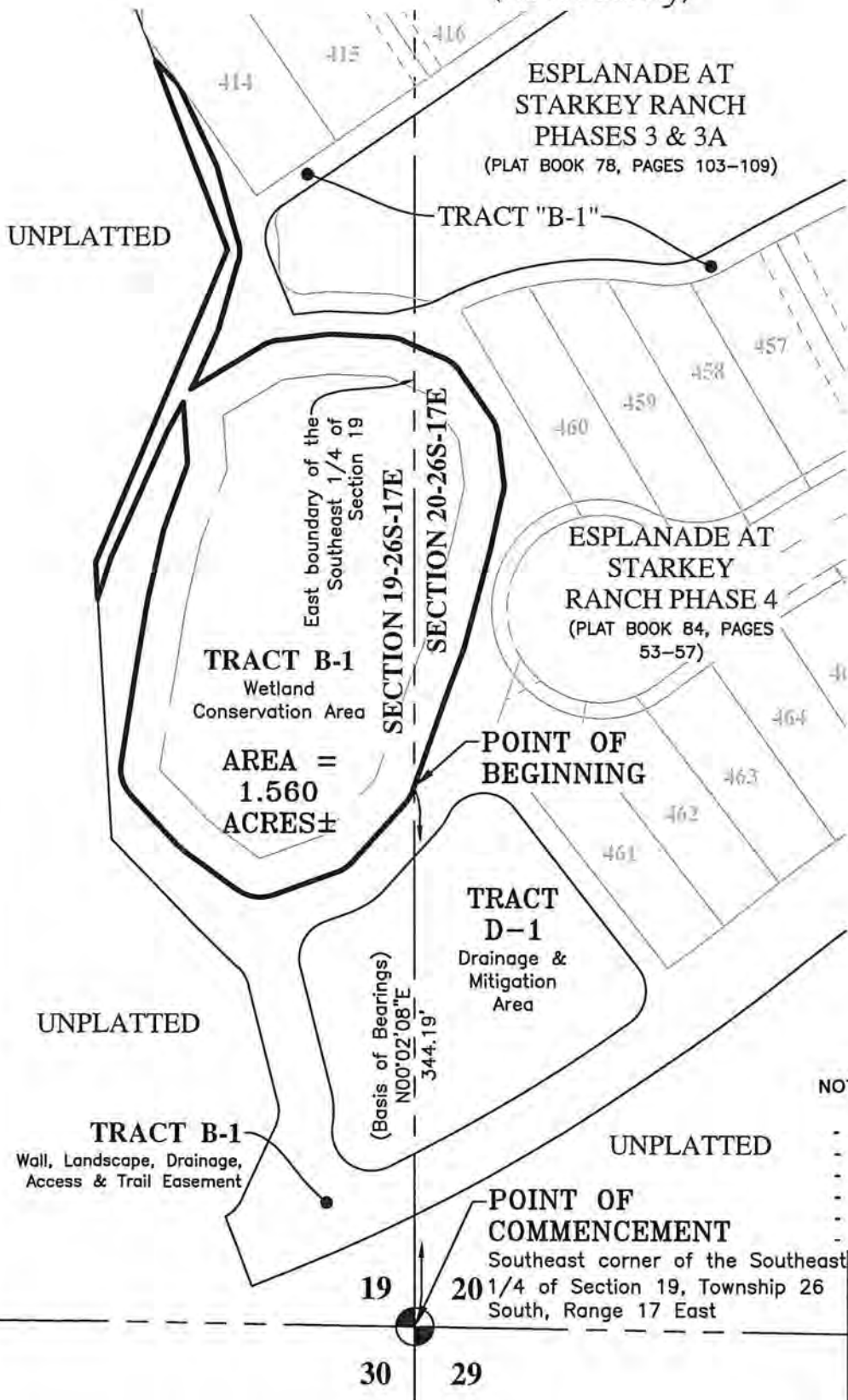
GeoPoint
 Surveying, Inc.

Description Sketch

(Not A Survey)



SCALE: 1" = 100'



NOTES:

- SEE SHEET NO. 1 FOR DESCRIPTION
- SEE SHEET NO. 2 FOR OVERALL MAP
- SEE SHEET NO. 3 FOR DETAIL
- SEE SHEET NO. 4 FOR DETAIL
- SEE SHEET NO. 5 FOR LINE TABLES
- SEE SHEET NO. 6 FOR CURVE TABLES

213 Hobbs Street
 Tampa, Florida 33619
 Phone: (813) 248-8888
 Licensed Business No.: LB 7768



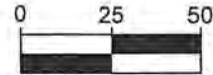
GeoPoint
 Surveying, Inc.

OVERALL BOUNDARY

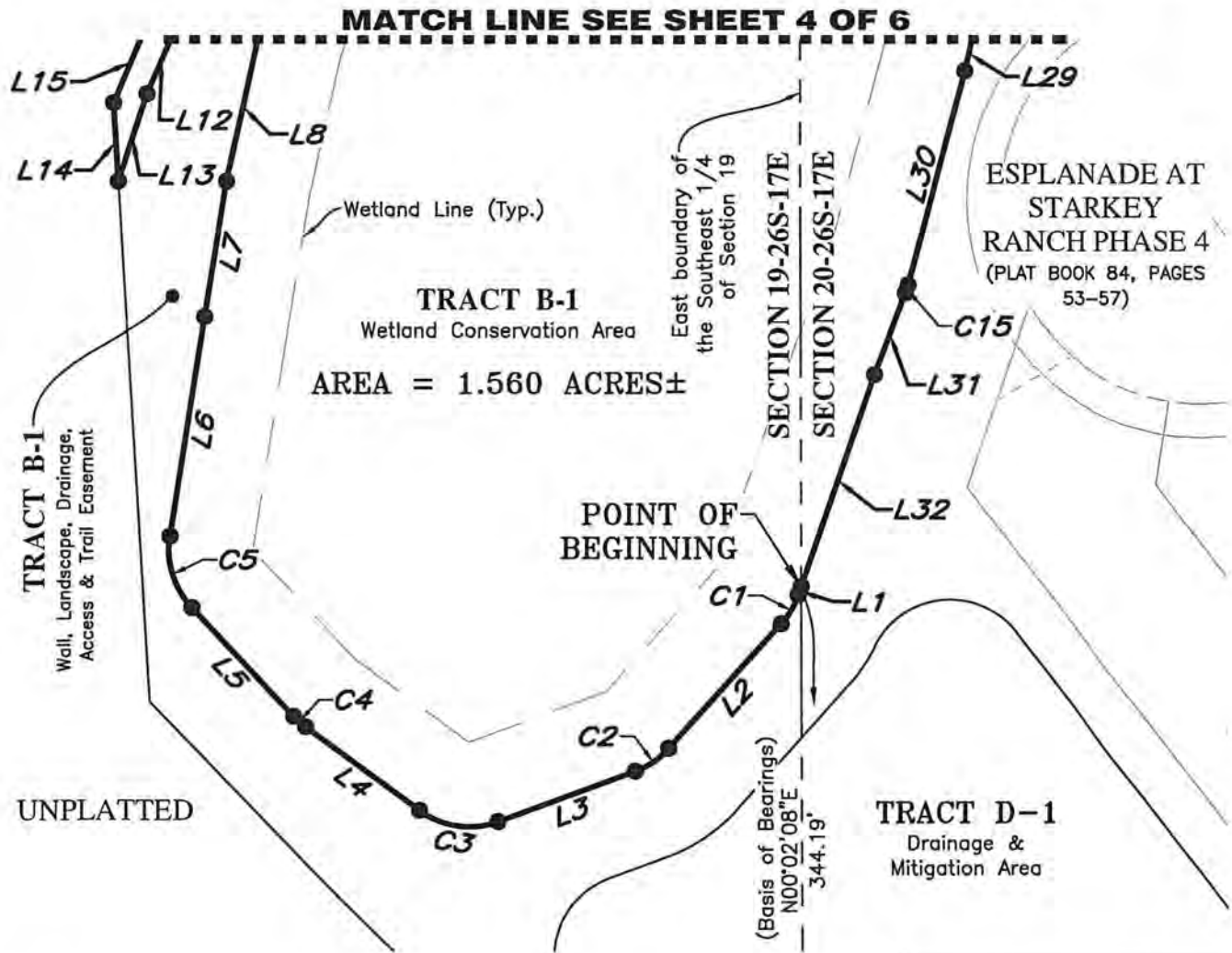
Description Sketch

(Not A Survey)

DETAIL SHEET



SCALE: 1" = 50'



NOTES:

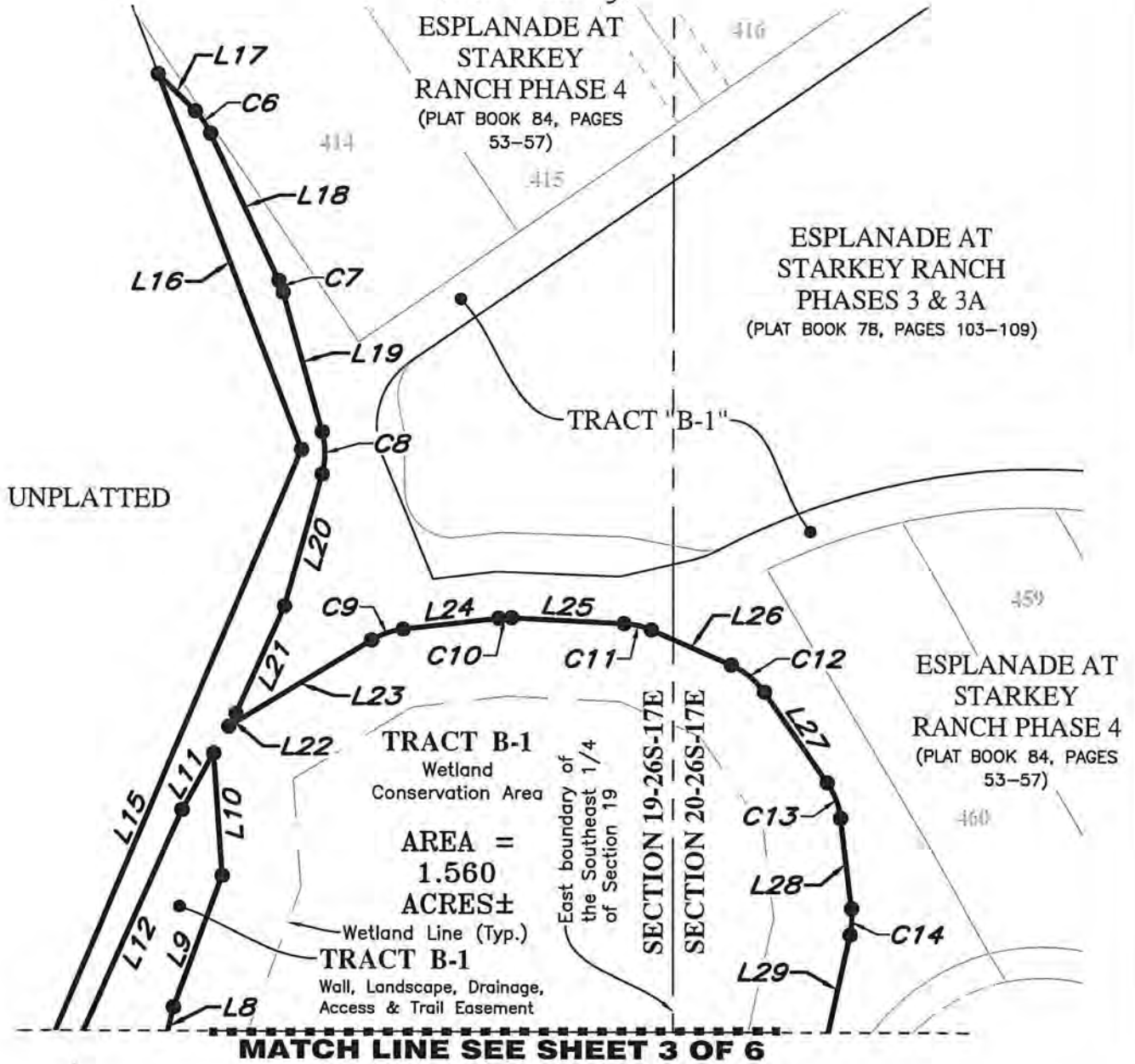
- SEE SHEET NO. 1 FOR DESCRIPTION
- SEE SHEET NO. 2 FOR OVERALL MAP
- SEE SHEET NO. 3 FOR DETAIL
- SEE SHEET NO. 4 FOR DETAIL
- SEE SHEET NO. 5 FOR LINE TABLES
- SEE SHEET NO. 6 FOR CURVE TABLES

213 Hobbs Street
 Tampa, Florida 33619
 Phone: (813) 248-8888
 Licensed Business No.: LB 7768

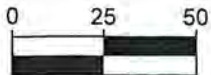
GeoPoint
 Surveying, Inc.

Description Sketch

(Not A Survey)



DETAIL SHEET



SCALE: 1" = 50'

NOTES:

- SEE SHEET NO. 1 FOR DESCRIPTION
- SEE SHEET NO. 2 FOR OVERALL MAP
- SEE SHEET NO. 3 FOR DETAIL
- SEE SHEET NO. 4 FOR DETAIL
- SEE SHEET NO. 5 FOR LINE TABLES
- SEE SHEET NO. 6 FOR CURVE TABLES

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768

GeoPoint
Surveying, Inc.

Description Sketch

(Not A Survey)

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S 19°26'56" W	2.71'
L2	S 42°12'26" W	49.71'
L3	S 70°01'02" W	43.36'
L4	N 53°52'14" W	41.78'
L5	N 43°02'09" W	43.91'
L6	N 09°07'14" E	65.62'
L7	N 09°21'21" E	40.62'
L8	N 12°42'09" E	45.25'
L9	N 20°18'53" E	44.90'
L10	N 03°57'47" W	39.25'
L11	S 29°11'58" W	20.82'
L12	S 23°58'09" W	89.02'
L13	S 18°12'23" W	27.14'
L14	N 03°15'56" W	23.20'
L15	N 22°52'48" E	216.66'
L16	N 21°00'43" W	128.41'
L17	S 44°54'53" E	16.70'
L18	S 25°03'44" E	51.78'
L19	S 15°43'06" E	46.30'
L20	S 15°53'22" W	43.91'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L21	S 24°12'39" W	37.93'
L22	S 29°11'58" W	4.71'
L23	N 58°39'01" E	53.56'
L24	N 83°18'00" E	30.83'
L25	S 87°17'56" E	36.31'
L26	S 66°34'36" E	28.03'
L27	S 34°47'53" E	35.36'
L28	S 06°45'32" E	29.14'
L29	S 12°31'12" W	36.16'
L30	S 15°02'43" W	65.51'
L31	S 21°04'43" W	25.59'
L32	S 19°26'56" W	66.42'

NOTES:

- SEE SHEET NO. 1 FOR DESCRIPTION
- SEE SHEET NO. 2 FOR OVERALL MAP
- SEE SHEET NO. 3 FOR DETAIL
- SEE SHEET NO. 4 FOR DETAIL
- SEE SHEET NO. 5 FOR LINE TABLES
- SEE SHEET NO. 6 FOR CURVE TABLES

213 Hobbs Street
 Tampa, Florida 33619
 Phone: (813) 248-8888
 Licensed Business No.: LB 7768



GeoPoint
 Surveying, Inc.

Description Sketch

(Not A Survey)

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	25.00'	22°45'30"	9.93'	9.87'	S 30°49'41" W
C2	25.00'	27°48'36"	12.13'	12.02'	S 56°06'44" W
C3	25.00'	56°06'44"	24.48'	23.52'	N 81°55'36" W
C4	25.00'	10°50'05"	4.73'	4.72'	N 48°27'12" W
C5	25.00'	52°09'23"	22.76'	21.98'	N 16°57'28" W
C6	25.00'	19°51'10"	8.66'	8.62'	S 34°59'18" E
C7	25.00'	9°20'38"	4.08'	4.07'	S 20°23'25" E
C8	25.00'	31°36'28"	13.79'	13.62'	S 00°05'08" W
C9	25.00'	24°38'59"	10.76'	10.67'	N 70°58'30" E
C10	25.00'	9°24'04"	4.10'	4.10'	N 88°00'02" E
C11	25.00'	20°43'19"	9.04'	8.99'	S 76°56'16" E
C12	25.00'	31°46'43"	13.87'	13.69'	S 50°41'15" E
C13	25.00'	28°02'22"	12.23'	12.11'	S 20°46'42" E
C14	25.00'	19°16'43"	8.41'	8.37'	S 02°52'50" W
C15	25.00'	6°02'00"	2.63'	2.63'	S 18°03'43" W

NOTES:

- SEE SHEET NO. 1 FOR DESCRIPTION
- SEE SHEET NO. 2 FOR OVERALL MAP
- SEE SHEET NO. 3 FOR DETAIL
- SEE SHEET NO. 4 FOR DETAIL
- SEE SHEET NO. 5 FOR LINE TABLES
- SEE SHEET NO. 6 FOR CURVE TABLES

213 Hobbs Street
 Tampa, Florida 33619
 Phone: (813) 248-8888
 Licensed Business No.: LB 7768



GeoPoint
 Surveying, Inc.

TSR

COMMUNITY DEVELOPMENT DISTRICT

9E

Description Sketch

(Not A Survey)

DESCRIPTION: A parcel of land lying in Section 20, Township 26 South, Range 17 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Southwest corner of said Section 20; thence along the West boundary of the Southwest 1/4 of said Section 20, N 00°02'08" E, a distance of 1076.53 feet; thence S 89°49'12" E, a distance of 1553.11 feet; thence northerly, 18.70 feet along the arc of a tangent curve to the left having a radius of 220.00 feet and a central angle of 04°52'17" (chord bearing N 87°44'40" E, 18.70 feet) to the **POINT OF BEGINNING**; thence N 13°22'53" E, a distance of 1.11 feet; thence N 00°08'17" W, a distance of 77.52 feet; thence N 01°51'47" W, a distance of 47.13 feet; thence N 04°41'24" W, a distance of 59.55 feet; thence N 04°52'09" W, a distance of 29.10 feet; thence N 02°28'55" W, a distance of 60.70 feet; thence N 01°23'12" E, a distance of 58.83 feet; thence N 00°47'06" W, a distance of 59.35 feet; thence N 03°59'10" W, a distance of 51.05 feet; thence northerly, 5.88 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 13°28'08" (chord bearing N 02°44'54" E, 5.86 feet); thence N 09°28'58" E, a distance of 32.13 feet; thence N 24°34'51" E, a distance of 47.62 feet; thence N 42°16'15" E, a distance of 27.31 feet; thence N 19°53'01" E, a distance of 65.80 feet; thence northerly, 234.07 feet along the arc of a tangent curve to the left having a radius of 1018.00 feet and a central angle of 13°10'26" (chord bearing N 13°17'48" E, 233.55 feet); thence N 06°42'35" E, a distance of 136.05 feet; thence S 82°10'02" E, a distance of 1.14 feet; thence N 07°49'58" E, a distance of 38.59 feet; thence N 07°20'10" E, a distance of 68.38 feet; thence N 07°57'38" E, a distance of 44.68 feet; thence N 05°05'59" E, a distance of 37.55 feet; thence N 06°32'06" W, a distance of 46.24 feet; thence N 19°21'05" W, a distance of 17.17 feet; thence N 12°29'40" W, a distance of 16.13 feet; thence northeasterly, 60.82 feet along the arc of a non-tangent curve to the left having a radius of 180.00 feet and a central angle of 19°21'33" (chord bearing N 56°30'17" E, 60.53 feet); thence northeasterly, 3.44 feet along the arc of a reverse curve to the right having a radius of 120.00 feet and a central angle of 01°38'27" (chord bearing N 47°38'43" E, 3.44 feet); thence S 21°26'46" E, a distance of 27.53 feet; thence S 16°59'21" E, a distance of 26.97 feet; thence southerly, 6.25 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 14°19'40" (chord bearing S 09°49'31" E, 6.24 feet); thence S 02°39'41" E, a distance of 93.49 feet; thence southerly, 6.05 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 13°51'32" (chord bearing S 04°16'05" W, 6.03 feet); thence S 11°11'51" W, a distance of 38.23 feet; thence S 05°01'16" W, a distance of 76.85 feet; thence S 03°27'54" W, a distance of 70.37 feet; thence S 00°44'53" W, a distance of 62.81 feet; thence S 00°31'01" W, a distance of 72.73 feet; thence S 00°03'34" W, a distance of 76.18 feet; thence southerly, 6.46 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 14°47'41" (chord bearing S 07°27'25" W, 6.44 feet); thence S 14°51'15" W, a distance of 77.98 feet; thence southerly, 4.86 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 11°08'58" (chord bearing S 20°25'44" W, 4.86 feet); thence S 26°00'13" W, a distance of 44.84 feet; thence S 30°40'56" W, a distance of 79.80 feet; thence S 30°27'37" W, a distance of 46.60 feet; thence S 24°55'04" W, a distance of 28.49 feet; thence S 10°09'22" W, a distance of 18.46 feet; thence S 06°25'33" W, a distance of 49.67 feet; thence S 05°15'55" W, a distance of 56.56 feet; thence S 01°24'37" E, a distance of 56.61 feet; thence S 04°23'37" E, a distance of 84.09 feet; thence S 02°16'54" E, a distance of 60.34 feet; thence S 05°01'49" E, a distance of 51.95 feet; thence southerly, 3.77 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 08°38'30" (chord bearing S 00°42'34" E, 3.77 feet); thence S 03°36'41" W, a distance of 40.60 feet; thence S 04°48'55" E, a distance of 18.37 feet; thence westerly, 71.24 feet along the arc of a non-tangent curve to the right having a radius of 220.00 feet and a central angle of 18°33'13" (chord bearing S 76°01'55" W, 70.93 feet) to the **POINT OF BEGINNING**.

Containing 2.198 acres more or less.

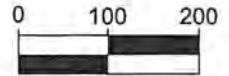
SURVEYOR'S NOTES:

1. Bearings shown hereon are based on the West boundary of the Southwest 1/4 of Section 20, Township 26 South, Range 17 East, Pasco County, Florida having a Grid bearing of N.00°02'08"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
2. I do hereby certify that this sketch & description was made under my supervision and meets the standards of practice set forth by the Florida Board of Professional Surveyors & Mappers stated in rules 5J-17.051, 5J-17.052, and 5J-17-053, Florida administrative code, pursuant to Section 472.067, Florida statutes.
3. See Sheet 2 for Sketch, Sheets 3 & 4 for Detail Sheets, Sheet 5 for Line Table & Sheet 6 for Curve Table.

PROJECT: STARKEY RANCH			Prepared For: Taylor Morrison		
PHASE: ESPLANADE PHASES 3, 3A AND 4 / DESCRIPTION AND SKETCH OF CONSERVATION AREAS FOR CDD					
DRAWN: LAT		DATE: 06/03/22		CHECKED BY: MHC	
REVISIONS					
DATE	DESCRIPTION	DRAWN BY			
David A. Williams			213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768		
FLORIDA PROFESSIONAL SURVEYOR & MAPPER					
FILE PATH: P:\STARKEY RANCH\DESCRIPTIONS\STARKEY-RANCH-TAYLOR MORRISON ESPLANADE CDD PARCEL TURNOVER-PHASE 3 & 3A-TRACT-B-2-DS.DWG LAST SAVED BY: HOWARD F					
					01 of 06

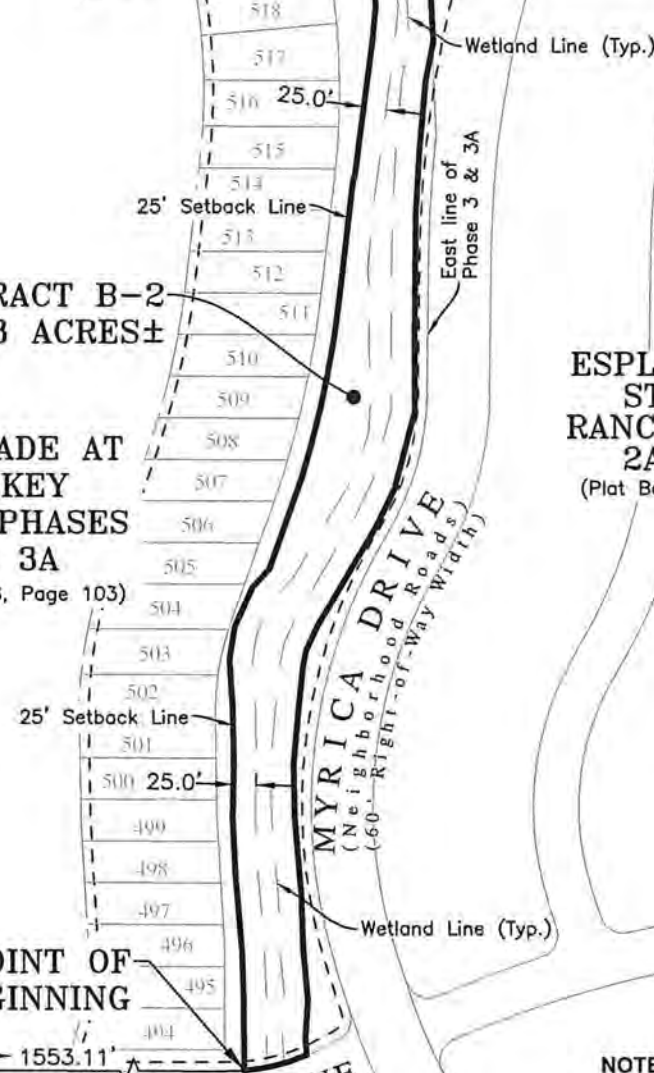
Description Sketch

(Not A Survey)



SCALE: 1" = 200'

BOLLEA DRIVE
(Neighborhood Roads)
(60' Right-of-Way Width)



TRACT B-2
AREA = 2.198 ACRES±

ESPLANADE AT STARKEY RANCH PHASES 3 & 3A
(Plat Book 78, Page 103)

ESPLANADE AT STARKEY RANCH PHASES 2A & 2B
(Plat Book 76, Page 8)

POINT OF BEGINNING

FELICIA DRIVE
(Neighborhood Roads)
(60' Right-of-Way Width)

1076.53'
N 00°02'08" E
(Basis of Bearings)
West boundary of
the Southwest 1/4
of Section 20

1553.11'
S 89°49'12" E

OVERALL BOUNDARY

POINT OF COMMENCEMENT
Southwest corner of Section 20,
Township 26 South, Range 17 East

NOTES:

- SEE SHEET NO. 1 FOR DESCRIPTION
- SEE SHEET NO. 2 FOR OVERALL MAP
- SEE SHEET NO. 3 FOR DETAIL
- SEE SHEET NO. 4 FOR DETAIL
- SEE SHEET NO. 5 FOR LINE TABLES
- SEE SHEET NO. 6 FOR CURVE TABLES

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768

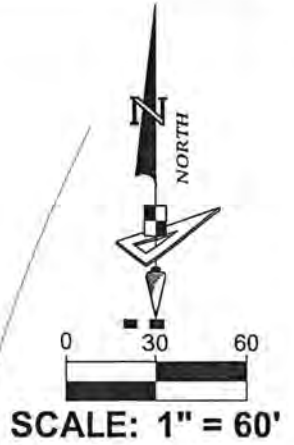
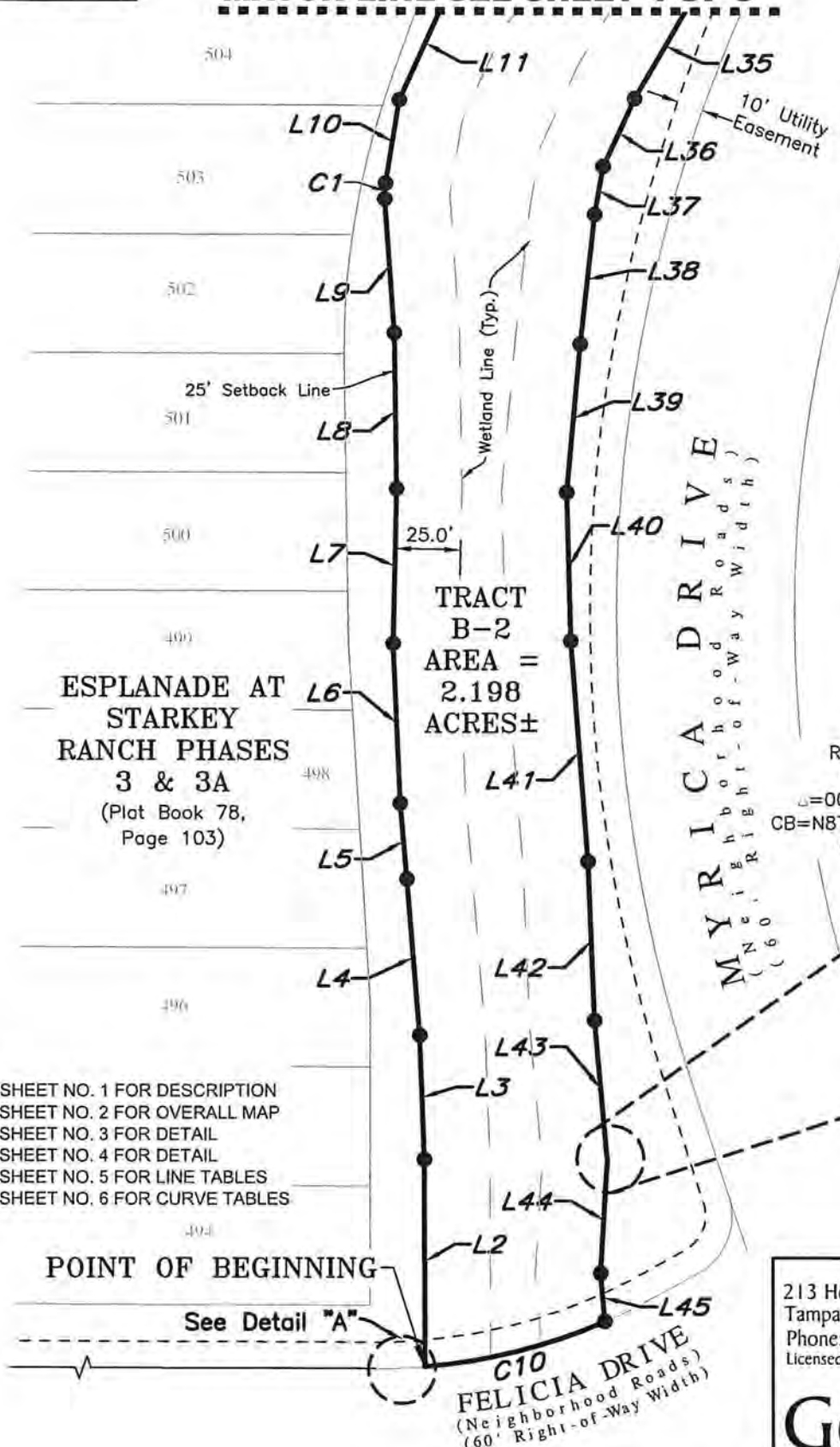


DETAIL SHEET

Description Sketch

(Not A Survey)

MATCH LINE SEE SHEET 4 OF 6



ESPLANADE AT STARKEY RANCH PHASES 2A & 2B
(Plat Book 76, Page 8)

DETAIL "A"
SCALE: 1"=20'

ESPLANADE AT STARKEY RANCH PHASES 3 & 3A
(Plat Book 78, Page 103)

TRACT B-2 AREA = 2.198 ACRES±

M Y R I C A D R I V E
(Neighborhood Roads)
(60' Right-of-Way Width)

R=220.00'
L=18.70'
Δ=004°52'17"
CB=N87°44'40"E
C=18.70'

NOTES:

- SEE SHEET NO. 1 FOR DESCRIPTION
- SEE SHEET NO. 2 FOR OVERALL MAP
- SEE SHEET NO. 3 FOR DETAIL
- SEE SHEET NO. 4 FOR DETAIL
- SEE SHEET NO. 5 FOR LINE TABLES
- SEE SHEET NO. 6 FOR CURVE TABLES

POINT OF BEGINNING

See Detail "A"

C10 FELICIA DRIVE
(Neighborhood Roads)
(60' Right-of-Way Width)

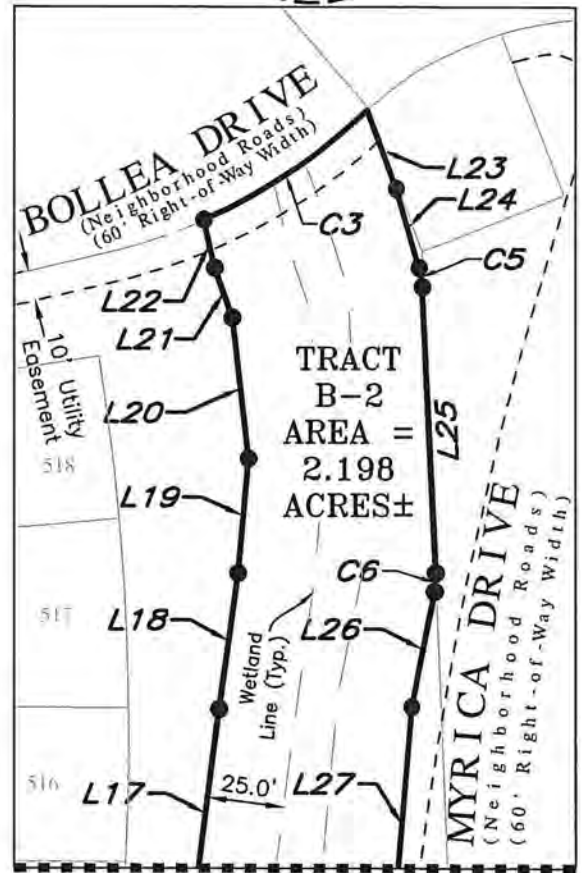
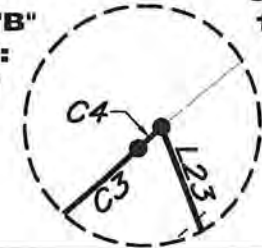
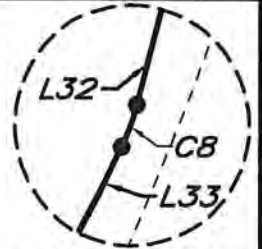
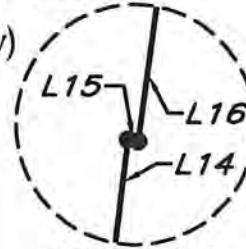
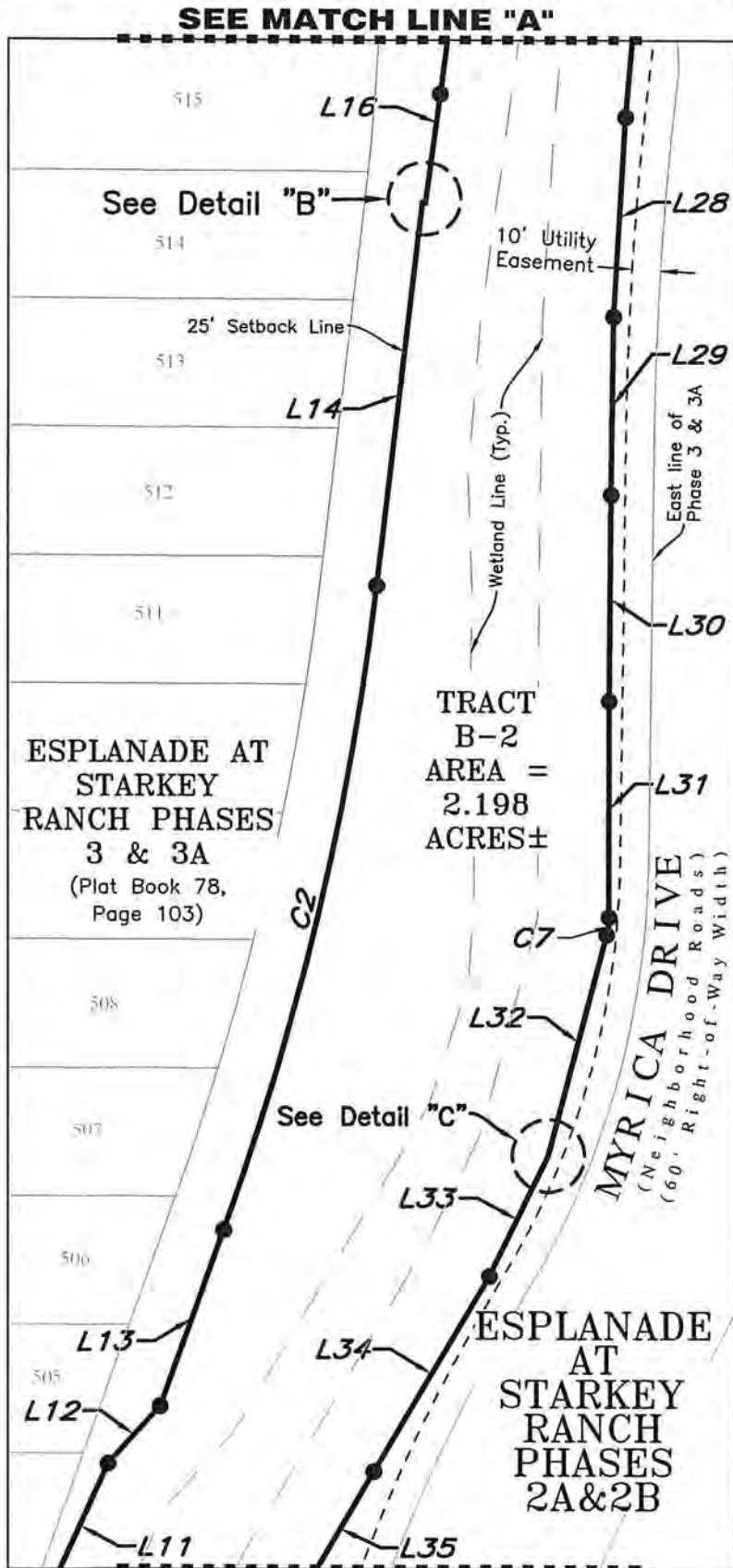
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768



DETAIL SHEET

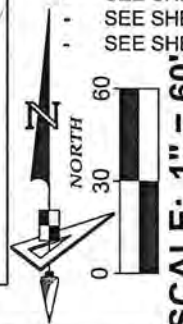
Description Sketch

(Not A Survey)



NOTES: MATCH LINE "A"

- SEE SHEET NO. 1 FOR DESCRIPTION
- SEE SHEET NO. 2 FOR OVERALL MAP
- SEE SHEET NO. 3 FOR DETAIL
- SEE SHEET NO. 4 FOR DETAIL
- SEE SHEET NO. 5 FOR LINE TABLES
- SEE SHEET NO. 6 FOR CURVE TABLES



213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768

GeoPoint
Surveying, Inc.

Description Sketch

(Not A Survey)

LINE DATA TABLE

NO.	BEARING	LENGTH
L1	N 13°22'53" E	1.11'
L2	N 00°08'17" W	77.52'
L3	N 01°51'47" W	47.13'
L4	N 04°41'24" W	59.55'
L5	N 04°52'09" W	29.10'
L6	N 02°28'55" W	60.70'
L7	N 01°23'12" E	58.83'
L8	N 00°47'06" W	59.35'
L9	N 03°59'10" W	51.05'
L10	N 09°28'58" E	32.13'
L11	N 24°34'51" E	47.62'
L12	N 42°16'15" E	27.31'
L13	N 19°53'01" E	65.80'
L14	N 06°42'35" E	136.05'
L15	S 82°10'02" E	1.14'
L16	N 07°49'58" E	38.59'
L17	N 07°20'10" E	68.38'
L18	N 07°57'38" E	44.68'
L19	N 05°05'59" E	37.55'
L20	N 06°32'06" W	46.24'

LINE DATA TABLE

NO.	BEARING	LENGTH
L21	N 19°21'05" W	17.17'
L22	N 12°29'40" W	16.13'
L23	S 21°26'46" E	27.53'
L24	S 16°59'21" E	26.97'
L25	S 02°39'41" E	93.49'
L26	S 11°11'51" W	38.23'
L27	S 05°01'16" W	76.85'
L28	S 03°27'54" W	70.37'
L29	S 00°44'53" W	62.81'
L30	S 00°31'01" W	72.73'
L31	S 00°03'34" W	76.18'
L32	S 14°51'15" W	77.98'
L33	S 26°00'13" W	44.84'
L34	S 30°40'56" W	79.80'
L35	S 30°27'37" W	46.60'
L36	S 24°55'04" W	28.49'
L37	S 10°09'22" W	18.46'
L38	S 06°25'33" W	49.67'
L39	S 05°15'55" W	56.56'
L40	S 01°24'37" E	56.61'

LINE DATA TABLE

NO.	BEARING	LENGTH
L41	S 04°23'37" E	84.09'
L42	S 02°16'54" E	60.34'
L43	S 05°01'49" E	51.95'
L44	S 03°36'41" W	40.60'
L45	S 04°48'55" E	18.37'

NOTES:

- SEE SHEET NO. 1 FOR DESCRIPTION
- SEE SHEET NO. 2 FOR OVERALL MAP
- SEE SHEET NO. 3 FOR DETAIL
- SEE SHEET NO. 4 FOR DETAIL
- SEE SHEET NO. 5 FOR LINE TABLES
- SEE SHEET NO. 6 FOR CURVE TABLES

213 Hobbs Street
 Tampa, Florida 33619
 Phone: (813) 248-8888
 Licensed Business No.: LB 7768



Description Sketch

(Not A Survey)

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	25.00'	13°28'08"	5.88'	5.86'	N 02°44'54" E
C2	1018.00'	13°10'26"	234.07'	233.55'	N 13°17'48" E
C3	180.00'	19°21'33"	60.82'	60.53'	N 56°30'17" E
C4	120.00'	1°38'27"	3.44'	3.44'	N 47°38'43" E
C5	25.00'	14°19'40"	6.25'	6.24'	S 09°49'31" E
C6	25.00'	13°51'32"	6.05'	6.03'	S 04°16'05" W
C7	25.00'	14°47'41"	6.46'	6.44'	S 07°27'25" W
C8	25.00'	11°08'58"	4.86'	4.86'	S 20°25'44" W
C9	25.00'	8°38'30"	3.77'	3.77'	S 00°42'34" E
C10	220.00'	18°33'13"	71.24'	70.93'	S 76°01'55" W

NOTES:

- SEE SHEET NO. 1 FOR DESCRIPTION
- SEE SHEET NO. 2 FOR OVERALL MAP
- SEE SHEET NO. 3 FOR DETAIL
- SEE SHEET NO. 4 FOR DETAIL
- SEE SHEET NO. 5 FOR LINE TABLES
- SEE SHEET NO. 6 FOR CURVE TABLES

213 Hobbs Street
 Tampa, Florida 33619
 Phone: (813) 248-8888
 Licensed Business No.: LB 7768



TSR

COMMUNITY DEVELOPMENT DISTRICT

9F

Description Sketch

(Not A Survey)

DESCRIPTION: A parcel of land lying in Section 20, Township 26 South, Range 17 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said section 20; thence along the South boundary of the Southeast 1/4 of said Section 20, N 89°06'34" W, a distance of 3797.69 feet; thence N 00°00'00" E, a distance of 426.15 feet to the **POINT OF BEGINNING**; thence N 06°27'41" W, a distance of 25.15 feet; thence N 11°02'22" W, a distance of 87.10 feet; thence N 10°26'37" W, a distance of 93.49 feet; thence N 07°05'29" W, a distance of 73.23 feet; thence S 83°20'40" W, a distance of 2.96 feet; thence N 10°15'50" W, a distance of 79.95 feet; thence northerly, 4.06 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 09°18'53" (chord bearing N 05°36'23" W, 4.06 feet); thence N 00°56'56" W, a distance of 34.12 feet; thence northerly, 2.33 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 05°20'49" (chord bearing N 01°43'28" E, 2.33 feet); thence N 04°23'53" E, a distance of 32.84 feet; thence northerly, 6.44 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 14°46'14" (chord bearing N 11°47'00" E, 6.43 feet); thence N 19°10'07" E, a distance of 29.71 feet; thence N 28°30'34" E, a distance of 33.44 feet; thence northeasterly, 3.76 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 08°37'29" (chord bearing N 32°49'19" E, 3.76 feet); thence N 37°08'03" E, a distance of 33.30 feet; thence N 34°41'26" E, a distance of 33.27 feet; thence N 25°30'30" E, a distance of 33.45 feet; thence northeasterly, 29.37 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 67°19'10" (chord bearing N 59°10'05" E, 27.71 feet); thence S 87°10'20" E, a distance of 51.03 feet; thence easterly, 2.37 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 05°26'27" (chord bearing S 84°27'06" E, 2.37 feet); thence S 81°43'53" E, a distance of 36.38 feet; thence S 81°54'29" E, a distance of 63.16 feet; thence S 82°33'37" E, a distance of 34.05 feet; thence easterly, 9.08 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 20°48'23" (chord bearing S 72°09'25" E, 9.03 feet); thence S 61°45'14" E, a distance of 39.00 feet; thence southeasterly, 22.01 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 50°26'33" (chord bearing S 36°31'57" E, 21.31 feet); thence S 11°18'41" E, a distance of 48.32 feet; thence S 11°25'42" E, a distance of 35.75 feet; thence southerly, 4.21 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 09°39'20" (chord bearing S 06°36'02" E, 4.21 feet); thence S 01°46'22" E, a distance of 49.69 feet; thence southerly, 18.62 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 42°40'38" (chord bearing S 19°33'57" W, 18.19 feet); thence S 40°54'16" W, a distance of 26.57 feet; thence S 42°33'41" W, a distance of 39.82 feet; thence southwesterly, 1.79 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 04°05'35" (chord bearing S 44°36'29" W, 1.79 feet); thence S 46°39'16" W, a distance of 20.81 feet; thence S 07°52'32" W, a distance of 33.02 feet; thence S 39°38'27" E, a distance of 34.21 feet; thence southeasterly, 11.55 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 26°28'19" (chord bearing S 26°24'17" E, 11.45 feet); thence S 13°10'08" E, a distance of 40.13 feet; thence southerly, 9.13 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 20°55'26" (chord bearing S 02°42'25" E, 9.08 feet); thence S 07°45'18" W, a distance of 29.88 feet; thence S 09°21'57" W, a distance of 94.18 feet; thence southwesterly, 20.46 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 46°53'50" (chord bearing S 32°48'52" W, 19.90 feet); thence S 56°15'47" W, a distance of 79.76 feet; thence westerly, 11.72 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 26°51'51" (chord bearing S 69°41'43" W, 11.61 feet); thence S 83°07'38" W, a distance of 32.38 feet; thence westerly, 16.63 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 38°06'46" (chord bearing N 77°48'59" W, 16.32 feet); thence N 58°45'36" W, a distance of 45.31 feet; thence S 89°47'12" W, a distance of 17.57 feet; thence S 07°27'14" E, a distance of 38.10 feet; thence westerly, 63.70 feet along the arc of a non-tangent curve to the right having a radius of 1162.00 feet and a central angle of 03°08'26" (chord bearing N 84°37'54" W, 63.69 feet) to the **POINT OF BEGINNING**.

Containing 3.927 acres more or less.

SURVEYOR'S NOTES:

- Bearings shown hereon are based on the Southerly boundary of of the Southeast 1/4 of Section 20, Township 26 South, Range 17 East, Pasco County, Florida having a Grid bearing of N.89°06'34"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
- I do hereby certify that this sketch & description was made under my supervision and meets the standards of practice set forth by the Florida Board of Professional Surveyors & Mappers stated in rules 5J-17.051, 5J-17.052, and 5J-17-053, Florida administrative code, pursuant to Section 472.067, Florida statutes.
- See Sheet 2 for Sketch, Sheets 3 & 4 for Detail Sheets, Sheet 5 for Line Table & Sheet 6 for Curve Table.

PROJECT: STARKEY RANCH		Prepared for: David Morrison	
PHASE: ESPLANADE PHASES 3, 3A AND 4 / DESCRIPTION AND SKETCH OF CONSERVATION AREAS FOR CDD			
DRAWN: LAT	DATE: 06/03/22	CHECKED BY: MHC	
REVISIONS			
DATE	DESCRIPTION	DRAWN BY	

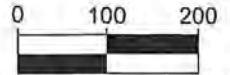
David A. Williams
FLORIDA PROFESSIONAL
SURVEYOR & MAPPER NO. 6423

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768

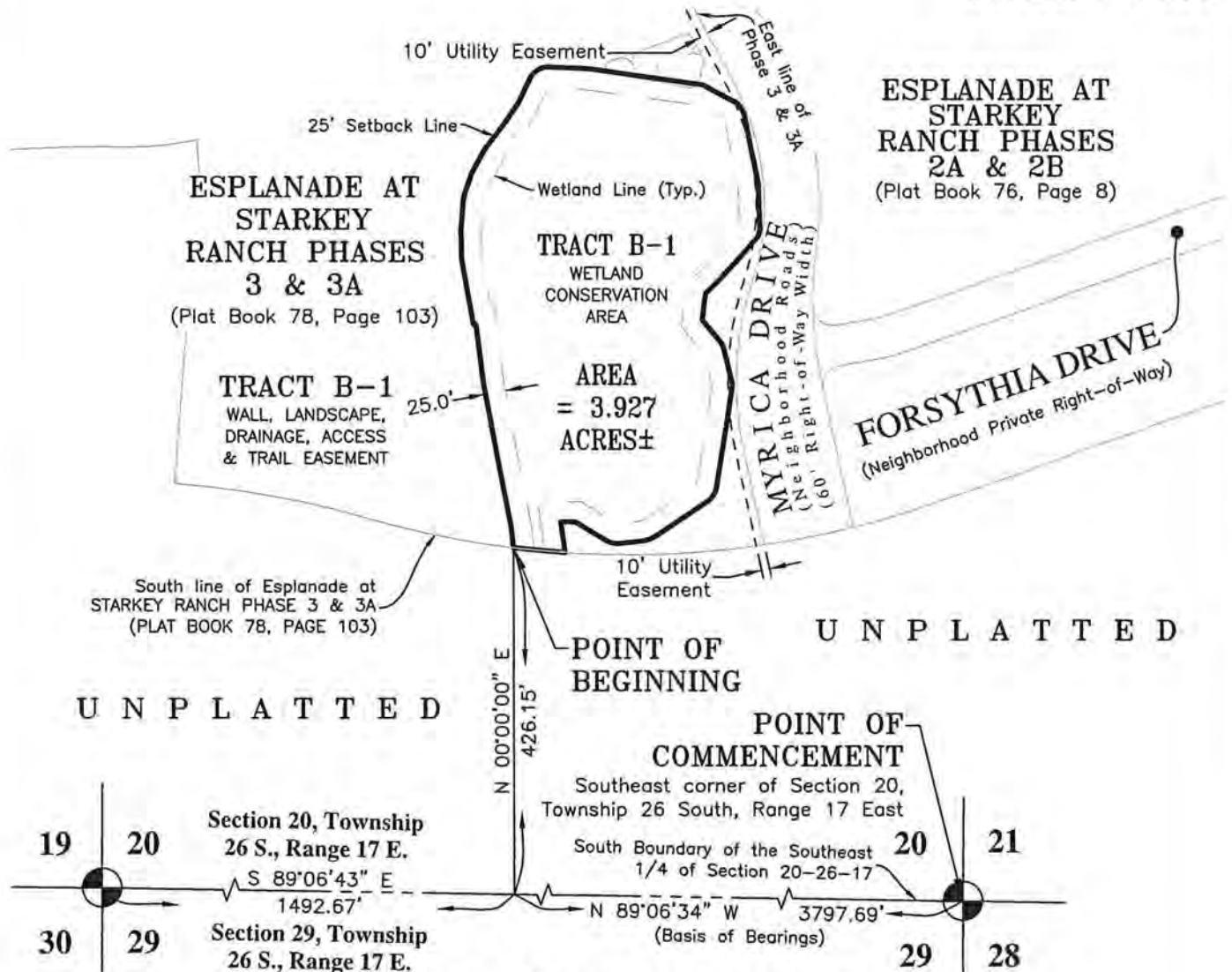
GeoPoint
Surveying, Inc.

Description Sketch

(Not A Survey)



SCALE: 1" = 200'



U N P L A T T E D

U N P L A T T E D

OVERALL BOUNDARY

NOTES:

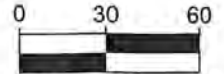
- SEE SHEET NO. 1 FOR DESCRIPTION
- SEE SHEET NO. 2 FOR OVERALL MAP
- SEE SHEET NO. 3 FOR DETAIL
- SEE SHEET NO. 4 FOR DETAIL
- SEE SHEET NO. 5 FOR LINE TABLES
- SEE SHEET NO. 6 FOR CURVE TABLES

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768

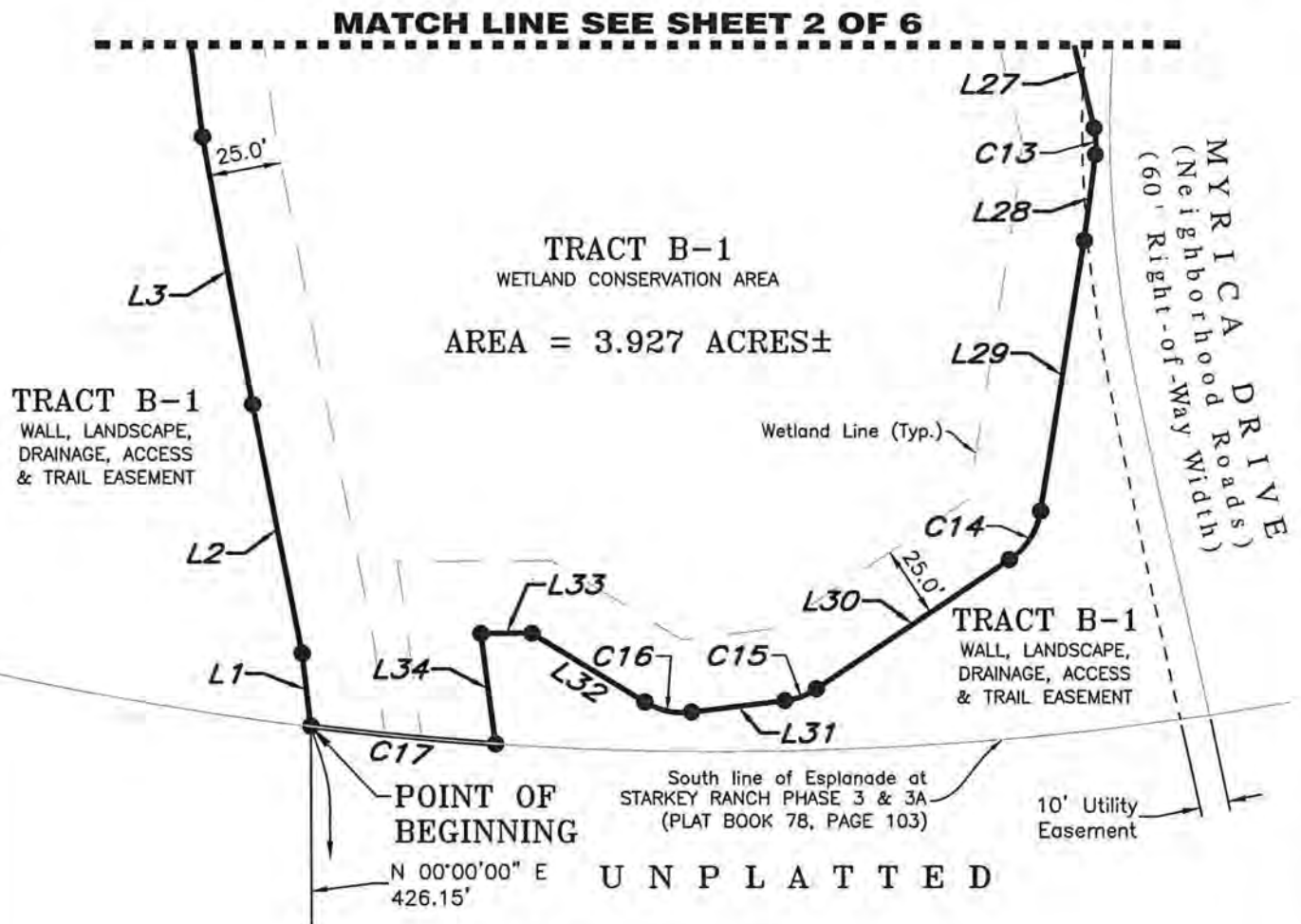
GeoPoint
Surveying, Inc.

Description Sketch

(Not A Survey)



SCALE: 1" = 60'



DETAIL SHEET

NOTES:

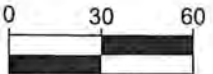
- SEE SHEET NO. 1 FOR DESCRIPTION
- SEE SHEET NO. 2 FOR OVERALL MAP
- SEE SHEET NO. 3 FOR DETAIL
- SEE SHEET NO. 4 FOR DETAIL
- SEE SHEET NO. 5 FOR LINE TABLES
- SEE SHEET NO. 6 FOR CURVE TABLES

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768

GeoPoint
Surveying, Inc.

Description Sketch

(Not A Survey)



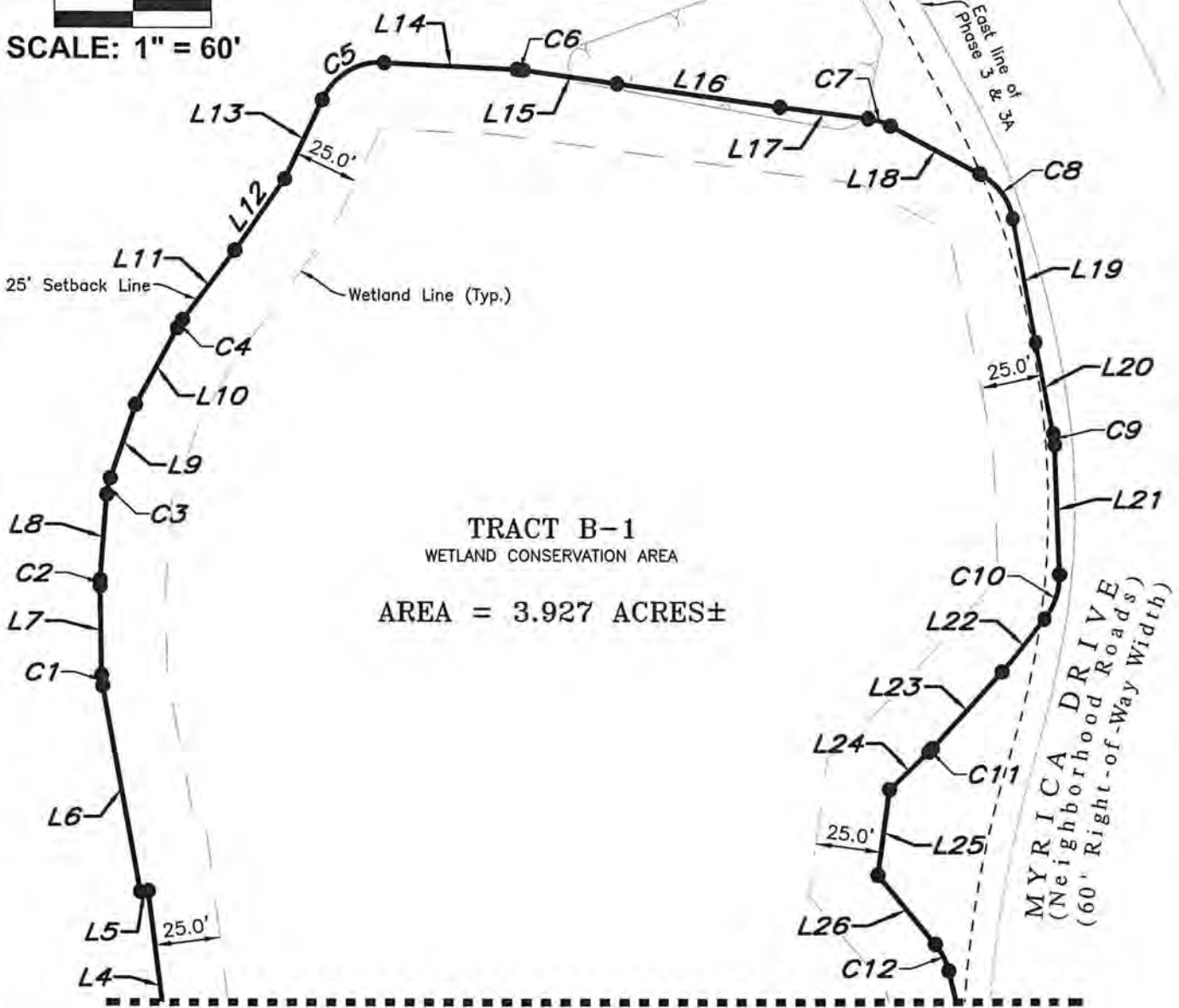
SCALE: 1" = 60'

TRACT B-1

WALL, LANDSCAPE,
DRAINAGE, ACCESS
& TRAIL EASEMENT

10' Utility Easement

East line of
Phase 3 & 3A



TRACT B-1

WETLAND CONSERVATION AREA

AREA = 3.927 ACRES±

MATCH LINE SEE SHEET 2 OF 6

DETAIL SHEET

NOTES:

- SEE SHEET NO. 1 FOR DESCRIPTION
- SEE SHEET NO. 2 FOR OVERALL MAP
- SEE SHEET NO. 3 FOR DETAIL
- SEE SHEET NO. 4 FOR DETAIL
- SEE SHEET NO. 5 FOR LINE TABLES
- SEE SHEET NO. 6 FOR CURVE TABLES

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768



GeoPoint
Surveying, Inc.

Description Sketch

(Not A Survey)

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N 06°27'41" W	25.15'
L2	N 11°02'22" W	87.10'
L3	N 10°26'37" W	93.49'
L4	N 07°05'29" W	73.23'
L5	S 83°20'40" W	2.96'
L6	N 10°15'50" W	79.95'
L7	N 00°56'56" W	34.12'
L8	N 04°23'53" E	32.84'
L9	N 19°10'07" E	29.71'
L10	N 28°30'34" E	33.44'
L11	N 37°08'03" E	33.30'
L12	N 34°41'26" E	33.27'
L13	N 25°30'30" E	33.45'
L14	S 87°10'20" E	51.03'
L15	S 81°43'53" E	36.38'
L16	S 81°54'29" E	63.16'
L17	S 82°33'37" E	34.05'
L18	S 61°45'14" E	39.00'
L19	S 11°18'41" E	48.32'
L20	S 11°25'42" E	35.75'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L21	S 01°46'22" E	49.69'
L22	S 40°54'16" W	26.57'
L23	S 42°33'41" W	39.82'
L24	S 46°39'16" W	20.81'
L25	S 07°52'32" W	33.02'
L26	S 39°38'27" E	34.21'
L27	S 13°10'08" E	40.13'
L28	S 07°45'18" W	29.88'
L29	S 09°21'57" W	94.18'
L30	S 56°15'47" W	79.76'
L31	S 83°07'38" W	32.38'
L32	N 58°45'36" W	45.31'
L33	S 89°47'12" W	17.57'
L34	S 07°27'14" E	38.10'

NOTES:

- SEE SHEET NO. 1 FOR DESCRIPTION
- SEE SHEET NO. 2 FOR OVERALL MAP
- SEE SHEET NO. 3 FOR DETAIL
- SEE SHEET NO. 4 FOR DETAIL
- SEE SHEET NO. 5 FOR LINE TABLES
- SEE SHEET NO. 6 FOR CURVE TABLES

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768


GeoPoint
Surveying, Inc.

Description Sketch

(Not A Survey)

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	25.00'	9°18'53"	4.06'	4.06'	N 05°36'23" W
C2	25.00'	5°20'49"	2.33'	2.33'	N 01°43'28" E
C3	25.00'	14°46'14"	6.44'	6.43'	N 11°47'00" E
C4	25.00'	8°37'29"	3.76'	3.76'	N 32°49'19" E
C5	25.00'	67°19'10"	29.37'	27.71'	N 59°10'05" E
C6	25.00'	5°26'27"	2.37'	2.37'	S 84°27'06" E
C7	25.00'	20°48'23"	9.08'	9.03'	S 72°09'25" E
C8	25.00'	50°26'33"	22.01'	21.31'	S 36°31'57" E
C9	25.00'	9°39'20"	4.21'	4.21'	S 06°36'02" E
C10	25.00'	42°40'38"	18.62'	18.19'	S 19°33'57" W
C11	25.00'	4°05'35"	1.79'	1.79'	S 44°36'29" W
C12	25.00'	26°28'19"	11.55'	11.45'	S 26°24'17" E
C13	25.00'	20°55'26"	9.13'	9.08'	S 02°42'25" E
C14	25.00'	46°53'50"	20.46'	19.90'	S 32°48'52" W
C15	25.00'	26°51'51"	11.72'	11.61'	S 69°41'43" W
C16	25.00'	38°06'46"	16.63'	16.32'	N 77°48'59" W
C17	1162.00'	3°08'26"	63.70'	63.69'	N 84°37'54" W

NOTES:

- SEE SHEET NO. 1 FOR DESCRIPTION
- SEE SHEET NO. 2 FOR OVERALL MAP
- SEE SHEET NO. 3 FOR DETAIL
- SEE SHEET NO. 4 FOR DETAIL
- SEE SHEET NO. 5 FOR LINE TABLES
- SEE SHEET NO. 6 FOR CURVE TABLES

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768


GeoPoint
Surveying, Inc.

TSR

COMMUNITY DEVELOPMENT DISTRICT

9G

Description Sketch

(Not A Survey)

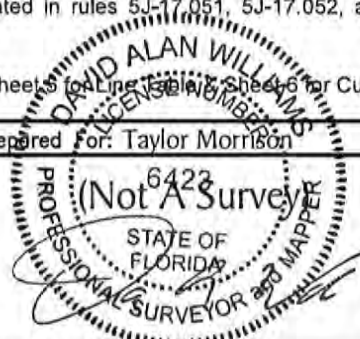
DESCRIPTION: A parcel of land lying in Section 20, Township 26 South, Range 17 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Southwest corner of said Section 20; thence along the West boundary of the Southwest 1/4 of said Section 20, N 00°02'08" E, a distance of 1080.68 feet; thence S 89°49'12" E, a distance of 1553.11 feet; thence northerly, 18.70 feet along the arc of a tangent curve to the left having a radius of 220.00 feet and a central angle of 04°52'17" (chord bearing N 87°44'40" E, 18.70 feet) to the **POINT OF BEGINNING**; thence N 13°22'53" E, a distance of 1.11 feet; thence N 00°08'17" W, a distance of 77.52 feet; thence N 01°51'47" W, a distance of 47.13 feet; thence N 04°41'24" W, a distance of 59.55 feet; thence N 04°52'09" W, a distance of 29.10 feet; thence N 02°28'55" W, a distance of 60.70 feet; thence N 01°23'12" E, a distance of 58.83 feet; thence N 00°47'06" W, a distance of 59.35 feet; thence N 03°59'10" W, a distance of 51.05 feet; thence northerly, 5.88 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 13°28'08" (chord bearing N 02°44'54" E, 5.86 feet); thence N 09°28'58" E, a distance of 32.13 feet; thence N 24°34'51" E, a distance of 47.62 feet; thence N 42°16'15" E, a distance of 27.31 feet; thence N 19°53'01" E, a distance of 65.80 feet; thence northerly, 234.07 feet along the arc of a tangent curve to the left having a radius of 1018.00 feet and a central angle of 13°10'26" (chord bearing N 13°17'48" E, 233.55 feet); thence N 06°42'35" E, a distance of 136.05 feet; thence S 82°10'02" E, a distance of 1.14 feet; thence N 07°49'58" E, a distance of 38.59 feet; thence N 07°20'10" E, a distance of 68.38 feet; thence N 07°57'38" E, a distance of 44.68 feet; thence N 05°05'59" E, a distance of 37.55 feet; thence N 06°32'06" W, a distance of 46.24 feet; thence N 19°21'05" W, a distance of 17.17 feet; thence N 12°29'40" W, a distance of 16.13 feet; thence northeasterly, 60.82 feet along the arc of a non-tangent curve to the left having a radius of 180.00 feet and a central angle of 19°21'33" (chord bearing N 56°30'17" E, 60.53 feet); thence northeasterly, 3.44 feet along the arc of a reverse curve to the right having a radius of 120.00 feet and a central angle of 01°38'27" (chord bearing N 47°38'43" E, 3.44 feet); thence S 21°26'46" E, a distance of 27.53 feet; thence S 16°59'21" E, a distance of 26.97 feet; thence southerly, 6.25 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 14°19'40" (chord bearing S 09°49'31" E, 6.24 feet); thence S 02°39'41" E, a distance of 93.49 feet; thence southerly, 6.05 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 13°51'32" (chord bearing S 04°16'05" W, 6.03 feet); thence S 11°11'51" W, a distance of 38.23 feet; thence S 05°01'16" W, a distance of 76.85 feet; thence S 03°27'54" W, a distance of 70.37 feet; thence S 00°44'53" W, a distance of 62.81 feet; thence S 00°31'01" W, a distance of 72.73 feet; thence S 00°03'34" W, a distance of 76.18 feet; thence southerly, 6.46 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 14°47'41" (chord bearing S 07°27'25" W, 6.44 feet); thence S 14°51'15" W, a distance of 77.98 feet; thence southerly, 4.86 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 11°08'58" (chord bearing S 20°25'44" W, 4.86 feet); thence S 26°00'13" W, a distance of 44.84 feet; thence S 30°40'56" W, a distance of 79.80 feet; thence S 30°27'37" W, a distance of 46.60 feet; thence S 24°55'04" W, a distance of 28.49 feet; thence S 10°09'22" W, a distance of 18.46 feet; thence S 06°25'33" W, a distance of 49.67 feet; thence S 05°15'55" W, a distance of 56.56 feet; thence S 01°24'37" E, a distance of 56.61 feet; thence S 04°23'37" E, a distance of 84.09 feet; thence S 02°16'54" E, a distance of 60.34 feet; thence S 05°01'49" E, a distance of 51.95 feet; thence southerly, 3.77 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 08°38'30" (chord bearing S 00°42'34" E, 3.77 feet); thence S 03°36'41" W, a distance of 40.60 feet; thence S 04°48'55" E, a distance of 18.37 feet; thence westerly, 71.24 feet along the arc of a non-tangent curve to the right having a radius of 220.00 feet and a central angle of 18°33'13" (chord bearing S 76°01'55" W, 70.93 feet) to the **POINT OF BEGINNING**.

Containing 2.198 acres more or less.

SURVEYOR'S NOTES:

- Bearings shown hereon are based on the West boundary of the Southwest 1/4 of Section 20, Township 26 South, Range 17 East, Pasco County, Florida having a Grid bearing of N.00°02'08"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
- I do hereby certify that this sketch & description was made under my supervision and meets the standards of practice set forth by the Florida Board of Professional Surveyors & Mappers stated in rules 5J-17.051, 5J-17.052, and 5J-17-053, Florida administrative code, pursuant to Section 472.067, Florida statutes.
- See Sheet 2 for Sketch, Sheets 3 & 4 for Detail Sheets, Sheets 5 & 6 for Curve Table.



213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768

GeoPoint
Surveying, Inc.

PROJECT: STARKEY RANCH

Prepared For: Taylor Morrison

PHASE: ESPLANADE PHASES 3, 3A AND 4 / DESCRIPTION AND SKETCH OF CONSERVATION AREAS FOR CDD

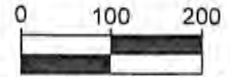
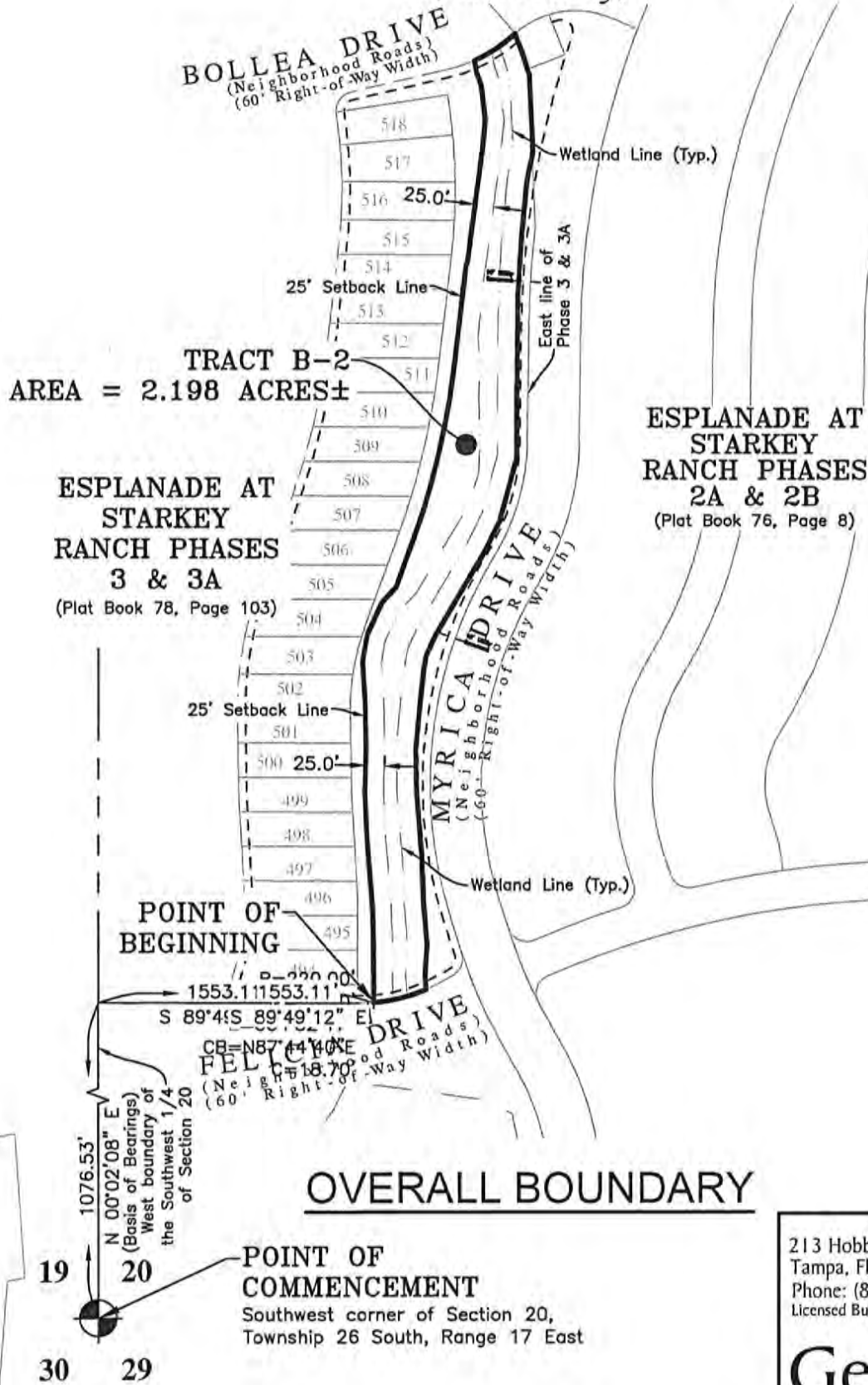
DRAWN: LAT DATE: 06/03/22 CHECKED BY: MHC

REVISIONS		
DATE	DESCRIPTION	DRAWN BY

David A. Williams
FLORIDA PROFESSIONAL
SURVEYOR & MAPPER NO. **LS6423**

Description Sketch

(Not A Survey)



SCALE: 1" = 200'

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768



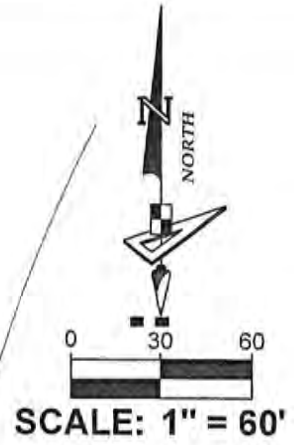
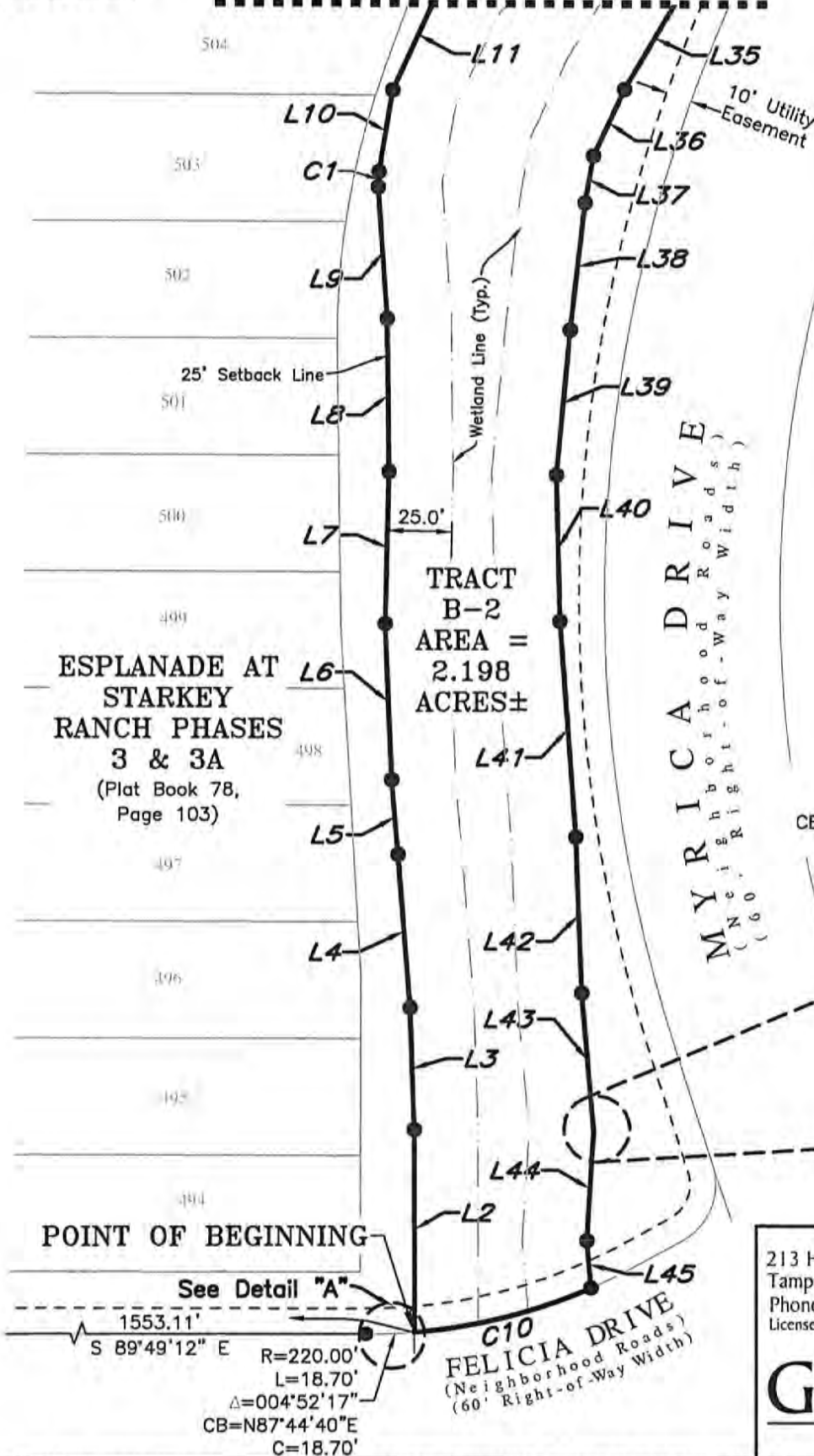
GeoPoint
Surveying, Inc.

DETAIL SHEET

Description Sketch

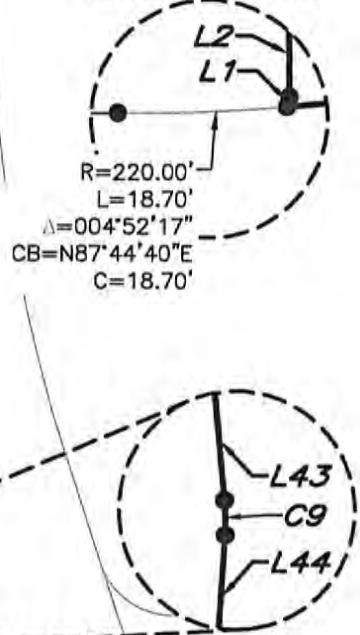
(Not A Survey)

MATCH LINE SEE SHEET 4 OF 6



ESPLANADE AT STARKEY RANCH PHASES 2A & 2B
(Plat Book 76, Page 8)

DETAIL "A"
SCALE: 1"=20'



213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768

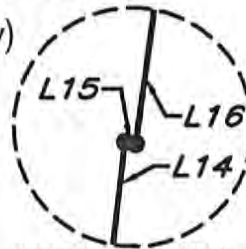
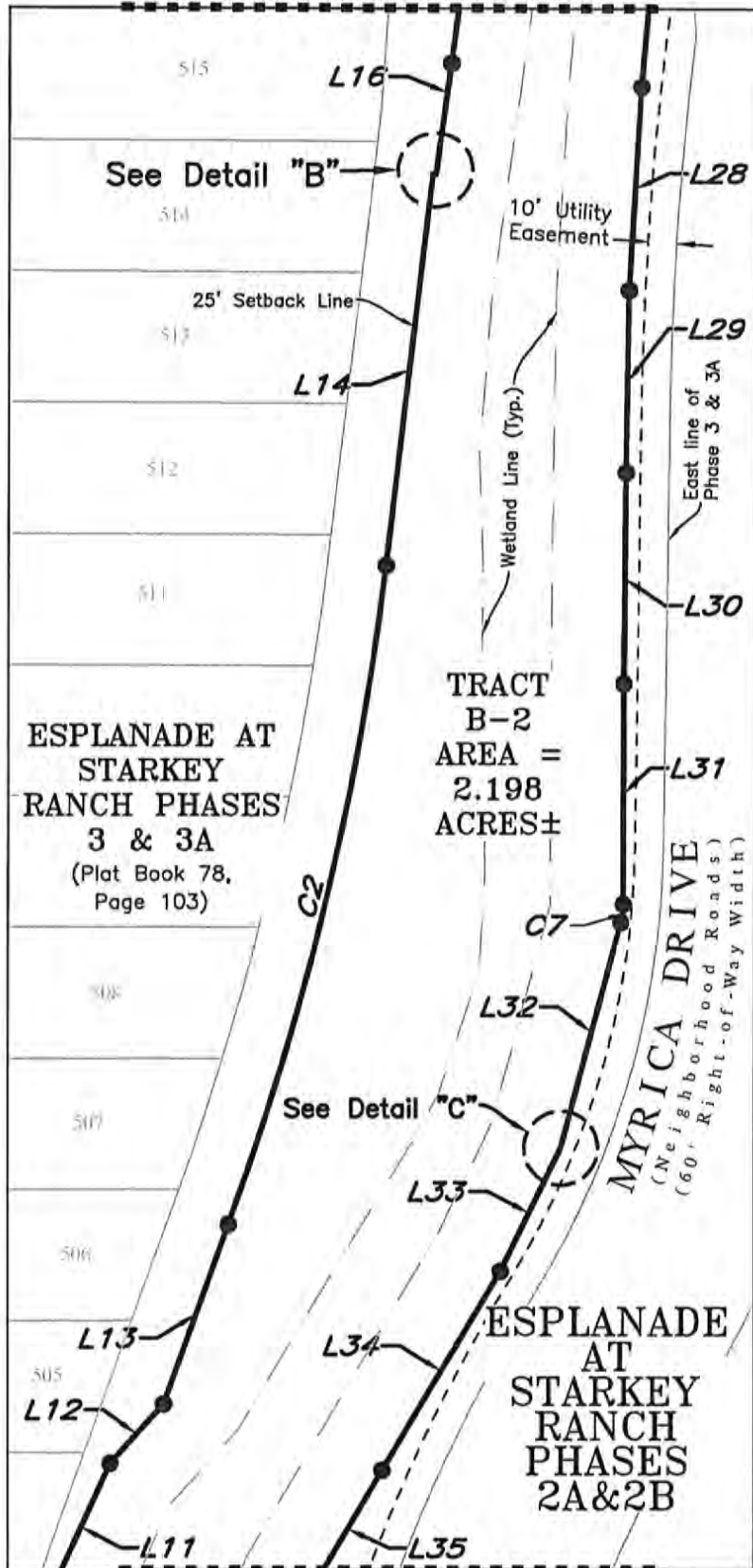
GeoPoint
Surveying, Inc.

Description Sketch

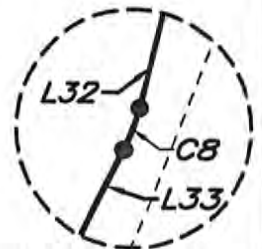
DETAIL SHEET

(Not A Survey)

SEE MATCH LINE "A"



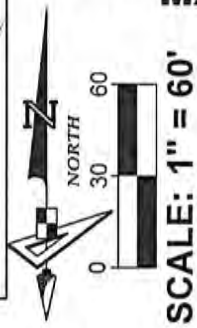
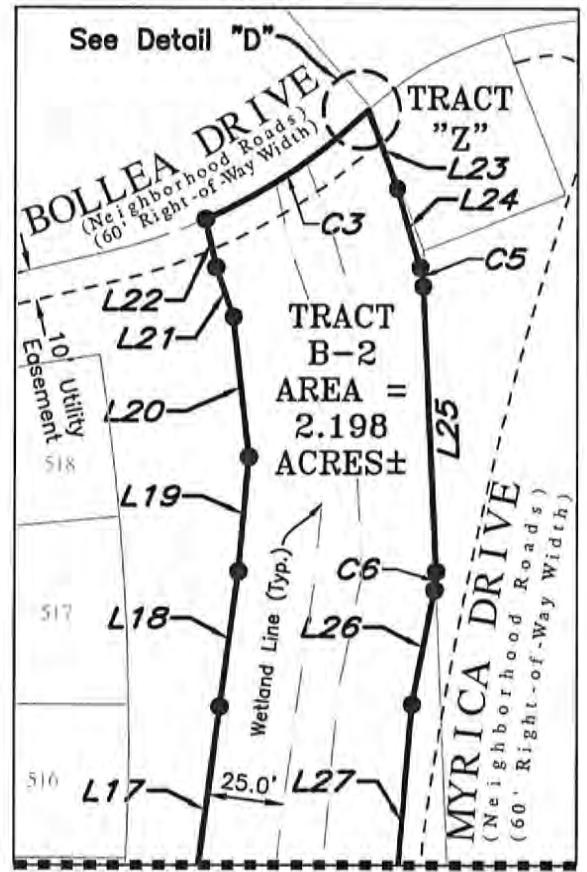
DETAIL "B" SCALE: 1"=20'



DETAIL "C" SCALE: 1"=20'



DETAIL "D" SCALE: 1"=20'



213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768

GeoPoint
Surveying, Inc.

Description Sketch

(Not A Survey)

LINE DATA TABLE

NO.	BEARING	LENGTH
L1	N 13°22'53" E	1.11'
L2	N 00°08'17" W	77.52'
L3	N 01°51'47" W	47.13'
L4	N 04°41'24" W	59.55'
L5	N 04°52'09" W	29.10'
L6	N 02°28'55" W	60.70'
L7	N 01°23'12" E	58.83'
L8	N 00°47'06" W	59.35'
L9	N 03°59'10" W	51.05'
L10	N 09°28'58" E	32.13'
L11	N 24°34'51" E	47.62'
L12	N 42°16'15" E	27.31'
L13	N 19°53'01" E	65.80'
L14	N 06°42'35" E	136.05'
L15	S 82°10'02" E	1.14'
L16	N 07°49'58" E	38.59'
L17	N 07°20'10" E	68.38'
L18	N 07°57'38" E	44.68'
L19	N 05°05'59" E	37.55'
L20	N 06°32'06" W	46.24'

LINE DATA TABLE

NO.	BEARING	LENGTH
L21	N 19°21'05" W	17.17'
L22	N 12°29'40" W	16.13'
L23	S 21°26'46" E	27.53'
L24	S 16°59'21" E	26.97'
L25	S 02°39'41" E	93.49'
L26	S 11°11'51" W	38.23'
L27	S 05°01'16" W	76.85'
L28	S 03°27'54" W	70.37'
L29	S 00°44'53" W	62.81'
L30	S 00°31'01" W	72.73'
L31	S 00°03'34" W	76.18'
L32	S 14°51'15" W	77.98'
L33	S 26°00'13" W	44.84'
L34	S 30°40'56" W	79.80'
L35	S 30°27'37" W	46.60'
L36	S 24°55'04" W	28.49'
L37	S 10°09'22" W	18.46'
L38	S 06°25'33" W	49.67'
L39	S 05°15'55" W	56.56'
L40	S 01°24'37" E	56.61'

LINE DATA TABLE

NO.	BEARING	LENGTH
L41	S 04°23'37" E	84.09'
L42	S 02°16'54" E	60.34'
L43	S 05°01'49" E	51.95'
L44	S 03°36'41" W	40.60'
L45	S 04°48'55" E	18.37'

213 Hobbs Street
 Tampa, Florida 33619
 Phone: (813) 248-8888
 Licensed Business No.: LB 7768

GeoPoint
 Surveying, Inc.



Description Sketch

(Not A Survey)

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	25.00'	13°28'08"	5.88'	5.86'	N 02°44'54" E
C2	1018.00'	13°10'26"	234.07'	233.55'	N 13°17'48" E
C3	180.00'	19°21'33"	60.82'	60.53'	N 56°30'17" E
C4	120.00'	1°38'27"	3.44'	3.44'	N 47°38'43" E
C5	25.00'	14°19'40"	6.25'	6.24'	S 09°49'31" E
C6	25.00'	13°51'32"	6.05'	6.03'	S 04°16'05" W
C7	25.00'	14°47'41"	6.46'	6.44'	S 07°27'25" W
C8	25.00'	11°08'58"	4.86'	4.86'	S 20°25'44" W
C9	25.00'	8°38'30"	3.77'	3.77'	S 00°42'34" E
C10	220.00'	18°33'13"	71.24'	70.93'	S 76°01'55" W

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768


GeoPoint
Surveying, Inc.

TSR

COMMUNITY DEVELOPMENT DISTRICT

9H

Description Sketch

(Not A Survey)

DESCRIPTION: A parcel of land lying in Section 20, Township 26 South, Range 17 East, Pasco County, Florida, and being more particularly described as follows:

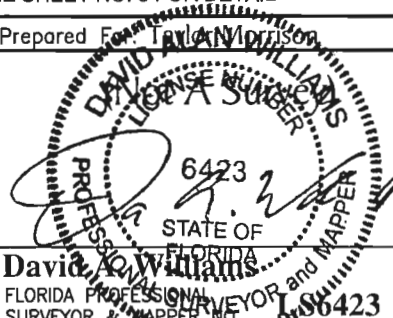
COMMENCE at the Southwest corner of said Section 20; thence along the West boundary of the Southwest 1/4 of said Section 20, N 00°02'08" E, a distance of 2668.68 feet to the North boundary of the Southwest 1/4 of Section 20; thence along said North boundary S 88°48'26" E, a distance of 634.17 feet; to the **POINT OF BEGINNING**; thence N 00°00'00" E, a distance of 88.10 feet to the Northwesterly boundary of Tract B-3; thence N 68°20'54" E, a distance OF 856.89 feet; thence N 06°47'26" W, a distance of 254.23 feet to the Southwest corner of Tract B-2 of ESPLANADE AT STARKEY RANCH PHASES 2A & 2B PLAT BOOK 76, PAGE 8; thence along the Southerly boundary of said Tract B-2, N 90°00'00" E, a distance of 569.64 feet to the Westerlymost corner of Tract B-6 of ESPLANADE AT STARKEY RANCH PHASE 1 PLAT BOOK 72, PAGE 37; thence S 73°32'18" E, a distance of 25.43 feet; thence southeasterly, 12.01 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 27°30'50" (chord bearing S 59°46'53" E, 11.89 feet); thence S 46°01'28" E, a distance of 35.75 feet; thence southeasterly, 6.65 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 15°13'54" (chord bearing S 38°24'31" E, 6.63 feet); thence S 30°47'34" E, a distance of 35.47 feet; thence S 20°25'15" E, a distance of 45.00 feet; thence southerly, 5.43 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 12°27'17" (chord bearing S 14°11'37" E, 5.42 feet); thence S 07°57'58" E, a distance of 32.29 feet; thence southerly, 9.96 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 22°50'10" (chord bearing S 03°27'07" W, 9.90 feet); thence S 14°52'11" W, a distance of 23.69 feet; thence southerly, 5.03 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 11°32'00" (chord bearing S 20°38'12" W, 5.02 feet); thence S 26°24'12" W, a distance of 19.35 feet; thence S 04°12'41" W, a distance of 16.80 feet; thence southerly, 11.29 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 25°52'09" (chord bearing S 17°08'45" W, 11.19 feet); thence S 30°04'50" W, a distance of 25.63 feet; thence S 38°59'48" W, a distance of 27.61 feet; thence S 39°28'24" W, a distance of 22.63 feet; thence westerly, 25.35 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 58°05'16" (chord bearing S 68°31'02" W, 24.27 feet); thence N 82°26'19" W, a distance of 2.99 feet; thence S 50°44'31" W, a distance of 11.80 feet; thence S 61°37'28" W, a distance of 21.08 feet; thence westerly, 8.55 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 19°35'12" (chord bearing S 71°25'04" W, 8.50 feet); thence S 81°12'40" W, a distance of 35.02 feet; thence westerly, 19.92 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 45°39'48" (chord bearing N 75°57'27" W, 19.40 feet); thence N 53°07'33" W, a distance of 2.24 feet; thence S 74°04'50" W, a distance of 13.71 feet; thence westerly, 12.82 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 29°23'30" (chord bearing S 88°46'35" W, 12.68 feet); thence N 76°31'40" W, a distance of 16.89 feet; thence S 25°16'08" E, a distance of 57.18 feet; thence southerly, 6.16 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 14°06'36" (chord bearing S 18°12'50" E, 6.14 feet); thence S 11°09'33" E, a distance of 42.37 feet; thence southerly, 5.43 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 12°26'52" (chord bearing S 04°56'07" E, 5.42 feet); thence S 01°17'19" W, a distance of 149.62 feet; thence S 03°44'38" W, a distance of 84.13 feet; thence S 06°21'47" E, a distance of 75.51 feet; thence S 21°52'57" E, a distance of 48.68 feet; thence S 21°11'30" E, a distance of 52.51 feet; thence southwestery, 29.59 feet along the arc of a non-tangent curve to the left having a radius of 180.00 feet and a central angle of 09°25'06" (chord bearing S 51°32'03" W, 29.56 feet); thence southwestery, 34.81 feet along the arc of a reverse curve to the right having a radius of 120.00 feet and a central angle of 16°37'21" (chord bearing S 55°08'10" W, 34.69 feet); thence N 25°47'16" W, a distance of 115.22 feet; thence northerly, 8.04 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 18°25'58" (chord bearing N 16°34'17" W, 8.01 feet); thence N 07°21'18" W, a distance of 102.85 feet; thence S 50°04'02" W, a distance of 30.88 feet; thence northwesterly, 39.04 feet along the arc of a non-tangent curve to the left having a radius of 833.00 feet and a central angle of 02°41'07" (chord bearing N 31°38'03" W, 39.04 feet); thence N 32°58'37" W, a distance of 248.45 feet; thence northwesterly, 234.48 feet along the arc of a tangent curve to the left having a radius of 238.00 feet and a central angle of 56°26'55" (chord bearing N 61°12'04" W, 225.11 feet); thence N 46°47'53" W, a distance of 6.24 feet; thence S 76°50'24" W, a distance of 22.46 feet; thence S 66°25'03" W, a distance of 33.91 feet; thence westerly, 3.89 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 08°55'31" (chord bearing S 70°52'48" W, 3.89 feet);

NOTES:

(Continued on Sheet 2)


- SEE SHEET NO. 1 FOR DESCRIPTION
- SEE SHEET NO. 2 FOR DESCRIPTION
- SEE SHEET NO. 3 FOR OVERALL MAP
- SEE SHEET NO. 4 FOR DETAIL
- SEE SHEET NO. 5 FOR DETAIL
- SEE SHEET NO. 6 FOR DETAIL
- SEE SHEET NO. 7 FOR DETAIL
- SEE SHEET NO. 8 FOR DETAIL
- SEE SHEET NO. 9 FOR LINE TABLES
- SEE SHEET NO.10 FOR CURVE TABLES

PROJECT: STARKEY RANCH		Prepared For: TAYLOR MORRISON	
PHASE: ESPLANADE PHASES 3, 3A AND 4 / DESCRIPTION AND SKETCH OF CONSERVATION AREAS FOR CDD			
DRAWN: LAT	DATE: 06/13/22	CHECKED BY: MHC	
REVISIONS			
DATE	DESCRIPTION	DRAWN BY	



David A. Williams
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6423

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768



Description Sketch

(Not A Survey)

(Continued From Sheet 1)

thence S 75°20'34" W, a distance of 27.11 feet; thence S 72°16'08" W, a distance of 23.52 feet; thence S 75°08'43" W, a distance of 27.93 feet; thence westerly, 21.35 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 48°55'49" (chord bearing N 80°23'22" W, 20.71 feet); thence N 55°55'28" W, a distance of 0.25 feet; thence S 67°01'43" W, a distance of 15.23 feet; thence S 39°43'45" W, a distance of 20.91 feet; thence southwesterly, 7.38 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 16°55'29" (chord bearing S 48°11'30" W, 7.36 feet); thence S 56°39'14" W, a distance of 28.92 feet; thence southwesterly, 3.76 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 08°36'58" (chord bearing S 60°57'44" W, 3.76 feet); thence S 65°16'13" W, a distance of 32.53 feet; thence S 41°57'26" W, a distance of 16.15 feet; thence southwesterly, 15.29 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 35°02'12" (chord bearing S 59°28'32" W, 15.05 feet); thence S 76°59'38" W, a distance of 30.14 feet; thence S 72°52'28" W, a distance of 27.94 feet; thence westerly, 5.81 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 13°18'23" (chord bearing S 79°31'39" W, 5.79 feet); thence S 86°10'51" W, a distance of 12.10 feet; thence S 74°08'31" W, a distance of 24.06 feet; thence S 54°12'21" W, a distance of 21.53 feet; thence westerly, 32.29 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 74°00'25" (chord bearing N 88°47'27" W, 30.09 feet); thence S 63°46'45" W, a distance of 20.48 feet; thence S 69°51'13" W, a distance of 27.78 feet; thence S 56°14'00" W, a distance of 18.41 feet; thence S 34°45'18" W, a distance of 20.43 feet; thence S 23°15'59" W, a distance of 14.55 feet; thence S 07°23'47" W, a distance of 9.63 feet; thence S 29°00'08" E, a distance of 11.29 feet; thence S 08°02'20" E, a distance of 38.94 feet; thence southerly, 6.29 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 14°24'47" (chord bearing S 00°49'57" E, 6.27 feet); thence S 06°22'27" W, a distance of 28.20 feet; thence S 23°23'03" E, a distance of 21.04 feet; thence S 21°28'47" E, a distance of 33.46 feet; thence southerly, 34.75 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 79°38'36" (chord bearing S 18°20'31" W, 32.02 feet); thence S 58°09'48" W, a distance of 0.05 feet; thence S 04°30'39" W, a distance of 15.20 feet; thence southerly, 15.07 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 34°32'20" (chord bearing S 21°46'48" W, 14.84 feet); thence S 39°02'58" W, a distance of 27.47 feet; thence S 45°09'54" W, a distance of 29.76 feet; thence southwesterly, 18.59 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 42°35'46" (chord bearing S 66°27'47" W, 18.16 feet); thence S 87°45'40" W, a distance of 15.54 feet; thence S 59°12'44" W, a distance of 25.54 feet; thence westerly, 14.48 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 33°11'29" (chord bearing S 75°48'28" W, 14.28 feet); thence N 87°35'47" W, a distance of 18.42 feet; thence N 00°00'00" E, a distance of 217.04 feet to the **POINT OF BEGINNING**.

Containing 8.290 acres more or less.

SURVEYOR'S NOTES:

1. Bearings shown hereon are based on the West boundary of the Southwest 1/4 of Section 20, Township 26 South, Range 17 East, Pasco County, Florida having a Grid bearing of N.00°02'08"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
2. I do hereby certify that this sketch & description was made under my supervision and meets the standards of practice set forth by the Florida Board of Professional Surveyors & Mappers stated in rules 5J-17.051, 5J-17.052, and 5J-17-053, Florida administrative code, pursuant to Section 472.067, Florida statutes.
3. See Sheet 2 for Sketch, Sheets 3 & 4 for Detail Sheets, Sheet 5 for Line Table & Sheet 6 for Curve Table.

NOTES:

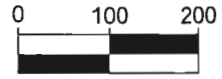
- SEE SHEET NO. 1 FOR DESCRIPTION
- SEE SHEET NO. 2 FOR DESCRIPTION
- SEE SHEET NO. 3 FOR OVERALL MAP
- SEE SHEET NO. 4 FOR DETAIL
- SEE SHEET NO. 5 FOR DETAIL
- SEE SHEET NO. 6 FOR DETAIL
- SEE SHEET NO. 7 FOR DETAIL
- SEE SHEET NO. 8 FOR DETAIL
- SEE SHEET NO. 9 FOR LINE TABLES
- SEE SHEET NO.10 FOR CURVE TABLES

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768


GeoPoint
Surveying, Inc.

Description Sketch

(Not A Survey)



SCALE: 1" = 200'



NOTES:

- SEE SHEET NO. 1 FOR DESCRIPTION
- SEE SHEET NO. 2 FOR DESCRIPTION
- SEE SHEET NO. 3 FOR OVERALL MAP
- SEE SHEET NO. 4 FOR DETAIL
- SEE SHEET NO. 5 FOR DETAIL
- SEE SHEET NO. 6 FOR DETAIL
- SEE SHEET NO. 7 FOR DETAIL
- SEE SHEET NO. 8 FOR DETAIL
- SEE SHEET NO. 9 FOR LINE TABLES
- SEE SHEET NO. 10 FOR CURVE TABLES

ESPLANADE AT STARKEY RANCH PHASES 2A&2B
(Plat Book 76, Page 8)

Westerlymost corner of Tract B-6 of ESPLANADE AT STARKEY RANCH PHASE 1

Southerly boundary of Tract B-2 of ESPLANADE AT STARKEY RANCH PHASES 2A & 2B

Southwest corner of Tract B-2 of ESPLANADE AT STARKEY RANCH PHASES 2A & 2B

UNPLATTED

TRACT B-3
WETLAND CONSERVATION AREA
AREA = 8.290 ACRES±

Northwesterly boundary of Tract B-3

TRACT B-3
WALL, LANDSCAPE, DRAINAGE ACCESS & TRAIL EASEMENT

Wetland Line (Typ.)

Westerly boundary of ESPLANADE AT STARKEY RANCH PHASE 1

ESPLANADE AT STARKEY RANCH PHASE 1
(Plat Book 72, Page 37)

Westerly boundary of ESPLANADE AT STARKEY RANCH PHASE 1

North boundary of the Southwest 1/4 of Section 20

POINT OF BEGINNING

UNPLATTED

(Basis of Bearings)

West boundary of the Southwest 1/4 of Section 20

ESPLANADE AT STARKEY RANCH PHASES 3 & 3A
(Plat Book 78, Page 103)

BOLLEA DRIVE
(Neighborhood Roads)
(60' Right-of-Way Width)

POINT OF COMMENCEMENT

Southwest corner of Section 20, Township 26 South, Range 17 East

Section 20, Township 26 S., Range 17 E.

Section 29, Township 26 S., Range 17 E.

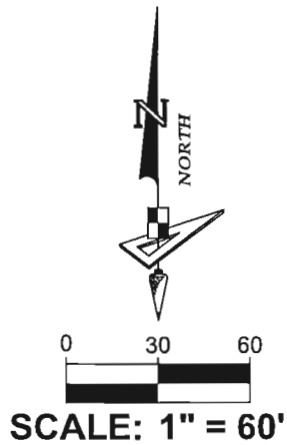
OVERALL BOUNDARY

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768

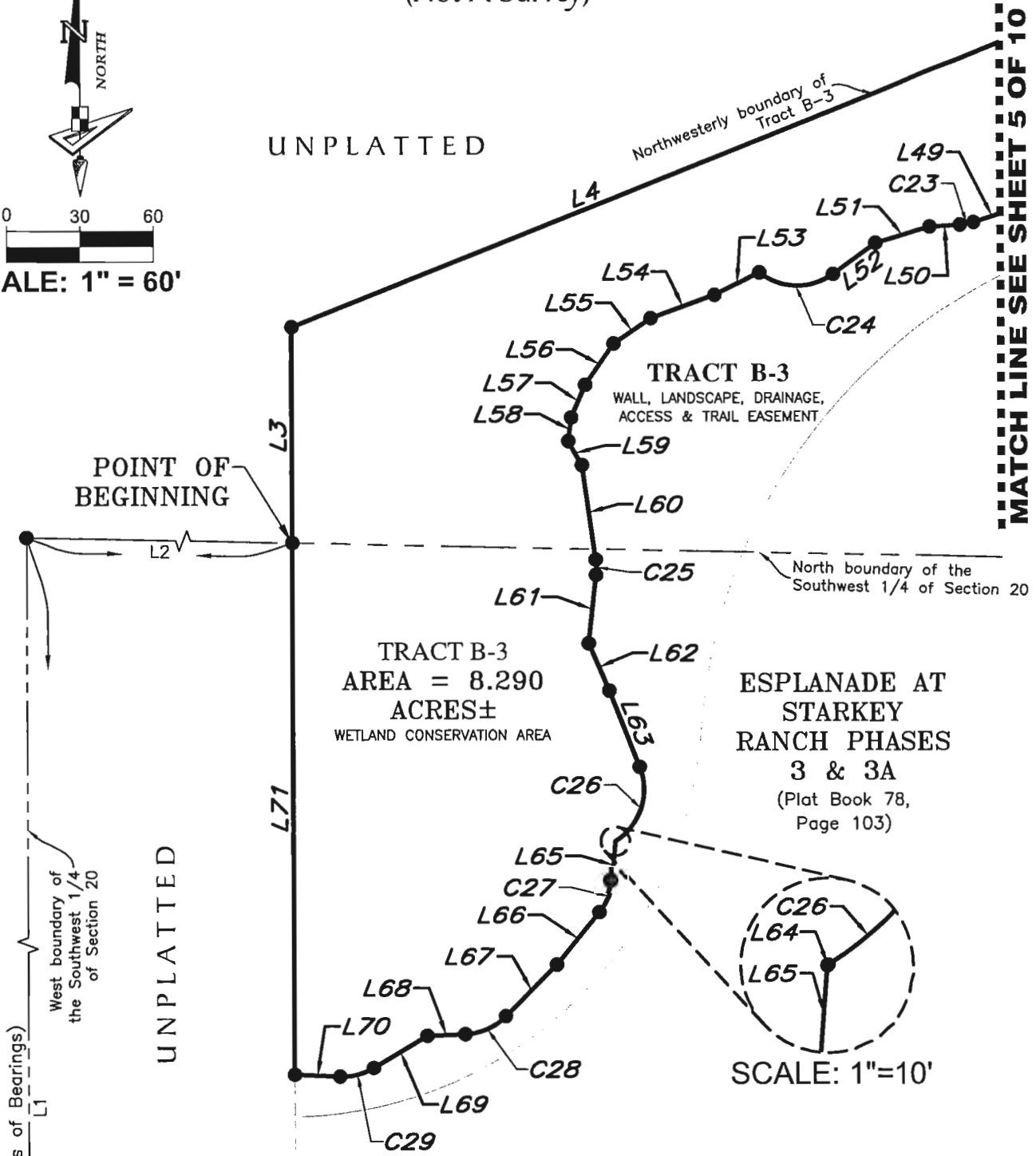
GeoPoint
Surveying, Inc.

Description Sketch

(Not A Survey)



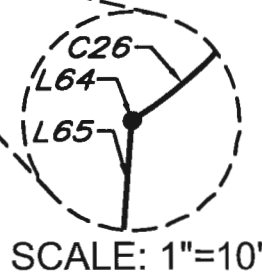
UNPLATTED



MATCH LINE SEE SHEET 5 OF 10

TRACT B-3
AREA = 8.290
ACRES±
WETLAND CONSERVATION AREA

ESPLANADE AT
STARKEY
RANCH PHASES
3 & 3A
(Plat Book 78,
Page 103)



DETAIL SHEET

NOTES:

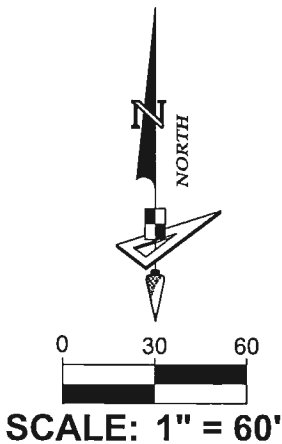
- SEE SHEET NO. 1 FOR DESCRIPTION
- SEE SHEET NO. 2 FOR DESCRIPTION
- SEE SHEET NO. 3 FOR OVERALL MAP
- SEE SHEET NO. 4 FOR DETAIL
- SEE SHEET NO. 5 FOR DETAIL
- SEE SHEET NO. 6 FOR DETAIL
- SEE SHEET NO. 7 FOR DETAIL
- SEE SHEET NO. 8 FOR DETAIL
- SEE SHEET NO. 9 FOR LINE TABLES
- SEE SHEET NO. 10 FOR CURVE TABLES

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768



Description Sketch

(Not A Survey)



NOTES:

- SEE SHEET NO. 1 FOR DESCRIPTION
- SEE SHEET NO. 2 FOR DESCRIPTION
- SEE SHEET NO. 3 FOR OVERALL MAP
- SEE SHEET NO. 4 FOR DETAIL
- SEE SHEET NO. 5 FOR DETAIL
- SEE SHEET NO. 6 FOR DETAIL
- SEE SHEET NO. 7 FOR DETAIL
- SEE SHEET NO. 8 FOR DETAIL
- SEE SHEET NO. 9 FOR LINE TABLES
- SEE SHEET NO.10 FOR CURVE TABLES

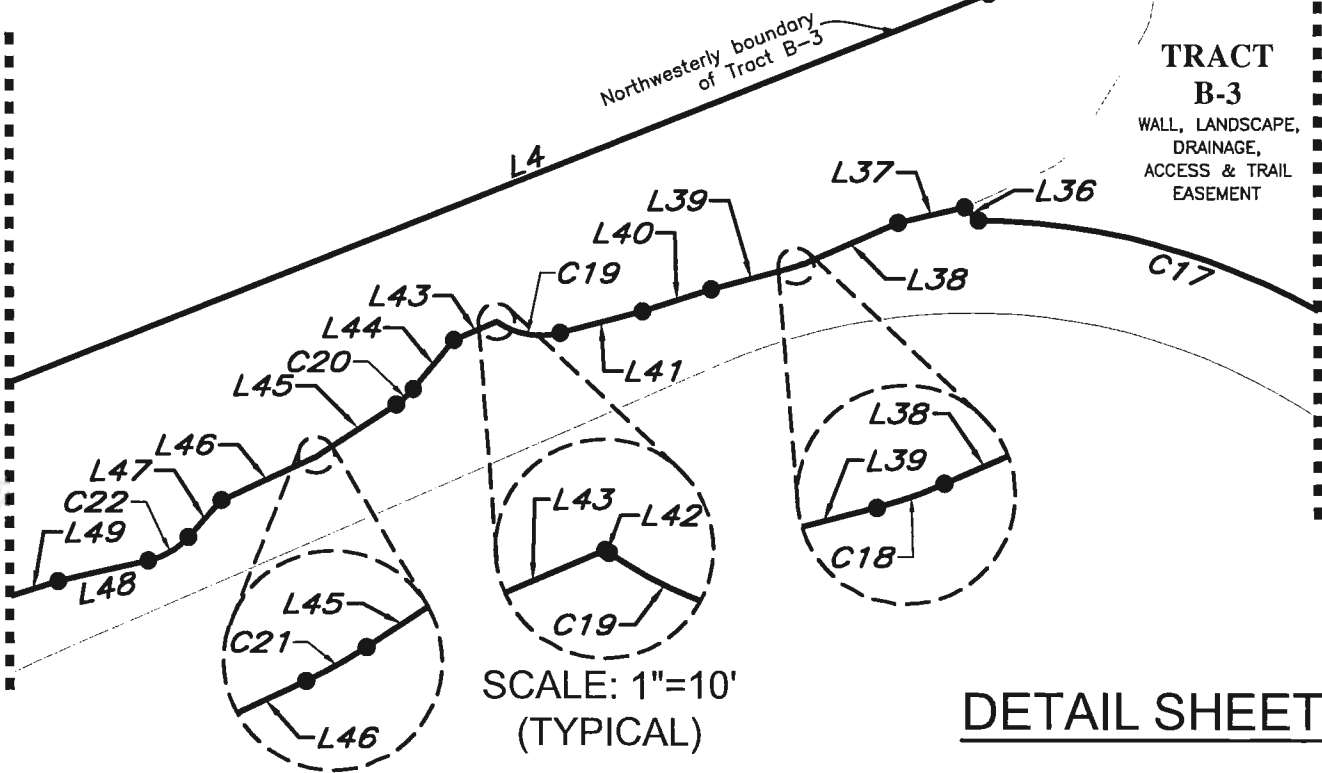
MATCH LINE SEE SHEET 6 OF 10

TRACT B-3
WETLAND
CONSERVATION AREA

AREA =
8.290
ACRES±

UNPLATTED

MATCH LINE SEE SHEET 4 OF 10



TRACT B-3
WALL, LANDSCAPE,
DRAINAGE,
ACCESS & TRAIL
EASEMENT

MATCH LINE SEE SHEET 6 OF 10

SCALE: 1"=10'
(TYPICAL)

DETAIL SHEET

ESPLANADE AT STARKEY RANCH PHASES 3 & 3A
(Plat Book 78, Page 103)

North boundary of the Southwest 1/4 of Section 20

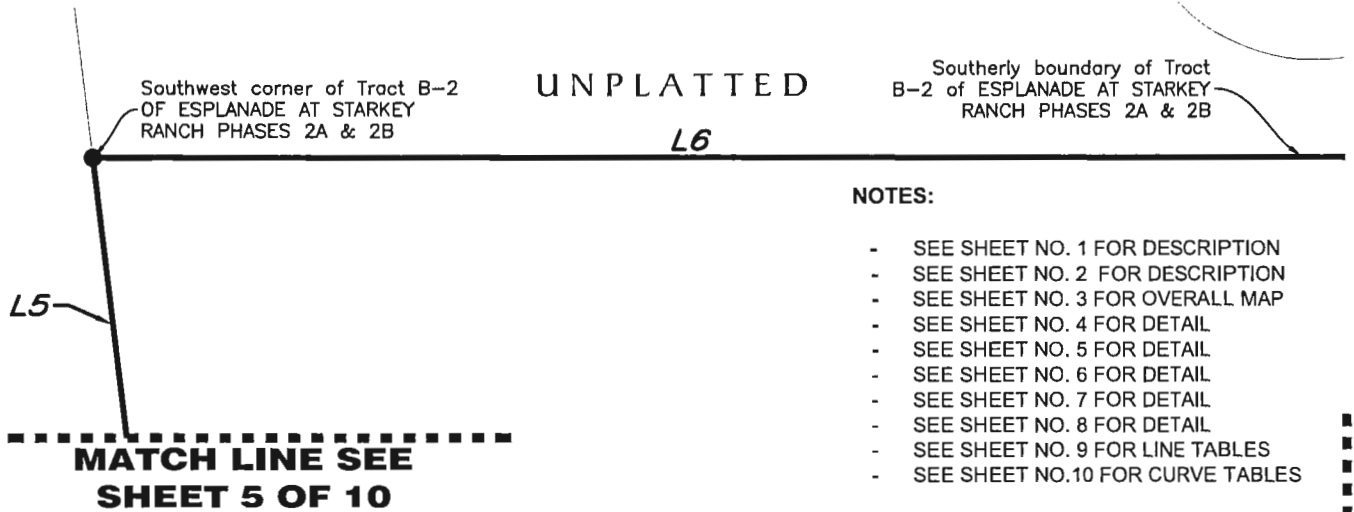
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768

GeoPoint
Surveying, Inc.

Description Sketch

(Not A Survey)

DETAIL SHEET



UNPLATTED

Southerly boundary of Tract B-2 of ESPLANADE AT STARKEY RANCH PHASES 2A & 2B

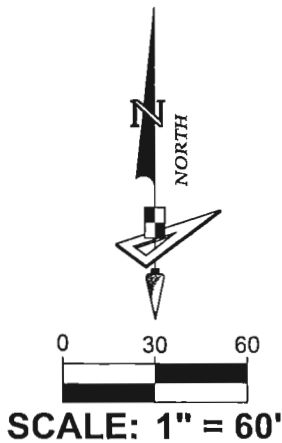
NOTES:

- SEE SHEET NO. 1 FOR DESCRIPTION
- SEE SHEET NO. 2 FOR DESCRIPTION
- SEE SHEET NO. 3 FOR OVERALL MAP
- SEE SHEET NO. 4 FOR DETAIL
- SEE SHEET NO. 5 FOR DETAIL
- SEE SHEET NO. 6 FOR DETAIL
- SEE SHEET NO. 7 FOR DETAIL
- SEE SHEET NO. 8 FOR DETAIL
- SEE SHEET NO. 9 FOR LINE TABLES
- SEE SHEET NO. 10 FOR CURVE TABLES

MATCH LINE SEE SHEET 5 OF 10

TRACT B-3
WETLAND CONSERVATION AREA

AREA = 8.290 ACRES±



MATCH LINE SEE SHEET 5 OF 10

MATCH LINE SEE SHEET 7 OF 10

TRACT B-3
WALL, LANDSCAPE, DRAINAGE,
ACCESS & TRAIL EASEMENT

ESPLANADE AT STARKEY RANCH PHASES 3 & 3A
(Plat Book 78, Page 103)

MATCH LINE SEE SHEET 8 OF 10

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768



GeoPoint
Surveying, Inc.

Description Sketch

(Not A Survey)

ESPLANADE AT STARKEY RANCH PHASES 2A&2B

(Plat Book 76, Page 8)

Southerly boundary of Tract B-2 of ESPLANADE AT STARKEY RANCH PHASES 2A & 2B

Westerlymost corner of Tract B-6 of ESPLANADE AT STARKEY RANCH PHASE 1



SCALE: 1" = 60'

NOTES:

- SEE SHEET NO. 1 FOR DESCRIPTION
- SEE SHEET NO. 2 FOR DESCRIPTION
- SEE SHEET NO. 3 FOR OVERALL MAP
- SEE SHEET NO. 4 FOR DETAIL
- SEE SHEET NO. 5 FOR DETAIL
- SEE SHEET NO. 6 FOR DETAIL
- SEE SHEET NO. 7 FOR DETAIL
- SEE SHEET NO. 8 FOR DETAIL
- SEE SHEET NO. 9 FOR LINE TABLES
- SEE SHEET NO.10 FOR CURVE TABLES

MATCH LINE SEE SHEET 6 OF 10

TRACT B-3

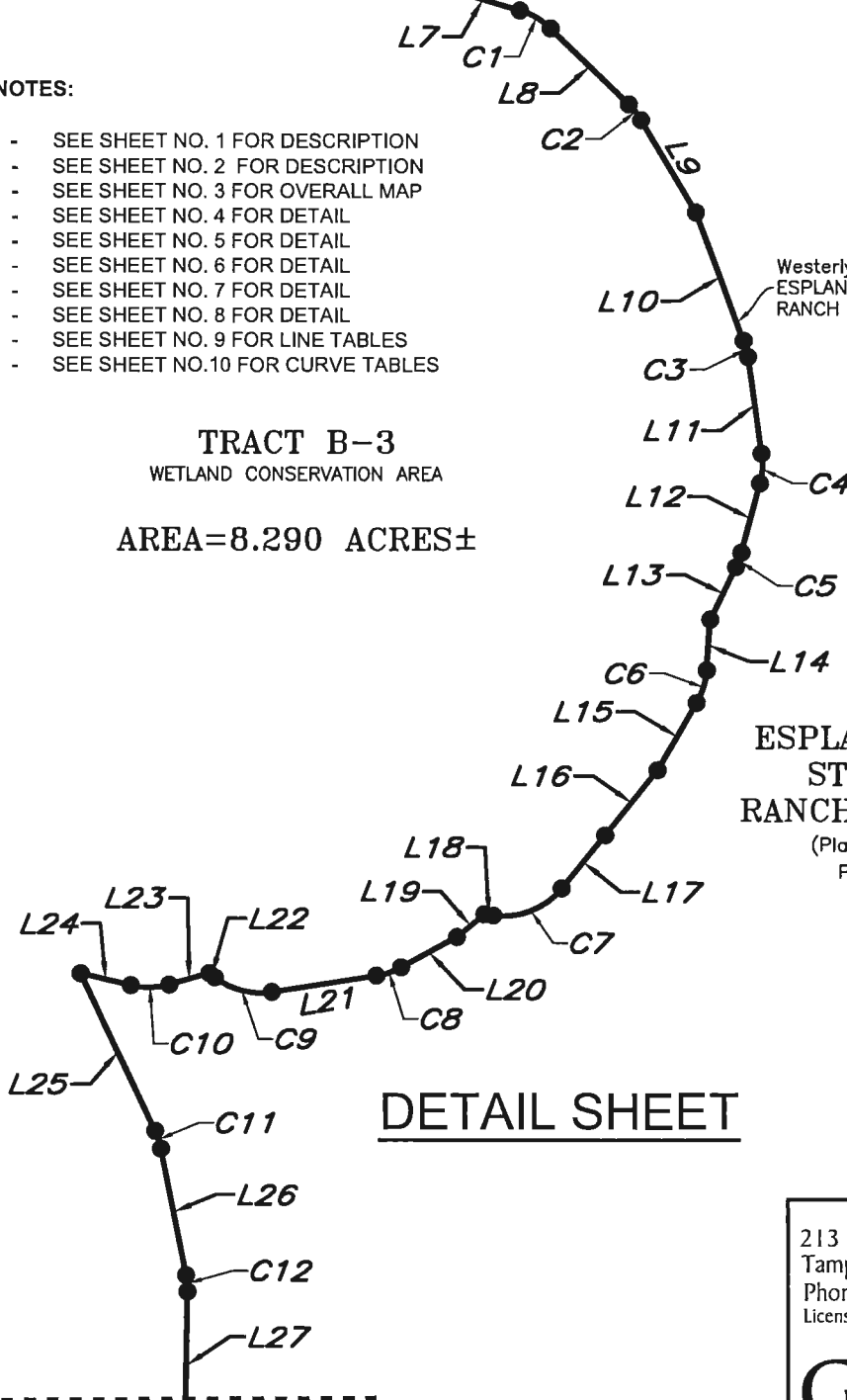
WETLAND CONSERVATION AREA

AREA=8.290 ACRES±

Westerly boundary of ESPLANADE AT STARKEY RANCH PHASE 1

ESPLANADE AT STARKEY RANCH PHASE 1

(Plat Book 72, Page 37)



DETAIL SHEET

MATCH LINE SEE SHEET 8 OF 10

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768

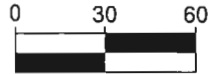
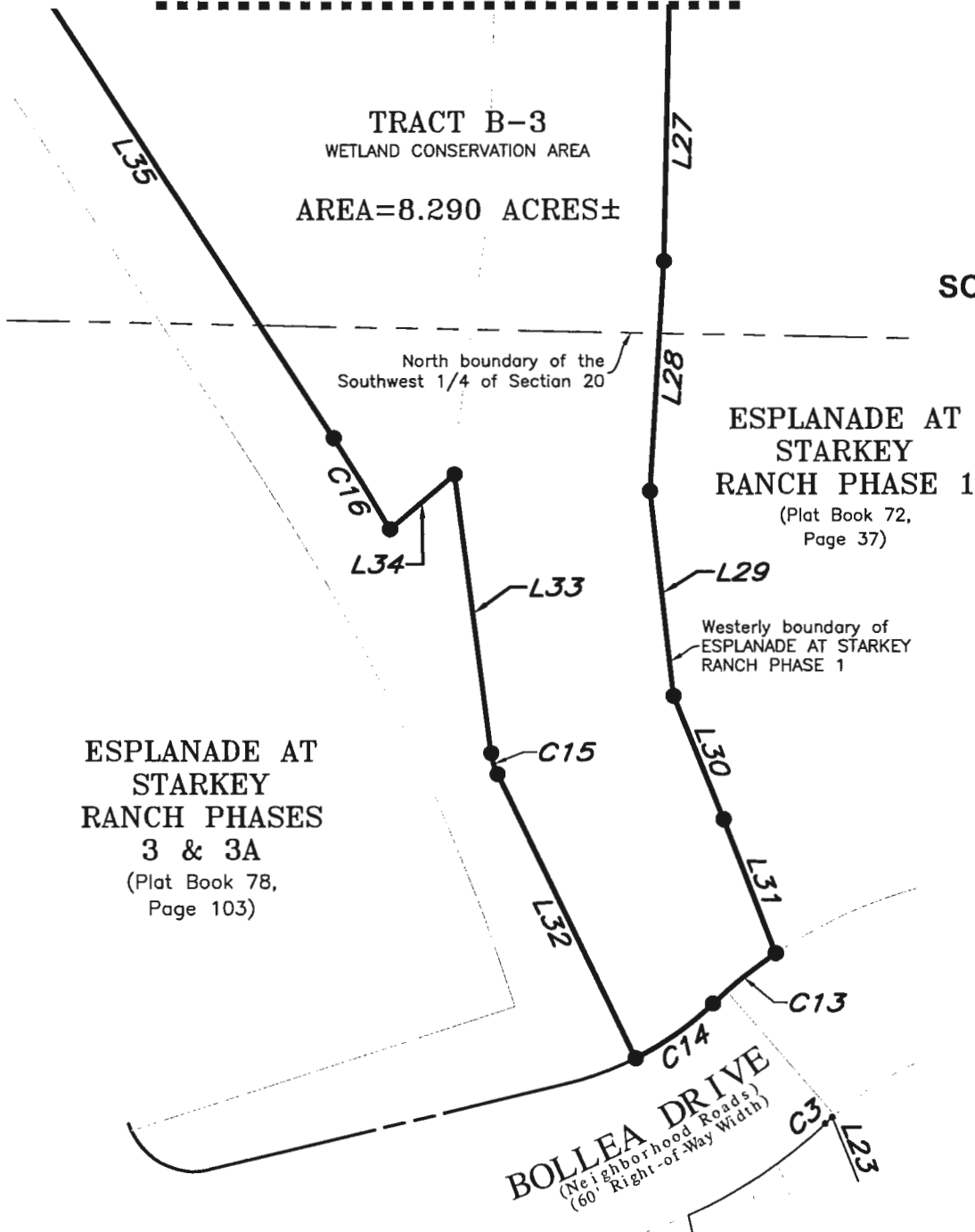


GeoPoint
Surveying, Inc.

Description Sketch

(Not A Survey)

MATCH LINE SEE SHEET 7 OF 10



SCALE: 1" = 60'

NOTES:

- SEE SHEET NO. 1 FOR DESCRIPTION
- SEE SHEET NO. 2 FOR DESCRIPTION
- SEE SHEET NO. 3 FOR OVERALL MAP
- SEE SHEET NO. 4 FOR DETAIL
- SEE SHEET NO. 5 FOR DETAIL
- SEE SHEET NO. 6 FOR DETAIL
- SEE SHEET NO. 7 FOR DETAIL
- SEE SHEET NO. 8 FOR DETAIL
- SEE SHEET NO. 9 FOR LINE TABLES
- SEE SHEET NO. 10 FOR CURVE TABLES

DETAIL SHEET

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768



GeoPoint
Surveying, Inc.

Description Sketch

(Not A Survey)

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N 00°02'08" E	2668.68'
L2	S 88°48'26" E	634.17'
L3	N 00°00'00" E	88.10'
L4	N 68°20'54" E	656.89'
L5	N 06°47'26" W	254.23'
L6	N 90°00'00" E	569.64'
L7	S 73°32'18" E	25.43'
L8	S 46°01'28" E	35.75'
L9	S 30°47'34" E	35.47'
L10	S 20°25'15" E	45.00'
L11	S 07°57'58" E	32.29'
L12	S 14°52'11" W	23.69'
L13	S 26°24'12" W	19.35'
L14	S 04°12'41" W	16.80'
L15	S 30°04'50" W	25.63'
L16	S 38°59'48" W	27.61'
L17	S 39°28'24" W	22.63'
L18	N 82°26'19" W	2.99'
L19	S 50°44'31" W	11.80'
L20	S 61°37'28" W	21.08'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L21	S 81°12'40" W	35.02'
L22	N 53°07'33" W	2.24'
L23	S 74°04'50" W	13.71'
L24	N 76°31'40" W	16.89'
L25	S 25°16'08" E	57.18'
L26	S 11°09'33" E	42.37'
L27	S 01°17'19" W	149.62'
L28	S 03°44'38" W	84.13'
L29	S 06°21'47" E	75.51'
L30	S 21°52'57" E	48.68'
L31	S 21°11'30" E	52.51'
L32	N 25°47'16" W	115.22'
L33	N 07°21'18" W	102.85'
L34	S 50°04'02" W	30.88'
L35	N 32°58'37" W	248.45'
L36	N 46°47'53" W	6.24'
L37	S 76°50'24" W	22.46'
L38	S 66°25'03" W	33.91'
L39	S 75°20'34" W	27.11'
L40	S 72°16'08" W	23.52'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L41	S 75°08'43" W	27.93'
L42	N 55°55'28" W	0.25'
L43	S 67°01'43" W	15.23'
L44	S 39°43'45" W	20.91'
L45	S 56°39'14" W	28.92'
L46	S 65°16'13" W	32.53'
L47	S 41°57'26" W	16.15'
L48	S 76°59'38" W	30.14'
L49	S 72°52'28" W	27.94'
L50	S 86°10'51" W	12.10'
L51	S 74°08'31" W	24.06'
L52	S 54°12'21" W	21.53'
L53	S 63°46'45" W	20.48'
L54	S 69°51'13" W	27.78'
L55	S 56°14'00" W	18.41'
L56	S 34°45'18" W	20.43'
L57	S 23°15'59" W	14.55'
L58	S 07°23'47" W	9.63'
L59	S 29°00'08" E	11.29'
L60	S 08°02'20" E	38.94'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L61	S 06°22'27" W	28.20'
L62	S 23°23'03" E	21.04'
L63	S 21°28'47" E	33.46'
L64	S 58°09'48" W	0.05'
L65	S 04°30'39" W	15.20'
L66	S 39°02'58" W	27.47'
L67	S 45°09'54" W	29.76'
L68	S 87°45'40" W	15.54'
L69	S 59°12'44" W	25.54'
L70	N 87°35'47" W	18.42'
L71	N 00°00'00" E	217.04'

NOTES:

- SEE SHEET NO. 1 FOR DESCRIPTION
- SEE SHEET NO. 2 FOR DESCRIPTION
- SEE SHEET NO. 3 FOR OVERALL MAP
- SEE SHEET NO. 4 FOR DETAIL
- SEE SHEET NO. 5 FOR DETAIL
- SEE SHEET NO. 6 FOR DETAIL
- SEE SHEET NO. 7 FOR DETAIL
- SEE SHEET NO. 8 FOR DETAIL
- SEE SHEET NO. 9 FOR LINE TABLES
- SEE SHEET NO.10 FOR CURVE TABLES

213 Hobbs Street
 Tampa, Florida 33619
 Phone: (813) 248-8888
 Licensed Business No.: LB 7768



Description Sketch

(Not A Survey)

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	25.00'	27°30'50"	12.01'	11.89'	S 59°46'53" E
C2	25.00'	15°13'54"	6.65'	6.63'	S 38°24'31" E
C3	25.00'	12°27'17"	5.43'	5.42'	S 14°11'37" E
C4	25.00'	22°50'10"	9.96'	9.90'	S 03°27'07" W
C5	25.00'	11°32'00"	5.03'	5.02'	S 20°38'12" W
C6	25.00'	25°52'09"	11.29'	11.19'	S 17°08'45" W
C7	25.00'	58°05'16"	25.35'	24.27'	S 68°31'02" W
C8	25.00'	19°35'12"	8.55'	8.50'	S 71°25'04" W
C9	25.00'	45°39'48"	19.92'	19.40'	N 75°57'27" W
C10	25.00'	29°23'30"	12.82'	12.68'	S 88°46'35" W
C11	25.00'	14°06'36"	6.16'	6.14'	S 18°12'50" E
C12	25.00'	12°26'52"	5.43'	5.42'	S 04°56'07" E
C13	180.00'	9°25'06"	29.59'	29.56'	S 51°32'03" W
C14	120.00'	16°37'21"	34.81'	34.69'	S 55°08'10" W
C15	25.00'	18°25'58"	8.04'	8.01'	N 16°34'17" W
C16	833.00'	2°41'07"	39.04'	39.04'	N 31°38'03" W
C17	238.00'	56°26'55"	234.48'	225.11'	N 61°12'04" W
C18	25.00'	8°55'31"	3.89'	3.89'	S 70°52'48" W
C19	25.00'	48°55'49"	21.35'	20.71'	N 80°23'22" W
C20	25.00'	16°55'29"	7.38'	7.36'	S 48°11'30" W

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C21	25.00'	8°36'58"	3.76'	3.76'	S 60°57'44" W
C22	25.00'	35°02'12"	15.29'	15.05'	S 59°28'32" W
C23	25.00'	13°18'23"	5.81'	5.79'	S 79°31'39" W
C24	25.00'	74°00'25"	32.29'	30.09'	N 88°47'27" W
C25	25.00'	14°24'47"	6.29'	6.27'	S 00°49'57" E
C26	25.00'	79°38'36"	34.75'	32.02'	S 18°20'31" W
C27	25.00'	34°32'20"	15.07'	14.84'	S 21°46'48" W
C28	25.00'	42°35'46"	18.59'	18.16'	S 66°27'47" W
C29	25.00'	33°11'29"	14.48'	14.28'	S 75°48'28" W

NOTES:

- SEE SHEET NO. 1 FOR DESCRIPTION
- SEE SHEET NO. 2 FOR DESCRIPTION
- SEE SHEET NO. 3 FOR OVERALL MAP
- SEE SHEET NO. 4 FOR DETAIL
- SEE SHEET NO. 5 FOR DETAIL
- SEE SHEET NO. 6 FOR DETAIL
- SEE SHEET NO. 7 FOR DETAIL
- SEE SHEET NO. 8 FOR DETAIL
- SEE SHEET NO. 9 FOR LINE TABLES
- SEE SHEET NO. 10 FOR CURVE TABLES

213 Hobbs Street
 Tampa, Florida 33619
 Phone: (813) 248-8888
 Licensed Business No.: LB 7768



TSR

COMMUNITY DEVELOPMENT DISTRICT

10



Emily Rose
EMPWR FOUNDATION

Emily lived her life with great passion, strength, love, and a true empathy for others. She inspired those around her with her endless optimism, insightful words of wisdom, and tireless drive to live life to its fullest.

Throughout her three-year battle with Stage IV Melanoma, Emily and the Bromberg family received unwavering support from friends, family, and the community as a whole. It is now the Bromberg family's honor to give back to their community in Emily's name.

The Emily Rose EMpwr Foundation will work to help EMpower, Inspire, and Support the community through assistance, resources, raising awareness and supporting research to end Melanoma.



To the TSR-CDD Board of Supervisors:

If you are not aware, we lost our daughter Emily Rose last year on 7/6/21 at the age of 22 to Melanoma. She shared her journey and Starkey Ranch was there for our family with support in so many ways. As a resident, Emily loved Starkey, especially Cunningham Park. We fondly remember when the community wrote chalk messages for her on the sidewalks around the lake. We would love the opportunity to host our second annual Emily Rose Empwr 5k Fun Run & 1 Mile Walk in Cunningham Park for several reasons. First, we had it there last year and it is a beautiful setting. It is the safest option as no streets are involved. This event is mostly for residents but Emily impacted the Odessa/Trinity/Tampa community as a whole so we would like to share it with the public. Several residents plan to participate, volunteer and attend the event on 8/20/22 including members of our Resident Club Starkey CARES; which is made up of a group of residents that help other neighbors that are in a time of crisis or need. We also helping other organizations/foundations that are founded/in memory of other residents in Starkey Ranch. One of our missions with The Emily Rose EMPwr Foundation is to spread awareness about teens and young adult Melanoma and we can reach more people by opening this event up to public. We hope you will consider allowing us to use Cunningham for the morning that day.

Thank You 😊

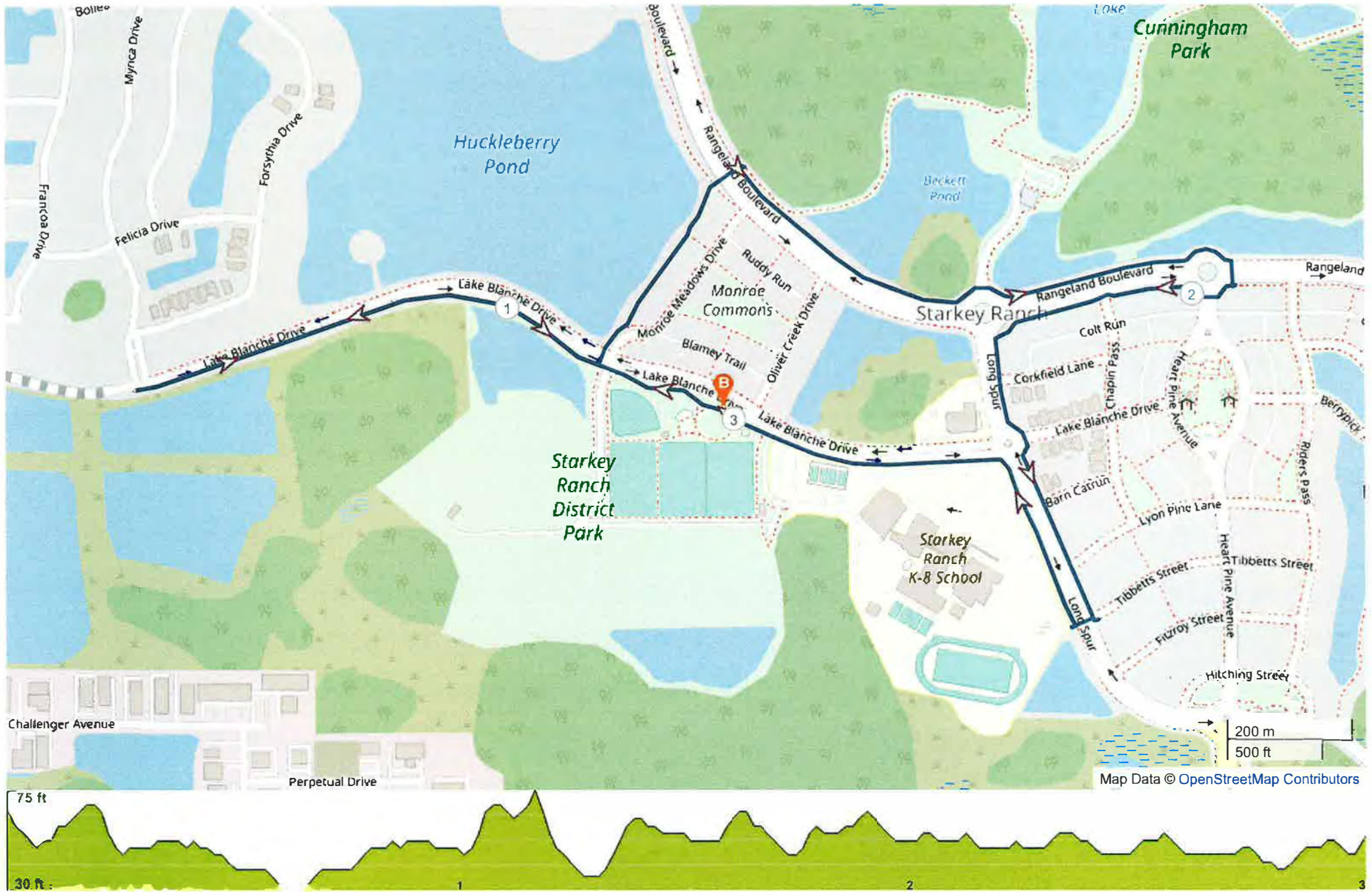
Anne Bromberg
Vice President of the Emily Rose EMPwr Foundation
Founding Member of the Resident Club: Starkey CARES

Preferred Route

EMPwr Opt 1 For 5k

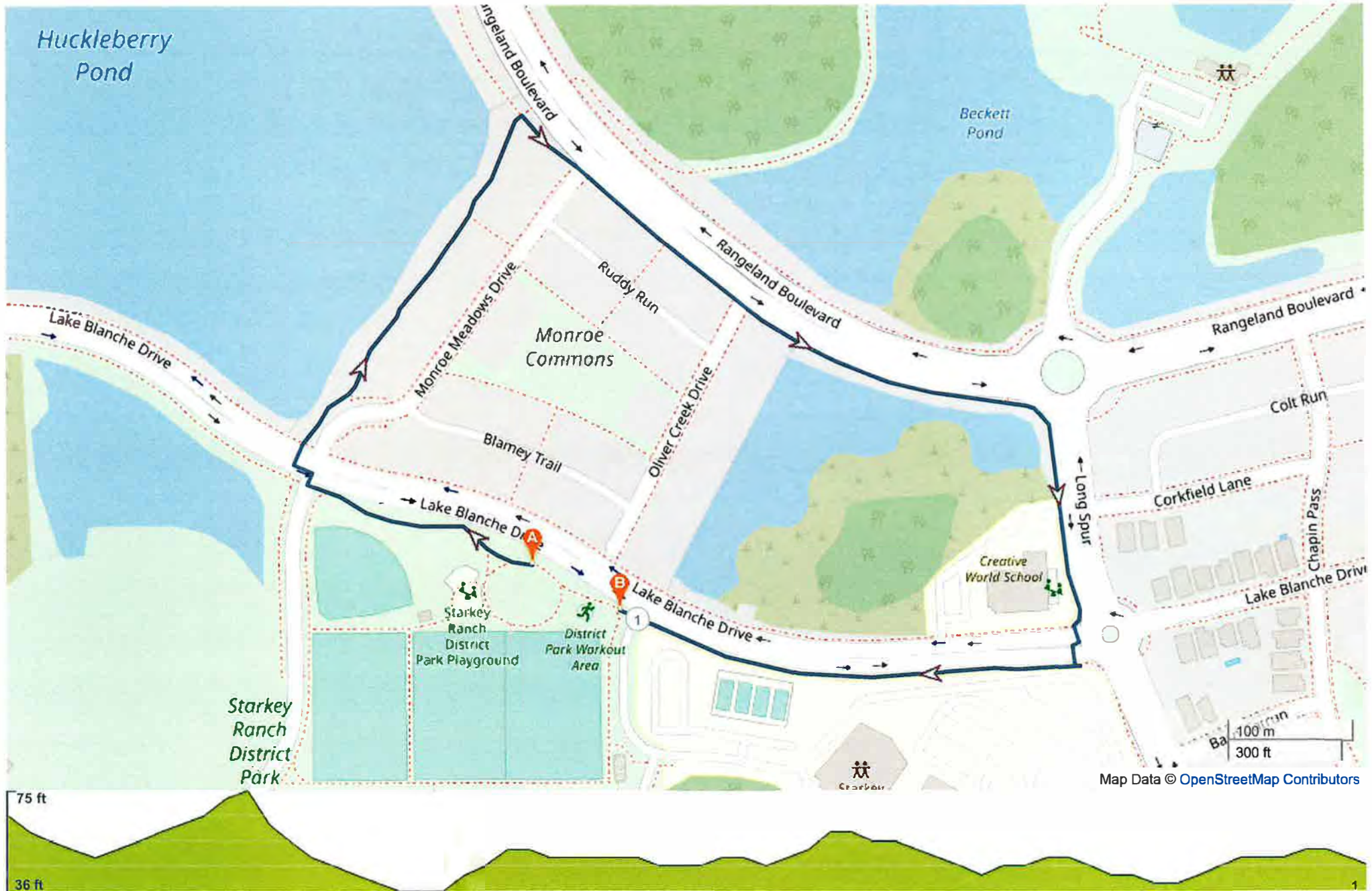


EMpwr Opt 2 For 5k



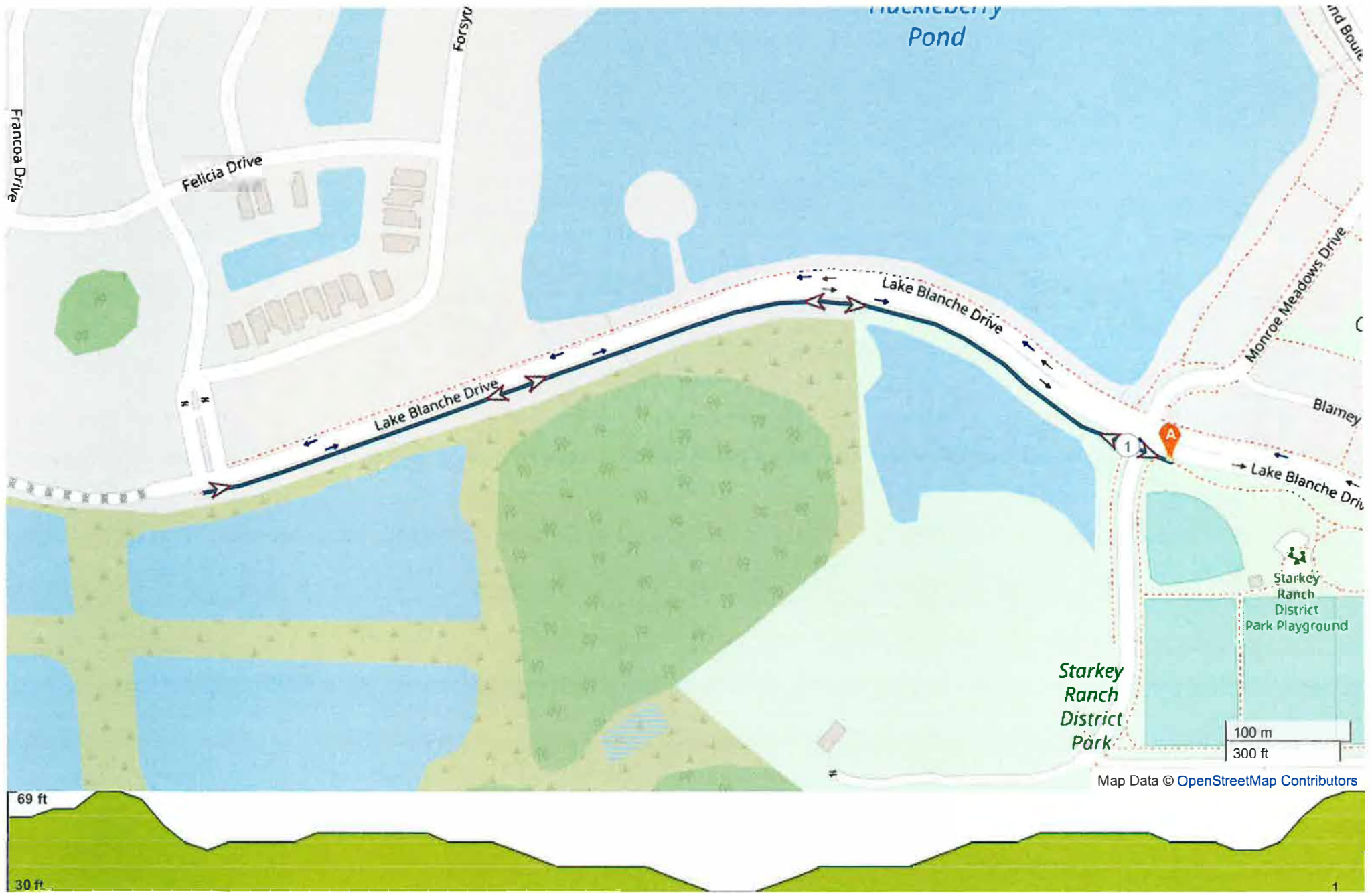
Preferred Route

EMpwr Opt 1 For 1 Mile



Map Data © OpenStreetMap Contributors

EMpwr Opt 2 For 1 Mile Walk



TSR

COMMUNITY DEVELOPMENT DISTRICT

11

**TSR
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2023**

**TSR
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

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

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross O&M	\$ 3,873,273				\$ 4,014,659
Assessment levy: on-roll - gross trash	203,011				203,011
Allowable discounts (4%)	(163,051)				(168,707)
Assessment levy: on-roll - net	3,913,233	\$3,902,574	\$ 10,659	\$ 3,913,233	4,048,963
Trash collection assessments	49,068	13,865	5,565	19,430	49,068
Commerical shared costs	81,785	-	81,785	81,785	96,588
Program revenue	8,000	4,584	3,416	8,000	12,000
Interest	2,500	-	2,500	2,500	2,500
Donation from MPOA	-	289,500	-	289,500	-
Miscellaneous-rental revenue	9,600	8,956	644	9,600	15,000
Total revenues	<u>4,064,186</u>	<u>4,219,479</u>	<u>104,569</u>	<u>4,324,048</u>	<u>4,224,119</u>
EXPENDITURES					
Professional & administrative					
Supervisors	5,100	2,368	2,732	5,100	10,200
Management	42,070	21,035	21,035	42,070	42,070
Legal ¹	30,000	15,690	14,310	30,000	30,000
Engineering	20,000	5,600	14,400	20,000	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	750	2,250	3,000	3,000
Dissemination agent	13,000	6,500	6,500	13,000	13,000
Trustee	26,500	25,591	909	26,500	26,500
Telephone	250	125	125	250	250
Postage	1,500	275	1,225	1,500	1,500
Printing & binding	2,000	1,000	1,000	2,000	2,000
Legal advertising	3,500	765	2,735	3,500	3,500
Annual special district fee	175	175	-	175	175
Insurance	6,100	6,205	-	6,205	7,100
Other current charges	3,500	676	2,824	3,500	3,500
Office supplies	500	-	500	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	81,526	78,345	3,181	81,526	84,353
Total professional & administrative	<u>254,883</u>	<u>170,100</u>	<u>84,888</u>	<u>254,988</u>	<u>263,810</u>

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Actual & Projected	Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022		
Field operations					
Contract services					
Field services	28,325	14,163	14,162	28,325	28,325
Landscape maintenance	1,491,270	474,522	1,016,748	1,491,270	1,525,258
Landscape consulting	60,000	35,481	24,519	60,000	60,000
Landscape Arbor Care	99,000	49,090	49,910	99,000	114,000
Wetland maintenance	24,168	5,540	18,628	24,168	24,168
Wetland mitigation reporting	4,500	2,200	2,300	4,500	4,500
Lake maintenance	94,000	47,726	46,274	94,000	97,000
Community trash hauling	246,750	139,944	106,806	246,750	300,000
Off-duty traffic patrols	20,000	2,200	17,800	20,000	20,000
Repairs & maintenance					
Repairs - general	20,000	18,796	1,204	20,000	20,000
Operating supplies	8,000	4,891	3,109	8,000	8,000
Plant replacement	70,000	71,279	-	71,279	70,000
Mulch	155,000	98,521	56,479	155,000	155,000
Playground mulch	12,000	-	12,000	12,000	12,000
Sod	100,000	59,100	40,900	100,000	100,000
Fertilizer/chemicals	20,000	23,987	-	23,987	20,000
Irrigation repairs	30,000	12,097	17,903	30,000	30,000
Irrigation monitoring	2,280	600	1,680	2,280	2,280
Security/alarms/camera/repair	1,000	703	297	1,000	1,000
Road & sidewalk	40,000	7,936	32,064	40,000	40,000
Common area signage	3,000	-	3,000	3,000	3,000
Bridge & Deck maintenance	40,000	8,750	31,250	40,000	40,000
Pressure washing	-	-	-	-	105,000
Utilities - common area					
Electric	14,500	4,299	10,201	14,500	14,500
Streetlights	340,000	147,665	192,335	340,000	340,000
Irrigation - reclaimed water	70,000	24,727	45,273	70,000	70,000
Gas	450	414	36	450	450

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Actual & Projected	Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022		
Recreation facilities					
Amenity management staff/contract	296,429	136,805	159,624	296,429	389,820
Office rental	60,000	-	60,000	60,000	60,000
Office expenses	6,713	-	6,713	6,713	6,713
Office utilities	6,638	-	6,638	6,638	6,638
Office copy machine	4,875	-	4,875	4,875	4,875
Office supplies	-	929	-	929	-
Janitorial	24,480	6,603	17,877	24,480	24,480
Park A/C repairs and maintenance	5,000	-	5,000	5,000	5,000
Pool cleaning	26,280	10,940	15,340	26,280	27,594
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	8,463	13,537	22,000	22,000
Pool - water	8,000	6,189	1,811	8,000	8,000
Pool permits and licensing	1,100	-	1,100	1,100	1,100
Pest services	500	250	250	500	500
Pool resurfacing	60,000	59,917	83	60,000	-
Insurance	54,900	45,436	9,464	54,900	69,706
Cable/internet/telephone/software	10,000	4,382	5,618	10,000	10,000
Access cards	5,500	-	5,500	5,500	5,500
Activities	28,000	12,650	15,350	28,000	30,000
Specialty programming	3,000	1,553	1,447	3,000	3,000
Recreational repairs	-	1,028	-	1,028	2,500
Pool signage	1,000	336	664	1,000	1,000
Holiday decorations	8,000	4,933	3,067	8,000	8,000
Other					
Contingency	20,000	27,583	-	27,583	20,000
Capital outlay	90,000	-	90,000	90,000	30,000
Total field operations	<u>3,741,158</u>	<u>1,582,628</u>	<u>2,173,336</u>	<u>3,755,964</u>	<u>3,945,407</u>
Total expenditures	<u>3,996,041</u>	<u>1,752,728</u>	<u>2,258,224</u>	<u>4,010,952</u>	<u>4,209,217</u>
Net increase/(decrease) of fund balance	68,145	2,466,751	(2,153,655)	313,096	14,902
Fund balance - beginning (unaudited)	592,922	498,680	2,965,431	498,680	811,776
Fund balance - ending (projected)	<u>\$ 661,067</u>	<u>\$ 2,965,431</u>	<u>\$ 811,776</u>	<u>\$ 811,776</u>	<u>\$ 826,678</u>

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

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

EXPENDITURES

Professional & administrative

Supervisors	\$ 10,200
This covers 2 Board members being paid \$200 per meeting for 12 annual meetings plus FICA.	
Management	42,070
The District has contracted with Wrathell, Hunt and Associates, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, budget preparation, all financial reporting, annual audit, etc. This is a fixed annual fee service.	
Legal	30,000
The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, plats etc.	
Engineering	20,000
The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, plats etc.	
Assessment administration	10,000
The District contracts with Wrathell, Hunt and Associates, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District to fund the operating expenses of the District and principal and interest payment on each bond issue. This is a fixed fee service.	
Audit	4,570
The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District is currently engaged with Berger, Toombs, Elam, Gaines & Frank for this service.	
Arbitrage rebate calculation	3,000
The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2015, 2015A, 2016, 2017, 2018 and 2019 Special Assessment Revenue Bonds. The District is currently engaged with Grau and Associates for these services. The reports are priced at \$600 per bond series.	
Dissemination agent	13,000
The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues .Wrathell, Hunt and Associates, LLC service as the dissemination agent for the District's five bond series.	
Trustee	26,500
The District issued Series 2015, 2015A, 2016, 2017, 2018 & 2019 Special Assessment Revenue Bonds that are deposited with a Trustee at USBank. Each bond series incurs these fees at a rate of \$4,400 per year plus reimbursables.	
Telephone	250
Telephone and fax machine.	
Postage	1,500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	2,000
Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.	

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

EXPENDITURES (continued)

Legal advertising	3,500
The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.	
Annual special district fee	175
The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.	
Insurance	7,100
The District's general liability and public officials' liability insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies. The amount is based upon cost estimate provided by FIA for the fiscal year.	
Other current charges	3,500
Represents any miscellaneous expenses incurred during the fiscal year.	
Office supplies	500
Miscellaneous office supplies.	
Website	
Hosting & maintenance	705
ADA compliance	200
Property taxes	687
Represents the estimated non-ad valorem assessment charged by the Pasco County Tax Collector's Office for all assessable property within the District. The amount for FY2022 has been reduced as it is expected that most of the District's property will be tax exempt prior to the January 1st deadline for qualifying exemptions.	
Property appraiser & tax collector	84,353
Field operations	
Contract services	
Field services	28,325
The District has contracted with Wrathell, Hunt and Associates, LLC to provide field management of contracts for the District such as landscape and lake maintenance. Services to include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails. This is a fixed fee service.	
Landscape maintenance	1,525,258
The District has contracted with Down to Earth for maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed. Services include: mowing, edging, trimming and cleaning of all lawn areas, tree trimming, weed control, insect/disease control, fertilization, bed dressing and irrigation maintenance. The amount is based upon the current contract set in place, including recent addendums, and estimated future additions within the District.	
Landscape consulting	60,000
The District has contracted with Sunscape Consulting, Inc. to provide monthly landscape consulting services. The monthly services include: monitoring of the mowing, edging and palm trimming process, all detailed-related work, the agronomic program, palm trimming, arbor care work, mulch/pine straw installation, irrigation system operation and repairs, miscellaneous plant replacements and minor landscape repairs and enhancements.	
Landscape Arbor Care	114,000
The District contracts with a certified arborists company for periodic structural pruning and aerifying of the large grandfather oaks.	

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

EXPENDITURES (continued)

Wetland maintenance	24,168
<p>The District has contracted with Florida Natives Nursery, Inc. to maintain wetlands located throughout the District. These areas are identified as: Areas 1, 2, 3, 4, 5, 6, 7, 8, 9, and M2B. Services include: nuisance/invasive vegetation control, and perimeter grass/brush control to delineated high water. These services are provided quarterly at a rate of \$6,041.91 per visit.</p>	
Wetland mitigation reporting	4,500
<p>The District has contracted with Ecological Consultants, Inc. and Florida Natives Nursery to provide scheduled monitoring of mitigation areas located throughout the District. The total amount budgeted is based on semi-annual visits.</p>	
Lake maintenance	97,000
<p>Represents estimated costs for maintenance to all lakes the District must maintain within District boundaries. The District has contracted with SOLitude Lake Management for these services.</p>	
Community trash hauling	300,000
<p>Represents estimated costs the District incurs for the scheduled trash collection of all residential lots sold to third parties during the fiscal year.</p>	
Off-duty traffic patrols	20,000
<p>Allows for the hiring of an off duty police officers for a 4 hour block each week to provide traffic and speed patrol services.</p>	
Repairs & maintenance	
Repairs - general	20,000
<p>Represents estimated costs for the general repairs and maintenance of various facilities throughout the District.</p>	
Operating supplies	8,000
<p>Represents estimated costs of supplies purchased for operating and maintaining common areas.</p>	
Plant replacement	70,000
<p>Represents estimated costs related to the replacement of any landscaping needed throughout the fiscal year.</p>	
Mulch	155,000
<p>Represents supply and install contract for mulching of landscape common areas.</p>	
Playground mulch	12,000
<p>Represents the estimated costs to mulch the District playgrounds once annually.</p>	
Sod	100,000
<p>Represents an aggressive initiative being introduced in fiscal year 2022 to upgrade areas of bahia sod to either Zoysia or Floratam sod.</p>	
Fertilizer/chemicals	20,000
<p>Represents estimated costs of top choice pesticide applications that may be needed throughout the fiscal year.</p>	
Irrigation repairs	30,000
<p>The District will incur costs related to repairing and maintaining its irrigation systems. The amount is based on estimated costs.</p>	

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

EXPENDITURES (continued)

Irrigation monitoring The District will incur costs related to GPRS irrigation communication services. The cost is based on 19 controllers at a rate of \$120 per year and is provided by Hunter Industries.	2,280
Security/alarms/camera/repair Represents estimated costs of maintaining security systems for the recreational facilities within the District and any maintenance needed to those systems.	1,000
Road & sidewalk Represents estimated costs of repairing and maintaining roads, sidewalks and trails within the District.	40,000
Common area signage Represents estimated costs to replace miscellaneous signs throughout the fiscal year.	3,000
Bridge & Deck maintenance Represents the estimated costs of maintaining various bridges and decks owned by the District. Price includes every other month review and replacement as needed, of wood and paver brick decking.	40,000
Pressure washing Intended to cover the hiring of a qualified contractor to pressure wash all of the Districts Sidewalks once a year.	105,000
Utilities - common area	
Electric Represents current and estimated electric charges for common areas throughout the District. These services are provided by Duke Energy.	14,500
Streetlights Represents the cost to maintain street lights within the District Boundaries that are currently set in place and expected to be in place throughout the fiscal year. Streetlight services are provided by Duke Energy.	340,000
Irrigation - reclaimed water Represents current and estimated costs for water and refuse services provided for common areas throughout the District. These services are provided by Pasco County Utilities Services.	70,000
Gas Represents current and estimated gas services provided at the recreational facilities.	450
Recreation facilities	
Amenity management staff/contract The District has contracted with WTS International, Inc. to provide amenity center management services, amenity operations services and programming services. The amount estimated for FY2023 includes increases to some payroll items such as Pool Attendants.	389,820
Office rental Anticipates the rental of the Welcome Center to continue to provide onsite office space for staff and for resident reception.	60,000
Office expenses Represents routine daily office expenses and cleaning.	6,713
Office utilities Represents cost of utilities for office such as Duke Electric, Pasco Utilities, Clearwater Gas, Spectrum, etc.	6,638

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

EXPENDITURES (continued)

Office copy machine	4,875
Represents the lease and operating costs of the copying machine.	
Office Lease	
Expense related to office space lease at Welcome Center.	
Janitorial	24,480
The District has contracted with Trinity Housekeepers to provide janitorial services and supplies for its recreational facilities. Services are provided three days a week.	
Park A/C repairs and maintenance	5,000
Covers the costs associated with preventative maintenance and repairs to the parks restroom AC units.	
Pool cleaning	27,594
Represents estimated costs of regular cleaning and treatments of the pools within the District. The District has contracted with Suncoast Pool Services to provide these services.	
Pool repairs & maintenance	2,500
The District will incur costs related to the repairs and maintenance of its pools.	
Pool fence & gate repairs	2,000
The District will incur costs related to the maintenance of fencing surrounding the pools as well as the gate.	
Pool - electric	22,000
Represents current and estimated electric charges for pools located in Whitfield and Homestead Park. These services are provided by Duke Energy.	
Pool - water	8,000
Represents current and estimated water charges for the Whitfield and Homestead pools. These services are provided by Pasco County Utilities Services.	
Pool permits and licensing	1,100
Represents annual costs of required pool permits for the Whitfield and Homestead pools paid to the Florida Department of Health.	
Pest services	500
The District will incur costs for pest control treatments to its recreational facilities. These services are provided by Southern Care Lawn and Pest for Cunningham Park at \$75 per quarter.	
Insurance	69,706
The District will incur fees to insure items owned by the District for its property needs. Coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage for government agencies. Also, includes WTS GL and kayak coverage.	
Cable/internet/telephone/software	10,000
Represents the estimated cost of providing cable, internet and telephone services to the District's recreational facilities. Internet services are provided at Whitfield Park and Homestead Park. Internet and cable services are provided at Cunningham Park.	
Access cards	5,500
Represents the estimated cost for providing and maintaining an access card system.	
Activities	30,000

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

EXPENDITURES (continued)

<p>The onsite management company for the District coordinates and provides various activities throughout the year. The amount represents costs related to supplies, notices and other items to run these activities.</p>	
Specialty programming	3,000
<p>Covers the provision of specialty programs such as swim lessons, gymnastics etc.</p>	
Pool signage	1,000
<p>Represents the replacement of miscellaneous signs located at the District's recreational facilities.</p>	
Holiday decorations	8,000
<p>The District will incur costs related to the decoration of common areas during the Holidays.</p>	
Special events	
<p>Intended to cover the costs of 4th of July Celebration for the community.</p>	
Other	
Contingency	20,000
<p>Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any standard category.</p>	
Capital outlay	30,000
Total expenditures	<u><u>\$ 4,209,217</u></u>

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2015
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual Through 3/31/2022	Projected Through 9/30/2022	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 688,645				\$ 688,645
Allowable discounts (4%)	(27,546)				(27,546)
Net assessment levy - on-roll	661,099	\$ 657,414	\$ 3,685	\$ 661,099	661,099
Interest	50	27	-	27	50
Total revenues	<u>661,149</u>	<u>657,441</u>	<u>3,685</u>	<u>661,126</u>	<u>661,149</u>
EXPENDITURES					
Debt service					
Principal - 11/1	195,000	195,000	-	195,000	195,000
Principal prepayment	-	295,000	15,000	310,000	-
Interest - 11/1	225,159	225,156	-	225,156	213,172
Interest - 5/1	220,894	-	213,550	213,550	208,906
Tax collector	13,773	13,148	625	13,773	13,773
Total expenditures	<u>654,826</u>	<u>728,304</u>	<u>229,175</u>	<u>957,479</u>	<u>630,851</u>
Excess/(deficiency) of revenues over/(under) expenditures	6,323	(70,863)	(225,490)	(296,353)	30,298
Beginning fund balance (unaudited)	<u>1,117,377</u>	<u>1,416,236</u>	<u>1,345,373</u>	<u>1,416,236</u>	<u>1,119,883</u>
Ending fund balance (projected)	<u>\$1,126,577</u>	<u>\$1,345,373</u>	<u>\$ 1,119,883</u>	<u>\$ 1,119,883</u>	<u>1,150,181</u>
Use of fund balance:					
Debt service reserve account balance (required)					(630,256)
Principal expense - November 1, 2023					(200,000)
Interest expense - November 1, 2023					(208,906)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 111,019</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/22	195,000.00	4.375%	213,171.88	408,171.88	8,325,000.00
05/01/23			208,906.25	208,906.25	8,325,000.00
11/01/23	200,000.00	4.375%	208,906.25	408,906.25	8,125,000.00
05/01/24			204,531.25	204,531.25	8,125,000.00
11/01/24	210,000.00	4.375%	204,531.25	414,531.25	7,915,000.00
05/01/25			199,937.50	199,937.50	7,915,000.00
11/01/25	220,000.00	4.375%	199,937.50	419,937.50	7,695,000.00
05/01/26			195,125.00	195,125.00	7,695,000.00
11/01/26	230,000.00	5.000%	195,125.00	425,125.00	7,465,000.00
05/01/27			189,375.00	189,375.00	7,465,000.00
11/01/27	245,000.00	5.000%	189,375.00	434,375.00	7,220,000.00
05/01/28			183,250.00	183,250.00	7,220,000.00
11/01/28	255,000.00	5.000%	183,250.00	438,250.00	6,965,000.00
05/01/29			176,875.00	176,875.00	6,965,000.00
11/01/29	270,000.00	5.000%	176,875.00	446,875.00	6,695,000.00
05/01/30			170,125.00	170,125.00	6,695,000.00
11/01/30	280,000.00	5.000%	170,125.00	450,125.00	6,415,000.00
05/01/31			163,125.00	163,125.00	6,415,000.00
11/01/31	295,000.00	5.000%	163,125.00	458,125.00	6,120,000.00
05/01/32			155,750.00	155,750.00	6,120,000.00
11/01/32	310,000.00	5.000%	155,750.00	465,750.00	5,810,000.00
05/01/33			148,000.00	148,000.00	5,810,000.00
11/01/33	325,000.00	5.000%	148,000.00	473,000.00	5,485,000.00
05/01/34			139,875.00	139,875.00	5,485,000.00
11/01/34	345,000.00	5.000%	139,875.00	484,875.00	5,140,000.00
05/01/35			131,250.00	131,250.00	5,140,000.00
11/01/35	360,000.00	5.000%	131,250.00	491,250.00	4,780,000.00
05/01/36			122,250.00	122,250.00	4,780,000.00
11/01/36	380,000.00	5.000%	122,250.00	502,250.00	4,400,000.00
05/01/37			112,750.00	112,750.00	4,400,000.00
11/01/37	395,000.00	5.125%	112,750.00	507,750.00	4,005,000.00
05/01/38			102,628.13	102,628.13	4,005,000.00
11/01/38	415,000.00	5.125%	102,628.13	517,628.13	3,590,000.00
05/01/39			91,993.75	91,993.75	3,590,000.00
11/01/39	440,000.00	5.125%	91,993.75	531,993.75	3,150,000.00
05/01/40			80,718.75	80,718.75	3,150,000.00
11/01/40	460,000.00	5.125%	80,718.75	540,718.75	2,690,000.00
05/01/41			68,931.25	68,931.25	2,690,000.00
11/01/41	485,000.00	5.125%	68,931.25	553,931.25	2,205,000.00
05/01/42			56,503.13	56,503.13	2,205,000.00
11/01/42	510,000.00	5.125%	56,503.13	566,503.13	1,695,000.00
05/01/43			43,434.38	43,434.38	1,695,000.00
11/01/43	535,000.00	5.125%	43,434.38	578,434.38	1,160,000.00

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/44			29,725.00	29,725.00	1,160,000.00
11/01/44	565,000.00	5.125%	29,725.00	594,725.00	595,000.00
05/01/45			15,246.88	15,246.88	595,000.00
11/01/45	595,000.00	5.125%	15,246.88	610,246.88	-
Total	8,520,000.00		6,193,784.42	14,713,784.42	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2015A
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Revenue & Expenditures	Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual Through 3/31/2022	Projected Through 9/30/2022		
REVENUES					
Assessment levy: on-roll	\$ 694,331				\$ 694,331
Allowable discounts (4%)	(27,773)				(27,773)
Net assessment levy - on-roll	666,558	\$ 662,842	\$ 3,716	\$ 666,558	666,558
Interest	-	26	-	26	-
Total revenues	666,558	662,868	3,716	666,584	666,558
EXPENDITURES					
Debt service					
Principal - 11/1	175,000	175,000	-	175,000	180,000
Principal prepayment	-	-	5,000	5,000	-
Interest - 11/1	238,244	238,244	-	238,244	234,384
Interest - 5/1	234,525	-	234,525	234,525	229,547
Tax collector	13,887	13,257	630	13,887	13,887
Total expenditures	661,656	426,501	239,525	666,656	657,818
Excess/(deficiency) of revenues over/(under) expenditures	4,902	236,367	(235,809)	(72)	8,740
Beginning fund balance (unaudited)	1,096,814	1,101,535	1,337,902	1,101,535	1,101,463
Ending fund balance (projected)	<u>\$ 1,101,716</u>	<u>\$ 1,337,902</u>	<u>\$ 1,102,093</u>	<u>\$ 1,101,463</u>	<u>1,110,203</u>
Use of fund balance:					
Debt service reserve account balance (required)					(651,844)
Principal expense - November 1, 2023					(190,000)
Interest expense - November 1, 2023					(229,547)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 38,812</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/22	180,000.00	5.375%	234,384.38	414,384.38	8,315,000.00
05/01/23			229,546.88	229,546.88	8,315,000.00
11/01/23	190,000.00	5.375%	229,546.88	419,546.88	8,125,000.00
05/01/24			224,440.63	224,440.63	8,125,000.00
11/01/24	200,000.00	5.375%	224,440.63	424,440.63	7,925,000.00
05/01/25			219,065.63	219,065.63	7,925,000.00
11/01/25	210,000.00	5.375%	219,065.63	429,065.63	7,715,000.00
05/01/26			213,421.88	213,421.88	7,715,000.00
11/01/26	225,000.00	5.375%	213,421.88	438,421.88	7,490,000.00
05/01/27			207,375.00	207,375.00	7,490,000.00
11/01/27	235,000.00	5.375%	207,375.00	442,375.00	7,255,000.00
05/01/28			201,059.38	201,059.38	7,255,000.00
11/01/28	245,000.00	5.375%	201,059.38	446,059.38	7,010,000.00
05/01/29			194,475.00	194,475.00	7,010,000.00
11/01/29	260,000.00	5.375%	194,475.00	454,475.00	6,750,000.00
05/01/30			187,487.50	187,487.50	6,750,000.00
11/01/30	275,000.00	5.375%	187,487.50	462,487.50	6,475,000.00
05/01/31			180,096.88	180,096.88	6,475,000.00
11/01/31	290,000.00	5.375%	180,096.88	470,096.88	6,185,000.00
05/01/32			172,303.13	172,303.13	6,185,000.00
11/01/32	305,000.00	5.375%	172,303.13	477,303.13	5,880,000.00
05/01/33			164,106.25	164,106.25	5,880,000.00
11/01/33	320,000.00	5.375%	164,106.25	484,106.25	5,560,000.00
05/01/34			155,506.25	155,506.25	5,560,000.00
11/01/34	340,000.00	5.375%	155,506.25	495,506.25	5,220,000.00
05/01/35			146,368.75	146,368.75	5,220,000.00
11/01/35	355,000.00	5.375%	146,368.75	501,368.75	4,865,000.00
05/01/36			136,828.13	136,828.13	4,865,000.00
11/01/36	375,000.00	5.625%	136,828.13	511,828.13	4,490,000.00
05/01/37			126,281.25	126,281.25	4,490,000.00
11/01/37	395,000.00	5.625%	126,281.25	521,281.25	4,095,000.00
05/01/38			115,171.88	115,171.88	4,095,000.00
11/01/38	420,000.00	5.625%	115,171.88	535,171.88	3,675,000.00
05/01/39			103,359.38	103,359.38	3,675,000.00
11/01/39	445,000.00	5.625%	103,359.38	548,359.38	3,230,000.00
05/01/40			90,843.75	90,843.75	3,230,000.00
11/01/40	470,000.00	5.625%	90,843.75	560,843.75	2,760,000.00
05/01/41			77,625.00	77,625.00	2,760,000.00
11/01/41	495,000.00	5.625%	77,625.00	572,625.00	2,265,000.00
05/01/42			63,703.13	63,703.13	2,265,000.00
11/01/42	520,000.00	5.625%	63,703.13	583,703.13	1,745,000.00
05/01/43			49,078.13	49,078.13	1,745,000.00
11/01/43	550,000.00	5.625%	49,078.13	599,078.13	1,195,000.00

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/44			33,609.38	33,609.38	1,195,000.00
11/01/44	580,000.00	5.625%	33,609.38	613,609.38	615,000.00
05/01/45			17,296.88	17,296.88	615,000.00
11/01/45	615,000.00	5.625%	17,296.88	632,296.88	-
Total	8,495,000.00		6,852,484.52	15,347,484.52	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2016
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual Through 3/31/2022	Projected Through 9/30/2022	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 682,986				\$ 682,986
Allowable discounts (4%)	(27,319)				(27,319)
Net assessment levy - on-roll	655,667	\$ 652,011	\$ 3,656	\$ 655,667	655,667
Interest	-	21	-	21	-
Total revenues	655,667	652,032	3,656	655,688	655,667
EXPENDITURES					
Debt service					
Principal - 11/1	195,000	195,000	-	195,000	200,000
Interest - 11/1	221,800	221,800	-	221,800	218,388
Interest - 5/1	218,388	-	218,388	218,388	218,388
Tax collector	13,660	13,040	620	13,660	13,660
Total expenditures	648,848	429,840	219,008	648,848	650,436
Excess/(deficiency) of revenues over/(under) expenditures	6,819	222,192	(215,352)	6,840	5,231
Beginning fund balance (unaudited)	925,187	931,245	1,153,437	931,245	938,085
Ending fund balance (projected)	<u>\$ 932,006</u>	<u>\$ 1,153,437</u>	<u>\$ 938,085</u>	<u>\$ 938,085</u>	<u>943,316</u>
Use of fund balance:					
Debt service reserve account balance (required)					(484,481)
Principal expense - November 1, 2023					(210,000)
Interest expense - November 1, 2023					(214,388)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 34,447</u>

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

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

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/44			54,150.00	54,150.00	2,280,000.00
11/01/44	530,000.00	4.750%	54,150.00	584,150.00	1,750,000.00
05/01/45			41,562.50	41,562.50	1,750,000.00
11/01/45	555,000.00	4.750%	41,562.50	596,562.50	1,195,000.00
05/01/46			28,381.25	28,381.25	1,195,000.00
11/01/46	585,000.00	4.750%	28,381.25	613,381.25	610,000.00
05/01/47			14,487.50	14,487.50	610,000.00
11/01/47	610,000.00	4.750%	14,487.50	624,487.50	-
Total	9,490,000.00		6,919,162.56	16,409,162.56	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2017
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual Through 3/31/2022	Projected Through 9/30/2022	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 852,513				\$ 852,513
Allowable discounts (4%)	(34,101)				(34,101)
Net assessment levy - on-roll	818,412	\$ 813,850	\$ 4,562	\$ 818,412	818,412
Interest	-	21	-	21	-
Total revenues	<u>818,412</u>	<u>813,871</u>	<u>4,562</u>	<u>818,433</u>	<u>818,412</u>
EXPENDITURES					
Debt service					
Principal - 11/1	235,000	235,000	-	235,000	245,000
Principal prepayment	-	-	5,000	5,000	-
Interest - 11/1	282,194	282,194	-	282,194	277,816
Interest - 5/1	277,934	-	277,934	277,934	273,375
Tax collector	17,050	16,277	773	17,050	17,050
Total expenditures	<u>812,178</u>	<u>533,471</u>	<u>283,707</u>	<u>817,178</u>	<u>813,241</u>
Excess/(deficiency) of revenues over/(under) expenditures	6,234	280,400	(279,145)	1,255	5,171
Beginning fund balance (unaudited)	947,978	946,868	1,227,268	946,868	948,123
Ending fund balance (projected)	<u>\$ 954,212</u>	<u>\$ 1,227,268</u>	<u>\$ 948,123</u>	<u>\$ 948,123</u>	<u>953,294</u>
Use of fund balance:					
Debt service reserve account balance (required)					(403,163)
Principal expense - November 1, 2023					(250,000)
Interest expense - November 1, 2023					(273,375)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 26,756</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/22	245,000.00	3.625%	277,815.63	522,815.63	11,860,000.00
05/01/23			273,375.00	273,375.00	11,860,000.00
11/01/23	250,000.00	3.625%	273,375.00	523,375.00	11,610,000.00
05/01/24			268,843.75	268,843.75	11,610,000.00
11/01/24	260,000.00	4.125%	268,843.75	528,843.75	11,350,000.00
05/01/25			263,481.25	263,481.25	11,350,000.00
11/01/25	270,000.00	4.125%	263,481.25	533,481.25	11,080,000.00
05/01/26			257,912.50	257,912.50	11,080,000.00
11/01/26	285,000.00	4.125%	257,912.50	542,912.50	10,795,000.00
05/01/27			252,034.38	252,034.38	10,795,000.00
11/01/27	295,000.00	4.125%	252,034.38	547,034.38	10,500,000.00
05/01/28			245,950.00	245,950.00	10,500,000.00
11/01/28	305,000.00	4.125%	245,950.00	550,950.00	10,195,000.00
05/01/29			239,659.38	239,659.38	10,195,000.00
11/01/29	320,000.00	4.625%	239,659.38	559,659.38	9,875,000.00
05/01/30			232,259.38	232,259.38	9,875,000.00
11/01/30	335,000.00	4.625%	232,259.38	567,259.38	9,540,000.00
05/01/31			224,512.50	224,512.50	9,540,000.00
11/01/31	350,000.00	4.625%	224,512.50	574,512.50	9,190,000.00
05/01/32			216,418.75	216,418.75	9,190,000.00
11/01/32	365,000.00	4.625%	216,418.75	581,418.75	8,825,000.00
05/01/33			207,978.13	207,978.13	8,825,000.00
11/01/33	385,000.00	4.625%	207,978.13	592,978.13	8,440,000.00
05/01/34			199,075.00	199,075.00	8,440,000.00
11/01/34	400,000.00	4.625%	199,075.00	599,075.00	8,040,000.00
05/01/35			189,825.00	189,825.00	8,040,000.00
11/01/35	420,000.00	4.625%	189,825.00	609,825.00	7,620,000.00
05/01/36			180,112.50	180,112.50	7,620,000.00
11/01/36	440,000.00	4.625%	180,112.50	620,112.50	7,180,000.00
05/01/37			169,937.50	169,937.50	7,180,000.00
11/01/37	460,000.00	4.625%	169,937.50	629,937.50	6,720,000.00
05/01/38			159,300.00	159,300.00	6,720,000.00
11/01/38	480,000.00	4.625%	159,300.00	639,300.00	6,240,000.00
05/01/39			148,200.00	148,200.00	6,240,000.00
11/01/39	500,000.00	4.750%	148,200.00	648,200.00	5,740,000.00
05/01/40			136,325.00	136,325.00	5,740,000.00
11/01/40	525,000.00	4.750%	136,325.00	661,325.00	5,215,000.00
05/01/41			123,856.25	123,856.25	5,215,000.00
11/01/41	550,000.00	4.750%	123,856.25	673,856.25	4,665,000.00
05/01/42			110,793.75	110,793.75	4,665,000.00
11/01/42	575,000.00	4.750%	110,793.75	685,793.75	4,090,000.00
05/01/43			97,137.50	97,137.50	4,090,000.00
11/01/43	605,000.00	4.750%	97,137.50	702,137.50	3,485,000.00

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/44			82,768.75	82,768.75	3,485,000.00
11/01/44	635,000.00	4.750%	82,768.75	717,768.75	2,850,000.00
05/01/45			67,687.50	67,687.50	2,850,000.00
11/01/45	665,000.00	4.750%	67,687.50	732,687.50	2,185,000.00
05/01/46			51,893.75	51,893.75	2,185,000.00
11/01/46	695,000.00	4.750%	51,893.75	746,893.75	1,490,000.00
05/01/47			35,387.50	35,387.50	1,490,000.00
11/01/47	730,000.00	4.750%	35,387.50	765,387.50	760,000.00
05/01/48			18,050.00	18,050.00	760,000.00
11/01/48	760,000.00	4.750%	18,050.00	778,050.00	-
Total	12,105,000.00		9,183,365.67	21,288,365.67	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2018
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual Through 3/31/2021	Projected Through 9/30/2021	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 681,735				\$ 681,735
Allowable discounts (4%)	(27,269)				(27,269)
Net assessment levy - on-roll	654,466	\$ 650,817	\$ 3,649	\$ 654,466	654,466
Interest	-	15	15	30	-
Total revenues	654,466	650,832	3,664	654,496	654,466
EXPENDITURES					
Debt service					
Principal - 11/1	165,000	165,000	-	165,000	170,000
Interest - 11/1	237,722	237,722	-	237,722	234,422
Interest - 5/1	234,422	-	234,422	234,422	231,022
Tax collector	13,635	13,015	620	13,635	13,635
Total expenditures	650,779	415,737	235,042	650,779	649,079
Excess/(deficiency) of revenues over/(under) expenditures	3,687	235,095	(231,378)	3,717	5,387
Beginning fund balance (unaudited)	727,492	731,081	966,176	731,081	734,798
Ending fund balance (projected)	<u>\$ 731,179</u>	<u>\$ 966,176</u>	<u>\$ 734,798</u>	<u>\$ 734,798</u>	<u>740,185</u>
Use of fund balance:					
Debt service reserve account balance (required)					(320,366)
Principal expense - November 1, 2023					(175,000)
Interest expense - November 1, 2023					(231,022)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 13,797</u>

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

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

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/44			82,640.63	82,640.63	3,225,000.00
11/01/44	475,000.00	5.125%	82,640.63	557,640.63	2,750,000.00
05/01/45			70,468.75	70,468.75	2,750,000.00
11/01/45	495,000.00	5.125%	70,468.75	565,468.75	2,255,000.00
05/01/46			57,784.38	57,784.38	2,255,000.00
11/01/46	520,000.00	5.125%	57,784.38	577,784.38	1,735,000.00
05/01/47			44,459.38	44,459.38	1,735,000.00
11/01/47	550,000.00	5.125%	44,459.38	594,459.38	1,185,000.00
05/01/48			30,365.63	30,365.63	1,185,000.00
11/01/48	580,000.00	5.125%	30,365.63	610,365.63	605,000.00
05/01/49			15,503.13	15,503.13	605,000.00
11/01/49	605,000.00	5.125%	15,503.13	620,503.13	-
Total	9,465,000.00		8,175,090.88	17,640,090.88	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2019
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual Through 3/31/2022	Projected Through 9/30/2022	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 351,254				\$ 351,254
Allowable discounts (4%)	(14,050)				(14,050)
Net assessment levy - on-roll	337,204	\$ 335,324	\$ 1,880	\$ 337,204	337,204
Interest	-	7	7	14	-
Total revenues	337,204	335,331	1,887	337,218	337,204
EXPENDITURES					
Debt service					
Principal - 11/1	110,000	110,000	-	110,000	110,000
Interest - 11/1	109,425	109,425	-	109,425	107,775
Interest - 5/1	107,775	-	107,775	107,775	106,125
Tax collector	7,025	6,706	319	7,025	7,025
Total expenditures	334,225	226,131	108,094	334,225	330,925
Excess/(deficiency) of revenues over/(under) expenditures	2,979	109,200	(106,207)	2,993	6,279
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(4)	-	(4)	-
Total other financing sources/(uses)	-	(4)	-	(4)	-
Fund balance:					
Net increase/(decrease) in fund balance	2,979	109,196	(106,207)	2,989	6,279
Beginning fund balance (unaudited)	385,957	387,214	496,410	387,214	390,203
Ending fund balance (projected)	\$ 388,936	\$ 496,410	\$ 390,203	\$ 390,203	396,482
Use of fund balance:					
Debt service reserve account balance (required)					(165,100)
Principal expense - November 1, 2023					(115,000)
Interest expense - November 1, 2023					(106,125)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 10,257</u>

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

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

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/44			39,400.00	39,400.00	1,970,000.00
11/01/44	250,000.00	4.000%	39,400.00	289,400.00	1,720,000.00
05/01/45			34,400.00	34,400.00	1,720,000.00
11/01/45	260,000.00	4.000%	34,400.00	294,400.00	1,460,000.00
05/01/46			29,200.00	29,200.00	1,460,000.00
11/01/46	270,000.00	4.000%	29,200.00	299,200.00	1,190,000.00
05/01/47			23,800.00	23,800.00	1,190,000.00
11/01/47	280,000.00	4.000%	23,800.00	303,800.00	910,000.00
05/01/48			18,200.00	18,200.00	910,000.00
11/01/48	290,000.00	4.000%	18,200.00	308,200.00	620,000.00
05/01/49			12,400.00	12,400.00	620,000.00
11/01/49	305,000.00	4.000%	12,400.00	317,400.00	315,000.00
05/01/50			6,300.00	6,300.00	315,000.00
11/01/50	315,000.00	4.000%	6,300.00	321,300.00	-
Total	5,600,000.00		3,797,256.28	9,397,256.28	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND AND DEBT SERVICE FUND
ASSESSMENT SUMMARY
FISCAL YEAR 2023**

On-Roll Assessments

Number of Units	Unit Type	Projected Fiscal Year 2023				Fiscal Year 2022 Total
		O&M	Trash Collection	DS	Total	
<u>Village 1 (Series 2015)</u>						
61	TH	1,550.66	111.30	901.00	2,562.96	2,508.35
60	SF 40'	1,550.66	111.30	1,201.00	2,862.96	2,808.35
35	SF 45'	1,550.66	111.30	1,201.00	2,862.96	2,808.35
85	SF 50'	1,550.66	111.30	1,501.00	3,162.96	3,108.35
90	SF 55'	1,550.66	111.30	1,501.00	3,162.96	3,108.35
101	SF 65'	1,550.66	111.30	1,726.00	3,387.96	3,333.35
45	SF 75'	1,550.66	111.30	1,877.00	3,538.96	3,484.35
477						
<u>Village 4 (Series 2015A)</u>						
201	SF 45'	1,550.66	111.30	1,343.00	3,004.96	2,950.35
240	SF 52'	1,550.66	111.30	1,343.00	3,004.96	2,950.35
77	SF 62'	1,550.66	111.30	1,343.00	3,004.96	2,950.35
518						
<u>Village 2, Parcel 7 (Series 2016)</u>						
32	TH	1,550.66	111.30	901.00	2,562.96	2,508.35
58	SF 34'	1,550.66	111.30	1,021.00	2,682.96	2,628.35
29	SF 40'	1,550.66	111.30	1,201.00	2,862.96	2,808.35
114	SF 45'	1,550.66	111.30	1,201.00	2,862.96	2,808.35
68	SF 50'	1,550.66	111.30	1,501.00	3,162.96	3,108.35
107	SF 55'	1,550.66	111.30	1,501.00	3,162.96	3,108.35
93	SF 65'	1,550.66	111.30	1,726.00	3,387.96	3,333.35
501						
<u>NW Area Parcels D E and F (Series 2017)</u>						
43	SF 40'	1,550.66	111.30	1,319.00	2,980.96	2,926.35
25	SF 45'	1,550.66	111.30	1,319.00	2,980.96	2,926.35
23	SF 50'	1,550.66	111.30	1,649.00	3,310.96	3,256.35
24	SF 55'	1,550.66	111.30	1,649.00	3,310.96	3,256.35
208	SF 65'	1,550.66	111.30	1,897.00	3,558.96	3,504.35
141	SF 75'	1,550.66	111.30	2,062.00	3,723.96	3,669.35
464						
<u>NW Area Parcels A B and C (Series 2018)</u>						
56	SF 40'/45'	1,550.66	111.30	1,325.00	2,986.96	2,932.35
137	SF 55'	1,550.66	111.30	1,655.00	3,316.96	3,262.35
200	SF 65'	1,550.66	111.30	1,904.00	3,565.96	3,511.35
393						

**TSR
 COMMUNITY DEVELOPMENT DISTRICT
 GENERAL FUND AND DEBT SERVICE FUND
 ASSESSMENT SUMMARY
 FISCAL YEAR 2023**

On-Roll Assessments

	Unit Type	Projected Fiscal Year 2023				Fiscal Year 2022 Total
		O&M	Trash Collection	DS	Total	
<u>Downtown</u>						
<u>Neighborhood (Series</u>						
<u>2019)</u>						
76	SF 34'	1,550.66	111.30	1,184.00	2,845.96	2,791.35
50	SF 40'	1,550.66	111.30	1,393.00	3,054.96	3,000.35
110	SF 50'	1,550.66	111.30	1,742.00	3,403.96	3,349.35
236						

TSR

COMMUNITY DEVELOPMENT DISTRICT

12

TEMPLATE FOR LOCAL GOVERNMENTS AND SPECIAL DISTRICTS FOR PERFORMING A STORMWATER NEEDS ANALYSIS PURSUANT TO SECTION 5 OF SECTION 403.9302, FLORIDA STATUTES

INTRODUCTION

As part of the 2021 regular session, the Legislature recognized the need for a long-term planning process for stormwater and wastewater. Section 403.9302, Florida Statutes, requires a 20-year needs analysis from the local governments providing stormwater services. Because this planning document is forward-looking, it will necessarily include a large number of assumptions about future actions. These assumptions should be based on any available information coupled with best professional judgment of the individuals completing the document.

Completing this template by June 30, 2022, will fulfill the statutory requirements for the first round of 20-year needs analyses for stormwater. The template was generated by EDR in cooperation with local governments, Special Districts, the Florida Department of Environmental Protection (DEP), the Water Management Districts, the Florida Stormwater Association, private consultants, and others. Use of this tool will help ensure that information is compiled consistently for the Office of Economic & Demographic Research's (EDR) report to the Legislature.

For the purposes of this document, a stormwater management program and a stormwater management system are as defined in statute (s. 403.031(15) and (16), F.S., respectively; language provided here: <https://www.flsenate.gov/Laws/Statutes/2021/403.031>). Plainly speaking, the "program" is the institutional framework whereby stormwater management activities (MS4 NPDES permit activities, and other regulatory activities, construction, operation and maintenance, etc.) are carried out by the public authority. The "system" comprises the physical infrastructure that is owned and/or operated by the local government or special district that specifically is intended to control, convey or store stormwater runoff for treatment and flood protection purposes.

For the purposes of this document, the following guiding principles have been adopted:

- Stormwater systems or facilities owned and operated by any of the following are excluded from reporting requirements for local governments and special districts:
 - o Private entities or citizens
 - o Federal government
 - o State government, including the Florida Department of Transportation (FDOT)
 - o Water Management Districts
 - o School districts
 - o State universities or Florida colleges
- Local government expenditures associated with routine operation and maintenance are fully funded prior to commencing new projects and initiatives.
- Local government submissions will include the activities of dependent special districts. Only independent special districts report separately. For a list of all special districts in the state and their type (*i.e.*, dependent or independent), please see the Department of Economic Opportunity's Official List of Special Districts at the following link: <http://specialdistrictreports.floridajobs.org/webreports/alphalist.aspx>.
- With respect to federal and state statutes and rulemaking, current law and current administration prevails throughout the 20-year period. In other words, the state's present legal framework (*i.e.*, the status quo) continues throughout the period.

GENERAL INSTRUCTIONS FOR USING THE TEMPLATE

Instructions for submitting the template are still under development. Additional information regarding submission and answers to frequently asked questions will be posted on EDR’s website, along with other useful materials, here: <http://edr.state.fl.us/Content/natural-resources/stormwaterwastewater.cfm>

The statutory language forms the titles for each part. This template asks that you group your recent and projected expenditures in prescribed categories. A detailed list of the categories is provided in part 5.0.

The same project should not appear on multiple tables in the jurisdiction’s response unless the project’s expenditures are allocated between those tables. All expenditures should be reported in \$1,000s (e.g., five hundred thousand dollars should be reported as \$500).

For any jurisdiction that is contracting with another jurisdiction where both could be reporting the same expenditure, please contact EDR for additional guidance. In situations where a reporting jurisdiction contracts with a non-reporting jurisdiction, (i.e., FDOT, the water management districts, the state or federal government), the reporting jurisdiction should include the expenditures.

When reporting cost information, please only include the expenditures that have flowed, are flowing, or will likely flow through your jurisdiction’s budget. While necessary to comply with the statute, the concept of “future expenditures” should be viewed as an expression of identified needs.

These projections are necessarily speculative and do not represent a firm commitment to future budget actions by the jurisdiction.

This Excel workbook contains three worksheets for data entry. (Along the bottom of the screen, the three tabs are highlighted green.) Empty cells with visible borders are unlocked for data entry. In the first tab, titled "Background through Part 4," the information requested is either text, a dropdown list (e.g., Yes or No), or a checkbox. The next tab, "Part 5 through Part 8," contains tables for expenditure or revenue data as well as some follow-up questions that may have checkboxes, lists, or space for text.

In Part 5 and Part 6, the expenditure tables have space for up to 5 projects. More projects can be listed in the "Additional Projects" tab. This tab contains a table with space for up to 200 additional projects. In order for these additional projects and expenditures to be correctly classified and included in the final totals, each project must be assigned a Project Type and Funding Source Type the from the dropdown lists in columns B and C.

Links to Template Parts:

[Background Information](#)

[Part 1](#)

[Part 2](#)

[Part 3](#)

[Part 4](#)

[Part 5](#)

[Part 6](#)

[Part 7](#)

[Part 8](#)

[Additional Projects - This table contains additional rows for projects that do not fit into the main tables in Parts 5 and 6](#)

Background Information

Please provide your contact and location information, then proceed to the template on the next sheet.

Name of Local Government:	TSR Community Development District
Name of stormwater utility, if applicable:	N/A
Contact Person	
Name:	Chesley E. Adams, Jr.
Position/Title:	District Manager
Email Address:	adamsc@whhassociates.com
Phone Number:	(561) 571-0010

Indicate the Water Management District(s) in which your service area is located.

- Northwest Florida Water Management District (NFWWMD)
- Suwannee River Water Management District (SRWMD)
- St. Johns River Water Management District (SJRWMD)
- Southwest Florida Water Management District (SWFWMD)
- South Florida Water Management District (SFWMD)

Indicate the type of local government:

- Municipality
- County
- Independent Special District

Part 1.0 Detailed description of the stormwater management program (Section 403.9302(3)(a), F.S.)

The stormwater management program, as defined in the Introduction, includes those activities associated with the management, operation and maintenance, and control of stormwater and stormwater management systems, including activities required by state and federal law. The detailed program description is divided into multiple subparts consisting of narrative and data fields.

Part 1.1 Narrative Description:

Please provide a brief description of the current institutional strategy for managing stormwater in your jurisdiction. Please include any mission statement, divisions or departments dedicated solely or partly to managing stormwater, dedicated funding sources, and other information that best describes your approach to stormwater:

Stormwater management and operations is handled by the CDD. Typically, the responsibilities are with the CDD Management Office and if required, the CDD Engineer. Funding is through the annual general facilities operation and maintenance budget. Annual General Operations and Maintenance Assessments with budget allocation for Aquatic Maintenance, Lake/Pond Maintenance, Wetland Maintenance and Wetland Mitigation Reporting

On a scale of 1 to 5, with 5 being the highest, please indicate the importance of each of the following goals for your program:

0	1	2	3	4	5	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drainage & flood abatement (such as flooding events associated with rainfall and hurricanes)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water quality improvement (TMDL Process/BMAPs/other)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Reduce vulnerability to adverse impacts from flooding related to increases in frequency and duration of rainfall events, storm surge and sea level rise
						Other:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Part 1.2 Current Stormwater Program Activities:

Please provide answers to the following questions regarding your stormwater management program.

- Does your jurisdiction have an NPDES Municipal Separate Storm Sewer System (MS4) Permit?

If yes, is your jurisdiction regulated under Phase I or Phase II of the NPDES Program:
- Does your jurisdiction have a dedicated stormwater utility?

If no, do you have another funding mechanism?

If yes, please describe your funding mechanism.

Annual General Operations and Maintenance Assessments with budget allocation for Aquatic Maintenance, Lake/Pond Maintenance, Wetland Maintenance and Wetland Mitigation Reporting
- Does your jurisdiction have a Stormwater Master Plan or Plans?

If Yes:

How many years does the plan(s) cover?

Are there any unique features or limitations that are necessary to understand what the plan does or does not address?

N/A

Please provide a link to the most recently adopted version of the document (if it is published online):
- Does your jurisdiction have an asset management (AM) system for stormwater infrastructure?

If Yes, does it include 100% of your facilities?

If your AM includes less than 100% of your facilities, approximately what percent of your facilities are included?

- Does your stormwater management program implement the following (answer Yes/No):

A construction sediment and erosion control program for new construction (plans review and/or inspection)?	Yes
An illicit discharge inspection and elimination program?	Yes
A public education program?	No
A program to involve the public regarding stormwater issues?	No
A “housekeeping” program for managing stormwater associated with vehicle maintenance yards, chemical storage, fertilizer management, <i>etc.</i> ?	No
A stormwater ordinance compliance program (<i>i.e.</i> , for low phosphorus fertilizer)?	No
Water quality or stream gage monitoring?	No
A geospatial data or other mapping system to locate stormwater infrastructure (GIS, <i>etc.</i>)?	Yes
A system for managing stormwater complaints?	Yes
Other specific activities?	

Notes or Comments on any of the above:

Part 1.3 Current Stormwater Program Operation and Maintenance Activities

Please provide answers to the following questions regarding the operation and maintenance activities undertaken by your stormwater management program.

- Does your jurisdiction typically assume maintenance responsibility for stormwater systems associated with new private development (*i.e.*, systems that are dedicated to public ownership and/or operation upon completion)?

Yes

Notes or Comments on the above:

- Does your stormwater operation and maintenance program implement any of the following (answer Yes/No):

Routine mowing of turf associated with stormwater ponds, swales, canal/lake banks, etc. ?	Yes
Debris and trash removal from pond skimmers, inlet grates, ditches, etc. ?	Yes
Invasive plant management associated with stormwater infrastructure?	No
Ditch cleaning?	No
Sediment removal from the stormwater system (vector trucks, other)?	No
Muck removal (dredging legacy pollutants from water bodies, canal, etc.)?	No
Street sweeping?	No
Pump and mechanical maintenance for trash pumps, flood pumps, alum injection, etc. ?	No
Non-structural programs like public outreach and education?	No
Other specific routine activities?	

Part 2. Detailed description of the stormwater management system and its facilities and projects (continued Section 403.9302(3)(a), F.S.)

A stormwater management system, as defined in the Introduction, includes the entire set of site design features and structural infrastructure for collection, conveyance, storage, infiltration, treatment, and disposal of stormwater. It may include drainage improvements and measures to prevent streambank channel erosion and habitat degradation. This section asks for a summary description of your stormwater management system. It is not necessary to provide geospatial asset data or a detailed inventory. For some, it may be possible to gather the required data from your Asset Management (AM) system. For others, data may be gathered from sources such as an MS4 permit application, aerial photos, past or ongoing budget investments, water quality projects, or any other system of data storage/management that is employed by the jurisdiction.

Please provide answers to the following questions regarding your stormwater system inventory. Enter zero (0) if your system does not include the component.

	Number	Unit of Measurement
Estimated feet or miles of buried culvert:	128,153.00	Feet
Estimated feet or miles of open ditches/conveyances (lined and unlined) that are maintained by the stormwater program:	0.00	Feet
Estimated number of storage or treatment basins (<i>i.e.</i> , wet or dry ponds):	61	
Estimated number of gross pollutant separators including engineered sediment traps such as baffle boxes, hydrodynamic separators, <i>etc.</i> :	0	
Number of chemical treatment systems (<i>e.g.</i> , alum or polymer injection):	0	
Number of stormwater pump stations:	0	
Number of dynamic water level control structures (<i>e.g.</i> , operable gates and weirs that control canal water levels):	0	
Number of stormwater treatment wetland systems:	3	
Other:		

Notes or Comments on any of the above:

Which of the following green infrastructure best management practices do you use to manage water flow and/or improve water quality (answer Yes/No):

Best Management Practice	Current	Planned
Tree boxes	No	No
Rain gardens	No	No
Green roofs	No	No
Pervious pavement/pavers	Yes	No
Littoral zone plantings	No	No
Living shorelines	No	No
Other Best Management Practices:		

Please indicate which resources or documents you used when answering these questions (check all that apply).

- Asset management system
 - GIS program
 - MS4 permit application
 - Aerial photos
 - Past or ongoing budget investments
 - Water quality projects
- Other(s):
-

Part 3. The number of current and projected residents served calculated in 5-year increments (Section 403.9302(3)(b), F.S.)

Counties and municipalities: Instead of requiring separate population projections, EDR will calculate the appropriate population estimates for each municipality or the unincorporated area of the county. If your service area is less than or more than your local government’s population, please describe in the first text box provided below for part 4.0.

Independent Special Districts:

If an independent special district’s boundaries are completely aligned with a county or a municipality, identify that jurisdiction here:

N/A

Any independent special district whose boundaries do not coincide with a county or municipality must submit a GIS shapefile with the current and projected service area. EDR will calculate the appropriate population estimates based on that map. Submission of this shapefile also serves to complete Part 4.0 of this template.

Part 4.0 The current and projected service area for the stormwater management program or stormwater management system (Section 403.9302(3)(c), F.S.)

Rather than providing detailed legal descriptions or maps, this part of the template is exception-based. In this regard, if the stormwater service area is less than or extends beyond the geographic limits of your jurisdiction, please explain.

N/A

Similarly, if your service area is expected to change within the 20-year horizon, please describe the changes (e.g., the expiration of an interlocal agreement, introduction of an independent special district, etc.).

The service area is not expected to change. The independent special district (TSR Community Development District) is established and operational.

[Proceed to Part 5](#)

Part 5.0 The current and projected cost of providing services calculated in 5-year increments (Section 403.9302(3)(d), F.S.)

Given the volume of services, jurisdictions should use the template’s service groupings rather than reporting the current and projected cost of each individual service. Therefore, for the purposes of this document, “services” means:

1. Routine operation and maintenance (inclusive of the items listed in Part 1.3 of this document, ongoing administration, and non-structural programs)
2. Expansion (that is, improvement) of a stormwater management system.

Expansion means new work, new projects, retrofitting, and significant upgrades. Within the template, there are four categories of expansion projects.

1. Flood protection, addressed in parts 5.2 and 5.3... this includes capital projects intended for flood protection/flood abatement
2. Water quality, addressed in part 5.2 and 5.3... this includes stormwater projects related to water quality improvement, such as BMAPs; projects to benefit natural systems through restoration or enhancement; and stormwater initiatives that are part of aquifer recharge projects
3. Resiliency, addressed in part 5.4... this includes all major stormwater initiatives that are developed specifically to address the effects of climate change, such as sea level rise and increased flood events
4. End of useful life replacement projects, addressed in part 6.0... this includes major expenses associated with the replacement of aging infrastructure

While numbers 3 and 4 have components that would otherwise fit into the first two categories, they are separately treated given their overall importance to the Legislature and other policymakers.

Expansion projects are further characterized as currently having either a committed funding source or no identified funding source. Examples of a committed funding source include the capacity to absorb the project’s capital cost within current budget levels or forecasted revenue growth; financing that is underway or anticipated (bond or loan); known state or federal funding (appropriation or grant); special assessment; or dedicated cash reserves for future expenditure.

All answers should be based on local fiscal years (LFY, beginning October 1 and running through September 30). Please use nominal dollars for each year, but include any expected cost increases for inflation or population growth. Please check the EDR website for optional growth rate schedules that may be helpful.

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

Part 5.1 Routine Operation and Maintenance

Please complete the table below, indicating the cost of operation and maintenance activities for the current year and subsequent five-year increments throughout the 20-year horizon. Your response to this part should exclude future initiatives associated with resiliency or major expenses associated with the replacement of aging infrastructure; these activities are addressed in subparts 5.4 and 6.0. However, do include non-structural programs like public outreach and education in this category.

If specific cost data is not yet available for the current year, the most recent (2020-21) O&M value can be input into the optional growth rate schedules (available on EDR’s website as an Excel workbook). The most recent O&M value can be grown using the provided options for inflation, population growth, or some other metric of your choosing. If the growth in your projected total O&M costs is more than 15% over any five-year increment, please provide a brief explanation of the major drivers.

Routine Operation and Maintenance	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Operation and Maintenance Costs	123	673	780	904	1,048
Brief description of growth greater than 15% over any 5-year period:					
Growth remains unchanged. The storm water system is completed. Expected expenditures assume inflation rates of 5%/yr.					

Part 5.2 Future Expansion (Committed Funding Source)

Please list expansion projects and their associated costs for the current year and subsequent five-year increments throughout the 20-year planning horizon. In this section, include stormwater system expansion projects or portions of projects with a committed funding source. If you include a portion of a project that is not fully funded, the project’s remaining cost must be included in part 5.3, Expansion Projects with No Identified Funding Source.

Though many, if not most, stormwater projects benefit both flood protection and water quality, please use your best judgment to either allocate costs or simply select the primary purpose from the two categories below.

5.2.1 Flood Protection (Committed Funding Source): Provide a list of all scheduled new work, retrofitting and upgrades related to flood protection/flood abatement. Include infrastructure such as storage basins, piping and other conveyances, land purchases for stormwater projects, *etc.* Also include major hardware purchases such as vactor/jet trucks.

5.2.2 Water Quality Projects (Committed Funding Source): Please provide a list of scheduled water quality projects in your jurisdiction, such as treatment basins, alum injection systems, green infrastructure, water quality retrofits, *etc.*, that have a direct stormwater component. The projected expenditures should reflect only those costs.

- If you are party to an adopted BMAP, please include the capital projects associated with stormwater in this table. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred. For reference, DEP publishes a complete list of adopted BMAP projects as an appendix in their Annual STAR Report.

Expansion Projects with a Committed Funding Source

5.2.1 Flood Protection

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A - System has been completed					

5.2.2 Water Quality

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A - System has been completed					

Part 5.3 Future Expansion with No Identified Funding Source

Please provide a list of known expansion projects or anticipated need(s) without formal funding commitments(s), formal pledges, or obligations. If you included a portion of a project that was partially covered by a committed source in part 5.2 above, list the projects and their remaining costs below.

5.3.1 Future Flood Protection with No Identified Funding Source: Please provide a list of future flood protection/flood abatement projects, associated land purchases, or major hardware purchases that are needed in your jurisdiction over the next 20 years. Future needs may be based on Master Plans, Comprehensive Plan Elements, Water Control Plans, areas of frequent flooding, hydrologic and hydraulic modeling, public safety, increased frequency of maintenance, desired level of service, flooding complaints, etc.

5.3.2 Future Water Quality Projects with no Identified Funding Source: Please provide a list of future stormwater projects needed in your jurisdiction over the next 20 years that are primarily related to water quality issues. Future needs may be based on proximity to impaired waters or waters with total maximum daily loads (TMDLs), BMAPs, state adopted Restoration Plans, Alternative Restoration Plans, or other local water quality needs.

- If you are party to an adopted BMAP, please list capital projects associated with stormwater. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred.
- List other future water quality projects, including those in support of local water quality goals as well as those identified in proposed (but not yet adopted) BMAPs.

Expansion Projects with No Identified Funding Source

5.3.1 Flood Protection

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A - System has been completed					

5.3.2 Water Quality

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A - System has been completed					

Please indicate which resources or documents you used to complete table 5.3 (check all that apply).

<input checked="" type="checkbox"/>	Stormwater Master Plan
<input type="checkbox"/>	Basin Studies or Engineering Reports
<input type="checkbox"/>	Adopted BMAP
<input type="checkbox"/>	Adopted Total Maximum Daily Load
<input type="checkbox"/>	Regional or Basin-specific Water Quality Improvement Plan or Restoration Plan
	Specify:
<input type="checkbox"/>	Other(s):

Part 5.4 Stormwater projects that are part of resiliency initiatives related to climate change

Please list any stormwater infrastructure relocation or modification projects and new capital investments specifically needed due to sea level rise, increased flood events, or other adverse effects of climate change. When aggregating, include O&M costs for these future resiliency projects and investments in this table (not in part 5.1). If your jurisdiction participates in a Local Mitigation Strategy (LMS), also include the expenditures associated with your stormwater management system in this category (for example, costs identified on an LMS project list).

Project Name	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

Project Name	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

- Has a vulnerability assessment been completed for your jurisdiction’s storm water system? No
 - If no, how many facilities have been assessed? N/A
- Does your jurisdiction have a long-range resiliency plan of 20 years or more? No
 - If yes, please provide a link if available:
 - If no, is a planning effort currently underway? No

Part 6.0 The estimated remaining useful life of each facility or its major components (Section 403.9302(3)(e), F.S.)

Rather than reporting the exact number of useful years remaining for individual components, this section is constructed to focus on infrastructure components that are targeted for replacement and will be major expenses within the 20-year time horizon. Major replacements include culverts and pipe networks, control structures, pump stations, physical/biological filter media, etc. Further, the costs of retrofitting when used in lieu of replacement (such as slip lining) should be included in this part. Finally, for the purposes of this document, it is assumed that open storage and conveyance systems are maintained (as opposed to replaced) and have an unlimited service life.

In order to distinguish between routine maintenance projects and the replacement projects to be included in this part, only major expenses are included here. A major expense is defined as any single replacement project greater than 5% of the jurisdiction's total O&M expenditures over the most recent five-year period (such as a project in late 2021 costing more than 5% of the O&M expenditures for fiscal years 2016-2017 to 2020-2021).

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

End of Useful Life Replacement Projects with a Committed Funding Source

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

End of Useful Life Replacement Projects with No Identified Funding Source

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

Part 7.0 The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components. (Section 403.9302(3)(f), F.S.)

This part of the template also addresses a portion of s. 403.9302(3)(g), F.S., by including historical expenditures. Many local governments refer to these as “actual” expenditures.

Consistent with expenditure projections, the jurisdiction’s actual expenditures are categorized into routine O&M, expansion, resiliency projects, and replacement of aging infrastructure. Additionally, the table includes space for reserve accounts. EDR’s interpretation of subparagraph 403.9302(3)(f), F.S., is that “capital account” refers to any reserve account developed specifically to cover future expenditures.

Note that for this table:

- Expenditures for local fiscal year 2020-21 can be estimated based on the most current information if final data is not yet available.
- Current Year Revenues include tax and fee collections budgeted for that fiscal year as well as unexpended balances from the prior year (balance forward or carry-over) unless they are earmarked for the rainy day or a dedicated reserve as explained in the following bullets.
- Bond proceeds should reflect only the amount expended in the given year.
- A reserve is a dedicated account to accumulate funds for a specific future expenditure.
- An all-purpose rainy day fund is a type of working capital fund typically used to address costs associated with emergencies or unplanned events.

The sum of the values reported in the "Funding Sources for Actual Expenditures" columns should equal the total "Actual Expenditures" amount. The cells in the "Funding Sources for Actual Expenditures" section will be highlighted red if their sum does not equal the "Actual Expenditures" total.

If you do not have a formal reserve dedicated to your stormwater system, please enter zero for the final two reserve columns.

Routine O&M

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17	70,921						
2017-18	108,555						
2018-19	97,552						
2019-20	77,886						
2020-21	121,956						

Expansion

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Resiliency

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Replacement of Aging Infrastructure

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Part 8.0 The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap (Section 403.9302(3)(g), F.S.)

In this template, the historical data deemed necessary to comply with s. 403.9302(3)(g), F.S., was included in part 7.0. This part is forward looking and includes a funding gap calculation. The first two tables will be auto-filled from the data you reported in prior tables. To do this, EDR will rely on this template's working definition of projects with committed funding sources, *i.e.*, EDR assumes that all committed projects have committed revenues. Those projects with no identified funding source are considered to be unfunded. EDR has automated the calculation of projected funding gaps based on these assumptions.

Committed Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	673	780	904	1,048
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Total Committed Revenues (=Total Committed Projects)	673	780	904	1,048

No Identified Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	0	0	0	0
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Projected Funding Gap (=Total Non-Committed Needs)	0	0	0	0

For any specific strategies that will close or lessen a projected funding gap, please list them in the table below. For each strategy, also include the expected new revenue within the five-year increments.

Strategies for New Funding Sources	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Total	0	0	0	0
Remaining Unfunded Needs	0	0	0	0

Project & Type Information			Expenditures (in \$thousands)				
Project Type (Choose from dropdown list)	Funding Source Type (Choose from dropdown list)	Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

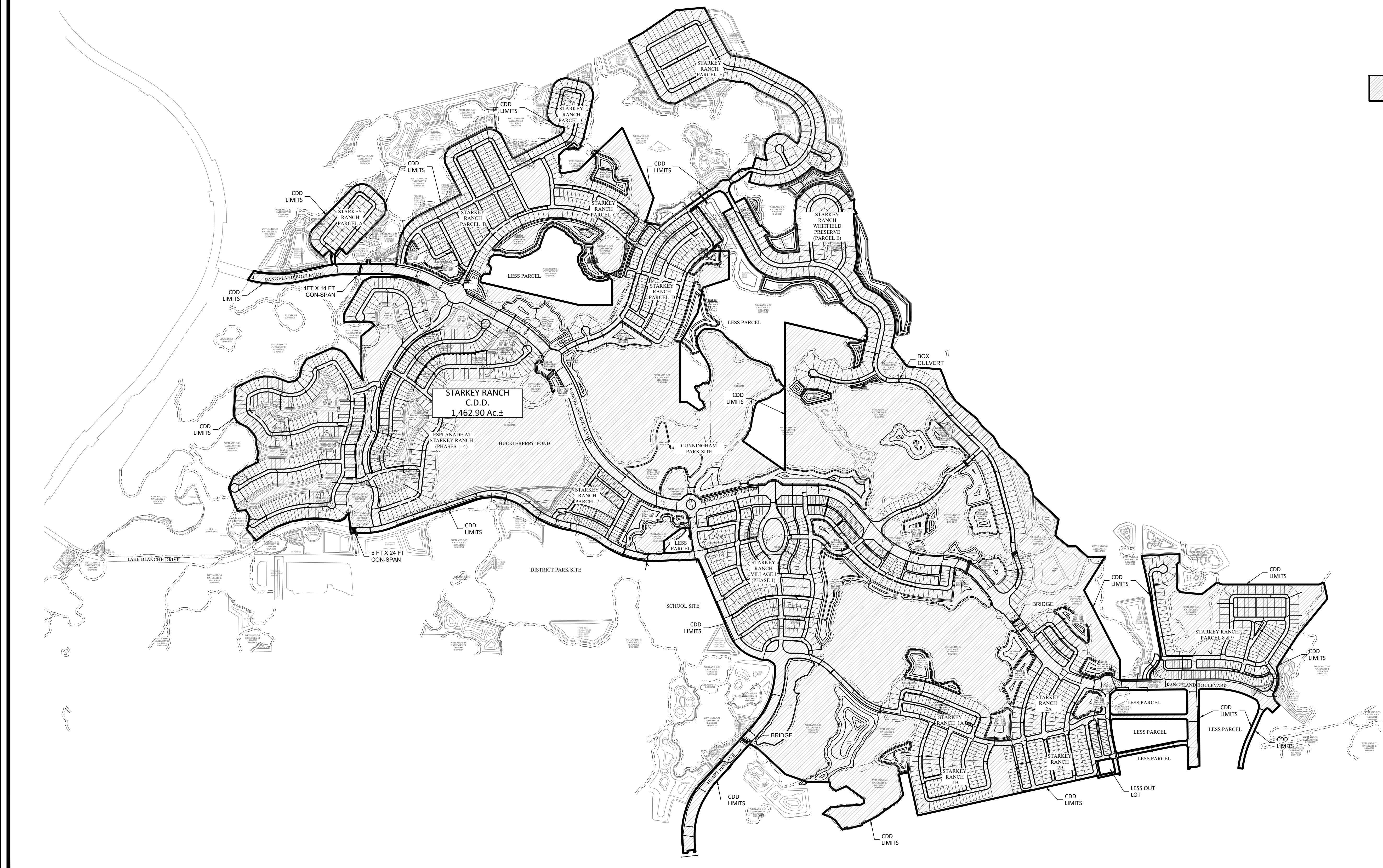
Project & Type Information			Expenditures				
Project Type	Funding Source Type		LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Expansion Projects, Flood Protection	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	Committed Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Flood Protection	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0

Total of Projects without Project Type and/or Funding Source Type			0	0	0	0	0
--	--	--	----------	----------	----------	----------	----------

R:\STARKEY RANCH\CDD\ENGINEERING\SR-CDD-SMP.DWG-ARCH-D 2022/06/28 2:20 PM JAMIE LOAZA

GENERAL LEGEND

 STARKEY RANCH C.D.D. LIMITS



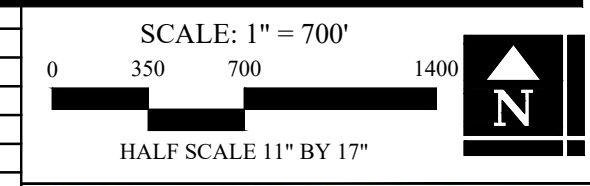
STARKEY RANCH CDD
Stormwater Management Plan

TSR CDD
Pasco County

DATE	DESCRIPTION	BY
06/28/2022		

DATE: 06/28/2022 JOB #: CDD-SR-1010

Note: This is a preliminary/conceptual site plan and is subject to survey information, final design, engineering and governmental approvals, additional drainage, floodplain and grand tree analysis is required and may affect final unit totals and layout.



© COPYRIGHT 2022, HEIDT DESIGN, LLC. ALL RIGHTS RESERVED. NO DOCUMENTATION INCLUDING BUT NOT LIMITED TO, SURVEY INFORMATION, FINAL DESIGN, ENGINEERING AND GOVERNMENTAL APPROVALS, ADDITIONAL DRAINAGE, FLOODPLAIN AND GRAND TREE ANALYSIS IS REQUIRED AND MAY AFFECT FINAL UNIT TOTALS AND LAYOUT. TO REPRODUCE THIS DOCUMENTATION IN COMPLIANCE WITH F.S. CHAPTER 119.

TSR

COMMUNITY DEVELOPMENT DISTRICT

13

**TSR
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MAY 31, 2022**

**TSR
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MAY 31, 2022**

	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	\$2,560,401	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,560,401
Investments												
Revenue	-	486,992	448,171	455,985	543,986	413,639	224,694	-	-	-	-	2,573,467
Reserve	-	630,256	652,500	481,322	403,163	320,366	165,100	-	-	-	-	2,652,707
Prepayment	-	1,851	-	-	-	-	-	-	-	-	-	1,851
Construction	-	-	-	-	-	-	-	441	86	38,808	2,418,759	2,458,094
Undeposited funds	1,404	-	-	-	-	-	-	-	-	-	-	1,404
Accounts receivable	23	-	-	-	-	-	-	-	-	-	-	23
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	-	49	50	49	61	49	25	-	-	-	-	283
Due from capital projects fund 2019	727	-	-	-	-	-	-	-	-	-	-	727
Utility deposit	1,500	-	-	-	-	-	-	-	-	-	-	1,500
Total assets	<u>\$2,645,239</u>	<u>\$1,119,148</u>	<u>\$1,100,721</u>	<u>\$ 937,356</u>	<u>\$ 987,061</u>	<u>\$734,054</u>	<u>\$389,819</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ 38,808</u>	<u>\$2,418,759</u>	<u>\$10,371,492</u>
LIABILITIES												
Liabilities:												
Credit card payable	\$ 583	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 583
Due to Developer	101,119	-	-	-	-	-	-	-	-	-	-	101,119
Due to general fund	-	-	-	-	-	-	-	-	-	-	727	727
Due to debt service fund 2015	49	-	-	-	-	-	-	-	-	-	-	49
Due to debt service fund 2015A	50	-	-	-	-	-	-	-	-	-	-	50
Due to debt service fund 2016	49	-	-	-	-	-	-	-	-	-	-	49
Due to debt service fund 2017	61	-	-	-	-	-	-	-	-	-	-	61
Due to debt service fund 2018	49	-	-	-	-	-	-	-	-	-	-	49
Due to debt service fund 2019	25	-	-	-	-	-	-	-	-	-	-	25
Contracts payable	-	-	-	-	-	-	-	-	-	-	556	556
Accrued taxes payable	122	-	-	-	-	-	-	-	-	-	-	122
Total liabilities	<u>102,107</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,283</u>	<u>103,390</u>
DEFERRED INFLOWS OF RESOURCES												
Unearned revenue	1,954	-	-	-	-	-	-	-	-	-	-	1,954
Deferred receipts	79,866	-	-	-	39,851	-	-	-	-	-	-	119,717
Total deferred inflows of resources	<u>81,820</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>39,851</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>121,671</u>
FUND BALANCES												
Assigned:												
Restricted for												
Debt service	-	1,119,148	1,100,721	937,356	947,210	734,054	389,819	-	-	-	-	5,228,308
Capital projects	-	-	-	-	-	-	-	441	86	38,808	2,417,476	2,456,811
Unassigned	2,461,312	-	-	-	-	-	-	-	-	-	-	2,461,312
Total fund balances	<u>2,461,312</u>	<u>1,119,148</u>	<u>1,100,721</u>	<u>937,356</u>	<u>947,210</u>	<u>734,054</u>	<u>389,819</u>	<u>441</u>	<u>86</u>	<u>38,808</u>	<u>2,417,476</u>	<u>10,146,431</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$2,645,239</u>	<u>\$1,119,148</u>	<u>\$1,100,721</u>	<u>\$ 937,356</u>	<u>\$ 987,061</u>	<u>\$734,054</u>	<u>\$389,819</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ 38,808</u>	<u>\$2,418,759</u>	<u>\$10,371,492</u>

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING MAY 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 293	\$ 3,916,592	\$ 3,913,233	100%
Trash collection assessments	1,084	16,966	49,068	35%
Commercial shared costs	-	1,265	81,785	2%
Program revenue	3,891	9,802	8,000	123%
Interest	-	-	2,500	0%
Donation from MPOA	-	289,500	-	N/A
State reimbursement - hurricane	1,690	1,690	-	N/A
Miscellaneous	170	9,306	9,600	97%
Total revenues	<u>7,128</u>	<u>4,245,121</u>	<u>4,064,186</u>	104%
EXPENDITURES				
Professional & administrative				
Supervisors	431	3,229	5,100	63%
Management	3,506	28,047	42,070	67%
Legal	-	17,747	30,000	59%
Engineering	430	7,550	20,000	38%
Assessment administration	833	6,667	10,000	67%
Audit	-	-	4,570	0%
Arbitrage rebate calculation	-	1,500	3,000	50%
Dissemination agent	1,083	8,667	13,000	67%
Trustee	-	30,978	26,500	117%
Telephone	21	167	250	67%
Postage	62	379	1,500	25%
Printing & binding	167	1,333	2,000	67%
Legal advertising	-	859	3,500	25%
Annual special district fee	-	175	175	100%
Insurance	-	6,205	6,100	102%
Other current charges	102	886	3,500	25%
Office supplies	-	74	500	15%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	-	200	0%
Property appraiser	150	150	687	22%
Tax collector	-	78,619	81,526	96%
Total professional & administrative	<u>6,785</u>	<u>193,232</u>	<u>254,883</u>	76%
Field operations				
Contract services				
Field services	2,360	18,883	28,325	67%
Landscape maintenance	101,449	670,796	1,491,270	45%
Landscape consulting	5,000	45,481	60,000	76%
Landscape arbor care	-	89,478	99,000	90%
Wetland maintenance	-	5,540	24,168	23%
Wetland mitigation reporting	-	2,200	4,500	49%
Lake maintenance	8,742	64,677	94,000	69%
Community trash hauling	25,505	190,781	246,750	77%
Off-duty traffic patrols	720	3,640	20,000	18%
Repairs & maintenance				
Repairs - general	4,640	23,436	20,000	117%
Operating supplies	1,393	8,183	8,000	102%
Plant replacement	-	71,279	70,000	102%
Mulch	-	98,521	155,000	64%
Playground mulch	-	-	12,000	0%
Sod	-	59,100	100,000	59%
Fertilizer/chemicals	-	23,987	20,000	120%

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING MAY 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
Irrigation repairs	1,942	14,039	30,000	47%
Irrigation monitoring	-	600	2,280	26%
Security/alarms/repair	-	703	1,000	70%
Road & sidewalk	432	11,357	40,000	28%
Common area signage	-	-	3,000	0%
Bridge & deck maintenance	-	8,750	40,000	22%
Utilities - common area				
Electric	810	6,127	14,500	42%
Streetlights	31,616	227,325	340,000	67%
Irrigation - reclaimed water	5,358	35,643	70,000	51%
Gas	27	468	450	104%
Recreation facilities				
Amenity management staff/contract	25,093	190,098	296,429	64%
Office supplies	15	1,069	-	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	8,883	24,480	36%
Park A/C repairs & maintenance	-	-	5,000	0%
Pool cleaning	2,490	15,920	26,280	61%
Pool repairs & maintenance	325	2,003	2,500	80%
Pool fence & gate	-	-	2,000	0%
Pool - electric	2,003	12,389	22,000	56%
Pool - water	592	7,904	8,000	99%
Pool permits	425	425	1,100	39%
Pest services	125	375	500	75%
Pool resurfacing	-	59,917	60,000	100%
Insurance	-	45,436	54,900	83%
Cable/internet/telephone	763	5,621	10,000	56%
Access cards	-	2,920	5,500	53%
Activities	3,002	18,271	28,000	65%
Specialty programming	2,146	3,879	3,000	129%
Recreational repairs	-	1,028	-	N/A
Pool signage	-	336	1,000	34%
Holiday decorations	-	4,933	8,000	62%
Other				
Contingency	-	27,583	20,000	138%
Capital outlay	-	-	90,000	0%
Total field operations	<u>228,113</u>	<u>2,089,984</u>	<u>3,741,158</u>	56%
Total expenditures	<u>234,898</u>	<u>2,283,216</u>	<u>3,996,041</u>	57%
Net increase/(decrease) of fund balance	(227,770)	1,961,905	68,145	
Fund balance - beginning (unaudited)	2,689,082	499,407	592,922	
Fund balance - ending (projected)	<u>\$ 2,461,312</u>	<u>\$ 2,461,312</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 MAY 31, 2022

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 49	\$ 659,775	\$ 661,099	100%
Interest	5	38	50	76%
Total revenues	<u>54</u>	<u>659,813</u>	<u>661,149</u>	100%
EXPENDITURES				
Debt service				
Principal - 11/1	-	195,000	195,000	100%
Principal prepayment	15,000	310,000	-	N/A
Interest - 11/1	-	225,156	225,159	100%
Interest - 5/1	213,550	213,550	220,894	97%
Tax collector	-	13,195	13,773	96%
Total expenditures	<u>228,550</u>	<u>956,901</u>	<u>654,826</u>	146%
Excess/(deficiency) of revenues over/(under) expenditures	(228,496)	(297,088)	6,323	
Beginning fund balance (unaudited)	<u>1,347,644</u>	<u>1,416,236</u>	<u>1,117,377</u>	
Ending fund balance (projected)	<u><u>\$ 1,119,148</u></u>	<u><u>\$1,119,148</u></u>	<u><u>\$1,123,700</u></u>	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2015A BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING MAY 31, 2022

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 50	\$ 665,223	\$ 666,558	100%
Interest	5	34	-	N/A
Total revenues	<u>55</u>	<u>665,257</u>	<u>666,558</u>	100%
EXPENDITURES				
Debt service				
Principal - 11/1	-	175,000	175,000	100%
Principal prepayment	5,000	5,000	-	N/A
Interest - 11/1	-	238,244	238,244	100%
Interest - 5/1	234,525	234,525	234,525	100%
Tax collector	-	13,302	13,887	96%
Total expenditures	<u>239,525</u>	<u>666,071</u>	<u>661,656</u>	101%
Excess/(deficiency) of revenues over/(under) expenditures	(239,470)	(814)	4,902	
Beginning fund balance (unaudited)	<u>1,340,191</u>	<u>1,101,535</u>	<u>1,096,814</u>	
Ending fund balance (projected)	<u><u>\$1,100,721</u></u>	<u><u>\$1,100,721</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 MAY 31, 2022

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 49	\$ 654,353	\$ 655,667	100%
Interest	5	31	-	N/A
Total revenues	<u>54</u>	<u>654,384</u>	<u>655,667</u>	100%
EXPENDITURES				
Debt service				
Principal - 11/1	-	195,000	195,000	100%
Interest - 11/1	-	221,800	221,800	100%
Interest - 5/1	218,387	218,387	218,388	100%
Tax collector	-	13,086	13,660	96%
Total expenditures	<u>218,387</u>	<u>648,273</u>	<u>648,848</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	(218,333)	6,111	6,819	
Beginning fund balance (unaudited)	<u>1,155,689</u>	<u>931,245</u>	<u>925,187</u>	
Ending fund balance (projected)	<u>\$ 937,356</u>	<u>\$ 937,356</u>	<u>\$ 932,006</u>	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2017 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING MAY 31, 2022**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy - on-roll	\$ 61	\$ 816,773	\$ 818,412	100%
Interest	5	31	-	N/A
Total revenues	<u>66</u>	<u>816,804</u>	<u>818,412</u>	100%
EXPENDITURES				
Debt service				
Principal - 11/1	-	235,000	235,000	100%
Principal prepayment	5,000	5,000	-	N/A
Interest - 11/1	-	282,194	282,194	100%
Interest - 5/1	277,934	277,934	277,934	100%
Tax collector	-	16,334	17,050	96%
Total expenditures	<u>282,934</u>	<u>816,462</u>	<u>812,178</u>	101%
Excess/(deficiency) of revenues over/(under) expenditures	(282,868)	342	6,234	
Beginning fund balance (unaudited)	<u>1,230,078</u>	<u>946,868</u>	<u>947,978</u>	
Ending fund balance (projected)	<u>\$ 947,210</u>	<u>\$ 947,210</u>	<u>\$ 954,212</u>	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2018 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING MAY 31, 2022

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 49	\$ 653,155	\$ 654,466	100%
Interest	4	23	-	N/A
Total revenues	<u>53</u>	<u>653,178</u>	<u>654,466</u>	100%
EXPENDITURES				
Debt service				
Principal - 11/1	-	165,000	165,000	100%
Interest - 11/1	-	237,722	237,722	100%
Interest - 5/1	234,422	234,422	234,422	100%
Tax collector	-	13,061	13,635	96%
Total expenditures	<u>234,422</u>	<u>650,205</u>	<u>650,779</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	(234,369)	2,973	3,687	
Beginning fund balance (unaudited)	<u>968,423</u>	<u>731,081</u>	<u>727,492</u>	
Ending fund balance (projected)	<u><u>\$ 734,054</u></u>	<u><u>\$ 734,054</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 MAY 31, 2022**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 25	\$ 336,528	\$ 337,204	100%
Interest	1	10	-	N/A
Total revenues	<u>26</u>	<u>336,538</u>	<u>337,204</u>	100%
EXPENDITURES				
Debt service				
Principal - 11/1	-	110,000	110,000	100%
Interest - 11/1	-	109,425	109,425	100%
Interest - 5/1	107,775	107,775	107,775	100%
Tax collector	-	6,728	7,025	96%
Total expenditures	<u>107,775</u>	<u>333,928</u>	<u>334,225</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	(107,749)	2,610	2,979	
OTHER FINANCING SOURCES/(USES)				
Transfers out	-	(5)	-	N/A
Total other financing sources/(uses)	<u>-</u>	<u>(5)</u>	<u>-</u>	N/A
Fund balance:				
Net increase/(decrease) in fund balance	(107,749)	2,605	2,979	
Beginning fund balance (unaudited)	<u>497,568</u>	<u>387,214</u>	<u>385,957</u>	
Ending fund balance (projected)	<u>\$389,819</u>	<u>\$ 389,819</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 MAY 31, 2022**

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

TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2016 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING MAY 31, 2022

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

**TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2018 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING MAY 31, 2022**

	Current Month	Year To Date
REVENUES		
Interest	\$ -	\$ 1
Total revenues	-	1
EXPENDITURES		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	1
Beginning fund balance (unaudited)	38,808	38,807
Ending fund balance (projected)	\$ 38,808	\$ 38,808

**TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2019 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING MAY 31, 2022**

	Current Month	Year To Date
REVENUES		
Interest	\$ 11	\$ 80
Total revenues	11	80
EXPENDITURES		
Capital outlay - construction	-	556
Total expenditures	-	556
Excess/(deficiency) of revenues over/(under) expenditures	11	(476)
OTHER FINANCING SOURCES/(USES)		
Transfers in	-	5
Total other financing sources/(uses)	-	5
Net change in fund balance	11	(471)
Beginning fund balance (unaudited)	2,417,465	2,417,947
Ending fund balance (projected)	\$2,417,476	\$2,417,476

TSR CDD
Check Detail
May 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	0	05/03/2022	SUNTRUST BANK	101.002 · Suntrust #57080- O...		-793.90
				204.300 · Credit Card - SunTrust	-793.90	793.90
TOTAL					-793.90	793.90
Bill Pmt -Check	0	05/04/2022	BRIGHT HOUSE NETWORKS	101.002 · Suntrust #57080- O...		-287.06
Bill	081855702042522	05/03/2022		572.416 · Amenity Cable/Internet	-287.06	287.06
TOTAL					-287.06	287.06
Bill Pmt -Check	0	05/04/2022	DUKE ENERGY	101.002 · Suntrust #57080- O...		-5,709.66
Bill	8712 3320 050222	05/03/2022		531.301 · Electric	-30.43	30.43
Bill	8712 3081 050322	05/03/2022		531.307 · Street Lights	-937.89	937.89
Bill	8712 3156 050222	05/03/2022		531.301 · Electric	-30.46	30.46
Bill	8703 0566 050222	05/03/2022		531.301 · Electric	-30.45	30.45
Bill	8703 0425 050322	05/03/2022		531.307 · Street Lights	-845.39	845.39
Bill	8703 0805 050222	05/03/2022		531.301 · Electric	-30.46	30.46
Bill	8703 0847 050222	05/03/2022		531.301 · Electric	-30.41	30.41
Bill	8702 8942 050222	05/03/2022		531.301 · Electric	-48.58	48.58
Bill	8702 9109 050222	05/03/2022		531.301 · Electric	-30.42	30.42
Bill	8702 9430 050222	05/03/2022		531.301 · Electric	-30.46	30.46
Bill	8702 9696 050222	05/03/2022		531.301 · Electric	-30.45	30.45
Bill	8702 9951 050222	05/03/2022		531.301 · Electric	-30.42	30.42
Bill	8703 0061 050222	05/03/2022		531.301 · Electric	-30.42	30.42
Bill	8703 0178 050222	05/03/2022		531.301 · Electric	-30.45	30.45
Bill	8703 0269 050222	05/03/2022		531.307 · Street Lights	-30.47	30.47
Bill	8703 0326 050222	05/03/2022		531.301 · Electric	-30.45	30.45
Bill	8703 0722 050222	05/03/2022		531.301 · Electric	-30.45	30.45
Bill	8702 8059 050222	05/03/2022		531.301 · Electric	-30.52	30.52
Bill	8702 8322 050322	05/03/2022		531.307 · Street Lights	-1,488.29	1,488.29
Bill	8702 8471 050222	05/03/2022		531.301 · Electric	-30.44	30.44
Bill	8702 7991 050222	05/03/2022		531.301 · Electric	-34.52	34.52
Bill	8702 8554 050222	05/03/2022		531.301 · Electric	-30.42	30.42
Bill	8702 7826 050322	05/03/2022		531.307 · Street Lights	-1,715.61	1,715.61
Bill	8702 8629 050222	05/03/2022		531.301 · Electric	-30.46	30.46
Bill	8702 8702 050222	05/03/2022		531.301 · Electric	-30.42	30.42
Bill	8702 8786 050222	05/03/2022		531.301 · Electric	-30.47	30.47
Bill	8702 8869 050222	05/03/2022		531.301 · Electric	-30.45	30.45
TOTAL					-5,709.66	5,709.66

TSR CDD Check Detail May 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	0	05/04/2022	FEDEX	101.002 · Suntrust #57080- O...		-23.46
Bill	7-736-89966	05/03/2022		519.410 · Postage	-23.46	23.46
TOTAL					-23.46	23.46
Check	0	05/10/2022	SUNTRUST BANK	101.002 · Suntrust #57080- O...		-2,182.10
				204.300 · Credit Card - SunTrust	-2,182.10	2,182.10
TOTAL					-2,182.10	2,182.10
Bill Pmt -Check	0	05/11/2022	BRIGHT HOUSE NETWORKS	101.002 · Suntrust #57080- O...		-177.97
Bill	075642404050622	05/10/2022		572.416 · Amenity Cable/Internet	-177.97	177.97
TOTAL					-177.97	177.97
Bill Pmt -Check	0	05/11/2022	DUKE ENERGY	101.002 · Suntrust #57080- O...		-17,493.72
Bill	8702 8413 050522	05/10/2022		531.307 · Street Lights	-2,554.98	2,554.98
Bill	8702 9836 050422	05/10/2022		531.301 · Electric	-30.43	30.43
Bill	8702 8223 051022	05/10/2022		531.321 · Electric - Pool	-989.78	989.78
Bill	8702 8140 050522	05/10/2022		531.307 · Street Lights	-12,784.01	12,784.01
Bill	8702 9761 050922	05/10/2022		531.307 · Street Lights	-818.66	818.66
Bill	8712 3049 050422	05/10/2022		531.301 · Electric	-30.47	30.47
Bill	8703 0681 050922	05/10/2022		531.307 · Street Lights	-285.39	285.39
TOTAL					-17,493.72	17,493.72
Bill Pmt -Check	0	05/18/2022	BRIGHT HOUSE NETWORKS	101.002 · Suntrust #57080- O...		-157.97
Bill	075551201050822	05/17/2022		572.416 · Amenity Cable/Internet	-157.97	157.97
TOTAL					-157.97	157.97
Bill Pmt -Check	0	05/18/2022	CITY OF CLEARWATER	101.002 · Suntrust #57080- O...		-26.95
Bill	4224446	05/17/2022		532.306 · Propane Services - G...	-26.95	26.95
TOTAL					-26.95	26.95

TSR CDD
Check Detail
May 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	0	05/18/2022	DUKE ENERGY	101.002 · Suntrust #57080- O...		-3,115.77
Bill	8712 3263 051322	05/17/2022		531.321 · Electric - Pool	-1,013.14	1,013.14
Bill	8702 9620 051322	05/17/2022		531.307 · Street Lights	-710.94	710.94
Bill	8702 9216 051122	05/17/2022		531.307 · Street Lights	-1,335.07	1,335.07
Bill	8702 9274 051322	05/17/2022		531.301 · Electric	-56.62	56.62
TOTAL					-3,115.77	3,115.77
Bill Pmt -Check	0	05/18/2022	FLORIDA DEPT. OF HEALTH ...	101.002 · Suntrust #57080- O...		-425.35
Bill	51-60-1728284 2023	05/17/2022		572.713 · Pool/Spa Permits	-280.00	280.00
Bill	51-60-1593933 2023	05/17/2022		572.713 · Pool/Spa Permits	-145.00	145.00
				572.713 · Pool/Spa Permits	-0.35	0.35
TOTAL					-425.35	425.35
Check	0	05/24/2022	SUNTRUST BANK	101.002 · Suntrust #57080- O...		-1,087.66
				204.300 · Credit Card - SunTrust	-1,087.66	1,087.66
TOTAL					-1,087.66	1,087.66
Bill Pmt -Check	0	05/25/2022	DUKE ENERGY	101.002 · Suntrust #57080- O...		-8,109.19
Bill	8702 7933 051622	05/24/2022		531.307 · Street Lights	-2,462.47	2,462.47
Bill	8703 0938 051622	05/24/2022		531.307 · Street Lights	-3,572.35	3,572.35
Bill	8702 9365 051622	05/24/2022		531.307 · Street Lights	-483.97	483.97
Bill	8703 0516 051922	05/24/2022		531.307 · Street Lights	-1,590.40	1,590.40
TOTAL					-8,109.19	8,109.19
Bill Pmt -Check	0	05/25/2022	FEDEX	101.002 · Suntrust #57080- O...		-38.34
Bill	7-758-15866	05/24/2022		519.410 · Postage	-38.34	38.34
TOTAL					-38.34	38.34

TSR CDD Check Detail May 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	10855	05/04/2022	DOWN TO EARTH LANDSCA...	101.002 · Suntrust #57080- O...		-103,441.06
Bill	INV122758	05/03/2022		538.604 · Landscape Maintena...	-101,499.29	101,499.29
Bill	INV123098	05/03/2022		538.609 · Irrigation Repairs & ...	-1,941.77	1,941.77
TOTAL					-103,441.06	103,441.06
Bill Pmt -Check	10856	05/04/2022	PASCO COUNTY PROPERTY...	101.002 · Suntrust #57080- O...		-150.00
Bill	042922	05/03/2022		513.314 · Property Appraiser	-150.00	150.00
TOTAL					-150.00	150.00
Bill Pmt -Check	10857	05/04/2022	PASCO SHERIFF'S OFFICE	101.002 · Suntrust #57080- O...		-720.00
Bill	I-310/2022-07067	05/03/2022		538.620 · Off Duty Traffic Patrols	-720.00	720.00
TOTAL					-720.00	720.00
Bill Pmt -Check	10858	05/04/2022	SUNCOAST POOL SERVICE	101.002 · Suntrust #57080- O...		-1,295.00
Bill	8278	05/03/2022		572.712 · Pool Cleaning	-1,295.00	1,295.00
TOTAL					-1,295.00	1,295.00
Bill Pmt -Check	10859	05/04/2022	WRATHELL, HUNT & ASSOC...	101.002 · Suntrust #57080- O...		-7,970.42
Bill	2021-1120	05/03/2022		513.100 · District Management	-3,505.84	3,505.84
				513.310 · Assessment Roll Pre...	-833.33	833.33
				513.312 · Dissemination Agent	-1,083.33	1,083.33
				538.120 · Field Services	-2,360.42	2,360.42
				519.411 · Telephone	-20.83	20.83
				519.470 · Printing and Binding	-166.67	166.67
TOTAL					-7,970.42	7,970.42
Bill Pmt -Check	10860	05/04/2022	WTS INTERNATIONAL, LLC.	101.002 · Suntrust #57080- O...		-6,316.10
Bill	12335087	05/03/2022		538.121 · Amenity Management	-4,350.00	4,350.00
Bill	12335809	05/03/2022		538.122 · Program Incentives	-1,966.10	1,966.10
TOTAL					-6,316.10	6,316.10

TSR CDD
Check Detail
May 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Paycheck	10861	05/12/2022	Jason Silber	101.002 · Suntrust #57080- O...		-184.70
				511.110 · Supervisor's Fees	-200.00	200.00
				511.110 · Supervisor's Fees	-12.40	12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				511.110 · Supervisor's Fees	-2.90	2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
TOTAL					-184.70	184.70
Paycheck	10862	05/12/2022	Mary E Comella	101.002 · Suntrust #57080- O...		-184.70
				511.110 · Supervisor's Fees	-200.00	200.00
				511.110 · Supervisor's Fees	-12.40	12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				511.110 · Supervisor's Fees	-2.90	2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
TOTAL					-184.70	184.70
Bill Pmt -Check	10863	05/11/2022	CHAPMAN LAND SERVICES,...	101.002 · Suntrust #57080- O...		-3,735.00
Bill	2654	05/10/2022		538.601 · General Repair & Mai...	-3,735.00	3,735.00
TOTAL					-3,735.00	3,735.00
Bill Pmt -Check	10864	05/11/2022	CLEAR TECH, INC.	101.002 · Suntrust #57080- O...		-325.18
Bill	1489522482	05/10/2022		572.714 · Pool Repairs & Maint...	-325.18	325.18
TOTAL					-325.18	325.18
Bill Pmt -Check	10865	05/11/2022	SUNCOAST POOL SERVICE	101.002 · Suntrust #57080- O...		-1,195.00
Bill	8287	05/10/2022		572.712 · Pool Cleaning	-1,195.00	1,195.00
TOTAL					-1,195.00	1,195.00

**TSR CDD
Check Detail
May 2022**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	10866	05/11/2022	SUNSCAPE CONSULTING	101.002 · Suntrust #57080- O...		-5,000.00
Bill	10385	05/10/2022		538.606 · Landscape Consulting	-5,000.00	5,000.00
TOTAL					-5,000.00	5,000.00
Bill Pmt -Check	10867	05/11/2022	TIGER PRINTING GROUP	101.002 · Suntrust #57080- O...		-370.30
Bill	050122-3	05/10/2022		538.602 · Roads & Sidewalk M...	-370.30	370.30
TOTAL					-370.30	370.30
Bill Pmt -Check	10868	05/11/2022	TRINITY HOUSEKEEPERS	101.002 · Suntrust #57080- O...		-1,140.00
Bill	83599	05/10/2022		572.301 · Janitorial Service	-1,140.00	1,140.00
TOTAL					-1,140.00	1,140.00
Bill Pmt -Check	10869	05/11/2022	WTS INTERNATIONAL, LLC.	101.002 · Suntrust #57080- O...		-10,664.15
Bill	12336955	05/10/2022		538.121 · Amenity Management	-249.22	249.22
Bill	12336833	05/10/2022		538.121 · Amenity Management	-10,414.93	10,414.93
TOTAL					-10,664.15	10,664.15
Check	10882	05/18/2022	TSR CDD	101.002 · Suntrust #57080- O...		-2,265.79
				207.201 · Due to Debt Service ...	-2,265.79	2,265.79
TOTAL					-2,265.79	2,265.79
Check	10883	05/18/2022	TSR CDD	101.002 · Suntrust #57080- O...		-2,284.50
				207.202 · Due to Debt Service ...	-2,284.50	2,284.50
TOTAL					-2,284.50	2,284.50
Check	10884	05/18/2022	TSR CDD	101.002 · Suntrust #57080- O...		-2,247.17
				207.203 · Due to debt service f...	-2,247.17	2,247.17
TOTAL					-2,247.17	2,247.17

TSR CDD Check Detail May 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	10885	05/18/2022	TSR CDD	101.002 · Suntrust #57080- O...		-2,804.95
				207.204 · Due to debt service f...	-2,804.95	2,804.95
TOTAL					-2,804.95	2,804.95
Check	10886	05/18/2022	TSR CDD	101.002 · Suntrust #57080- O...		-2,243.05
				207.205 · .Due to debt service f...	-2,243.05	2,243.05
TOTAL					-2,243.05	2,243.05
Check	10887	05/18/2022	TSR CDD	101.002 · Suntrust #57080- O...		-1,155.70
				207.206 · Due to Debt Service ...	-1,155.70	1,155.70
TOTAL					-1,155.70	1,155.70
Bill Pmt -Check	10888	05/18/2022	COUNTY SANITATION	101.002 · Suntrust #57080- O...		-25,504.92
Bill	25101629	05/17/2022		534.000 · Garbage/Solid Waste...	-237.95	237.95
Bill	25101628	05/17/2022		534.000 · Garbage/Solid Waste...	-25,266.97	25,266.97
TOTAL					-25,504.92	25,504.92
Bill Pmt -Check	10889	05/18/2022	HEIDT DESIGN	101.002 · Suntrust #57080- O...		-430.00
Bill	44125	05/17/2022		519.320 · Engineering	-430.00	430.00
TOTAL					-430.00	430.00
Bill Pmt -Check	10890	05/18/2022	PASCO COUNTY UTILITIES ...	101.002 · Suntrust #57080- O...		-5,950.92
Bill	16574622	05/17/2022		536.321 · Utility service - Pool	-240.73	240.73
Bill	16574520	05/17/2022		536.301 · Irrigation - Reclaimed...	-429.80	429.80
Bill	16574296	05/17/2022		536.301 · Irrigation - Reclaimed...	-59.50	59.50
Bill	16577342	05/17/2022		536.301 · Irrigation - Reclaimed...	-92.40	92.40
Bill	16575307	05/17/2022		536.301 · Irrigation - Reclaimed...	-416.50	416.50
Bill	16574230	05/17/2022		536.301 · Irrigation - Reclaimed...	-298.90	298.90
Bill	16575308	05/17/2022		536.301 · Irrigation - Reclaimed...	-2.10	2.10
Bill	16576175	05/17/2022		536.301 · Irrigation - Reclaimed...	-14.00	14.00
Bill	16575706	05/17/2022		536.301 · Irrigation - Reclaimed...	-144.90	144.90
Bill	16577338	05/17/2022		536.301 · Irrigation - Reclaimed...	-38.50	38.50
Bill	16577337	05/17/2022		536.301 · Irrigation - Reclaimed...	-55.30	55.30

TSR CDD Check Detail May 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	16574861	05/17/2022		536.301 · Irrigation - Reclaimed...	-19.60	19.60
Bill	16574860	05/17/2022		536.301 · Irrigation - Reclaimed...	-287.70	287.70
Bill	16574687	05/17/2022		536.301 · Irrigation - Reclaimed...	-7.70	7.70
Bill	16574847	05/17/2022		536.321 · Utility service - Pool	-351.23	351.23
Bill	16574849	05/17/2022		536.301 · Irrigation - Reclaimed...	-142.80	142.80
Bill	16574821	05/17/2022		536.301 · Irrigation - Reclaimed...	-202.42	202.42
Bill	16574856	05/17/2022		536.301 · Irrigation - Reclaimed...	-252.70	252.70
Bill	16574862	05/17/2022		536.301 · Irrigation - Reclaimed...	-90.30	90.30
Bill	16574863	05/17/2022		536.301 · Irrigation - Reclaimed...	-15.40	15.40
Bill	16574864	05/17/2022		536.301 · Irrigation - Reclaimed...	-172.90	172.90
Bill	16575305	05/17/2022		536.301 · Irrigation - Reclaimed...	-0.70	0.70
Bill	16575306	05/17/2022		536.301 · Irrigation - Reclaimed...	-261.10	261.10
Bill	16574946	05/17/2022		536.301 · Irrigation - Reclaimed...	-23.10	23.10
Bill	16574685	05/17/2022		536.301 · Irrigation - Reclaimed...	-31.50	31.50
Bill	16574295	05/17/2022		536.301 · Irrigation - Reclaimed...	-188.30	188.30
Bill	16574521	05/17/2022		536.301 · Irrigation - Reclaimed...	-139.30	139.30
Bill	16574300	05/17/2022		536.301 · Irrigation - Reclaimed...	-222.60	222.60
Bill	16574678	05/17/2022		536.301 · Irrigation - Reclaimed...	-32.20	32.20
Bill	16574299	05/17/2022		536.301 · Irrigation - Reclaimed...	-99.40	99.40
Bill	16574613	05/17/2022		536.301 · Irrigation - Reclaimed...	-10.14	10.14
Bill	16574297	05/17/2022		536.301 · Irrigation - Reclaimed...	-56.00	56.00
Bill	16574612	05/17/2022		536.301 · Irrigation - Reclaimed...	-153.30	153.30
Bill	16574294	05/17/2022		536.301 · Irrigation - Reclaimed...	-263.90	263.90
Bill	16574231	05/17/2022		536.301 · Irrigation - Reclaimed...	-336.70	336.70
Bill	16574231-1	05/17/2022		536.301 · Irrigation - Reclaimed...	-498.40	498.40
Bill	06574611	05/17/2022		536.301 · Irrigation - Reclaimed...	-298.90	298.90
TOTAL					-5,950.92	5,950.92
Bill Pmt -Check	10891	05/18/2022	SOLITUDE LAKE MANAGEM...	101.002 · Suntrust #57080- O...		-8,742.00
Bill	PI-A00806286	05/17/2022		538.700 · Lake Maintenance	-8,742.00	8,742.00
TOTAL					-8,742.00	8,742.00
Bill Pmt -Check	10892	05/18/2022	SOUTHERN CARE LAWN AN...	101.002 · Suntrust #57080- O...		-125.00
Bill	13650	05/17/2022		539.600 · Pest Services	-125.00	125.00
TOTAL					-125.00	125.00
Bill Pmt -Check	10893	05/18/2022	WTS INTERNATIONAL, LLC.	101.002 · Suntrust #57080- O...		-49.82
Bill	12337693	05/17/2022		538.121 · Amenity Management	-49.82	49.82
TOTAL					-49.82	49.82

TSR CDD
Check Detail
May 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	10894	05/25/2022	ARMORED ROOFING CORP	101.002 · Suntrust #57080- O...		-425.00
Bill	2681	05/24/2022		538.601 · General Repair & Mai...	-425.00	425.00
TOTAL					-425.00	425.00
Bill Pmt -Check	10895	05/25/2022	MCWILLIAMS & SON, INC.	101.002 · Suntrust #57080- O...		-480.00
Bill	33685	05/24/2022		538.601 · General Repair & Mai...	-480.00	480.00
TOTAL					-480.00	480.00
Bill Pmt -Check	10896	05/25/2022	ONSIGHT INDUSTRIES, LLC.	101.002 · Suntrust #57080- O...		-797.40
Bill	006-22-316508-1	05/24/2022		538.618 · Operating Supplies	-797.40	797.40
TOTAL					-797.40	797.40
Bill Pmt -Check	10897	05/25/2022	PALM PAPER SUPPLY	101.002 · Suntrust #57080- O...		-80.00
Bill	194061	05/24/2022		538.618 · Operating Supplies	-80.00	80.00
TOTAL					-80.00	80.00
Bill Pmt -Check	10898	05/25/2022	TIGER PRINTING GROUP	101.002 · Suntrust #57080- O...		-62.00
Bill	306370	05/24/2022		538.602 · Roads & Sidewalk M...	-62.00	62.00
TOTAL					-62.00	62.00
Bill Pmt -Check	10899	05/25/2022	WTS INTERNATIONAL, LLC.	101.002 · Suntrust #57080- O...		-10,028.60
Bill	12338489	05/24/2022		538.121 · Amenity Management	-81.47	81.47
Bill	12338448	05/24/2022		538.122 · Program Incentives	-180.00	180.00
Bill	12338299	05/24/2022		538.121 · Amenity Management	-9,767.13	9,767.13
TOTAL					-10,028.60	10,028.60

TSR

COMMUNITY DEVELOPMENT DISTRICT

14

DRAFT

**MINUTES OF MEETING
TSR
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the TSR Community Development District held a Regular Meeting on June 8, 2022, at 5:00 p.m., at Cunningham Park, 12131 Rangeland Boulevard, Odessa, Florida 33556.

Present were:

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

Also present were:

Chuck Adams	District Manager
Cleo Adams	District Manager
Alyssa Willson (via telephone)	District Counsel
Renee Hlebak	WTS Starkey Ranch Lifestyle Director
Alex Murphy	WTS Starkey Ranch Operations Director
Peter Soety (via telephone)	SunScape Consulting, Inc. (SCI)
Gary Hawkins (via telephone)	Down to Earth Landscape & Irrigation (DTE)
Vince Fork (via telephone)	Down to Earth Landscape & Irrigation (DTE)
Eduardo Colon	Down to Earth Landscape & Irrigation (DTE), Branch Manager

Residents also present were:

David Mevers	Frank Stalzer	Chris Cologne
Matt Mohr	Ben Devivo	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 5:03 p.m. Supervisors Liquori, Silber, Green and Comella were present, in person. Supervisor Call was attending via telephone.

41 **SECOND ORDER OF BUSINESS**41 **Public Comments [3 minutes per person]**

42

43 Resident David Mevers stated he discussed the upstream lake bank erosion issue behind
44 his residence with Mr. Adams. As a Civil Engineer he believed the drainage pipe in the common
45 area and manhole structure are causing the subsurface groundwater flow issue. He asked the
46 Board to address this issue before the conditions worsen; he estimated that the repair costs
47 would be about \$10,000. He noted that landscaping funds were recently expended in the
48 preserve area adjacent to his property but, in his opinion, it is not being maintained properly, as
49 he observed dead pine trees and an overgrown vine in the trees.

50 Mr. Adams stated he emailed the photographs of the erosion area to Mr. Wilkes and his
51 evaluation of Pond 15-2 is pending. He suggested converting the manhole to a grate to
52 intercept the water. He and Mrs. Adams identified a similar issue at Lake 12-5, at Night Star
53 Trail, and suggested installing riprap in certain portions of the lake banks along both lakes;
54 proposals are being obtained.

55 Regarding Mr. Mevers' comment about the preserve area, Mr. Adams stated a proposal
56 was just received so that maintenance will occur soon.

57 Resident Frank Stalzer asked for the "No Trespassing" sign issue on Huckleberry Pond to
58 be resolved tonight. He tried to de-escalate a heated incident his neighbor had with a Starkey
59 homeowner and explained the area for fishing to them. He felt that homeowners who paid a
60 premium for their lots should not have to feel uncomfortable due to other homeowners fishing
61 behind their homes late at night.

62 Resident and Race Director of Tunnel for Towers Chris Cologne asked about the
63 difference between public and resident access, as he had to relocate this year's event to
64 another location, when his request was denied. He responded to questions about the event
65 and was asked to submit a request and provide information of the event and impact on the
66 area to consider as a future annual event. Ms. Hlebak stated that the Foundation was asked to
67 provide an alternate route that would not go through the State Park; they never declined the
68 request and all the information on hand was conveyed to the Board.

69 Discussion ensued regarding the Developer hosting events, communication issues and
70 initiating a process and policy for considering future requests. Mr. Liquori believed the Board

71 would consider future requests but stated the County will operate the entire park, as of
72 December 2022 and might require coordination between the County and the CDD, as two
73 entities will be operating that area.

74 ▪ **Discussion: Fourth of July Fireworks and Associated Community Event**

75 **This item, previously the Seventh Order of Business, was presented out of order.**

76 Mr. Adams and Ms. Willson provided the following update:

77 ➤ Staff was directed and contacted the CDD's Insurance Adjuster to determine if the CDD
78 would be in good standing if it authorized and entered into an agreement with a homeowner to
79 hold a fireworks event at Homestead Park, on CDD property.

80 ➤ Resident Matt Mohr, who brought this matter up, rejected the alternative to move the
81 event location from CDD to private property.

82 ➤ The CDD's Insurance Claims Department is reviewing the draft Agreement Ms. Willson
83 prepared. Mr. Adams felt that it will not result in a positive outcome as the Insurance
84 Representative did not see a way to contract in a way that will protect all the CDD's potential
85 interests and the private property around the lake, due to the type and size of the event.

86 ➤ Ms. Willson outlined the terms in the draft Agreement to use private not CDD property
87 to conduct these activities, which Mr. Mohr rejected. If the Board approves this event, it is
88 essentially ruling against its Amenities Rules.

89 Mr. Mohr provided historical information about the preparation, safety and cleanup
90 process of his hosting New Year's Eve and July 4th events, which proved successful over the last
91 three years. He mentioned homeowners and some Board Members donating to the event; he
92 hoped the Activities Group would participate by conducting other events prior to his fireworks
93 display.

94 Mr. Mohr felt that the Board should have addressed these issues three years ago and
95 stated that he and other Starkey homeowners expects these events to be grandfathered in and
96 be allowed in perpetuity.

97 Some Board Members stated that they had not participated in past events and others
98 who did contribute stated that they were not Board Members at the time.

99 Mr. Mohr responded to questions and concerns about liability. While Mr. Mohr secures
100 a single one-time event insurance policy and Ms. Willson revises the draft Agreement, which
101 holds the CDD harmless of liability, both will be subject to the CDD's insurance carrier's
102 approval before the Board will make a final decision on the matter. In terms of the Agreement,
103 the Board agreed with Ms. Willson's advisement not to comingle the events; the CDD's event
104 held prior to the firework's event will be deemed a separate event.

105

106 **THIRD ORDER OF BUSINESS**106 **Continued Discussion: Firebush Shrub
107 Replacement**

107

108

109 • **Estimate #29254 for Cold Damaged Plant Replacements**

110 Mr. Soety presented revised Estimate #29254 in the amount of \$6,458.58 to replace the
111 frost-damaged firebush shrubs. Mrs. Adams stated that Estimate #29254 originally in the
112 amount of \$13,076, was presented a few months ago. The original estimate was inadvertently
113 included in the agenda package, instead of the revised amount. The reason for the reduction
114 was because some of the firebush shrubs recovered from the frost over the last few months.

115 The Board agreed to consider this item during the Fourth Order of Business.

116

117 **FOURTH ORDER OF BUSINESS**117 **Consideration of Down to Earth Landscape
118 & Irrigation Estimates**

118

119

120 Mr. Colon presented the following Estimates and described the scope of work of each:

121 **A. Estimate #26333 for Perennial Peanut Beds at Intersection of SR-54 and Fence Post
122 Ave**

123 In the amount of \$1,857.62

124 **B. Estimate #32208 for Village 1 – Lake Blanch Ave**

125 In the amount of \$9,583.46

126 **C. Estimate #32210 for Village 2 – Cattle Gap Trail**

127 In the amount of \$5,504.58

128 **D. Estimate #32290 for Main Entrance East Cogan Removal**

129 In the amount of \$3,057.04

130 E. Estimate #32296 for Homestead Park Bahia Turf

131 In the amount of \$674.95

132 F. Estimate #32305 for Main Entrance Turf and Grading

133 In the amount of \$3,081.42

134 G. Estimate #32347 for SR-54 Frontage Plantings

135 In the amount of 14,000.48

136 Mr. Adams tallied the amounts, which totaled \$44,218.13, including the revised amount
137 of Estimate #29254. He recalled the \$52,897 credit with DTE.138 Mr. Liquori asked Mr. Soety if he felt that the projects are necessary and the best use of
139 the DTE credits or if other areas need improvements at this time. Mr. Soety stated that he was
140 involved in the process, helped identify the areas needing improvement and deemed all of
141 them a priority. In his opinion, the Board should consider approving all the projects.

142

143 **On MOTION by Mr. Call and seconded by Ms. Comella, with all in favor, the**
144 **Down-to-Earth Estimates presented, totaling \$44,218.13, and utilizing the DTE**
145 **credit of \$52,897, leaving a remaining DTE credit of \$8,678.97, was approved.**

146

147

148 **FIFTH ORDER OF BUSINESS**

149

150

151

152

153

154

155

156

157 Mr. Adams presented Resolution 2022-05. Staff reviewed the amenities figures during
158 an online budget workshop and the new “pressure washing services” line item was added. The
159 proposed Fiscal Year 2023 budget was mostly in substantial form but further modifications are
160 expected; he hoped to provide contract amounts on future increases to the landscape
161 maintenance contract at the August meeting.162 Discussion ensued regarding the Welcome Center and possibly having to make
163 assumptions within the next 30 to 60 days, the September meeting date and the deadline to set

164 and publish changes in assessment levels. Ms. Willson will provide Mr. Adams with the official
165 Chapter 197 language that provides for setting the public hearing and for the Operations and
166 Maintenance (O&M) assessment increase. The “Pool resurfacing” expenditure and “Commercial
167 shared cost” revenue line items were discussed. Ms. Willson recommended adding additional
168 language and delineating funds for rent and construction of facilities, in case the CDD decides to
169 explore a loan.

170 The following change was made to Resolution 2022-05:

171 Section 2, DATE: Change “September 14, 2022” to “September 7, 2022”

172

173 **On MOTION by Mr. Liquori and seconded by Mr. Silber, with all in favor,**
174 **Resolution 2022-05 as amended to include Chapter 197 language, Approving a**
175 **Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing**
176 **Thereon Pursuant to Florida Law on September 7, 2022, at 5:00 p.m., at**
177 **Cunningham Park, 12131 Rangeland Boulevard, Odessa, Florida 33556;**
178 **Addressing Transmittal, Posting and Publication Requirements; Addressing**
179 **Severability; and Providing an Effective Date, was adopted.**

180

181

182 **SIXTH ORDER OF BUSINESS**

**Continued Discussion: Welcome Center
and Construction Options**

183

184

185 • **General Update**

186 Mr. Call conveyed the Developer’s willingness to entertain an offer from the CDD to
187 purchase the Welcome Center, instead of leasing it. Ms. Willson asked if he could provide
188 guidance as to what would be a favorable offer. Mr. Call felt that the CDD should present
189 multiple options to the Developer, whether entering into a one-year lease with an option to
190 purchase after one year or purchase and close on the facility at the end of this year. The
191 Developer expects to receive a fair market price for the facility based upon the appraisals that
192 were shared with Mr. Adams. Mr. Call also suggested another option to the Board, such as
193 asking to purchase the Welcome Center, along with the 0.8-acre parcel north of the Welcome
194 Center, as one purchase.

195 Mr. Call will email the appraisals for the land and facility to Mr. Adams to distribute to
196 the Board. Mr. Adams was directed to obtain appraisals for the Welcome Center and the 0.8-
197 acre parcel.

198

199 **SEVENTH ORDER OF BUSINESS**

**Discussion: Fourth of July Fireworks and
Associated Community Event**

200

201

202 This item was presented following the Second Order of Business.

203

204 **EIGHTH ORDER OF BUSINESS**

**Continued Discussion: No Trespassing at
Certain locations on Huckleberry Pond**

205

206

207 Mr. Liquori stated he took photographs and agreed the “No Trespassing” signage is
208 confusing and should be removed. After speaking with Ms. Willson, he does not believe it was
209 legally enforceable. He made the following recommendations:

210 ➤ Esplanade Sub-Association: Submit a request to the Architectural Review Committee
211 (ARC) to install a fence to delineate the Esplanade boundary. This will allow them to enforce the
212 no trespassing policy.

213 ➤ Keep the fence along the south side of the property and install another fence and gate
214 on the northern side of the residences to cut off access, as well as installing “Access Beyond
215 This Point Restricted for Maintenance Personnel Only” signage.

216 As to addressing the late hour issue, Ms. Willson suggested incorporating language in
217 the Amenity Policy. She agreed that enforcing the No Trespassing policy would be extremely
218 difficult. Mr. Liquori responded to homeowner questions and voiced his belief that the Master
219 Association would take precedent over the Sub-Association. He stated the original purpose of
220 the gate and fence was to prevent people from driving onto the property.

221 Mr. Liquori reiterated his earlier discussion with Mr. Adams to determine if it is the
222 responsibility of Taylor Morrison or the CDD to remove the tree or have it removed.

223

224 **NINTH ORDER OF BUSINESS**

**Continued Discussion: Pond 15-2
Erosion/Drainage Concerns**

225

226

227 Mrs. Adams stated she is obtaining proposals to repair Ponds 15-2 and 12-5 and Mr.
228 Wilkes' evaluation of the ponds is pending. He would clarify if the ponds were transferred to
229 the CDD and Mrs. Adams to email Mr. Silber the link to the map.

230

231 **TENTH ORDER OF BUSINESS**

**Discussion/Consideration: Stormwater
Management Needs Analysis Report**

232

233

234 The Stormwater Management Needs Analysis Report will be completed next week and
235 submitted to the County by the June 30, 2022 deadline.

236

237 **ELEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
Statements as of April 30, 2022**

238

239

240 Mr. Adams presented the Unaudited Financial Statements as of April 30, 2022. The
241 Fiscal Year 2022 Operations Financial Impact Analysis Report was distributed. He noted that the
242 "trash assessment" revenue amount was overstated and the "Commercial shared costs"
243 invoices will be mailed next week.

244 The financials were accepted.

245

246 **TWELFTH ORDER OF BUSINESS**

**Approval of May 11, 2022 Regular Meeting
Minutes**

247

248

249 Mr. Adams presented the May 11, 2022 Regular Meeting Minutes. The following
250 changes were made:

251 Line 55: Change "Brown Homeowner" to "Evergreen"

252 Line 96: Change "Resident Matt Mohr" to "Call".

253 Line 227: Change "encouraging" to "confronting"

254 Line 267: Change "Call" to "Silber"

255 Line 348: Change "but she denied" to "and informed the resident that she could deny
256 the route"

257

258
259
260
261
262
263
264
265
266
267
268
269
270
271
272
273
274
275
276
277

On MOTION by Mr. Liquori and seconded by Mr. Silber, with all in favor, the May 11, 2022 Regular Meeting Minutes, as amended, were approved.

THIRTEENTH ORDER OF BUSINESS

Action & Completed Items

The following Action Items were discussed:

Item 14: Mr. Adams was asked to send a letter asking the South Florida Water Management District (SFWMD) and the County to do more to control the hog population adjacent to the CDD.

Item 13: Change "Mohn" to "Mohr"

Item 16: The landscape maintenance map, which will be an exhibit to the contract, was being updated. The pre-bid meeting is June 17, 2022 and the bid opening is July 13, 2022 before the CDD regular meeting.

Item 17: Mr. Adams distributed a proposal to install a solar powered camera, in lieu of installing power or engaging a Community Outreach Office to monitor Cunningham Park. Mr. Silber liked that option and noted he could connect it to the WIFI panel for about \$150. Ms. Hlebak stated that Smart Solutions is preparing a proposal; they proposed moving the gate back into the park and running power at the community garden.

278
279
280
281
282
283
284

On MOTION by Mr. Green and seconded by Mr. Silber, with all in favor, designating Mr. Silber to select and connect a camera system to the WIFI system, in the not-to-exceed amount of \$600, was approved.

Items 10, 11, 15 and 16 were completed.

285
286
287
288
289

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Kutak Rock, LLP*

There was no report.

B. District Engineer: *Heidt Design, LLC*

290 Mr. Adams stated that he will email the Board with Mr. Wilkes' updates of the current
291 facility and the site plan to address the needs for the proposed site at Publix.

292 **I. Continued Discussion: Line of Sight Issues at Longspur and Heart Pine Avenue**
293 **Intersection and at Longspur and Fence Post Drive Intersection**

294 Mr. Adams discussed an email from the Pasco County Traffic Engineering Supervisor
295 acknowledging receipt of Mr. Wilkes' letter and stating that they will conduct a site visit to
296 determine if turning the two intersections into four-way stops is warranted.

297 **II. Discussion/Consideration of Rocchetta A:DB (RADB) Proposal for Gunn**
298 **Highway Landscape Maintenance Yard**

299 This item will remain on the agenda until a location is determined.

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

301 **I. 4,216 Registered Voters in District as of April 15, 2022**

302 **II. NEXT MEETING DATE: July 13, 2022 at 5:00 p.m.**

303 **o QUORUM CHECK**

304 All Supervisors confirmed their attendance at the July 13, 2022 meeting.

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

306 **I. Monthly Summary Report**

307 Ms. Hlebak reviewed the May 2022 Monthly Summary Report. She asked the
308 Construction Company to post signs indicating that Albritton Park is not open, as a family was
309 observed playing in the area. Regarding vandalism, Mr. Call stated that damages resulting from
310 vandalism are repaired as they occur. Ms. Hlebak was asked to draft a general overview of the
311 roles and responsibilities of the Arch Amenities Group to circulate for review.

312 **II. Consideration of Clear-Tech Pools, Inc. Estimate 1500410007 for Continued**
313 **Monthly Pool Services at Whitfield Park**

314 Ms. Hlebak presented the Clear-Tech Pools, Inc. (Clear-Tech) unsolicited Estimate
315 1500410007 to continue providing monthly pool services at Whitfield Park, after the
316 completion of the pool. She discussed issues with Clear-Tech's response time and compared the
317 estimate to the current service provider. The Board did not approve this item.

318 Ms. Hlebak was asked to research other materials to replace the crushed shells. Ms.
319 Hlebak, Staff and Mr. Liquori responded to a homeowner's question about the pool service
320 contract, which is under auto-renewal, and the terms of the previous warranty. Mr. Call
321 explained that it is the Developer's responsibility to make the final choices on matters, since the
322 asset is not conveyed to the CDD yet.

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

324 Mrs. Adams stated that SOLitude's lake maintenance contract expires August 31, 2022.
325 SOLitude plans to increase its rates slightly. This will be presented at the August meeting.

326

327 **FIFTEENTH ORDER OF BUSINESS**

Supervisors' Requests

328

329 Mr. Liquori suggested engaging Sunscape to oversee the DTE plant replacement and
330 improvement projects. Mrs. Adams would obtain a proposal from Mr. Yahn; she believed the
331 cost is 5% of the value of the projects.

332

333 **SIXTEENTH ORDER OF BUSINESS**

Adjournment

334

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

336

337 **On MOTION by Mr. Liquori and seconded by Mr. Green, with all in favor, the**
338 **meeting adjourned at 7:15 p.m.**

339

340

341

342

343

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

344
345
346
347
348
349
350

Secretary/Assistant Secretary

Chair/Vice Chair

TSR

COMMUNITY DEVELOPMENT DISTRICT

15

**TSR CDD
ACTION & COMPLETED ITEMS LIST
06.08.22 FOR 07.13.22 MEETING**

#	MTG DATE ADDED TO LIST	ACTION AGENDA	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	08.11.21	AGENDA	Mr. Wilkes to provide list of areas to determine if cross-walk is needed and advise 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			
3	03.09.22	ACTION/AGENDA	05.11.22 Mr. Adams to incorporate edits discussed and work with Mark, Pete & Alyssa to revise and finalize the landscape bid specifications to present at the June meeting and publish, then present bid submittals at the August meeting. 06.08.22 The bid opening is the day of the July meeting.	X			
4	03.09.22	ACTION/AGENDA	Mr. Adams to find vendor to review FDOT Bridge Inspection Report. 05.11.22 Resident Roddy to submit bid for the project to Mr. Adams.	X			
5	04.13.22	ACTION	Upon establishing a requirement of staffing needs 05.11.22 Ms. Comella to work with Staff to draft and circulate a survey to residents, which included costs.	X			
6	04.13.22	ACTION	Mr. Adams to have the District Engineer review the Rocchetta proposals, add his fees and bring the project under Heidt Design LLC. 05.11.22 Ongoing discussions continue.	X			
7	04.13.22	ACTION	Ms. Willson to send pond deed documents to TM for execution. 05.11.22 Staff to obtain deeds. Mr. Call & Ms. Willson working to transfer preserve property and roadside swale area to the CDD and issue the Esplanade HOA an easement agreement to maintain the roadway area to keep invasive species out of the preserve.	X			
8	04.13.22	ACTION	Mr. Adams to review trespass agreements that are already in place and determine if they can be amended and to check on who authorized placement of the "No fishing" on Lake Blanche.	X	X		

**TSR CDD
ACTION & COMPLETED ITEMS LIST
06.08.22 FOR 07.13.22 MEETING**

#	MTG DATE ADDED TO LIST	ACTION AGENDA	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
9	05.11.22	ACTION	Mr. Adams to ensure a copy of the deed for the retaining wall on Tract B-1 is in the CDD's files.	X			
10	05.11.22	ACTION/AGENDA	Mr. Wilkes to address erosion issues of the pond on the northwest side of Night Star Trail, pipes jutting out on the residence side and the two residences at an additional pond that need the pipes running into the lake. Mr. Adams to obtain proposals to add sod to re-establish the slope and add littorals at Night Star Trail – Lake 15-2. 06.08.22 Mr. Adams to forward erosion photographs to Mr. Wilkes. Proposals from Chapman Land Services were pending.	X			
11	05.11.22	ACTION	Mr. Mohr to use the reservation system and submit a plan regarding the July 4 th event and copy of the County permit to Mr. Adams. Ms. Willson to review the CDD's potential liability. 06.08.22 Decision deferred while Mr. Mohr obtains one-time event insurance policy, Ms. Willson revises draft Agreement and CDD's Insurance Claims Dept approves the items as being sufficient to cover the CDD's liability.	X			
12	05.11.22	ACTION	Mrs. Adams to confirm with the hog trapper there are no fees for his services and check on the status of submitting a copy of the LLC and Certificate of Insurance to her. Once confirmed, Ms. Willson to prepare some type of agreement noting compensation are items removed from the property; they are not monetary.	X			
13	05.11.22	ACTION/AGENDA	Mr. Adams to obtain and present information on engaging a community outreach officer to monitor Cunningham Park at the next meeting. Ms. Hlebak to obtain proposals for key cards and to install a camera that focuses solely on the gate. 06.08.22 Smart Solution was preparing a proposal. Mr. Silber was designated to select, purchase and connect a camera system to the WIFI system.	X			
14	05.11.22	ACTION	Ms. Willson to review Welcome Center lease upon receipt from Developer's Counsel and provide copy to Mr. Silber to review. Ms. Comella to work with CDD Staff to come up with a plan for the new landscape maintenance yard and present at the next meeting.	X			

**TSR CDD
ACTION & COMPLETED ITEMS LIST
06.08.22 FOR 07.13.22 MEETING**

#	MTG DATE ADDED TO LIST	ACTION AGENDA	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
15	05.11.22	ACTION	Mr. Wilkes to provide Mr. Adams with contact information and language to prepare letter on CDD letterhead to the County to consider making Longspur & Heart Pine Avenue and Longspur & Fence Post Drive intersections into a four-way stops. 06.08.22 County acknowledged receipt of letter and will conduct a site visit.	X			
16	05.11.22	ACTION	Mr. Adams to provide Ms. Hlebak guidance and templates of how other CDDs handle homeowners' requests to sponsor public events.	X			
17	06.08.22	ACTION	Mr. Cologne to submit a request to Mr. Adams to host the Tower Foundation in the future to be held on the Third Saturday in October and include details of the event and potential impacts to the area.	X			
18	06.08.22	ACTION	Ms. Willson to give Mr. Adams Chapter 197 language for Resolution 2022-05 and amend September date of the Public Hearing and Fiscal Year 2022 Meeting Schedule to September 7, 2022, and make changes to the proposed FY 2023 budget line items discussed.	X			
19	06.08.22	ACTION	Mr. Call to email Mr. Adams the appraisal on the land and the Welcome Center Facility to forward to the Board.	X			
20	06.08.22	ACTION	Mr. Adams to obtain another appraisal for the Welcome Center and the 0.8-acre parcel north of the Welcome Center.	X			
21	06.08.22	ACTION	Staff to coordinate removal of "No Trespassing" signs at Huckleberry Pond. Ms. Willson to update the language in the Amenity Policy to address late hours, in response to Mr. Liquori's recommendations.	X		X After 06.08.22 mtg	
22	06.08.22	ACTION	Mr. Adams to determine if Taylor Morrison or CDD is responsible for removing a tree.	X			
23	06.08.22	ACTION	Mrs. Adams to clarify if ponds 15-2 and 12-5 were transferred to the CDD and email Mr. Silber the link to the map.	X		X After 06.08.22 mtg	
24	06.08.22	ACTION	Mr. Adams to send SFWMD and the County a letter requesting they do more to control the hog population adjacent to the CDD.	X			
25	06.08.22	ACTION	Mr. Adams to email the Board Mr. Wilkes' notes on his tour of the current facility and the site plan addressing the needs for the proposed meeting site at Publix.	X			

**TSR CDD
ACTION & COMPLETED ITEMS LIST
06.08.22 FOR 07.13.22 MEETING**

#	MTG DATE ADDED TO LIST	ACTION AGENDA	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
26	06.08.22	ACTION	Ms. Hlebak to prepare and circulate a general overview of the roles and responsibilities of the Arch Amenities Group.	X			
27	06.08.22	ACTION	Ms. Hlebak was asked to research other materials to replace the crushed shells around the pool at Witfield Park.	X			
28	06.08.22	ACTION/AGENDA	Mrs. Adams to present SOLitude's new rate increase at the August meeting, as the Lake Maintenance contract expires in September.	X			
29	06.08.22	ACTION	Mr. Adams to obtain a proposal from Mr. Yahn to engage Sunscape to oversee the Down-to-Earth landscaping projects.	X		X After 06.08.22 mtg	

**TSR CDD
ACTION & COMPLETED ITEMS LIST
06.08.22 FOR 07.13.22 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	11.10.21	ACTION	Mr. Yahn to investigate if 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 to the Board. 01.12.22 4 areas were reduced & slight modification made to the irrigation at 2 additional areas.			X	01.12.22
2	11.10.21	ACTION	Mr. Yahn to amend SunScapes contract & provide Management Services for turf projects at 5% and for large project at 7.5% 12.01.21 Ms. Willson to update contract.			X	01.12.22
3	11.10.21	ACTION AGENDA	Include on the January agenda, a Draft of the County Agreement allowing trail access into the Wilderness Preserve.			X	01.12.22
4	12.01.21	ACTION	Mr. Adams to contact State to determine who was assigned to inspect bridge, as D'Angelo Brothers is no longer in business. 01.12.22 Mr. Adams emailing new contact info to the Board.			X	01.12.22
5	12.01.21	ACTION	Mr. Soety to confirm correct homeowner address before Davey Tree treats the oak tree between 3462 and 3456 Forsythia Drive.			X	01.12.22
6	12.01.21	ACTION	Ms. Hlebak to coordinate w/ Mr. Silber the install dates to ensure access system properly installed. Deposition pending. 01.12.22 Ms. Hlebak coordinated with contractor to ensure all is good.			X	01.12.22
7	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. 01.12.22 Staff emailing Off-Duty Patrol Reports to the Board.			X	01.12.22
8	12.01.21	ACTION	Mrs. Adams to email insurance carrier documentation re: resident Fisher's accident & request for reimbursement of damaged phone.			X	01.12.22
9	12.01.21	ACTION	Ms. Hlebak to inspect the water bowl at the dog park for leaks.			X	01.12.22
10	12.01.21	ACTION	Mr. Call: Follow-up on Parcels C & E landscaping turnover to CDD. 01.12.22 Taylor Morrison given Parcel E punch list. Mrs. Adams emailed Drew about pond construction debris complaints.			X	02.09.22
11	01.12.22	ACTION	Mr. Adams to convey to Mr. Wilkes to present proposal to			X	02.09.22

**TSR CDD
ACTION & COMPLETED ITEMS LIST
06.08.22 FOR 07.13.22 MEETING**

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
		AGENDA	prepare the 20-Year Stormwater Needs Analysis Report.				
12	12.01.21	ACTION	Mrs. Adams to request Accounting Dept. recode the "Pool repairs & maintenance" expense to the "Pool cleaning" budget line item.			X	02.09.22
13	12.01.21	ACTION	Mr. Adams/Mr. Yahn to review DTE crew count, rank performance & negotiate financial credit with DTE. 01.12.22 Mr. Adams & Mr. Call reviewing SCI Report on crew count & working on credit from DTE. Results to be presented to the Board at the next meeting.			X	02.09.22
14	12.01.21	ACTION AGENDA	Ms. Hlebak to obtain other options and proposals to replace mini-split A/C units and depending on progress, provide at the January or February meeting. 01.12.22 The existing Contractor's suggested keeping the existing systems due to the way the buildings were constructed. He felt the best route was to replace the compressor.			X	02.09.22
15	08.11.21	AGENDA	Mr. Silber & Staff to negotiate leasing Starkey Ranch Welcome Center. 10.13.21 Combined Action Item #13. Mr. Call to send Ms. Willson Welcome Center Lease. 11.10.21 Ms. Comella & Mr. Wilkes to review site plan for Cunningham CDD owned land and provide building scenarios in the next few months.			X	03.09.22
16	01.12.22	ACTION AGENDA	Mr. Adams & Ms. Willson to review HOA covenants and Petition language to determine who is responsible for maintenance of the sidewalk, curb and gutters and report back to the Board.			X	03.09.22
17	01.12.22	ACTION AGENDA	Ms. Willson to prep letter and complaint for small claims court to homeowners at 13286 Batten Lane to submit payment to the CDD.			X	03.09.22
18	02.09.22	ACTION	Mr. Adams: Post after-hours emergency numbers on CDD website.			X	03.09.22
19	02.09.22	ACTION	Mr. Adams: Ask Sheriff to focus patrols on Night Star Trail.			X	03.09.22
20	02.09.22	ACTION	Mr. Adams to research commercial shared costs revenues are escalating according to the agreements. Also research source of trash assessment revenue and apprise the Chair.			X	03.09.22

**TSR CDD
ACTION & COMPLETED ITEMS LIST
06.08.22 FOR 07.13.22 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	07.14.21	AGENDA	Mr. Adams to include purchase of vacant parcel east of Publix w/ cost. 08.11.21 Developer donating property & establishing value. 09.08.21 Ms. Willson to ensure donating is in correct form. Real Estate Counsel to review documents. 12.01.21 Appraisal sent to Mr. Call. 03.09.22 Mr. Silber to follow-up. 04.13.22 Remove item.			X	04.13.22
22	01.12.22	ACTION	Mr. Wilkes to work with Ms. Comella to identify locations to build or rent. Mr. Wilkes to contact the County regarding the development options for the strip of land next to Publix.			X	04.13.22
23	02.09.22	ACTION	Mr. Adams to assist Ms. Hlebak in finding vendors for the repairs to the structure on Lyon Pine Lane and Chapin Pass. 03.09.22 The sidewalk repairs at both locations were completed. A proposal to Mr. Hlebak to build a structure at the junction box was pending.			X	04.13.22
24	02.09.22	ACTION	Mr. Adams to give CDD's after-hours emergency phone numbers for irrigation issues to Welcome Center, to post on their website.			X	04.13.22
25	03.09.22	ACTION	Mr. Adams to have Rangeland wooden bridge reinspected.			X	04.13.22
26	03.09.22	ACTION	Mr. Adams pursuing proposal from Engineer servicing concrete bridges to perform the study on the wooden bridges.			X	04.13.22
27	03.09.22	ACTION	Mr. Adams to add certain signage on the other side of the lake at Rangeland and Esplanade.			X	04.13.22
28	03.09.22	ACTION	Mrs. Adams to have Solitude inspect the dirt pond on Mellon Drive and the area before asking Taylor Morrison to address homeowners' complaints about construction debris behind the silt fence at Westmore Court.			X	04.13.22
29	03.09.22	ACTION	Mr. Adams to ask patrol to focus on Night Star & Barbour Tr.			X	04.13.22
30	03.09.22	ACTION	Ms. Willson to review the current Hog Contractor Agreement and discuss with the CDD's insurance provider, best practices and ability to permit homeowners to hunt in the preserve.			X	04.13.22
31	03.09.22	ACTION	Mr. Yahn going over billing with DTE.			X	04.13.22

**TSR CDD
ACTION & COMPLETED ITEMS LIST
06.08.22 FOR 07.13.22 MEETING**

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
32	02.09.22	ACTION/AGENDA	Mr./Mrs. Adams to solicit bids from sidewalk cleaning contractors. 3.09.22 Mr. Adams to incorporate Ms. Hlebak's proposal & others into a spreadsheet to present at the next mtg.			X	05.11.22
33	02.10.21	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. 01.12.22 Contract or contacted to commence project. 4.13.22 Project is scheduled to commence on Monday, April 18 th and be completed in three weeks, weather permitting.			X	05.11.22
34	12.01.21	ACTION AGENDA	Mr. Adams to ask Mr. Wilkes to report on Mr. Silber's request to make Longspur & Fence Post Drive intersection a four-way stop and turn some of the parking spaces into plant beds, at the next meeting. 03.09.22 Mr. Adams to call Mr. Wilkes tomorrow.			X	05.11.22
35	03.09.22	ACTION	Mr. Adams to research deed to determine ownership of retaining wall on Tract B-1 and review similar process with the Builder for homeowner or HOA maintaining wall.			X	05.11.22
36	03.09.22	ACTION/AGENDA	Mr. Adams to present landscape bid specs at May meeting.			X	05.11.22
37	03.09.22	ACTION/AGENDA	Mr. Adams to include in the proposed FY 2023 budget: 1. Adjust the "Commercial shared costs" and reduce trash assessment revenue from \$49,000 to \$10,000 or \$15,000. 2. Insert funds to purchase benches along Huckleberry Pond. 3. Add funds for bridge repairs and to redo the brick pavers on the bridge.			X	05.11.22
38	04.13.22	ACTION	Per Mr. Silber, Staff to establish a requirement of staffing needs.			X	05.11.22
39	04.13.22	ACTION	Mr. Call to call for info on the current meeting location site.			X	05.11.22

**TSR CDD
ACTION & COMPLETED ITEMS LIST
06.08.22 FOR 07.13.22 MEETING**

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
40	04.13.22	ACTION	Mr. Adams & Mr. Yahn to present counter offer to DTE & request pro-ration of the credit for 6 months & report back.			X	05.11.22
41	05.11.22	ACTION	Staff to prepare an Agreement between the CDD and the HOA to prevent fishing at the CDD lake banks.			X	06.08.22
42	05.11.22	ACTION	Mr. Adams to ask vendor about missing new "No trespassing" sign in Esplanade. Ms. Hlebak to advise Mrs. Adams where it is to be re-installed.			X	06.08.22
43	05.11.22	ACTION/AGENDA	Mr. Soety to present his findings in evaluating the firebush shrubs damaged by frost and DTE proposals for replacement.			X	06.08.22
44	05.11.22	ACTION	Mr. Adams, Mr. Soety and Mr. Yahn to refine the section of the RFP for Landscape Maintenance Contract on performance score card and include the evaluation criteria with the point system in the package and ratify at the next meeting. Mr. Adams to provide Ms. Anderson a list of the vendors invited to respond to the RFP.			X	06.08.22

TSR

COMMUNITY DEVELOPMENT DISTRICT

16C

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				Adopted Budget FY 2022
	Adopted Budget	Actual through 3/31/2021	Projected through 9/30/2021	Total Actual & Projected	
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

16D

Monthly Summary Report

June, 2022

Submitted by:

Renee Hlebak, Starkey Ranch Lifestyle Director

Alex Murphy, Operations Director



Starkey
RANCH

Where life takes root.



JUNE PROGRAM HIGHLIGHTS

PROGRAM	CATEGORY	PARTICIPATION
Splash into Summer	Family Social	Rescheduled for July
Yippy Hour	Family & Dog Social	8 Dogs & Owners
Yappy Hour	Family & Dog Social	8 Dogs & Owners
Food Truck Friday	Family Social	180+
Kid's Night Out	Kids Social	25
Meet & Mingle	Adult Social	14
Dads & Dudes	Family Social	75
Coffee Club	Adult Social	7
Drink This, Make That	Adult Social	15
Music in the Park	Family Social	Band Cancelled due to Weather / 125+
Summer Cocktail Hour	Adult Social	20
What's for Dinner?	Family Social	100+
Toddler Time	Family Social	10 Toddlers/Week
Platinum Martial Arts Summer Camp	Kids Summer Camp	10
Yoga	Group Fitness	8/Class

JUNE PROGRAM PHOTOS



JUNE AMENITY RENTALS

AMENITY LOCATION	FREQUENCY	REVENUE
Cunningham Hall	6 Days /32 Hours	\$1,600
Whitfield Park Pavilion	2 Days/7 Hours	\$105
Homestead Park Pavilion	2 Days/6 Hours	\$90
Albritton Park – Coming Soon!	N/A	N/A
Rentals usually take place Friday – Sunday, pending Lifestyle Programs and needed access to the facilities. Resident Clubs, Fitness and Community Associations are not included in these numbers. Deposits for Cunningham Hall and Damage Costs are not included. Damage costs are rarely charged/a concern after rentals. Deposit Checks for Cunningham Hall are held until the Monday after the rental, they are then returned or shred per the resident’s request.		

JULY PROGRAM FORECAST

PROGRAM	DATE
Bike Brigade Parade	July 4th
Yippy Hour	July 5th
Yappy Hour	July 7th
Food Truck Friday	July 8th
What's for Dinner	July 12 th
Kid's Day Out/Splash into Summer	July 15 th
Coffee Club	July 21 st
Music in the Park	July 22 nd
Drink This, Make That	July 27 th
Kid's Night Out	July 29 th
I-9 Sports Summer Camp	2 Weeks in July
Toddler Time	Every Monday
Fitness Classes	Every Day Except Friday & Sunday
Group, ISR & Private Swim Lessons	Daily Based on Request & Weather

MUSIC IN THE PARK

Bring the family and a blanket to Whitfield Park to enjoy *live tunes from Theo Moon* and *dinner from Two Grandmas Soul Food*

Friday, July 22nd
6-8pm
Whitfield Park

YAPPY HOUR

CALLING ALL FUR-LEGGED FRIENDS!

★ ★ ★

JOIN THE LIFESTYLE TEAM FOR A ONE HOUR DOG SOCIAL AT WOOF-FIELD PARK!
HUMAN AND DOG TREATS WILL BE PROVIDED

Thursday, July 7th
5-6pm
Whitfield Dog Park

RESIDENT CONNECTIONS

POSITIVE (+) OR NEGATIVE (-)	COMMENT	ACTION TAKEN
-	<p style="text-align: center;">Staff vs Security</p> <p>Several Residents called about non-resident use of the facilities such as fishing and swimming demanding staff approach and address people. Why is there no security?</p>	<p>The Lifestyle and Welcome Center Team are not on call 24/7 and are not hired as security. Sadly this is not something residents like to hear, but need to understand. When our team can we address situations, but a Front Desk Staff Member will not close the building to chase people around in the community. If a resident feels that uneasy and we are not there they should call the authorities.</p>
+	<p style="text-align: center;">Dads & Dudes</p> <p>Residents reached out to share how much they enjoyed Miss. Nikole's Father's Day event Dads & Dudes. The food from Station House BBQ was wonderful and it was just right for families to eat and enjoy their time together.</p>	<p>We took the suggestions from the positive feedback for Mother's Day and used it for this event. We have made notes to make both even better for next year.</p>

RESIDENT INTERACTIONS

TOTAL VISITS BY DAY/MONTH	
Monday	89
Tuesday	83
Wednesday	57
Thursday	79
Friday	118
Saturday	107
Sunday	56
TOTAL CALLS & EMAILS BY DAY/MONTH (Does NOT include Program or Rental Requests)	
Monday	64
Tuesday	53
Wednesday	41
Thursday	57
Friday	79
Saturday	76
Sunday	35

OVERALL UTILIZATION	
Total Visits (Mon – Sat 10am to 5pm, Sun 12pm to 5pm)	589
Total Calls & Emails (Does NOT include Program or Rental Requests)	405

FACILITY OPERATIONS & MAINTENANCE

ITEM	STATUS	CONCLUSION
Homestead Park Pool Gates	In Progress	One gate continues to be jammed with items so the gate won't close all the way. Request is in for gate security team to update to a maglock.
Pool Chair Repairs	Complete	All chairs are currently fixed.
Lock issue at Cunningham Park	Complete	Had a locksmith come and replace the handles/code locks on the bathroom doors. Door was sticking.
Repainted and Repaired Wood on Water Feature in Homestead Park Pool	Complete	The warning was worn off and the feature was loose from residents using it as a jumping rock. The warning label to not jump off the water feature was repainted and the box was tightened up/boards were secured.
Install New Changing Stations	Complete	Baby Changing Stations damaged again, one bent beyond repair at each pool. New ones on order.
Splash Pad Water Pressure & Motor	Complete	Complaints about the water pressure being too little then too strong. Field Staff worked with the Pool Company to clean the spouts and adjust. Motor went and had to be replaced.
Maintenance on Gator/Field Cart	Complete	Tire needed patched.
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. This does not include daily Park Attendant duties such as trash, park checks, rentals, etc.

THANK YOU.

