

TSR

**COMMUNITY DEVELOPMENT
DISTRICT**

August 9, 2023

**BOARD OF SUPERVISORS
PUBLIC HEARING AND
REGULAR MEETING
AGENDA**

TSR

COMMUNITY DEVELOPMENT DISTRICT

AGENDA

LETTER

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

August 2, 2023

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 Public Hearing and Regular Meeting on August 9, 2023 at 6:00 p.m., at Cunningham Park, 12131 Rangeland Boulevard, Odessa, Florida 33556. The agenda is as follows:

1. Call to Order/Roll Call/Pledge of Allegiance
2. Public Comments [3 minutes per person]
3. Public Hearing on Adoption of Fiscal Year 2023/2024 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2023-07, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date
4. Consideration of Resolution 2023-08, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
5. Update/Consideration of Welcome Center Lease Agreement (*under separate cover*)
6. Update: SOLitude Lake Management, LLC, Enhanced Waterbody Assessment
 - A. Consideration of Services Contracts for Treatment Recommendations
 - I. Aeration Systems – Ponds 4A, 4B and 5A
 - II. ESP-1A and ESP-1B Surface Aeration Systems
 - III. Nutrient Abatement Treatment

7. Consideration of Proposals/Estimates/Quotes
 - A. Reel Graphix Printing, No Trespassing/No Watercraft Signage
 - B. Southern Wildlife Removal, LLC, Hog Removal
 - C. Everglades Equipment Group, Gator Cart for Field Staff
 - D. Gulf Coast Air Systems, Inc., Repairs and Surge Protectors

 8. Consideration of Amenity Holiday Lighting Quotes
 - A. American Illuminations & Decor
 - B. Decoration Elves
 - C. Everything Outdoors, LLC
 - D. Nebula LED Lighting Systems Alternative

 9. Acceptance of Unaudited Financial Reports as of June 30, 2023

 10. Approval of July 12, 2023 Regular Meeting Minutes

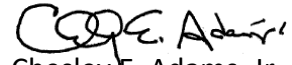
 11. Action & Completed Items

 12. Staff Reports
 - A. District Counsel: *Kutak Rock, LLP*
 - B. District Engineer: *Johnson Engineering, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: September 13, 2023 at 6:00 PM
 - QUORUM CHECK
- | | | | | |
|--------|----------------|------------------------------------|--------------------------------|-----------------------------|
| SEAT 1 | DAVID DEENIHAN | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 2 | FRANK STALZER | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 3 | JASON SILBER | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 4 | RAY SZELEST | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 5 | MARY COMELLA | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
- D. Lifestyle Director & Amenity Manager: *Arch Amenities Group*
 - E. Operations Manager: *Wrathell, Hunt and Associates, LLC*
-
13. Supervisors' Requests

14. Adjournment

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

Sincerely,

A handwritten signature in black ink that reads "Chesley E. Adams, Jr." with a stylized flourish at the end.

Chesley E. Adams, Jr.

District Manager

TSR

COMMUNITY DEVELOPMENT DISTRICT

3A

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Pasco

} SS

Before the undersigned authority personally appeared **Carol Chewning** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE:**

TSR Community Development District - Notice of FY2024 Public

Hearing was published in said newspaper by print in the issues of: **7/19/23, 7/26/23** or by publication on the newspaper's website, if authorized, on

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

**TSR COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 2023/2024 BUDGET; AND NOTICE OF
REGULAR BOARD OF SUPERVISORS' MEETING.**

The Board of Supervisors ("**Board**") of the TSR Community Development District ("**District**") will hold a public hearing on August 9, 2023 at 6:00 p.m. at Cunningham Park, 12131 Rangeland Boulevard, Odessa, Florida 33556 for the purpose of hearing comments and objections on the adoption of the proposed budget ("**Proposed Budget**") of the District for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("**District Manager's Office**"), during normal business hours, or by visiting the District's website at <http://www.tsrccd.com/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Chuck Adams
District Manager

07/19/2023, 07/26/2023 0000297062

Signature Affiant

Sworn to and subscribed before me this 07/26/2023

Kathy Klase
Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____



TSR

COMMUNITY DEVELOPMENT DISTRICT

3B

RESOLUTION 2023-07

THE ANNUAL APPROPRIATION RESOLUTION OF THE TSR COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2023, submitted to the Board of Supervisors (“**Board**”) of the TSR Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes ("Adopted Budget")*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the TSR Community Development District for the Fiscal Year Ending September 30, 2024."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sum of \$8,567,035 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$4,774,869
DEBT SERVICE FUND – SERIES 2015	\$ 661,149
DEBT SERVICE FUND – SERIES 2015A	\$ 665,268
DEBT SERVICE FUND – SERIES 2016	\$ 655,667
DEBT SERVICE FUND – SERIES 2017	\$ 818,412
DEBT SERVICE FUND – SERIES 2018	\$ 654,466
DEBT SERVICE FUND – SERIES 2019	<u>\$ 337,204</u>
TOTAL ALL FUNDS	\$8,567,035

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024 or within 60 days following the end of the Fiscal Year 2023/2024 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 9TH DAY OF AUGUST, 2023.

ATTEST:

TSR COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2024 Budget

Exhibit A: Fiscal Year 2024 Budget

**TSR
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2024**

**TSR
COMMUNITY DEVELOPMENT DISTRICT
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**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023			Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	
REVENUES				
Assessment levy: on-roll - gross O&M	\$ 4,538,284			\$ 4,415,306
Assessment levy: on-roll - gross trash	259,774			373,974
Allowable discounts (4%)	(191,922)			(191,571)
Assessment levy: on-roll - net	4,606,136	\$4,549,837	\$ 56,299	\$ 4,606,136
Assessment levy: off-roll O&M	-	10,041	-	-
Trash collection assessments	11,404	10,570	834	17,465
Commerical shared costs	112,045	134,340	-	120,191
Program revenue	12,000	9,528	2,472	14,000
Interest	2,500	-	2,500	2,500
Specialty program revenue	6,000	-	6,000	6,000
Miscellaneous-rental revenue	15,000	9,030	5,970	17,000
Total revenues	4,765,085	4,723,346	74,075	4,774,865
EXPENDITURES				
Professional & administrative				
Supervisors	10,200	3,875	6,325	10,200
Management	42,070	21,035	21,035	42,070
Legal	30,000	21,358	8,642	30,000
Engineering	20,000	3,153	16,847	20,000
Assessment administration	10,000	5,000	5,000	10,000
Audit	4,570	-	4,570	4,570
Arbitrage rebate calculation	3,000	1,500	1,500	3,000
Dissemination agent	13,000	6,500	6,500	13,000
Trustee	26,500	23,166	3,334	35,000
Telephone	250	125	125	250
Postage	1,500	2,971	1,000	3,971
Printing & binding	2,000	1,000	1,000	2,000
Legal advertising	3,500	794	1,500	2,294
Annual special district fee	175	175	-	175
Insurance	7,100	6,464	-	6,800
Other current charges	3,500	677	1,000	2,000
Office supplies	500	364	350	714
Website				
Hosting & maintenance	705	-	705	705
ADA compliance	200	-	200	200
Property taxes	687	-	687	687
Property appraiser & tax collector	95,961	93,535	2,426	95,961
Total professional & administrative	275,418	191,692	82,746	279,693

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023			Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	
Field operations				
Contract services				
Field services	28,325	14,163	14,162	28,325
Landscape maintenance	1,700,000	624,688	775,000	1,399,688
Landscape consulting	60,000	25,000	35,000	60,000
Landscape aqrbor care	155,000	23,148	131,852	155,000
Wetland maintenance	68,168	518	67,650	68,168
Wetland mitigation reporting	4,500	20,575	-	20,575
Lake maintenance	100,000	42,963	57,037	100,000
Community trash hauling	330,000	175,931	180,000	355,931
Off-duty traffic patrols	20,000	200	15,000	15,200
Wildhog removal	-	-	-	-
Repairs & maintenance				
Repairs - general	20,000	4,935	7,500	12,435
Operating supplies	8,000	9,536	3,500	13,036
Plant replacement	70,000	11,598	58,402	70,000
Mulch	200,000	111,585	-	111,585
Playground mulch	18,000	-	18,000	18,000
Sod	200,000	542	-	542
Fertilizer/chemicals	30,000	-	30,000	30,000
Irrigation repairs	30,000	35,750	10,000	45,750
Irrigation monitoring	2,280	-	2,280	2,280
Security/alarms/camera/repair	1,500	233	1,267	1,500
Road & sidewalk	40,000	4,830	35,000	39,830
Signage maintenance	-	480	-	480
Common area signage	3,000	1,042	1,958	3,000
Bridge & deck maintenance	40,000	17,570	25,000	42,570
Pressure washing	105,000	240	77,000	77,240
Utilities - common area				
Electric	14,500	5,316	9,184	14,500
Streetlights	380,000	165,929	190,000	355,929
Irrigation - reclaimed water	70,000	19,311	50,689	70,000
Gas	450	140	310	450

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
Recreation facilities					
Amenity management staff/contract	389,820	137,140	252,680	389,820	404,861
Office operations	-	-	-	-	128,780
Office rental	80,000	1,456	20,000	21,456	-
Office expenses	8,950	-	2,240	2,240	-
Office utilities	8,850	-	2,215	2,215	-
Office copy machine	4,875	3,654	1,221	4,875	-
Janitorial	24,480	7,500	16,980	24,480	-
Park A/C repairs and maintenance	5,000	630	4,370	5,000	5,000
Pool operations	-	-	-	-	79,194
Pool cleaning	27,594	9,840	17,754	27,594	-
Pool repairs & maintenance	2,500	644	1,856	2,500	-
Pool fence & gate repairs	2,000	631	1,369	2,000	-
Pool - electric	36,000	12,657	23,343	36,000	-
Pool - water	10,000	2,337	7,663	10,000	-
Pool permits and licensing	1,100	-	1,100	1,100	-
Pest services	500	250	250	500	500
Insurance	69,706	54,411	15,295	69,706	69,706
Cable/internet/telephone/software	10,000	6,066	3,934	10,000	10,000
Access cards	5,500	991	4,509	5,500	2,000
Activities	30,000	29,802	198	30,000	30,000
Specialty programming	6,000	2,237	3,763	6,000	6,000
Recreational repairs	2,500	-	2,500	2,500	2,500
Pool signage	1,000	-	1,000	1,000	1,000
Holiday decorations	8,000	8,000	-	8,000	8,000
Other					
Contingency	20,000	6,639	13,361	20,000	55,680
Capital outlay	30,000	-	30,000	30,000	-
Total field operations	<u>4,483,098</u>	<u>1,601,108</u>	<u>2,223,392</u>	<u>3,824,500</u>	<u>4,495,176</u>
Total expenditures	<u>4,758,516</u>	<u>1,792,800</u>	<u>2,306,138</u>	<u>4,098,938</u>	<u>4,774,869</u>
Net increase/(decrease) of fund balance	6,569	2,930,546	(2,232,063)	698,483	-
Fund balance - beginning (unaudited)	811,776	1,332,230	4,262,776	1,332,230	2,030,713
Fund balance - ending (projected)	<u>\$ 818,345</u>	<u>\$ 4,262,776</u>	<u>\$ 2,030,713</u>	<u>\$ 2,030,713</u>	<u>\$ 2,030,713</u>

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

EXPENDITURES

Professional & administrative

Supervisors	\$ 10,200
This covers 4 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 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 is currently engaged with Kutak Rock for the provision of 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 is currently under contract with Johnson Engineering to provide 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 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	35,000
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	1,000
The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.	
Annual special district fee	175
The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.	
Insurance	6,800
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	2,000
Represents any miscellaneous expenses incurred during the fiscal year.	
Office supplies	750
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.	
Property appraiser & tax collector	95,786
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	1,760,000
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	65,400
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	155,000
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	30,000
<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	100,000
<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	375,000
<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 FHP officers for a 4+1 hour block each week to provide traffic and speed patrol services.</p>	
Wildhog removal	16,000
<p>Provides for engaging a licensed and insured contractor for the periodic removal of wild hogs from District common areas.</p>	
Repairs & maintenance	
Repairs - general	15,000
<p>Represents estimated costs for the general repairs and maintenance of various facilities throughout the District.</p>	
Operating supplies	13,000
<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	200,000
<p>Represents supply and install costs for mulching of landscape common areas.</p>	
Playground mulch	18,000
<p>Represents the estimated costs to mulch the District playgrounds once annually.</p>	
Sod	200,000
<p>Represents an aggressive initially introduced in fiscal year 2022 to upgrade areas of Bahia sod to either Zoysia or Floratam sod.</p>	
Fertilizer/chemicals	30,000
<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 and historical 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.	1,500
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.	60,000
Pressure washing Intended to cover the hiring of a qualified contractor to pressure wash all of the Districts Sidewalks once a year.	-
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 of a lease, power and maintenance agreement with Duke Energy, for streetlights within the District.	370,000
Irrigation - reclaimed water Represents current and estimated costs for reclaimed water supply 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 FY2024 includes increases to some payroll items such as Pool Attendants and the addition of Monthly IT services.	404,861
Office Operations Includes the costs of office rental, expenses, utilities, office equipment rental and janitorial costs.	128,780

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

EXPENDITURES (continued)

Park A/C repairs and maintenance	5,000
Covers the costs associated with preventative maintenance and repairs to the parks restroom AC units.	
Pool operations	79,194
Covers the costs of operating and maintaining the District three District pools. Including repairs and maintenance, cleaning, annual licenses and utilities.	
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	2,000
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)

The onsite management company for the District coordinates and provides various activities throughout the year. The amount represents costs related to supplies, notices and other items to run these activities.	
Specialty programming	6,000
Covers the provision of specialty programs such as swim lessons, gymnastics etc.	
Recreational repairs	2,500
Represents estimated costs for general repairs and maintenance of the District's	
Pool signage	1,000
Represents the replacement of miscellaneous signs located at the District's recreational facilities.	
Holiday decorations	8,000
Covers the costs related to the decoration of common areas during the Holidays.	
Other	
Contingency	55,680
Represents funds for unexpected expenses that the District could incur throughout the fiscal year and/or expenses that do not fit into any standard category.	
Total expenditures	<u><u>\$ 4,774,869</u></u>

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2015
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual Through 3/31/2023	Projected Through 9/30/2023		
REVENUES					
Assessment levy: on-roll	\$ 688,645				\$ 688,645
Allowable discounts (4%)	(27,546)				(27,546)
Net assessment levy - on-roll	661,099	\$ 652,701	\$ 8,398	\$ 661,099	661,099
Interest	50	27	23	50	50
Total revenues	661,149	652,728	8,421	661,149	661,149
EXPENDITURES					
Debt service					
Principal - 11/1	195,000	195,000	-	195,000	200,000
Principal prepayment	-	5,000	-	5,000	-
Interest - 11/1	213,172	213,172	-	213,172	208,778
Interest - 5/1	208,906	-	208,778	208,778	204,403
Tax collector	13,773	13,052	721	13,773	13,773
Total expenditures	630,851	426,224	209,499	635,723	626,954
Excess/(deficiency) of revenues over/(under) expenditures	30,298	226,504	(201,078)	25,426	34,195
Beginning fund balance (unaudited)	1,119,883	1,125,850	1,352,354	1,125,850	1,151,276
Ending fund balance (projected)	<u>\$1,150,181</u>	<u>\$1,352,354</u>	<u>\$ 1,151,276</u>	<u>\$ 1,151,276</u>	<u>1,185,471</u>
Use of fund balance:					
Debt service reserve account balance (required)					(630,256)
Principal expense - November 1, 2024					(210,000)
Interest expense - November 1, 2024					(204,403)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 140,812</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/23	200,000.00	4.375%	208,778.13	408,906.25	8,120,000.00
05/01/24	-		204,403.13	204,531.25	8,120,000.00
11/01/24	210,000.00	4.375%	204,403.13	414,531.25	7,910,000.00
05/01/25	-		199,809.38	199,937.50	7,910,000.00
11/01/25	220,000.00	4.375%	199,809.38	419,937.50	7,690,000.00
05/01/26	-		194,996.88	195,125.00	7,690,000.00
11/01/26	230,000.00	5.000%	194,996.88	425,125.00	7,460,000.00
05/01/27	-		189,246.88	189,375.00	7,460,000.00
11/01/27	245,000.00	5.000%	189,246.88	434,375.00	7,215,000.00
05/01/28	-		183,121.88	183,250.00	7,215,000.00
11/01/28	255,000.00	5.000%	183,121.88	438,250.00	6,960,000.00
05/01/29	-		176,746.88	176,875.00	6,960,000.00
11/01/29	270,000.00	5.000%	176,746.88	446,875.00	6,690,000.00
05/01/30	-		169,996.88	170,125.00	6,690,000.00
11/01/30	280,000.00	5.000%	169,996.88	450,125.00	6,410,000.00
05/01/31	-		162,996.88	163,125.00	6,410,000.00
11/01/31	295,000.00	5.000%	162,996.88	458,125.00	6,115,000.00
05/01/32	-		155,621.88	155,750.00	6,115,000.00
11/01/32	310,000.00	5.000%	155,621.88	465,750.00	5,805,000.00
05/01/33	-		147,871.88	148,000.00	5,805,000.00
11/01/33	325,000.00	5.000%	147,871.88	473,000.00	5,480,000.00
05/01/34	-		139,746.88	139,875.00	5,480,000.00
11/01/34	345,000.00	5.000%	139,746.88	484,875.00	5,135,000.00
05/01/35	-		131,121.88	131,250.00	5,135,000.00
11/01/35	360,000.00	5.000%	131,121.88	491,250.00	4,775,000.00
05/01/36	-		122,121.88	122,250.00	4,775,000.00
11/01/36	380,000.00	5.000%	122,121.88	502,250.00	4,395,000.00
05/01/37	-		112,621.88	112,750.00	4,395,000.00
11/01/37	395,000.00	5.125%	112,621.88	507,750.00	4,000,000.00
05/01/38	-		102,500.00	102,628.13	4,000,000.00
11/01/38	415,000.00	5.125%	102,500.00	517,628.13	3,585,000.00
05/01/39	-		91,865.63	91,993.75	3,585,000.00
11/01/39	440,000.00	5.125%	91,865.63	531,993.75	3,145,000.00
05/01/40	-		80,590.63	80,718.75	3,145,000.00
11/01/40	460,000.00	5.125%	80,590.63	540,718.75	2,685,000.00
05/01/41	-		68,803.13	68,931.25	2,685,000.00
11/01/41	485,000.00	5.125%	68,803.13	553,931.25	2,200,000.00
05/01/42	-		56,375.00	56,503.13	2,200,000.00
11/01/42	510,000.00	5.125%	56,375.00	566,503.13	1,690,000.00
05/01/43	-		43,306.25	43,434.38	1,690,000.00
11/01/43	535,000.00	5.125%	43,306.25	578,434.38	1,155,000.00

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/44	-		29,596.88	29,725.00	1,155,000.00
11/01/44	565,000.00	5.125%	29,596.88	594,725.00	590,000.00
05/01/45	-		15,118.75	15,246.88	590,000.00
11/01/45	590,000.00	5.125%	15,118.75	610,246.88	-
Total	8,320,000.00		5,765,940.81	14,096,706.29	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2015A
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual Through 3/31/2023	Projected Through 9/30/2023	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 694,331				\$ 692,988
Allowable discounts (4%)	(27,773)				(27,720)
Net assessment levy - on-roll	666,558	\$ 658,090	\$ 8,468	\$ 666,558	665,268
Interest	-	27	-	27	-
Total revenues	666,558	658,117	8,468	666,585	665,268
EXPENDITURES					
Debt service					
Principal - 11/1	180,000	180,000	-	180,000	190,000
Principal prepayment	-	15,000	-	15,000	-
Interest - 11/1	234,384	234,384	-	234,384	229,131
Interest - 5/1	229,547	-	229,131	229,131	224,025
Tax collector	13,887	13,160	727	13,887	13,860
Total expenditures	657,818	442,544	229,131	672,402	657,016
Excess/(deficiency) of revenues over/(under) expenditures	8,740	215,573	(220,663)	(5,817)	8,252
Beginning fund balance (unaudited)	1,101,463	1,123,569	1,339,142	1,123,569	1,117,752
Ending fund balance (projected)	<u>\$ 1,110,203</u>	<u>\$ 1,339,142</u>	<u>\$1,118,479</u>	<u>\$ 1,117,752</u>	<u>1,126,004</u>
Use of fund balance:					
Debt service reserve account balance (required)					(650,450)
Principal expense - November 1, 2024					(200,000)
Interest expense - November 1, 2024					(224,025)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 51,529</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/23	190,000.00	5.375%	229,131.25	419,131.25	8,110,000.00
05/01/24	-		224,025.00	224,025.00	8,110,000.00
11/01/24	200,000.00	5.375%	224,025.00	424,025.00	7,910,000.00
05/01/25	-		218,650.00	218,650.00	7,910,000.00
11/01/25	210,000.00	5.375%	218,650.00	428,650.00	7,700,000.00
05/01/26	-		213,006.25	213,006.25	7,700,000.00
11/01/26	220,000.00	5.375%	213,006.25	433,006.25	7,480,000.00
05/01/27	-		207,093.75	207,093.75	7,480,000.00
11/01/27	235,000.00	5.375%	207,093.75	442,093.75	7,245,000.00
05/01/28	-		200,778.13	200,778.13	7,245,000.00
11/01/28	245,000.00	5.375%	200,778.13	445,778.13	7,000,000.00
05/01/29	-		194,193.75	194,193.75	7,000,000.00
11/01/29	260,000.00	5.375%	194,193.75	454,193.75	6,740,000.00
05/01/30	-		187,206.25	187,206.25	6,740,000.00
11/01/30	275,000.00	5.375%	187,206.25	462,206.25	6,465,000.00
05/01/31	-		179,815.63	179,815.63	6,465,000.00
11/01/31	290,000.00	5.375%	179,815.63	469,815.63	6,175,000.00
05/01/32	-		172,021.88	172,021.88	6,175,000.00
11/01/32	305,000.00	5.375%	172,021.88	477,021.88	5,870,000.00
05/01/33	-		163,825.00	163,825.00	5,870,000.00
11/01/33	320,000.00	5.375%	163,825.00	483,825.00	5,550,000.00
05/01/34	-		155,225.00	155,225.00	5,550,000.00
11/01/34	340,000.00	5.375%	155,225.00	495,225.00	5,210,000.00
05/01/35	-		146,087.50	146,087.50	5,210,000.00
11/01/35	355,000.00	5.375%	146,087.50	501,087.50	4,855,000.00
05/01/36	-		136,546.88	136,546.88	4,855,000.00
11/01/36	375,000.00	5.625%	136,546.88	511,546.88	4,480,000.00
05/01/37	-		126,000.00	126,000.00	4,480,000.00
11/01/37	395,000.00	5.625%	126,000.00	521,000.00	4,085,000.00
05/01/38	-		114,890.63	114,890.63	4,085,000.00
11/01/38	420,000.00	5.625%	114,890.63	534,890.63	3,665,000.00
05/01/39	-		103,078.13	103,078.13	3,665,000.00
11/01/39	440,000.00	5.625%	103,078.13	543,078.13	3,225,000.00
05/01/40	-		90,703.13	90,703.13	3,225,000.00
11/01/40	465,000.00	5.625%	90,703.13	555,703.13	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	8,480,000.00		6,841,565.74	15,321,565.74	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2016
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual Through 3/31/2023	Projected Through 9/30/2023	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	\$ 647,337	\$ 8,330	\$ 655,667	655,667
Interest	-	22	-	22	-
Total revenues	655,667	647,359	8,330	655,689	655,667
EXPENDITURES					
Debt service					
Principal - 11/1	200,000	200,000	-	200,000	210,000
Interest - 11/1	218,388	218,387	1	218,388	214,388
Interest - 5/1	218,388	-	218,388	218,388	210,188
Tax collector	13,660	12,945	715	13,660	13,660
Total expenditures	650,436	431,332	219,104	650,436	648,236
Excess/(deficiency) of revenues over/(under) expenditures	5,231	216,027	(210,774)	5,253	7,431
Beginning fund balance (unaudited)	938,085	943,998	1,160,025	943,998	949,251
Ending fund balance (projected)	<u>\$ 943,316</u>	<u>\$ 1,160,025</u>	<u>\$ 949,251</u>	<u>\$ 949,251</u>	<u>956,682</u>
Use of fund balance:					
Debt service reserve account balance (required)					(482,081)
Principal expense - November 1, 2024					(220,000)
Interest expense - November 1, 2024					(210,188)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 44,413</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/23	210,000.00	4.000%	214,387.50	424,387.50	9,080,000.00
05/01/24			210,187.50	210,187.50	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			205,787.50	205,787.50	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			201,187.50	201,187.50	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			196,487.50	196,487.50	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	9,290,000.00		6,464,487.56	15,754,487.56	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2017
FISCAL YEAR 2024

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual Through 3/31/2023	Projected Through 9/30/2023	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	\$ 808,016	\$ 10,396	\$ 818,412	818,412
Interest	-	23	-	23	-
Total revenues	<u>818,412</u>	<u>808,039</u>	<u>10,396</u>	<u>818,435</u>	<u>818,412</u>
EXPENDITURES					
Debt service					
Principal - 11/1	245,000	245,000	-	245,000	250,000
Interest - 11/1	277,816	277,816	-	277,816	273,375
Interest - 5/1	273,375	-	273,375	273,375	268,844
Tax collector	17,050	16,159	891	17,050	17,050
Total expenditures	<u>813,241</u>	<u>538,975</u>	<u>274,266</u>	<u>813,241</u>	<u>809,269</u>
Excess/(deficiency) of revenues over/(under) expenditures	5,171	269,064	(263,870)	5,194	9,143
Beginning fund balance (unaudited)	948,123	955,497	1,224,561	955,497	960,691
Ending fund balance (projected)	<u>\$ 953,294</u>	<u>\$ 1,224,561</u>	<u>\$ 960,691</u>	<u>\$ 960,691</u>	<u>969,834</u>
Use of fund balance:					
Debt service reserve account balance (required)					(403,163)
Principal expense - November 1, 2024					(260,000)
Interest expense - November 1, 2024					(268,844)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 37,827</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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	11,860,000.00		8,632,175.04	20,492,175.04	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2018
FISCAL YEAR 2024

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual Through 3/31/2023	Projected Through 9/30/2023	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	\$ 646,152	\$ 8,314	\$ 654,466	654,466
Interest	-	18	-	18	-
Total revenues	654,466	646,170	8,314	654,484	654,466
EXPENDITURES					
Debt service					
Principal - 11/1	170,000	170,000	-	170,000	175,000
Interest - 11/1	234,422	234,422	-	234,422	231,022
Interest - 5/1	231,022	-	231,022	231,022	227,522
Tax collector	13,635	12,921	714	13,635	13,635
Total expenditures	649,079	417,343	231,736	649,079	647,179
Excess/(deficiency) of revenues over/(under) expenditures	5,387	228,827	(223,422)	5,405	7,287
Beginning fund balance (unaudited)	734,798	740,680	969,507	740,680	746,085
Ending fund balance (projected)	<u>\$ 740,185</u>	<u>\$ 969,507</u>	<u>\$ 746,085</u>	<u>\$ 746,085</u>	<u>753,372</u>
Use of fund balance:					
Debt service reserve account balance (required)					(320,366)
Principal expense - November 1, 2024					(185,000)
Interest expense - November 1, 2024					(227,522)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 20,484</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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	9,295,000.00		7,709,647.12	17,004,647.12	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2019
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual Through 3/31/2023	Projected Through 9/30/2023	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	\$ 332,920	\$ 4,284	\$ 337,204	337,204
Interest	-	9	-	9	-
Total revenues	337,204	332,929	4,284	337,213	337,204
EXPENDITURES					
Debt service					
Principal - 11/1	110,000	110,000	-	110,000	115,000
Interest - 11/1	107,775	107,775	-	107,775	106,125
Interest - 5/1	106,125	-	106,125	106,125	104,400
Tax collector	7,025	6,658	367	7,025	7,025
Total expenditures	330,925	224,433	106,492	330,925	332,550
Excess/(deficiency) of revenues over/(under) expenditures	6,279	108,496	(102,208)	6,288	4,654
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(4)	-	(4)	-
Total other financing sources/(uses)	-	(4)	-	(4)	-
Fund balance:					
Net increase/(decrease) in fund balance	6,279	108,492	(102,208)	6,284	4,654
Beginning fund balance (unaudited)	390,203	393,231	501,723	393,231	399,515
Ending fund balance (projected)	\$ 396,482	\$ 501,723	\$ 399,515	\$ 399,515	404,169
Use of fund balance:					
Debt service reserve account balance (required)					(165,100)
Principal expense - November 1, 2024					(120,000)
Interest expense - November 1, 2024					(104,400)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 14,669</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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	5,490,000.00		3,583,356.28	9,073,356.28	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND AND DEBT SERVICE FUND
ASSESSMENT SUMMARY
FISCAL YEAR 2024**

On-Roll Assessments

Number of Units	Unit Type	Projected Fiscal Year 2024				Fiscal Year 2023 Total
		O&M	Trash Collection	DS	Total	
<u>Village 1 (Series 2015)</u>						
61	TH	1,705.41	158.80	901.00	2,765.21	2,765.21
60	SF 40'	1,705.41	158.80	1,201.00	3,065.21	3,065.21
35	SF 45'	1,705.41	158.80	1,201.00	3,065.21	3,065.21
85	SF 50'	1,705.41	158.80	1,501.00	3,365.21	3,365.21
90	SF 55'	1,705.41	158.80	1,501.00	3,365.21	3,365.21
101	SF 65'	1,705.41	158.80	1,726.00	3,590.21	3,590.21
45	SF 75'	1,705.41	158.80	1,877.00	3,741.21	3,741.21
477						
<u>Village 4 (Series 2015A)</u>						
201	SF 45'	1,705.41	158.80	1,343.00	3,207.21	3,207.21
240	SF 52'	1,705.41	158.80	1,343.00	3,207.21	3,207.21
77	SF 62'	1,705.41	158.80	1,343.00	3,207.21	3,207.21
518						
<u>Village 2, Parcel 7 (Series 2016)</u>						
32	TH	1,705.41	158.80	901.00	2,765.21	2,765.21
58	SF 34'	1,705.41	158.80	1,021.00	2,885.21	2,885.21
29	SF 40'	1,705.41	158.80	1,201.00	3,065.21	3,065.21
114	SF 45'	1,705.41	158.80	1,201.00	3,065.21	3,065.21
68	SF 50'	1,705.41	158.80	1,501.00	3,365.21	3,365.21
107	SF 55'	1,705.41	158.80	1,501.00	3,365.21	3,365.21
93	SF 65'	1,705.41	158.80	1,726.00	3,590.21	3,590.21
501						
<u>NW Area Parcels D E and F (Series 2017)</u>						
43	SF 40'	1,705.41	158.80	1,319.00	3,183.21	3,183.21
25	SF 45'	1,705.41	158.80	1,319.00	3,183.21	3,183.21
23	SF 50'	1,705.41	158.80	1,649.00	3,513.21	3,513.21
24	SF 55'	1,705.41	158.80	1,649.00	3,513.21	3,513.21
208	SF 65'	1,705.41	158.80	1,897.00	3,761.21	3,761.21
141	SF 75'	1,705.41	158.80	2,062.00	3,926.21	3,926.21
464						
<u>NW Area Parcels A B and C (Series 2018)</u>						
56	SF 40'/45'	1,705.41	158.80	1,325.00	3,189.21	3,189.21
137	SF 55'	1,705.41	158.80	1,655.00	3,519.21	3,519.21
200	SF 65'	1,705.41	158.80	1,904.00	3,768.21	3,768.21
393						

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND AND DEBT SERVICE FUND
ASSESSMENT SUMMARY
FISCAL YEAR 2024**

On-Roll Assessments

<u>Downtown</u> <u>Neighborhood (Series</u> <u>2019)</u>	Unit Type	Projected Fiscal Year 2024				Fiscal Year 2023 Total
		O&M	Trash Collection	DS	Total	
76	SF 34'	1,705.41	158.80	1,184.00	3,048.21	3,048.21
50	SF 40'	1,705.41	158.80	1,393.00	3,257.21	3,257.21
110	SF 50'	1,705.41	158.80	1,742.00	3,606.21	3,606.21
236						

TSR

COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2023-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TSR COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the TSR Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Pasco County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"), attached hereto as **Exhibit "A;"** and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2023/2024; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B,”** and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit “B;”** and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits “A” and “B,”** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits “A” and “B.”**

- B. Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits "A" and "B."** Assessments directly collected by the District are due in full on December 1, 2023; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2023, 25% due no later than February 1, 2024 and 25% due no later than May 1, 2024. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2023/2024, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.
- C. Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 9th day of August, 2023.

ATTEST:

TSR COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Budget

Exhibit B: Assessment Roll (Uniform Method)

Assessment Roll (Direct Collect)

Exhibit A: Budget

Exhibit B: Assessment Roll

TSR

COMMUNITY DEVELOPMENT DISTRICT

6

Starkey Ranch CDD

Enhanced Waterbody Assessment

Sample Date: 13 Jun 2023

Report Date: 21 Jun 2023

Field Biologist: Corey White

Lab Analyst: Haley Canady



Site #ESP 1A 2

Site #ESP 1B 3

Site #4A 4

Site #4B 5

Site #5A 6

Glossary 7

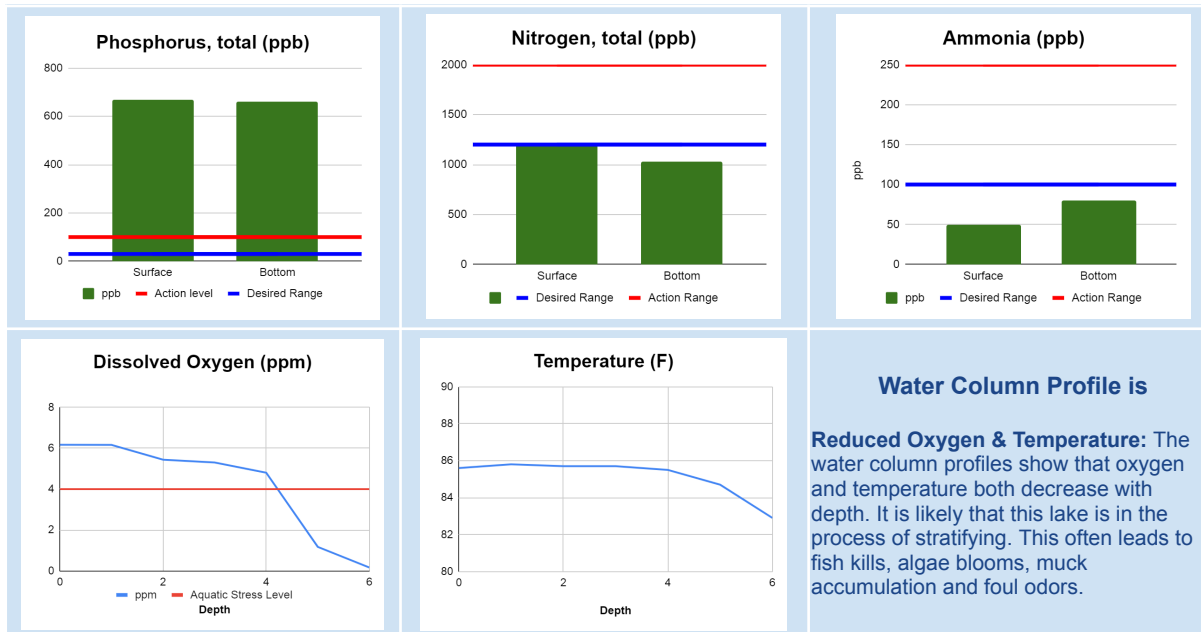
Enhanced Waterbody Assessment: Starkey Ranch CDD, Site #ESP 1A

Sample Date: 13 Jun 2023

Test	Desired Range	Action Range	Surface	Bottom	This lake is
Phosphorus, Total	< 30 ppb	> 100	667	661	High
Nitrogen, Total	<1,200 ppb	> 2,000	1200	1030	Healthy
Ammonia	< 100 ppb	> 250	50	80	Healthy
Conductivity	< 1,200 uS/cm	NA	541	537	Healthy
Alkalinity, Total	> 80 ppm	<40	82	82	Healthy
Turbidity	< 5 NTU	>10	6.6	6.4	High
pH	6.5 - 8.5	NA	7.7	7.7	Healthy
Secchi reading	> 4 feet	NA	2		Low



Acres: 1.46
Average Depth (feet): 4



Observations

Water quality data suggests that this site is experiencing highly elevated phosphorus levels. Lakes with high nutrient concentrations are likely to become an unbalanced ecosystem. This can lead to a variety of negative effects including, but not limited to, foul odors, reduced clarity, algae growth, etc. Turbidity and secchi readings show that water clarity is poor at this site. This could be due to planktonic algae blooms, construction run-off, sediment disruption, shoreline erosion, etc.

Recommendations

- Phosphorus reduction
- Aeration for increased dissolved oxygen
- Watershed management
- Ongoing water quality monitoring

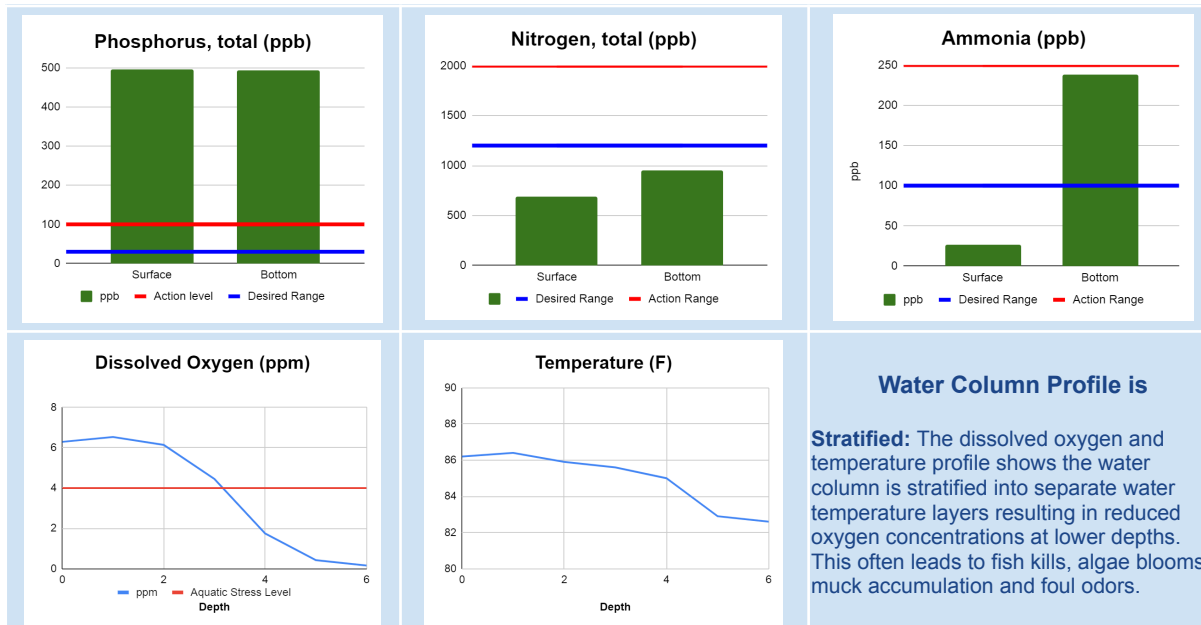
Enhanced Waterbody Assessment: Starkey Ranch CDD, Site #ESP 1B

Sample Date: 13 Jun 2023

Test	Desired Range	Action Range	Surface	Bottom	This lake is
Phosphorus, Total	< 30 ppb	> 100	495	493	High
Nitrogen, Total	<1,200 ppb	> 2,000	690	950	Healthy
Ammonia	< 100 ppb	> 250	27	238	High
Conductivity	< 1,200 uS/cm	NA	497	490	Healthy
Alkalinity, Total	> 80 ppm	<40	83	82	Healthy
Turbidity	< 5 NTU	>10	14.6	13.2	High
pH	6.5 - 8.5	NA	7.9	7.5	Healthy
Secchi reading	> 4 feet	NA	2		Low



Acres: 1.45
Average Depth (feet): 4



Observations

Phosphorus above the action level
Phosphorus concentrations are above the action level. Phosphorus pollution can lead to an unbalanced ecosystem causing a wide array of negative symptoms in a waterbody. Water quality analysis suggests that this site is experiencing elevated ammonia levels. Ammonia is a byproduct of organic matter decomposition. It is common for ammonia to accumulate under low-oxygen conditions or from recent runoff events. Elevated ammonia may cause toxicity issues for aquatic life.

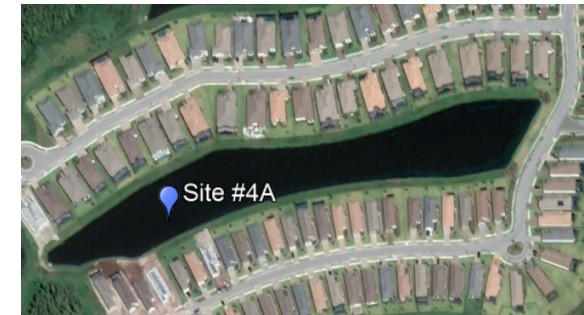
Recommendations

- Phosphorus reduction
- Ammonia reduction
- Aeration for destratification
- Watershed management
- Ongoing water quality monitoring

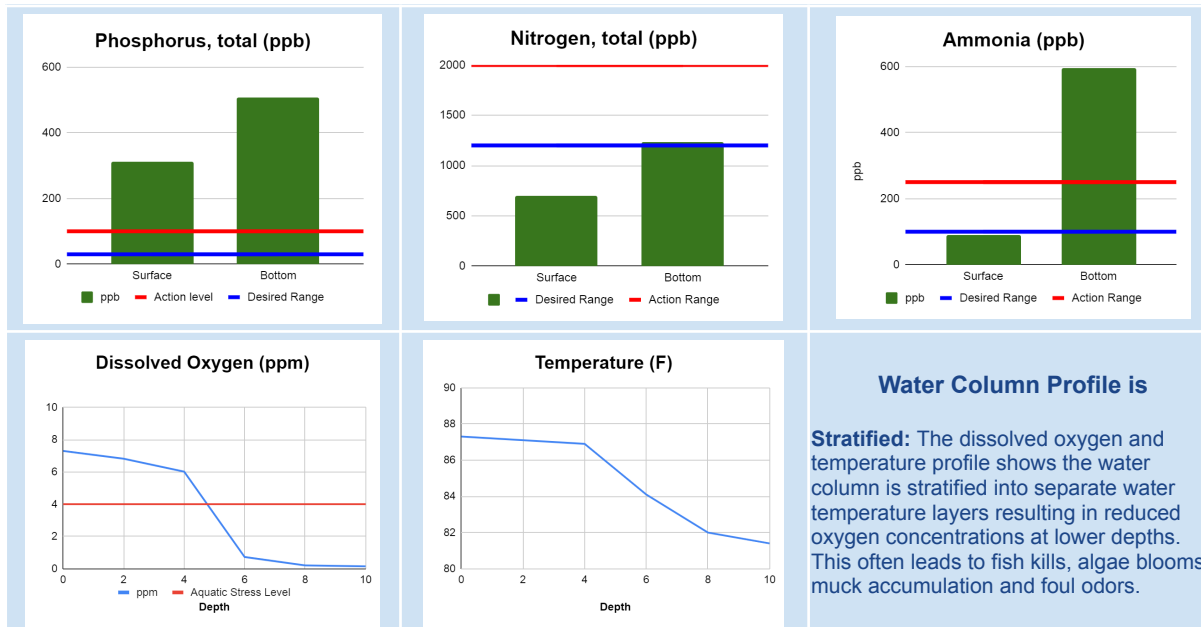
Enhanced Waterbody Assessment: Starkey Ranch CDD, Site #4A

Sample Date: 13 Jun 2023

Test	Desired Range	Action Range	Surface	Bottom	This lake is
Phosphorus, Total	< 30 ppb	> 100	311	506	High
Nitrogen, Total	<1,200 ppb	> 2,000	700	1230	Healthy
Ammonia	< 100 ppb	> 250	90	595	High
Conductivity	< 1,200 uS/cm	NA	395	392	Healthy
					Healthy
Turbidity	< 5 NTU	>10	7.0	6.3	High
					Healthy



Acres: 4.6
Average Depth (feet): 7



Observations

Phosphorus and ammonia levels are high at this site. Elevated nutrient levels often cause excessive plant and algae growth along with a cascading series of detrimental symptoms in a water body. It is worth noting that the nutrient levels are higher on the bottom of the water column. This is likely due to the oxygen stratification present at this site. When oxygen levels are low, phosphorus may leach out of the bottom sediments and ammonia may accumulate to toxic levels.

Recommendations

- Phosphorus reduction
- Ammonia reduction
- Aeration for destratification
- Watershed management
- Ongoing water quality monitoring

Enhanced Waterbody Assessment: Starkey Ranch CDD, Site #4B

Sample Date: 13 Jun 2023

Test	Desired Range	Action Range	Surface	Bottom	This lake is
Phosphorus, Total	< 30 ppb	> 100	204	422	High
Nitrogen, Total	<1,200 ppb	> 2,000	740	1370	Healthy
Ammonia	< 100 ppb	> 250	29	527	High
Conductivity	< 1,200 uS/cm	NA	408	410	Healthy
Alkalinity, Total	> 80 ppm	<40	82	85	Healthy
Turbidity	< 5 NTU	>10	6.2	6.4	High
pH	6.5 - 8.5	NA	8.0	7.3	Healthy
Secchi reading	> 4 feet	NA	2.5		Low



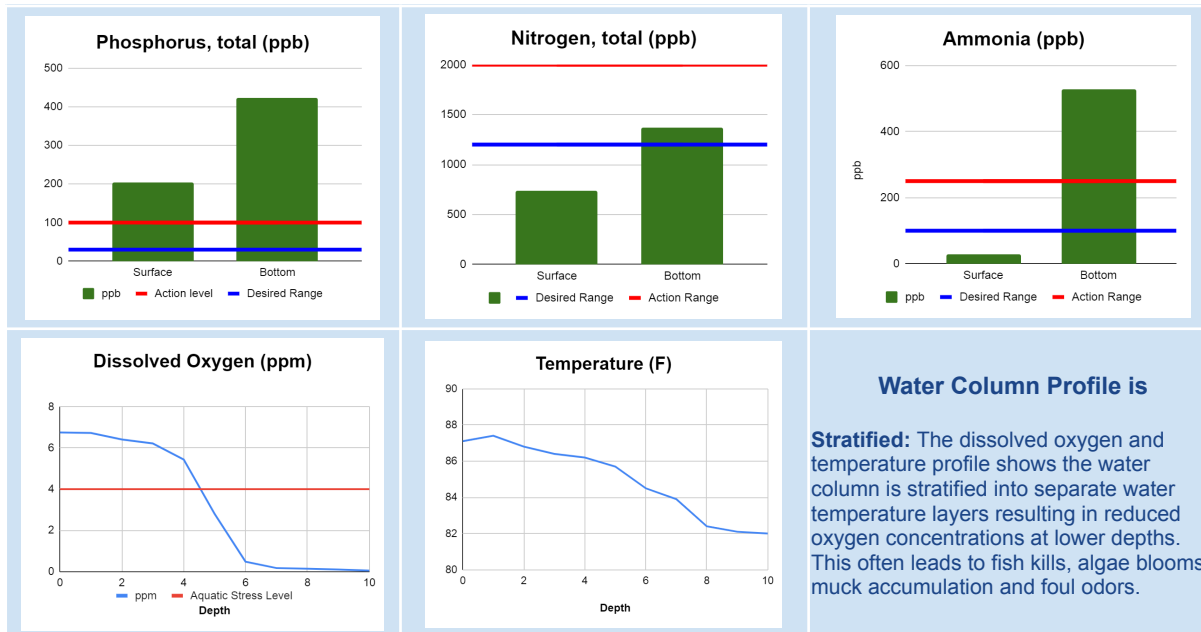
Acres: 3.1
Average Depth (feet): 7.5

Observations

Phosphorus and ammonia levels are high at this site. Elevated nutrient levels often cause excessive plant and algae growth along with a cascading series of detrimental symptoms in a water body. It is worth noting that the nutrient levels are higher on the bottom of the water column. This is likely due to the oxygen stratification present at this site. When oxygen levels are low, phosphorus may leach out of the bottom sediments and ammonia may accumulate to toxic levels.

Recommendations

- Phosphorus reduction
- Ammonia reduction
- Aeration for destratification
- Watershed management
- Ongoing water quality monitoring



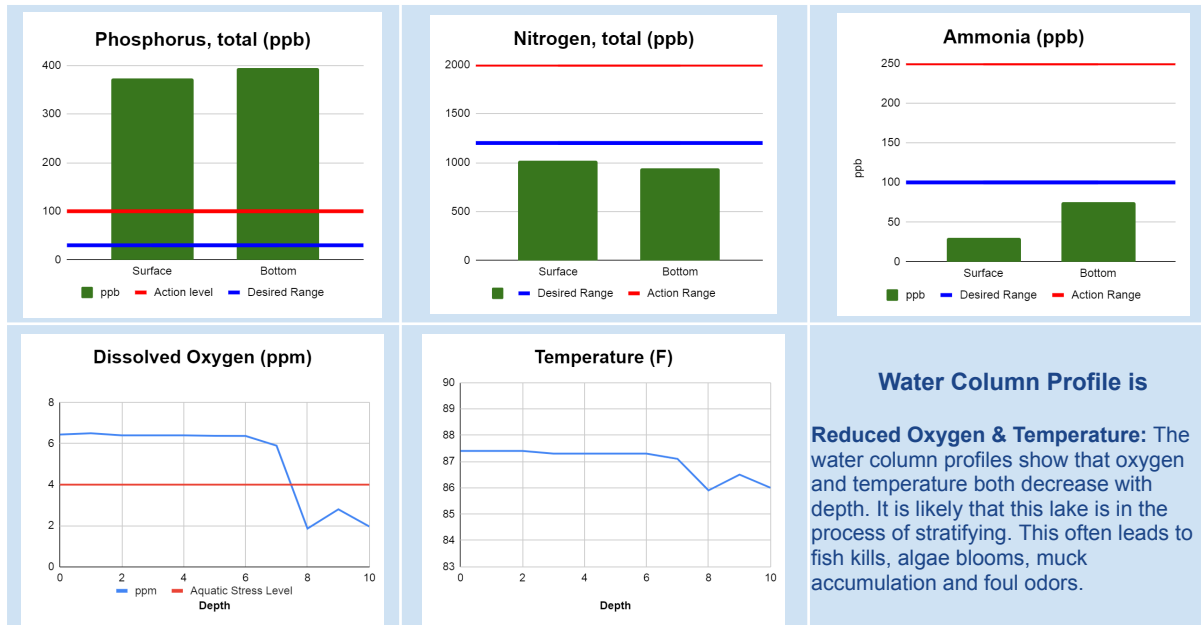
Enhanced Waterbody Assessment: Starkey Ranch CDD, Site #5A

Sample Date: 13 Jun 2023

Test	Desired Range	Action Range	Surface	Bottom	This lake is
Phosphorus, Total	< 30 ppb	> 100	373	394	High
Nitrogen, Total	<1,200 ppb	> 2,000	1020	940	Healthy
Ammonia	< 100 ppb	> 250	30	75	Healthy
Conductivity	< 1,200 uS/cm	NA	451	449	Healthy
Alkalinity, Total	> 80 ppm	<40	86	87	Healthy
Turbidity	< 5 NTU	>10	3.4	4.1	Healthy
pH	6.5 - 8.5	NA	8.1	7.5	Healthy
Secchi reading	> 4 feet	NA	4		Healthy



Acres: 5.2
Average Depth (feet): 8



Observations

Phosphorus concentrations are above the action level. Phosphorus pollution can lead to an unbalanced ecosystem causing a wide array of negative symptoms in a waterbody.

Recommendations

- Phosphorus reduction
- Aeration for increased dissolved oxygen
- Watershed management
- Ongoing water quality monitoring

Water Quality Parameter	Desired Range	Action Level	Non-normal results may lead to	Common causes of non-normal levels
Phosphorus, total	< 30 ppb	> 100 ppb	Excessive algae growth, muck accumulation, nuisance midge fly population, unbalanced fishery, etc.	Reclaimed water discharge, landscape fertilizer runoff and agricultural drainage, phosphorus laden bottom sediments
Nitrogen, total	< 1,200 ppb	> 2,000 ppb	Excessive algae growth, muck accumulation, nuisance midge fly population, unbalanced fishery, etc.	Reclaimed water discharge, landscape fertilizer runoff and agricultural drainage, organic material input like grass clippings and leaf litter
Ammonia	< 100 ppb	> 250 ppb	May lead to fish and wildlife becoming unhealthy or passing, especially under high pH conditions	Organic decomposition, landscape/fertilizer runoff, and anoxic conditions (low oxygen), excessive waterfowl excrement
Dissolved Oxygen	> 4 ppm	N/A	Leads to nutrient recycling from the sediments (phosphorus), may cause fish kill events, foul odors, etc.	Stratification, higher than normal biological oxygen demand
Temperature	< 4 degree difference	N/A	Often leads to low dissolved oxygen, nutrient recycling, and unbalanced ecosystems	Natural processes
Alkalinity	> 80 ppm	N/A	Drastic pH swings and an unhealthy ecosystem to grow sportfish populations	Low background levels
Conductivity	< 1,200 uS/cm	N/A	Fish kills for salt intolerant species, damage to turf through irrigation, change in algae community (golden algae)	Salt water intrusion, road salt runoff, excessive additions of reclaimed / effluent water
Turbidity	< 5 NTU	N/A	Loss of clarity in water and in extreme conditions fish kills	Sediment run-off, bottom sediment in suspension, algae blooms, etc.
Secchi Disk	> 4 feet	N/A	Loss of clarity in water	Sediment run-off, bottom sediment in suspension, algae blooms, etc.
pH reading	6.5 - 8.5	N/A	Unbalanced ecosystems and potentially fish kill events	Watershed run-off, pool discharges, algae blooms, etc.

^The above thresholds are general goals that have been determined by decades of lake management experience from our lake management team and a variety of peer reviewed journal studies.

TSR

COMMUNITY DEVELOPMENT DISTRICT

6A1

SERVICES CONTRACT

CUSTOMER NAME: Starkey Ranch CDD
SUBMITTED TO: Barry Mazzoni
CONTRACT DATE: July 14, 2023
SUBMITTED BY: Jason Jaszczak
SERVICES: Aeration Systems-Ponds 4A, 4B and 5A

This agreement (the "Agreement") is made as of the date indicated above, and is by and between SOLitude Lake Management, LLC ("Solitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. The Services. SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:
2. PAYMENT TERMS. The total fee for services is **\$55,437.00**. **Price is valid for 60 days from the contract date.** The Customer shall pay 50% of this service fee upon execution of this Agreement. The balance (remaining 50% of fee) will be invoiced to Customer by SOLitude following completion of the Services.

For any work completed or materials in storage on the customer's behalf at the end of each month, the company will invoice and the customer will be responsible for paying the percent of the total work completed as of that date, less any previous deposit paid. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, customer will be invoiced and responsible for paying said additional taxes in addition to the fee above. Customer agrees to pay all invoices within thirty (30) days of invoice date. The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Company shall be reimbursed by the Customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on the Company by the Customer that are not covered specifically by the written specifications of this contract.

3. TERM AND EXPIRATION. This Agreement is for a one-time service as described in the attached Schedule A. Any additional services will be provided only upon additional terms as agreed to by the parties in writing.

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



4. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude.

Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The customer is responsible for notifying SOLitude in advance of the contract signing and the start of the contract if they utilize any of the water in their lakes or ponds for irrigation purposes. The customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of SOLitude.

Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of the SOLitude, unless there is willful negligence on the part of SOLitude.

While SOLitude Lake Management LLC makes every effort to thoroughly inspect the site before providing this contract proposal or beginning any work, it is possible, without fault or negligence, that unforeseen circumstances may arise, or that hidden conditions on the site might be found in the course of the performance of the contract work, which would result in additional time or material costs that exceed this contract pricing. Should this occur, the customer will be notified of these unforeseen circumstances or conditions and be responsible for the costs associated with remedying. By signing this agreement, the customer acknowledges that they have informed SOLitude Lake Management® of all known and relevant current site conditions that would be reasonable to expect could affect our ability to successfully complete the contract work.

5. INSURANCE AND LIMITATION OF LIABILITY. Solitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipients may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



6. **FORCE MAJEURE.** The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.
7. **ANTI-CORRUPTION AND BRIBERY.** Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.
8. **GOVERNING LAW.** This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.
9. **ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.
10. **NOTICE.** Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.
11. **BINDING.** This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.
12. **FUEL/TRANSPORTATION SURCHARGE.** Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.
13. **E-Verify.** Solitude Lake Management LLC utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SÖLitude Lake Management. Recipients may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SÖLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Starkey Ranch CDD

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

**1320 Brookwood Drive Suite H
Little Rock AR 72202**

Customer's Address for Notice Purposes:

Please Mail All Contracts to:

**2844 Crusader Circle, Suite 450
Virginia Beach, VA 23453**

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SCHEDULE A - SERVICES

AERATION SYSTEM INSTALLATION

Aerator Installation: **4A**

1. Contractor will install the following submersed air diffused aeration system:

- 1 Kasco RA7-PM Robust-Aire™ Diffused Aeration System (120V)**

Three(3) ½ HP Compressor

Seven (7) Diffuser Assemblies(self-weighted, stainless-steel base)

5,140 ft. of 5/8" SureSink™ self-weighted tubing

Base Mounted Cabinet

Cooling fan with guard

Air filter assembly

40 PSI pressure relief valve

Brass outlet air elbow

6 ft. power cord

All labor and parts necessary for proper installation

2. Air Diffusers will be evenly placed throughout the lake in the deepest areas possible to provide for uniform coverage and to maximize the benefits of aeration on the lake.

***For all single-phase units, customers** must provide suitable 120V or 208/240V power source with appropriate breaker or disconnect for electrical connection by the edge of the pond, next to the site where the compressor cabinet is to be placed. SÖLitude Lake Management® can arrange for any additional electrical work necessary to meet these electrical requirements for an additional fee. SÖLitude Lake Management® is not responsible for electrical permits or inspections that might be required if new electrical service is ordered. Permits and inspections are the sole responsibility of the customer and the customer's electrician who is responsible for providing the necessary electrical service as described above. The cost for installation is based on the assumption that power is available within 30 feet of the pond, and that no obstacles exist between the power source and the pond (i.e., concrete/asphalt walkways, retaining walls, utilities, landscaped areas, trees).

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Warranty:

1. Company warrants that all installation work will be done in a safe and professional manner.
2. Manufacturer warrants Post Mount and Base Mount Cabinets for **lifetime** against any defects in materials and workmanship.
3. Manufacturer warrants Compressor for **three (3) years** from the date of installation against any defects in materials and workmanship.
4. Manufacturer warrants Air Station Membrane Diffusers for **lifetime** against any defects in materials and workmanship.
5. Manufacturer warrants Tubing for **fifteen (15) years** from the date of installation against any defects in materials and workmanship.
6. Company warrants all labor and parts necessary for installation of the fountain aeration system for a period of one (1) year from the date of installation.
7. The manufacturer's warranty and the SÖLitude Lake Management® warranty will be voided if:
 - a. Any person not specifically authorized by the manufacturer and by SÖLitude Lake Management® performs any service, repair, or other work to the aeration system during the warranty period.
 - b. The aeration system is used in any manner inconsistent with its intended use or in any manner that is not in accordance with the manufacturer's instructions.



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AERATION SYSTEM INSTALLATION

Aerator Installation: 4B

1. Contractor will install the following submersed air diffused aeration system:
 - 1 Kasco RA5-PM Robust-Aire™ Diffused Aeration System (120V)**
 - Two (2)** 1/2 HP Compressor
 - Five(5)** Diffuser Assemblies (self-weighted, stainless-steel base)
 - 2,980 ft.** of 5/8" SureSink™ self-weighted tubing
 - Base Mounted Cabinet**
 - Cooling fan with guard
 - Air filter assembly
 - 40 PSI pressure relief valve
 - Brass outlet air elbow
 - 6 ft. power cord
 - All labor and parts necessary for proper installation
2. Air Diffusers will be evenly placed throughout the lake in the deepest areas possible to provide for uniform coverage and to maximize the benefits of aeration on the lake.

***For all single-phase units, customers** must provide suitable 120V or 208/240V power source with appropriate breaker or disconnect for electrical connection by the edge of the pond, next to the site where the compressor cabinet is to be placed. SOLitude Lake Management® can arrange for any additional electrical work necessary to meet these electrical requirements for an additional fee. SOLitude Lake Management® is not responsible for electrical permits or inspections that might be required if new electrical service is ordered. Permits and inspections are the sole responsibility of the customer and the customer's electrician who is responsible for providing the necessary electrical service as described above. The cost for installation is based on the assumption that power is available within 30 feet of the pond, and that no obstacles exist between the power source and the pond (i.e., concrete/asphalt walkways, retaining walls, utilities, landscaped areas, trees).

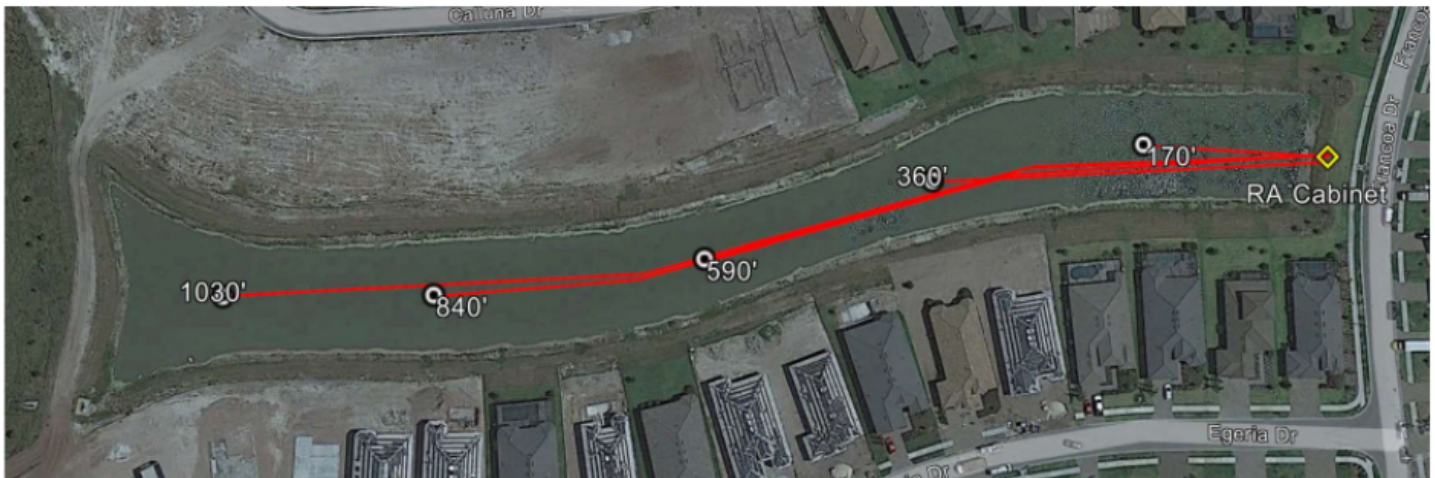
Warranty:

1. Company warrants that all installation work will be done in a safe and professional manner.
2. Manufacturer warrants Post Mount and Base Mount Cabinets for **lifetime** against any defects in materials and workmanship.
3. Manufacturer warrants Compressor for **three (3) years** from the date of installation against any defects in materials and workmanship.

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4. Manufacturer warrants Air Station Membrane Diffusers for **lifetime** against any defects in materials and workmanship.
5. Manufacturer warrants Tubing for **fifteen (15)** years from the date of installation against any defects in materials and workmanship.
6. Company warrants all labor and parts necessary for installation of the fountain aeration system for a period of one (1) year from the date of installation.
7. The manufacturer's warranty and the SÖLitude Lake Management® warranty will be voided if:
 - a. Any person not specifically authorized by the manufacturer and by SÖLitude Lake Management® performs any service, repair, or other work to the aeration system during the warranty period.
 - b. The aeration system is used in any manner inconsistent with its intended use or in any manner that is not in accordance with the manufacturer's instructions.



AERATION SYSTEM INSTALLATION

Aerator Installation: 5A

1. Contractor will install the following submersed air diffused aeration system:
 - 1 Kasco RA9-PM Robust-Aire™ Diffused Aeration System (120V)**
 - Three (3) 1/2 HP Compressor**
 - Nine (9) Diffuser Assemblies (self-weighted, stainless-steel base)**
 - 4,920 ft. of 5/8" SureSink™ self-weighted tubing**
 - Base Mounted Cabinet**
 - Cooling fan with guard

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Air filter assembly
40 PSI pressure relief valve
Brass outlet air elbow
6 ft. power cord
All labor and parts necessary for proper installation

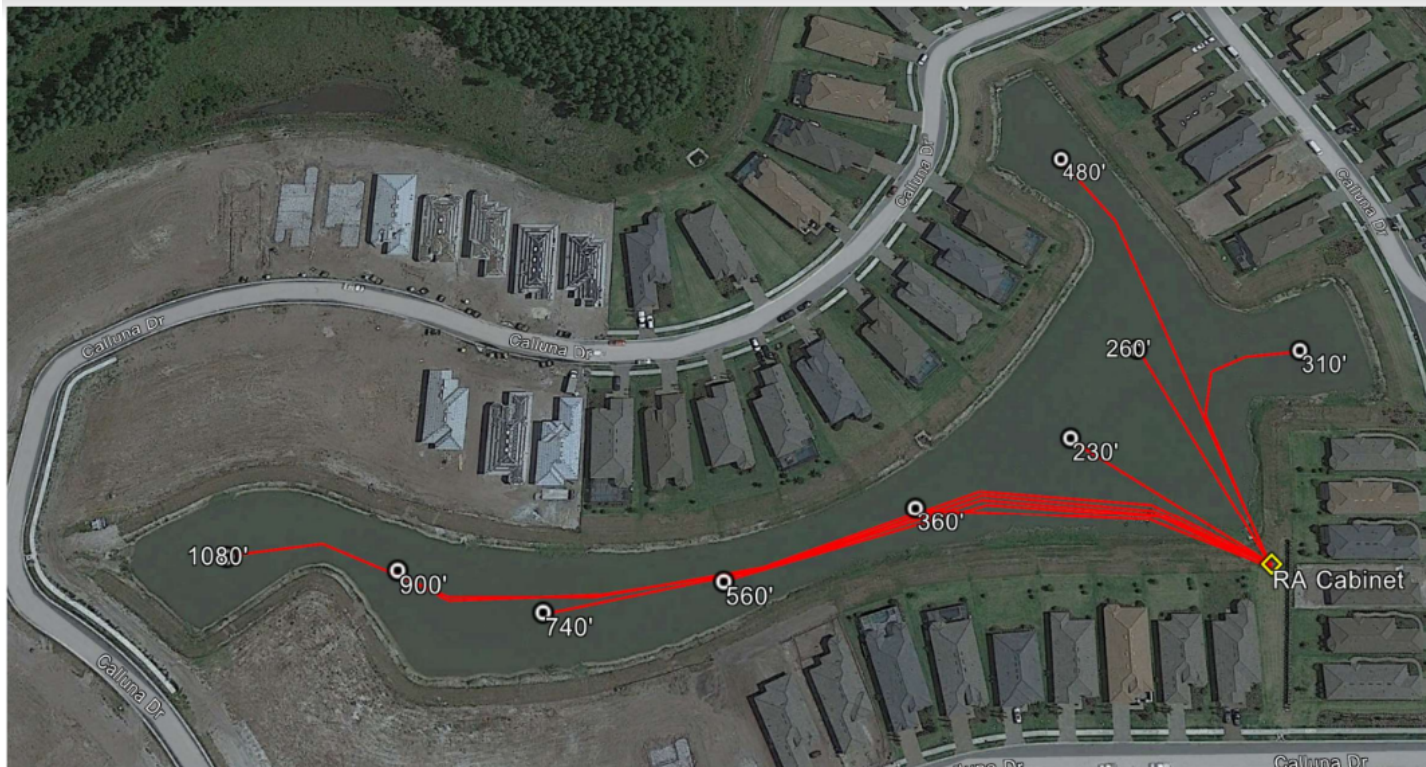
2. Air Diffusers will be evenly placed throughout the lake in the deepest areas possible to provide for uniform coverage and to maximize the benefits of aeration on the lake.

***For all single-phase units, customers** must provide suitable 120V or 208/240V power source with appropriate breaker or disconnect for electrical connection by the edge of the pond, next to the site where the compressor cabinet is to be placed. SÖLitude Lake Management® can arrange for any additional electrical work necessary to meet these electrical requirements for an additional fee. SÖLitude Lake Management® is not responsible for electrical permits or inspections that might be required if new electrical service is ordered. Permits and inspections are the sole responsibility of the customer and the customer's electrician who is responsible for providing the necessary electrical service as described above. The cost for installation is based on the assumption that power is available within 30 feet of the pond, and that no obstacles exist between the power source and the pond (i.e., concrete/asphalt walkways, retaining walls, utilities, landscaped areas, trees).

Warranty:

1. Company warrants that all installation work will be done in a safe and professional manner.
2. Manufacturer warrants Post Mount and Base Mount Cabinets for **lifetime** against any defects in materials and workmanship.
3. Manufacturer warrants Compressor for **three (3) years** from the date of installation against any defects in materials and workmanship.
4. Manufacturer warrants Air Station Membrane Diffusers for **lifetime** against any defects in materials and workmanship.
5. Manufacturer warrants Tubing for **fifteen (15)** years from the date of installation against any defects in materials and workmanship.
6. Company warrants all labor and parts necessary for installation of the fountain aeration system for a period of one (1) year from the date of installation.
7. The manufacturer's warranty and the SÖLitude Lake Management® warranty will be voided if:
 - a. Any person not specifically authorized by the manufacturer and by SÖLitude Lake Management® performs any service, repair, or other work to the aeration system during the warranty period.
 - b. The aeration system is used in any manner inconsistent with its intended use or in any manner that is not in accordance with the manufacturer's instructions.

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General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will

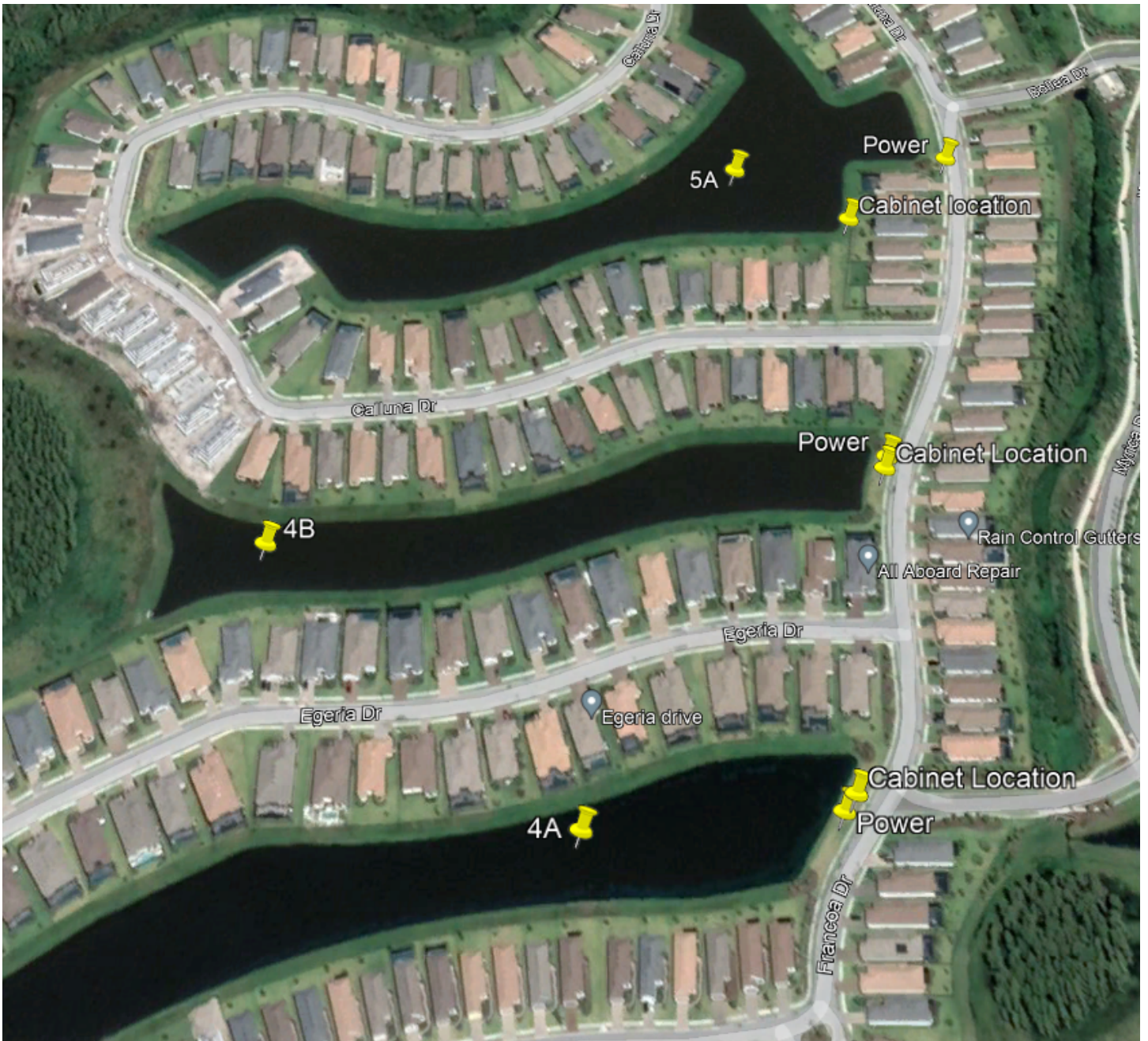
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meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.

6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.

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TSR

COMMUNITY DEVELOPMENT DISTRICT

6A11

SERVICES CONTRACT

CUSTOMER NAME: Starkey Ranch CDD

SUBMITTED TO: Barry Mazzoni

CONTRACT DATE: July 14, 2023

SUBMITTED BY: Jason Jaszczak

SERVICES: ESP-1A and ESP-1B Surface Aeration Systems

This agreement (the "Agreement") is made as of the date indicated above, and is by and between SOLitude Lake Management, LLC ("Solitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. The Services. SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:

2. PAYMENT TERMS. The total fee for services is **\$20,691.00**. **Price is valid for 60 days from the contract date.** The Customer shall pay 50% of this service fee upon execution of this Agreement. The balance (remaining 50% of fee) will be invoiced to Customer by SOLitude following completion of the Services.

For any work completed or materials in storage on the customer's behalf at the end of each month, the company will invoice and the customer will be responsible for paying the percent of the total work completed as of that date, less any previous deposit paid. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, customer will be invoiced and responsible for paying said additional taxes in addition to the fee above. Customer agrees to pay all invoices within thirty (30) days of invoice date. The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Company shall be reimbursed by the Customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on the Company by the Customer that are not covered specifically by the written specifications of this contract.

3. TERM AND EXPIRATION. This Agreement is for a one-time service as described in the attached Schedule A. Any additional services will be provided only upon additional terms as agreed to by the parties in writing.

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4. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude.

Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The customer is responsible for notifying SOLitude in advance of the contract signing and the start of the contract if they utilize any of the water in their lakes or ponds for irrigation purposes. The customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of SOLitude.

Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of the SOLitude, unless there is willful negligence on the part of SOLitude.

While SOLitude Lake Management LLC makes every effort to thoroughly inspect the site before providing this contract proposal or beginning any work, it is possible, without fault or negligence, that unforeseen circumstances may arise, or that hidden conditions on the site might be found in the course of the performance of the contract work, which would result in additional time or material costs that exceed this contract pricing. Should this occur, the customer will be notified of these unforeseen circumstances or conditions and be responsible for the costs associated with remedying. By signing this agreement, the customer acknowledges that they have informed SOLitude Lake Management® of all known and relevant current site conditions that would be reasonable to expect could affect our ability to successfully complete the contract work.

5. INSURANCE AND LIMITATION OF LIABILITY. Solitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.

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6. **FORCE MAJEURE.** The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.
7. **ANTI-CORRUPTION AND BRIBERY.** Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.
8. **GOVERNING LAW.** This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.
9. **ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.
10. **NOTICE.** Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.
11. **BINDING.** This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.
12. **FUEL/TRANSPORTATION SURCHARGE.** Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.
13. **E-Verify.** Solitude Lake Management LLC utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

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ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Starkey Ranch CDD

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

**1320 Brookwood Drive Suite H
Little Rock AR 72202**

Customer's Address for Notice Purposes:

Please Mail All Contracts to:

**2844 Crusader Circle, Suite 450
Virginia Beach, VA 23453**

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SCHEDULE A - SERVICES

SURFACE AERATOR INSTALLATION

Surface Aerator Installation: **ESP-1B**

1. Contractor will install the following surface aerator:

-Kasco 3400HAF500 and 3400HAF400 Surface Aerator 3/4 HP (240V)

Includes: **900 ft.** of underwater power cable

C-220 aerator Control Panel, 240V, 20 AMP Control Panel

GFCI Protection Breaker

Automatic Timer

Photoelectric Outlet for Optional Lighting packages

All labor and parts necessary for proper installation

****Customer must provide a properly sized power source** for the amp load and voltage requirement of the units specified above, and a suitable structure adjacent to the power source to which the control panel will be mounted. Single-phase 120V units will require a 1-pole breaker for fountain control panel electrical connection and must be configured with 2 wire (1 hot + 1 neutral) and 1 ground wire. Single-phase 208/240V units will require a 2-pole breaker for fountain control panel electrical connection and must be configured with 3 wire (2 hots + 1 neutral) and 1 ground wire for fountain control panel connection. For all three-phase units customer must provide 208/240V or 460V power source with a 3-pole breaker for fountain control panel electrical connection and must be configured with 4 wire (3 hots + 1 neutral) and 1 ground wire for Control Panel to be connected. SOLitude Lake Management® is not responsible for electrical permits or inspections that might be required if new electrical service is ordered. Permits and inspections are the sole responsibility of the customer and the customer's electrician who is responsible for providing the necessary electrical service as described above.

****The cost for installation is based on the assumption that power is available within 30 feet of the pond, and that no obstacles exist between the power source and the pond (i.e., concrete/asphalt walkways, retaining walls, utilities, landscaped areas, trees).

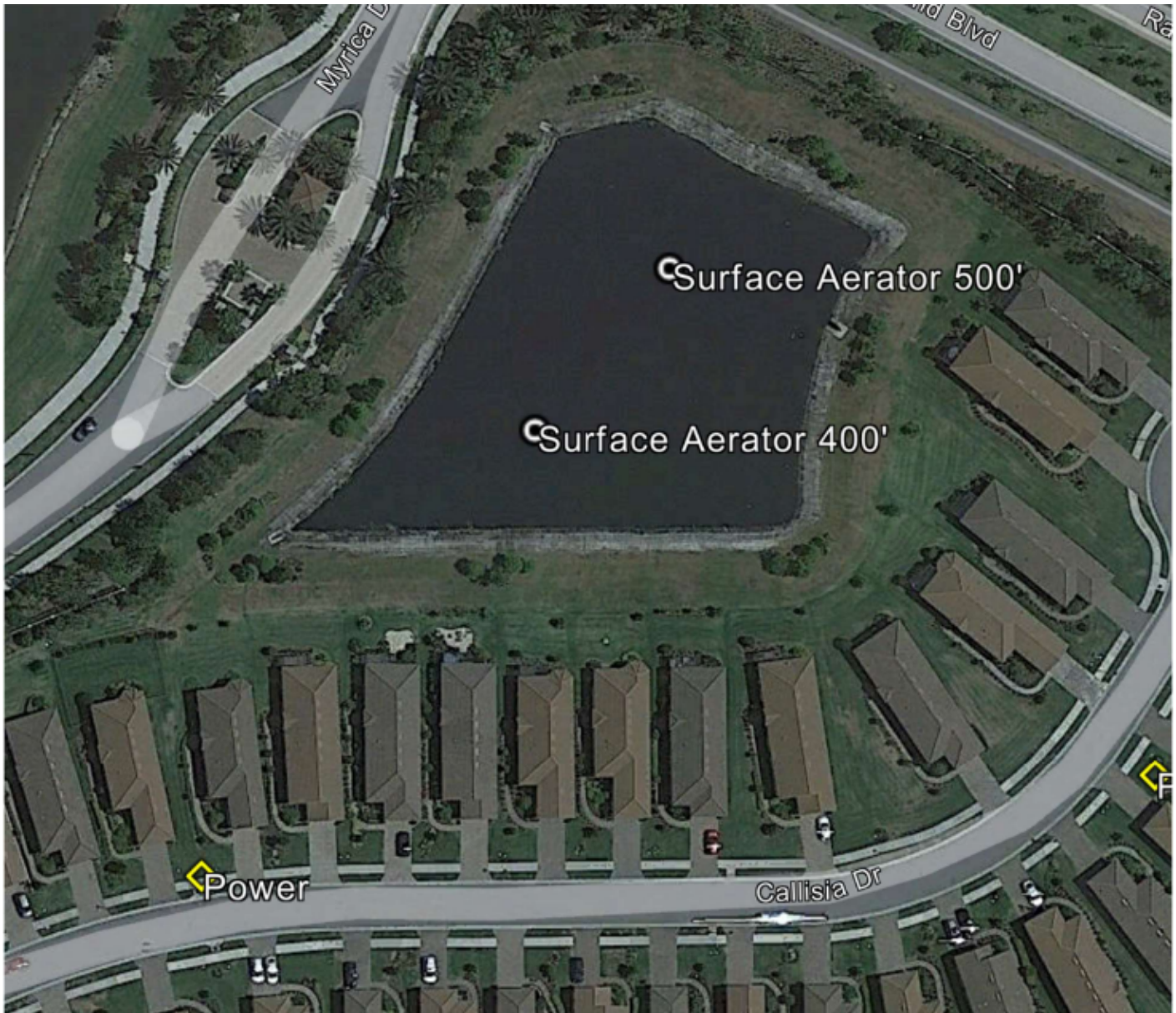
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Warranty:

1. Company warrants that all installation work will be done in a safe and professional manner.
2. Manufacturer warrants the surface aerator for **two (2)** from the date of installation against any defects in materials and workmanship.
3. Manufacturer warrants **all other components for one (1) year** from the date of installation against any defects in materials and workmanship.
4. Contractor warrants all labor and parts necessary for installation of the fountain aeration system for a period of one year from the date of installation.
5. The manufacturer's warranty and the SÖLitude Lake Management® warranty will be voided if:
 - a. Any person not specifically authorized by the manufacturer and by SÖLitude Lake Management® performs any service, repair, or other work to the fountain aeration system.
 - b. The fountain aeration system is used in any manner inconsistent with its intended use or in any manner that is not in accordance with the manufacturer's instructions.

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SURFACE AERATOR INSTALLATION

Surface Aerator Installation:ESP-1A

1. Contractor will install the following surface aerator:

Kasco 3400AF400 and 3400HAF250 Surface Aerator 3/4 HP (240V)

Includes: **650 ft.** of underwater power cable

C-220 aerator Control Panel, 240V, 20 AMP Control Panel

GFCI Protection Breaker

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Automatic Timer
Photoelectric Outlet for Optional Lighting packages
All labor and parts necessary for proper installation

****Customer must provide a properly sized power source** for the amp load and voltage requirement of the units specified above, and a suitable structure adjacent to the power source to which the control panel will be mounted. Single-phase 120V units will require a 1-pole breaker for fountain control panel electrical connection and must be configured with 2 wire (1 hot + 1 neutral) and 1 ground wire. Single-phase 208/240V units will require a 2-pole breaker for fountain control panel electrical connection and must be configured with 3 wire (2 hots + 1 neutral) and 1 ground wire for fountain control panel connection. For all three-phase units customer must provide 208/240V or 460V power source with a 3-pole breaker for fountain control panel electrical connection and must be configured with 4 wire (3 hots + 1 neutral) and 1 ground wire for Control Panel to be connected. SÖLitude Lake Management® is not responsible for electrical permits or inspections that might be required if new electrical service is ordered. Permits and inspections are the sole responsibility of the customer and the customer's electrician who is responsible for providing the necessary electrical service as described above.

****The cost for installation is based on the assumption that power is available within 30 feet of the pond, and that no obstacles exist between the power source and the pond (i.e., concrete/asphalt walkways, retaining walls, utilities, landscaped areas, trees).

Warranty:

1. Company warrants that all installation work will be done in a safe and professional manner.
2. Manufacturer warrants the surface aerator for **two (2)** from the date of installation against any defects in materials and workmanship.
3. Manufacturer warrants **all other components for one (1) year** from the date of installation against any defects in materials and workmanship.
4. Contractor warrants all labor and parts necessary for installation of the fountain aeration system for a period of one year from the date of installation.
5. The manufacturer's warranty and the SÖLitude Lake Management® warranty will be voided if:
 - a. Any person not specifically authorized by the manufacturer and by SÖLitude Lake Management® performs any service, repair, or other work to the fountain aeration system.

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- b. The fountain aeration system is used in any manner inconsistent with its intended use or in any manner that is not in accordance with the manufacturer's instructions.



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General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.

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5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.

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TSR

COMMUNITY DEVELOPMENT DISTRICT

6AIII

SERVICES CONTRACT

CUSTOMER NAME: Starkey Ranch
SUBMITTED TO: Barry Mazzone
CONTRACT DATE: June 13, 2023
SUBMITTED BY: Jason Jaszak
SERVICES: Nutrient Abatement Treatment

This agreement (the "Agreement") is made as of the date indicated above, and is by and between SOLitude Lake Management, LLC ("Solitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. The Services. SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:
2. PAYMENT TERMS. The total fee for services is **\$57,542.00**. **Price is valid for 60 days from the contract date.** The Customer shall pay 50% of this service fee upon execution of this Agreement. The balance (remaining 50% of fee) will be invoiced to Customer by SOLitude following completion of the Services.

For any work completed or materials in storage on the customer's behalf at the end of each month, the company will invoice and the customer will be responsible for paying the percent of the total work completed as of that date, less any previous deposit paid. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, customer will be invoiced and responsible for paying said additional taxes in addition to the fee above. Customer agrees to pay all invoices within thirty (30) days of invoice date. The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Company shall be reimbursed by the Customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on the Company by the Customer that are not covered specifically by the written specifications of this contract.

3. TERM AND EXPIRATION. This Agreement is for a one-time service as described in the attached Schedule A. Any additional services will be provided only upon additional terms as agreed to by the parties in writing.

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



4. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude.

Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The customer is responsible for notifying SOLitude in advance of the contract signing and the start of the contract if they utilize any of the water in their lakes or ponds for irrigation purposes. The customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of SOLitude.

Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of the SOLitude, unless there is willful negligence on the part of SOLitude.

While SOLitude Lake Management LLC makes every effort to thoroughly inspect the site before providing this contract proposal or beginning any work, it is possible, without fault or negligence, that unforeseen circumstances may arise, or that hidden conditions on the site might be found in the course of the performance of the contract work, which would result in additional time or material costs that exceed this contract pricing. Should this occur, the customer will be notified of these unforeseen circumstances or conditions and be responsible for the costs associated with remedying. By signing this agreement, the customer acknowledges that they have informed SOLitude Lake Management® of all known and relevant current site conditions that would be reasonable to expect could affect our ability to successfully complete the contract work.

5. INSURANCE AND LIMITATION OF LIABILITY. Solitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.

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6. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

7. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

8. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.

9. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

10. NOTICE. Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.

11. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

12. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

13. E-Verify. Solitude Lake Management LLC utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SÖLitude Lake Management. Recipients may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SÖLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Starkey Ranch CDD

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

**1320 Brookwood Drive Suite H
Little Rock AR 72202**

Customer's Address for Notice Purposes:

Please Mail All Contracts to:

**2844 Crusader Circle, Suite 450
Virginia Beach, VA 23453**

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipients may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



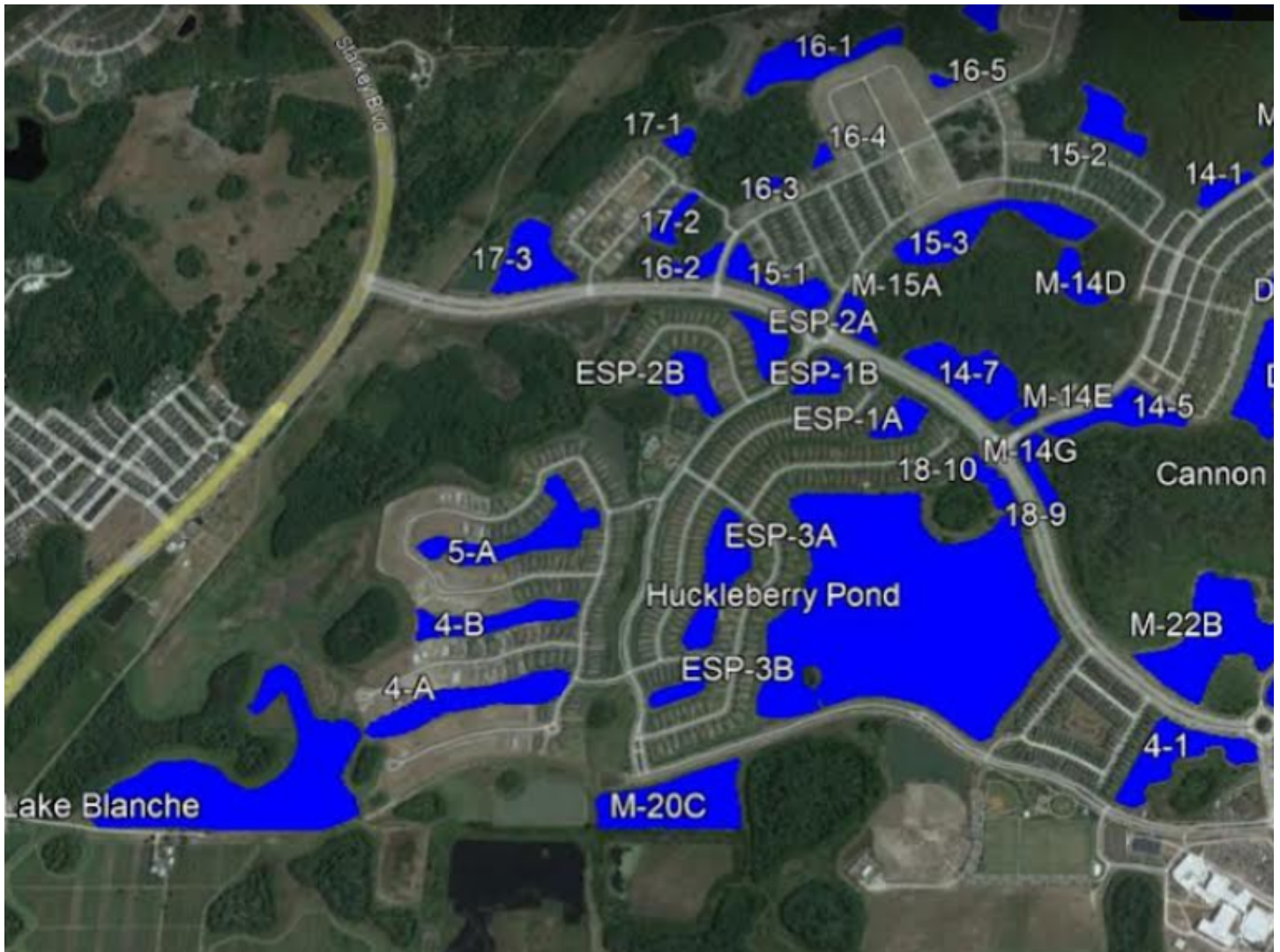
SCHEDULE A - SERVICES

Eutrosorb WC will be applied to sites ESP-1A, ESP 1B, 4A, 4B and 5A to reduce the total phosphorus levels within the pond. Treatment will be done via boat and the product will be put out across the entire waterbody.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.

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TSR

COMMUNITY DEVELOPMENT DISTRICT

7A



Customer: WVU OFGG

QUOTATION

Project Name: No trespassing - No Watercraft Signs

Stock: 3M Media Perm
Inks: Four Color Process - One Side
Lamination: Gloss Lamination - one side
Finishing: Mounted on 4" x 4" PT Lumber
Flat Size: 12" x 18"
Trim Size:

Quantity: Price: \$998

FOB: Prices quoted are fob our dock, Odessa, FL unless otherwise noted. Please review your quote carefully to be certain that everything you need is included. If something you specified is not mentioned or incorrect, give us a call or email.

Terms & Conditions Quote valid for 15 days due to paper pricing changing weekly. This proposal is valid for 15 days and subject to modification upon receipt of supplied materials and artwork. Final price will be adjusted for over/under runs up to 10% as well as for author alterations and file changes.

Thank you for the opportunity, please call or email if you have questions.

Submitted By:

Bruce Pedersen (handwritten signature)

Accepted by: _____
Date: _____

Bruce Pedersen 6/28/2023

PO Box 872 - Odessa, FL 33556 - 813.499.5252 or 267.446.3651

TSR

COMMUNITY DEVELOPMENT DISTRICT

7B

TSR CDD
C/O Wrathell, Hunt, and Associates, LLC
2300 Glades Road
Suite 410 W
Boca Raton, FL 33431
(813)399-0865
mazzonib@whhassociates.com

Southern Wildlife Removal LLC
9506 Scot Street
Hudson, FL 34669
colemfleeman@gmail.com

June 29, 2023

Hog Removal in Starkey Ranch

Southern Wildlife Removal will remove wild hogs from the property using dogs and traps. We will regularly patrol the property for damages or signs of wild hogs and report as directed. Most work will be performed at night.

Trapping or catching wild hogs.

Patrolling the property to help prevent destruction of property.

*Removal of coyotes and raccoons at a "per animal" cost.

Price for services will be \$2400 per month for unlimited amounts of hogs removed.

***\$75 per raccon and \$150 per coyote.**

This bid is valid for 30 days. These prices are valid for one year.

These terms and conditions constitute an agreement with TSR CDD and Southern Wildlife Removal LLC.

Client Signature _____ Date _____

Contractor Signature  _____ Date _____

TSR

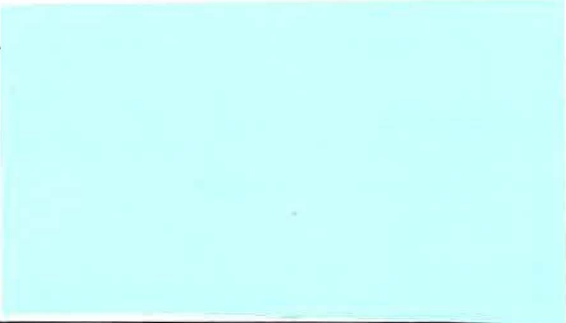
COMMUNITY DEVELOPMENT DISTRICT

7C

Quote Summary

Prepared For:

Tsr Community Development District
 FL



Quote Id: 29332074
Created On: 31 July 2023
Last Modified On: 31 July 2023
Expiration Date: 31 July 2023

Equipment Summary	Suggested List	Selling Price	Qty	Extended
2023 JOHN DEERE <i>- OCT 23</i> GATOR™HPX615E (Model Year 2023) - 1M0615EAHPM062100	\$ 15,826.00	\$ 15,500.00 X	1 =	\$ 15,500.00
2023 JOHN DEERE GATOR™ TX (Model Year 2023) - 1M04X2XDPCM182218 <i>- Jan 24</i>	\$ 12,299.00	\$ 12,000.00 X	1 =	\$ 12,000.00
Equipment Total				\$ 27,500.00

Quote Summary

Equipment Total	\$ 27,500.00
SubTotal	\$ 27,500.00
Est. Service Agreement Tax	\$ 0.00
Total	\$ 27,500.00
Down Payment	(0.00)
Rental Applied	(0.00)
Balance Due	\$ 27,500.00

Salesperson : X _____

Accepted By : X _____

Quote Id: 29332074

2023 JOHN DEERE GATOR™ HPX615E (Model Year 2023) - 1M0615EAHPM062100				
Hours:	0			Suggested List
Stock Number:	C230786			\$ 15,826.00
				Selling Price
				\$ 15,500.00
Code	Description	Qty	Unit	Extended
57G8M	2023 JOHN DEERE GATOR, HPX615E MY23	1	\$ 14,299.00	\$ 14,299.00
Standard Options - Per Unit				
001A	COUNTRY CODE- US/CANADA	1	\$ 0.00	\$ 0.00
0505	BUILD TO ORDER	1	\$ 0.00	\$ 0.00
1011	HPAP-ALL-PURPOSE TIRES	1	\$ 0.00	\$ 0.00
2007	STANDARD BENCH SEAT - BLACK	1	\$ 0.00	\$ 0.00
2350	PARK POSITION IN TRANSMISSIO	1	\$ 0.00	\$ 0.00
3001	CARGO BOX,PAINT W/REFLECTORS	1	\$ 0.00	\$ 0.00
3120	PROP ROD KIT-XUV & HPX	1	\$ 0.00	\$ 0.00
4000	OPS W/ NET	1	\$ 0.00	\$ 0.00
4030	BLACK POLY ROOF	1	\$ 577.00	\$ 577.00
4249	LESS FRONT BRUSHGUARD	1	\$ 0.00	\$ 0.00
	Standard Options Total			\$ 577.00
	Value Added Services Total			\$ 0.00
	Other Charges			
	Freight	1	\$ 950.00	\$ 950.00
	Other Charges Total			\$ 950.00
	Suggested Price			\$ 15,826.00
	Customer Discounts			
	Customer Discounts Total		\$ -326.00	\$ -326.00
Total Selling Price				\$ 15,500.00

2023 JOHN DEERE GATOR™ TX (Model Year 2023) - 1M04X2XDCCPM182218				
Hours:	0			Suggested List
Stock Number:	C231148			\$ 12,299.00
				Selling Price
				\$ 12,000.00
Code	Description	Qty	Unit	Extended
56A4M	2023 JOHN DEERE GATOR,4X2 TX GAS MY23	1	\$ 10,549.00	\$ 10,549.00

Quote Id: 29332074

Standard Options - Per Unit				
001A	COUNTRY CODE- US/CANADA	1	\$ 0.00	\$ 0.00
0515	PR AT TIRE/POLYBOX	1	\$ 0.00	\$ 0.00
1016	CAYMAN ALL-TERRAIN TIRES	1	\$ 0.00	\$ 0.00
2016	NON-ADJUSTABLE SEAT	1	\$ 0.00	\$ 0.00
3001	CARGO BOX,TEXTURE,REFLECT	1	\$ 0.00	\$ 0.00
3100	MANUAL LIFT W/LATCH/PROP ROD	1	\$ 0.00	\$ 0.00
4099	LESS FRONT PROTECT PACKAGE	1	\$ 0.00	\$ 0.00
4199	LESS REAR PROTECTION PACKAGE	1	\$ 0.00	\$ 0.00
Standard Options Total				\$ 0.00
Dealer Attachments				
	Perry Canopy	1	\$ 800.00	\$ 800.00
Dealer Attachments Total				\$ 800.00
Value Added Services Total				\$ 0.00
Other Charges				
	Freight	1	\$ 950.00	\$ 950.00
Other Charges Total				\$ 950.00
Suggested Price				\$ 12,299.00
Customer Discounts				
Customer Discounts Total			\$ -299.00	\$ -299.00
Total Selling Price				\$ 12,000.00

TSR

COMMUNITY DEVELOPMENT DISTRICT

7D



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

BILL TO

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

ESTIMATE 90244379	ESTIMATE DATE Jul 26, 2023
-----------------------------	--------------------------------------

JOB ADDRESS

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

Job: 222256

Technician: Garvin Washington

ESTIMATE DETAILS

Replace Compressor & Inverter Board at Homestead : Replace Compressor & Inverter Board at Homestead

TASK	DESCRIPTION	QTY	PRICE	TOTAL
GEN ICM	Inverter Board	1.00	\$1,685.00	\$1,685.00
GEN COMPW1	1.5-2.5 TON COMPRESSOR REPLACEMENT R410A WITHIN FACTORY WARRANTY.	1.00	\$1,070.00	\$1,070.00
GEN SURGE	SURGE PROTECTOR	2.00	\$384.20	\$768.40

MEMBER SAVINGS	\$280.17
SUB-TOTAL	\$3,523.40
TOTAL	\$3,523.40

Thank you for doing business with Gulf Coast Air Systems!

Limited Warranty: All materials, parts and equipment are warranted by the manufacturers' and supplier' written warranty only. All Labor performed by the above named company is warranted for 30 days or as otherwise indicated in writing; parts 90 days. The above named company makes no other warranties, express or implied, and its agents or technicians are not authorized to make any such warranties on behalf of above named company. Under no circumstance shall Gulf Coast Air Systems be liable for any incidental or consequential damages related to the equipment serviced or to the parts or labor furnished with this service call. Some states do not allow limitations on how long an implied warranty lasts, or do not allow the exclusion or limitation of incidental or consequential damages, so the above limitations may not apply to you.

CUSTOMER AUTHORIZATION

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. The summary above is furnished by Gulf Coast Air Systems Inc. as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not

include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed.

Sign here

Date



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

BILL TO

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

ESTIMATE 90286262	ESTIMATE DATE Jul 26, 2023
-----------------------------	--------------------------------------

JOB ADDRESS

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

Job: 222256
Technician: Garvin Washington

ESTIMATE DETAILS

Replace Compressor at Cunningham Park: Replace Compressor at Cunningham Park

TASK	DESCRIPTION	QTY	PRICE	TOTAL
GEN COMPW1	1.5-2.5 TON COMPRESSOR REPLACEMENT R410A WITHIN FACTORY WARRANTY.	1.00	\$1,070.00	\$1,070.00
GEN SURGE	SURGE PROTECTOR	2.00	\$384.20	\$768.40

MEMBER SAVINGS	\$87.60
SUB-TOTAL	\$1,838.40
TOTAL	\$1,838.40

Thank you for doing business with Gulf Coast Air Systems!

Limited Warranty: All materials, parts and equipment are warranted by the manufacturers' and supplier' written warranty only. All Labor performed by the above named company is warranted for 30 days or as otherwise indicated in writing; parts 90 days. The above named company makes no other warranties, express or implied, and its agents or technicians are not authorized to make any such warranties on behalf of above named company. Under no circumstance shall Gulf Coast Air Systems be liable for any incidental or consequential damages related to the equipment serviced or to the parts or labor furnished with this service call. Some states do not allow limitations on how long an implied warranty lasts, or do not allow the exclusion or limitation of incidental or consequential damages, so the above limitations may not apply to you.

CUSTOMER AUTHORIZATION

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. The summary above is furnished by Gulf Coast Air Systems Inc. as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS

IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed.

Sign here

Date

- Surge Protectors for Albritton and Whitfield Parks would be approximately another \$1600.00 not including any labor or delivery costs.
- These quotes were adjusted by their Management after further conversation and review with the Lifestyle Director/Amenity Manager. Anything covered under warranty is not included in this information.
- The addition of the Surge Protectors would potential help prevent further issues if a power surge or for example lightening strike were to take place.

TSR

COMMUNITY DEVELOPMENT DISTRICT

8A



Starkey Ranch

Holiday Lighting 2023

Will Butler

CEO

Chassidy Butler
VP of Operations



About us

Family owned and operated

American Illuminations & Decor is a family-owned business founded by the dynamic duo, Will and Chassidy Butler, a pair of former firefighters and paramedics turned holiday decor designers.

Will and Chassidy are professionally trained and certified hands-on owners who put client satisfaction at the heart of everything they do. Whether you're looking to add a subtle sparkle to your home or planning a grand, eye-catching display for your business, American Illuminations & Decor offers a personalized approach to ensure your holiday lighting dreams become a reality.

Combining their deep-rooted commitment to service with their love for holiday cheer, Will and Chassidy have successfully transformed American Illuminations & Decor into a trusted name in the holiday lighting and decor industry. Their company is a testament to their unwavering dedication to brightening lives and spaces, one twinkling light at a time.

Will and Chassidy Butler - from lighting the way in emergencies to lighting up your holidays, their mission is to bring joy, safety, and a little bit of magic to your festive season.



Cunningham Park

20' Tree of
Lights

16' Ornament Dome
Selfie Station



Starkey
NO TRESPASSING
Park is for Park Community
Recreation and Amusement
Non-Alcoholic Beverages Only.
Starkey Beach parks are
smoke-free zones.



Cunningham Park

48" Pre Decorated Wreath
w/ Nylon Bow



The Garden



The Windmill



Albritton Park

Pre Decorated Garland



Starkey
NO TRESPASSING
Park & Recreation
Unauthorized use of equipment
and structures is prohibited.
Please respect the park rules.



Entrance Signs A





December to Remember

What are we doing?

Rooflines for park bathrooms with C9 Lights

16' LED Dome Ornament Walk Through

20' Tree of Lights

Pre lit and decorated 48" Wreath

Windmill C9 lights

Entrance Signs with C9 Lights

Albritton Park Sign Wrapped with Pre Lit and Decorated
Garland



December to Remember Pricing

Purchase

\$36,500.50

Single Year Lease

\$30,126.30

Multi-Year Lease

\$24,933.00

All options include all materials, manpower, and equipment required for installation, maintenance, removal and storage of decorations for the 2023 Holiday season





Home for the Holidays

What are we doing?

20' Tree of Lights

Pre lit and decorated 48" Wreath

Windmill C9 lights

Rooflines for park bathrooms with C9 Lights

Entrance Signs with C9 Lights

Albritton Park Sign Wrapped with Pre Lit and Decorated
Garland



Home for the Holidays Pricing

Purchase
\$22,620.00

Single Year Lease
\$ 17,400.00

Multi-Year Lease
\$ 14,500.00

All options include all materials, manpower, and equipment required for installation, maintenance, removal and storage of decorations for the 2023 Holiday season





Holiday Bliss

What are we doing?

Rooflines for park bathrooms with C9 Lights

Pre lit and decorated 48" Wreath

Windmill C9 Lights

Entrance Signs with C9 Lights

Albritton Park Sign Wrapped with Decorated Garland



Holiday Bliss pricing

Purchase Price

\$13,500

Single year lease

\$10,000

Multi-year lease

\$8,300

All options include all materials, manpower, and equipment required for installation, maintenance, removal and storage of decorations for the 2023 Holiday season



Why choose American Illuminations & Decor?

Endless possibilities





Core Values

Honesty.

Integrity.

Pride.



Commercial grade LED lights





Thank you

Will, Chassidy and The Elves



TSR

COMMUNITY DEVELOPMENT DISTRICT

8B

DECORATING ELVES

Make it a Holiday Every Day!

"Avoid the Holiday Hassle!"

13670 Roosevelt Blvd Suite B; Clearwater, FL 33762
www.decoratingelves.com office@decoratingelves.com
 Phone 727 474 2628 1-800-MY-LITES

DATE: October 27, 2022
INVOICE # 222123
LIC# ES12000805 - CLVLT #1162
FOR: Christmas Lighting
 & Holiday Décor

Bill To:
 TSR Community Development District
 Attn: Alex Murphy
 2500 Heart Pine Avenue
 Odessa, FL 33556
 813-925-9777

Install:
 Renee cell 440-567-0899

Renee Gillooly-Hiebek
renee@starkeyranch.com

DESCRIPTION	AMOUNT
Gunn Highway Sign Monument:	
WW LED C9s around perimeter, both sides, Attached with magnets	\$ 749.00
Starkey Blvd Monument:	
WW LED C9s around perimeter, both sides, Attached with magnets	\$ 749.00
SR54 Sign Monument:	
WW LED C9s around perimeter, both sides, Attached with magnets	\$ 749.00
timers, wiring and system balancing	\$ 21.00
Option A: As done previously	\$ 5,548.00
Cunningham Park: street facing building drippedges, to front right termination, Multi C9s outline the legs of Windmill with WW LED minis, 18" Domestic bows on front and back	
Albritton: (4140 Ault Ave) Outline building drippedges, Multi C9s Pathway Arch Detail Multi lights to be determined	
Homestead Park: Outline building drippedges, Multi C9s	
Whitfield Park : Bathhouse roofline, Multi C9s , magnetic, 4 sides, upper only Building to right Multi C9s	
Option B: more attention to central areas	
Cunningham Park: street facing building drippedges, to front right termination, Multi C9s outline the legs of Windmill with WW LED minis, 18" Domestic bows on front and back Add WW Icicles to 4 sides of potting building Add WW minis to Oak tree to left of main building	
Whitfield Park : Bathhouse roofline, Multi C9s , magnetic, 4 sides, upper only Building to right Multi C9s Add WW Icicles to 4 sides of large center gazebo center poolside	
Discretionary adjustment	\$ 184.00
Decorating Elves Inc. reserves the right to change the schedule for any reason during the 2021 season	
It is the responsibility of the owner to provide designated working receptacles, & resetting gfci outlets when necessary	
Deposit required to reserve spot in schedule	\$ 2,800.00
Balance due upon completion of installation	\$ 5,200.00
	THANK YOU

Payment is due upon request. All discounts become void on payments 10 days past due. A 1.5% monthly interest will be added to past due invoices. All Deposits are non-refundable after 5 days of being recieved. There is a 25% restocking fee on all returned or canceled orders. Customer hereby authorizes Decorating Elves, to install and / or remove all materials on said property as provided herein. Customer agrees to defend, hold harmless and indemnify Decorating Elves, from and against all claims, liabilities to any third parties for injury, death or damage to person, property, trespass, and all other damage or loss arriving out of the installation and / or removal or location of above items. Decorating Elves reserves the right to place a lien on property on any payments outstanding. By agreeing to this you also agree to all our terms and conditions located at <https://www.decoratingelves.com/terms-conditions/>

We Also Do Outdoor Lighting Design, Install, Service, & Repairs

Attached is the proposal for this year. There are two sections on there that indicate the two options. They each cost the same to keep your overall cost at \$8000 again this year. I kept last years option (in yellow) without any changes. The 2nd option (in green) deletes Homestead Park and Albritton. At Cunningham, I added the Oak to the left of the recreation center as well as icicle lights around the potting shed. At Whitfield, I added Icicles around the large gazebo poolside (I did this to make these two central locations look similar).

I can make other adjustments, if necessary, just let me know.

Regards,

Jay Bordelon
Decorating Elves

TSR

COMMUNITY DEVELOPMENT DISTRICT

8C



To: Starkey Ranch HOA
From: Everything Outdoors
Date: 7/31/23
Subject: Holiday Decor for the 2023 Season

Thank you for giving us the delightful opportunity to be a part of your holiday lighting cheer this year. We have taken the initiative to present two quotes for your thoughtful review. The first quote (#9150) precisely aligns with your current vendor's offerings, as per Renee's specifications. The subsequent quote (#9151) embodies EO's recommendation, aiming to create the utmost value and aesthetic charm for this year's holiday decor. Per communication with Renee we don't see the value in illuminating the pool areas, given they are only operable from dawn to dusk, as well as cooler weather conditions during this time. With this in mind, our expert recommendation focuses on enhancing the main entrances and Cunningham Park. At the entrances, we propose holiday light bursts and twigs, designed to complement the existing aesthetic of your beautiful community. For Cunningham Park, our vision involves illuminating the windmill, pavilion roofline, one oak tree, and three pine trees. We are genuinely confident that this display will become the talk of the community throughout this festive season. Additionally, we have provided some optional items to illuminate the Welcome Center, should the committee feel this area is of importance.

Should you desire further inspiration, we encourage you to explore our website at HolidayDecoratingTampa.com. We are thrilled to bring the spirit of the holidays to life in your community this season! Please do not hesitate to reach out if you have any further inquiries. We are eagerly looking forward to spreading the joy and warmth of the holiday season in your neighborhood!

Sincerely,
The EO Holiday team

Everything Outdoors, LLC3225 S. MacDill Ave. #342
Tampa, FL 33629**TSR-CDD (Starkey Ranch) HOA**2500 Heart Pine Avenue
Odessa, Florida 33556**Estimate #9150**

Sent on 07/30/2023

Phone 813-321-8733

Email sales@everythingoutdoors.biz

Client Phone 813-925-9777

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
C9 Multi LED per foot - RENT	C9 LED per foot of lights 12" spacing with crystal style bulbs -Multi Color Bulbs -for 4 ammedity areas	360	\$2.50	\$900.00
Install Holiday Lights	Installation of lights around roofline of 4 amenity areas -top roofline only	4	\$360.00	\$1,440.00
C9 Multi LED per foot - RENT	C9 LED per foot of lights 12" spacing with crystal style bulbs -Multi Color Bulbs -for 3 metal entrance signs	100	\$2.50	\$250.00
Install Holiday Lights	Installation of lights outlining 3 metal entrance signs at Pine Heart, Stary Blvd, and Gunn Highway	1	\$475.00	\$475.00
C9 Multi LED per foot - RENT	C9 LED per foot of lights 12" spacing with crystal style bulbs -Multi Color Bulbs -Roofline of Cunningham Park Pavilion	305	\$2.50	\$762.50
Install Holiday Lights	Installation of lights on roofline of Cunningham Park Pavilion	1	\$935.00	\$935.00
Removal of Holiday Lights - RENT Option	Removal of all lights at the end of the season	1	\$1,150.00	\$1,150.00
Extension Cords and Timers - RENT	rental of all necessary extension cords and timers	1	\$575.00	\$575.00

A deposit of 50% will be required to begin.**Total****\$6,487.50**

Everything Outdoors will install lights on specified areas per estimate. Lights will be installed based on the contractor's standards (i.e. spacing on trees will be based on width of tree, staples will be used as necessary, roofline will be strung using roof clips unless otherwise specified, etc.). If specified on estimate, Contractor will run extension cords from outlets to lights. Contractor is not responsible for electrical problems stemming from the outlet (i.e. not enough amps per strand, dysfunctional outlet, etc.). Contractor will provide troubleshooting service calls.

Signature: _____

Date: _____

Everything Outdoors, LLC3225 S. MacDill Ave. #342
Tampa, FL 33629**TSR-CDD (Starkey Ranch) HOA**2500 Heart Pine Avenue
Odessa, Florida 33556**Estimate #9151**

Sent on 07/30/2023

Phone 813-321-8733

Email sales@everythingoutdoors.biz

Client Phone 813-925-9777

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
C9 Red, Green, White LED per foot - RENT	C9 LED per foot of lights 12" spacing with crystal style bulbs -Red, Green, White alternating bulbs -for Windmill at Cunningham Park	120	\$2.50	\$300.00
Install Holiday Lights	Installation of lights on Windmill at Cunningham Park	1	\$395.00	\$395.00
C9 Warm White LED per foot - RENT	C9 LED per foot of lights 12" spacing with crystal style bulbs -Roofline of Cunningham park Pavilion	305	\$2.50	\$762.50
Install Holiday Lights	Installation of lights on roofline of Cunningham Park Pavilion	1	\$910.00	\$910.00
100ct Commercial Grade LED White Lights - RENT	commercial grade LED coaxial 100 count mini lights 34' length rent per strand -oak tree and 3 small pines at Cunningham park	55	\$13.95	\$767.25
Install Holiday Lights	Installation of lights on oak tree and 3 small pines at Cunningham park -5 strands per pine and 40 on oak	1	\$1,325.00	\$1,325.00
Light Burst 36 inch - RENT	Warm white light burst 36 inches tall -for 3 entrances; Gunn highway, Pine Heart, and Starkey Blvd	15	\$35.00	\$525.00
Install Holiday Lights	Installation of light bursts on entrance rock walls	1	\$475.00	\$475.00
Lighted Twigs - RENT	Set of 3 lighted twigs warm white *16 sets of 3= 48 total	16	\$32.00	\$512.00
Install Holiday Lights	Installation of lighted twigs on rock walls at 3 entrances	1	\$650.00	\$650.00
Extension Cords and Timers - RENT	rental of all necessary extension cords and timers	1	\$450.00	\$450.00
Removal of Holiday Lights - RENT Option	Removal of all lights at the end of the season	1	\$975.00	\$975.00
Welcome Center optional below				Not included
C9 LED per foot - RENT	C9 LED per foot of lights 12" spacing with crystal style bulbs -roofline of welcome center -front and sides only	270	\$2.50	\$675.00
Install Holiday Lights				Not included
Install Holiday Lights	Installation of lights on welcome center roofline	1	\$950.00	\$950.00
100ct Commercial Grade LED White Lights - RENT				Not included
100ct Commercial Grade LED White Lights - RENT	commercial grade LED coaxial 100 count mini lights 34' length rent per strand	25	\$13.95	\$348.75

Everything Outdoors, LLC

3225 S. MacDill Ave. #342
Tampa, FL 33629

TSR-CDD (Starkey Ranch) HOA

2500 Heart Pine Avenue
Odessa, Florida 33556



Estimate #9151

Sent on 07/30/2023

Phone 813-321-8733

Email sales@everythingoutdoors.biz

Client Phone 813-925-9777

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
				Not included
Install Holiday Lights	Installation of lights on 5 pine trees at welcome center	1	\$550.00	\$550.00

A deposit of 50% will be required to begin.

Total

\$8,046.75

Everything Outdoors will install lights on specified areas per estimate. Lights will be installed based on the contractor's standards (i.e. spacing on trees will be based on width of tree, staples will be used as necessary, roofline will be strung using roof clips unless otherwise specified, etc.). If specified on estimate, Contractor will run extension cords from outlets to lights. Contractor is not responsible for electrical problems stemming from the outlet (i.e. not enough amps per strand, dysfunctional outlet, etc.). Contractor will provide troubleshooting service calls.

Signature: _____ **Date:** _____

TSR

COMMUNITY DEVELOPMENT DISTRICT

8D



813-996-0001
NEBULALIGHTING.COM

**YOUR HOME,
YOUR EXPRESSION...
YOUR PERSONALITY**

**POOL CAGE &
SCREEN ENCLOSURE**

NEBULA

LED LIGHTING SYSTEMS

**THE FIRST AND ONLY COMPANY TO DESIGN
A TOTALLY 'INTEGRATED TOP DOWN'
LIGHTING SYSTEM**

For screen enclosure lighting, Nebula's patented track lighting system offers homeowners a choice other than typical perimeter lighting.

The Nebula LED Lighting System is available throughout Florida via authorized Nebula Dealers.

===== **HEADQUARTERED IN TAMPA, FL** =====

PATENT PENDING





◆ True 7800K 110 Lumen White LEDs for the brightest lighting solution across your deck area. Looks like stars over your screened area.

◆ Color Spectrum

◆ Individual Weatherproof Connections

◆ Remote and Cloud-based App

◆ Dimmable Lights

◆ Bumper to Bumper Warranty

===== REQUEST A QUOTE =====



FEATURES & BENEFITS

SMART APP & INTERFACE

- Smart User-Friendly Interface
- Integrated Customizable Timer

SAFETY & SECURITY

- Never Hang Lights Again!
- Safe Low Voltage System
- Year Long Security Lighting – Peace of Mind!

DURABLE & ENERGY EFFICIENT

- Highest quality LED and Diode
- Built for years of use and enjoyment
- Patented color-blended PVC extrusion to match your new or existing screen enclosure
- Available in White or Bronze

BEST IN CLASS WARRANTY

- 5 Years Parts & Labor

PROFESSIONAL & LICENSED INSTALLATION

- Florida Electrical License # 13003460
- Nebula Employed Installers – No Sub-Contractors
- Workmans Comp & General Liability Insurance

WEATHER PROOF

- Built strong extrusion for tough weather conditions
- Soffit track withstands high winds, water and moisture
- Soffit & screen enclosure LEDs are water and moisture resistant

EXCEPTIONAL CUSTOMER SERVICE

- Full Support Benefits from Day One
- Convenient Service Scheduling
- Work with the Industry Inventors

Nebula LED Lighting Systems is a Florida licensed electrical contractor (#13003460) and employs its installers; we do NOT use sub-trades. We carry both General Liability and Workers' Compensation insurances. Companies installing electrical lighting, including low voltage lighting, in or around a screen enclosure require a state-issued electrical license.



gemstone lights®
SMART | OUTDOOR | LIGHTING

PERMANENT LED THEME, HOLIDAY, & ARCHITECTURAL LIGHTING



True 2800K Warm White LED Bulbs with the Ability to Control Each Light Individually

Use the warm white for soft ambient lighting, all year round or mix and match RGB with W to get a full array of colors.



Fully Customizable Colors

Create multiple colors to showcase your favorite sports teams, holidays, charity events, birthdays and more!



Individual Weatherproof and Waterproof Connections

Our lights are waterproof and individually connected to handle the seasons, but more than that, they are easy to replace should one become faulty.



Low Profile Design

Create a look that blends into your home or business.



Ability to Set Multiple Timers

No need to buy external timers, the App allows you to program multiple timers. Repeat yearly for birthdays or change every hour of the day, you are in control of what colors and patterns turn on.



Mesmerizing Automations

Enjoy hundreds of pre-built colors, patterns, themes, and animations. With the preset animations, you can create flowing patterns, fades, jumps, shifts and other fun or elegant movements.



Dimmable Lights

Our LED Bulbs are BRIGHT and you can easily dim them to a light glow with the slide of a button.



Bumper to Bumper Warranty

We provide a full 5-year product warranty.



Powder-Coated Track



WWW.NEBULALIGHTING.COM

813-996-0001

26837 Tanic Drive
Suite 101
Wesley Chapel,
FL 33544

Financing Available!
NO INTEREST - FLEXIBLE TERMS - BRIDGE LOANS

ESTIMATE/CONTRACT

LICENSE# EC13003460

DATE



PROPOSAL SUBMITTED TO (OWNER)

NAME Starkey Ranch c/o Renee Hlebak
ADDRESS 2500 Heart Pine Ave.
CITY Odessa, FL ZIP 33556
PHONE 813-925-9777

WORK TO BE PERFORMED AT

ADDRESS ALBRITTON PARK
EMAIL ADDRESS rhleback@ourstarkeyranch.com
GATE CODE:

We hereby propose to furnish the materials and perform the labor necessary for the completion of a Nebula LED Lighting System to include:

1	<input checked="" type="checkbox"/>	GEMSTONE LIGHTING SYSTEM	SOFFIT COLOR	TBD	GUTTER:	NO	<input type="checkbox"/>	DO NOT PLAN TO AC
1	<input checked="" type="checkbox"/>	LOW VOLT POWER SUPPLY	TRACK TYPE	TBD	FASCIA SIZE (BT ONLY)	N/A	<input type="checkbox"/>	
N/A		GFI OUTLET \$150	PLACEMENT	COMMERCIAL SOFFIT	START	OTHER (SPECIFY	TECH CHOICE	
	<input checked="" type="checkbox"/>	CELL PHONE APP	STRUCTURE SIZE	1 STORY	ROOF TYPE:	COMMERCIAL		
N/A		ADDT'L POWER SUPPLY \$499	LIP:	NO	GFI	EXISTING		
112		LINEAR FEET \$50PLF Commerical	LIFT:	NO	GFI TESTED	YES	WORKING	
Notes: INCLUDES GEMSTONE LIGHTS ON PERIMETER OF BUILDING, NOT INCLUDING TOOL SHED. ADD TOOL SHED 42 LINEAR FEET = \$2100.			COM/RES	COMMERCIAL	GFI CONTRL			
			Technical Notes:	NO EVAL NECESSARY		WIFI		
							TOTAL PRICE	\$5600

Promotional Discount Savings = \$ N/A

All material is guaranteed to be as specified, and work to be performed in accordance with drawings and specifications submitted for above work and completed in the substantial workmanlike manner for the sum of :

FIVE THOUSAND SIX HUNDRED Dollars
\$5600 with payments made as follows:

(1/2) ON DEPOSIT
(1/2) ON COMPLETION

Per: MARC BAYKARA

Note - This proposal may be withdrawn by us if not accepted within 30 days.

Payment Method:

PLEASE ALLOW (8) WEEK(S) INSTALLATION (SUBJECT TO CHANGES DUE TO CIRCUMSTANCES BEYOND OUR CONTROL).

The above process, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Any customer changes to contract/materials after execution, this may result in additional charges at customer's expense. Payments will be made as outlined above.

Date

Signature

FIVE (5) YEAR PARTS AND FIVE (5) YEAR LABOR WARRANTY





WWW.NEBULALIGHTING.COM

813-996-0001

26837 Tanic Drive
Suite 101
Wesley Chapel,
FL 33544

Financing Available!
NO INTEREST - FLEXIBLE TERMS - BRIDGE LOANS

ESTIMATE/CONTRACT

LICENSE# EC13003460

DATE



PROPOSAL SUBMITTED TO (OWNER)

NAME Starkey Ranch c/o Renee Hlebak
ADDRESS 2500 Heart Pine Ave.
CITY Odessa, FL ZIP 33556
PHONE 813-925-9777

WORK TO BE PERFORMED AT

ADDRESS HOMESTEAD PARK
EMAIL ADDRESS rhleback@ourstarkeyranch.com
GATE CODE:

We hereby propose to furnish the materials and perform the labor necessary for the completion of a Nebula LED Lighting System to include:

1	<input checked="" type="checkbox"/>	GEMSTONE LIGHTING SYSTEM	SOFFIT COLOR	TBD	GUTTER:	NO	<input checked="" type="checkbox"/>	DO NOT PLAN TO AD
1	<input checked="" type="checkbox"/>	LOW VOLT POWER SUPPLY	TRACK TYPE	TBD	FASCIA SIZE (BT ONLY)	N/A	<input checked="" type="checkbox"/>	
N/A		GFI OUTLET \$150	PLACEMENT	COMMERCIAL SOFFIT	START	OTHER (SPECIFY	TECH CHOICE	
	<input checked="" type="checkbox"/>	CELL PHONE APP	STRUCTURE SIZE	1 STORY	ROOF TYPE:	COMMERCIAL		
N/A		ADDT'L POWER SUPPLY \$499	LIP:	NO	GFI	EXISTING		
112		LINEAR FEET \$50PLF Commerical	LIFT:	NO	GFI TESTED	YES	WORKING	
Notes: INCLUDES GEMSTONE LIGHTS ON PERIMETER OF BUILDING, NOT INCLUDING TOOL SHED. ADD TOOL SHED 42 LINEAR FEET = \$2100.			COM/RES	COMMERCIAL	GFI CONTRL			
			Technical Notes:	NO EVAL NECESSARY		WIFI		
							TOTAL PRICE	\$5600

Promotional Discount Savings = \$ N/A

All material is guaranteed to be as specified, and work to be performed in accordance with drawings and specifications submitted for above work and completed in the substantial workmanlike manner for the sum of :

FIVE THOUSAND SIX HUNDRED Dollars

\$5600 with payments made as follows:

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(1/2) ON COMPLETION

Per: MARC BAYKARA

Note - This proposal may be withdrawn by us if not accepted within 30 days.

Payment Method:

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Date

Signature

FIVE (5) YEAR PARTS AND FIVE (5) YEAR LABOR WARRANTY





WWW.NEBULALIGHTING.COM

813-996-0001

26837 Tanic Drive
Suite 101
Wesley Chapel,
FL 33544

Financing Available!
NO INTEREST - FLEXIBLE TERMS - BRIDGE LOANS

ESTIMATE/CONTRACT

LICENSE# EC13003460

DATE



PROPOSAL SUBMITTED TO (OWNER)

NAME Starkey Ranch c/o Renee Hlebak
ADDRESS 2500 Heart Pine Ave.
CITY Odessa, FL ZIP 33556
PHONE 813-925-9777

WORK TO BE PERFORMED AT

ADDRESS WHITFIELD PARK
EMAIL ADDRESS rhleback@ourstarkeyranch.com
GATE CODE:

We hereby propose to furnish the materials and perform the labor necessary for the completion of a Nebula LED Lighting System to include:

1	<input checked="" type="checkbox"/>	GEMSTONE LIGHTING SYSTEM	SOFFIT COLOR	TBD	GUTTER:	NO	<input checked="" type="checkbox"/>	DO NOT PLAN TO AD
1	<input checked="" type="checkbox"/>	LOW VOLT POWER SUPPLY	TRACK TYPE	TBD	FASCIA SIZE (BT ONLY)	N/A	<input checked="" type="checkbox"/>	
N/A		GFI OUTLET \$150	PLACEMENT	COMMERCIAL SOFFIT	START	OTHER (SPECIFY	TECH CHOICE	
	<input checked="" type="checkbox"/>	CELL PHONE APP	STRUCTURE SIZE	1 STORY	ROOF TYPE:	COMMERCIAL		
N/A		ADDT'L POWER SUPPLY \$499	LIP:	NO	GFI	EXISTING		
112		LINEAR FEET \$50PLF Commerical	LIFT:	NO	GFI TESTED	YES	WORKING	
Notes: INCLUDES GEMSTONE LIGHTS ON PERIMETER OF BUILDING, NOT INCLUDING TOOL SHED. ADD TOOL SHED 42 LINEAR FEET = \$2100.			COM/RES	COMMERCIAL	GFI CONTRL			
			Technical Notes:	NO EVAL NECESSARY		WIFI		

TOTAL PRICE \$5600

Promotional Discount Savings = \$ N/A

All material is guaranteed to be as specified, and work to be performed in accordance with drawings and specifications submitted for above work and completed in the substantial workmanlike manner for the sum of :

FIVE THOUSAND SIX HUNDRED Dollars

\$5600 with payments made as follows:

(1/2) ON DEPOSIT
(1/2) ON COMPLETION

Per: MARC BAYKARA
Note - This proposal may be withdrawn by us if not accepted within 30 days.

Payment Method:

PLEASE ALLOW (8) WEEK(S) INSTALLATION (SUBJECT TO CHANGES DUE TO CIRCUMSTANCES BEYOND OUR CONTROL).

The above process, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Any customer changes to contract/materials after execution, this may result in additional charges at customer's expense. Payments will be made as outlined above.

Date

Signature

FIVE (5) YEAR PARTS AND FIVE (5) YEAR LABOR WARRANTY





WWW.NEBULALIGHTING.COM

813-996-0001

26837 Tanic Drive
Suite 101
Wesley Chapel,
FL 33544

Financing Available!

NO INTEREST - FLEXIBLE TERMS - BRIDGE LOANS

ESTIMATE/CONTRACT

LICENSE# EC13003460

DATE



PROPOSAL SUBMITTED TO (OWNER)

NAME Starkey Ranch c/o Renee Hlebak
ADDRESS 2500 Heart Pine Ave.
CITY Odessa, FL ZIP 33556
PHONE 813-925-9777

WORK TO BE PERFORMED AT

ADDRESS CUNNINGHAM PARK
EMAIL ADDRESS rhleback@ourstarkeyranch.com
GATE CODE:

We hereby propose to furnish the materials and perform the labor necessary for the completion of a Nebula LED Lighting System to include:

1	<input checked="" type="checkbox"/>	GEMSTONE LIGHTING SYSTEM	SOFFIT COLOR	TBD	GUTTER:	NO	<input type="checkbox"/>	DO NOT PLAN TO AD
1	<input checked="" type="checkbox"/>	LOW VOLT POWER SUPPLY	TRACK TYPE	TBD	FASCIA SIZE (BT ONLY)	N/A	<input type="checkbox"/>	
N/A		GFI OUTLET \$150	PLACEMENT	COMMERCIAL SOFFIT	START	OTHER (SPECIFY	TECH CHOICE	
	<input checked="" type="checkbox"/>	CELL PHONE APP	STRUCTURE SIZE	1 STORY	ROOF TYPE:	COMMERCIAL		
N/A		ADDT'L POWER SUPPLY \$499	LIP:	NO	GFI	EXISTING		
370		LINEAR FEET \$50PLF Commercial	LIFT:	NO	GFI TESTED	YES	WORKING	
Notes: INCLUDES GEMSTONE LIGHTS ON PERIMETER OF BUILDING, NOT INCLUDING TOOL SHED AND GATOR SHACK. TOOL SHED ADD 42 LINEAR FEET = \$2100. GATOR SHACK ADD 175 LINEAR FEET = \$8750 - TREES AND BRUSH MUST BE TRIMMED PRIOR TO START.			COM/RES	COMMERCIAL	GFI CONTRL			
			Technical Notes:	NO EVAL NECESSARY		WIFI		

TOTAL PRICE \$18,500

Promotional Discount Savings = \$ N/A

All material is guaranteed to be as specified, and work to be performed in accordance with drawings and specifications submitted for above work and completed in the substantial workmanlike manner for the sum of :

FIVE THOUSAND SIX HUNDRED Dollars
\$5600 with payments made as follows:

(1/2) ON DEPOSIT
(1/2) ON COMPLETION

Per: MARC BAYKARA
Note - This proposal may be withdrawn by us if not accepted within 30 days.

Payment Method:

PLEASE ALLOW (8) WEEK(S) INSTALLATION (SUBJECT TO CHANGES DUE TO CIRCUMSTANCES BEYOND OUR CONTROL).

The above process, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Any customer changes to contract/materials after execution, this may result in additional charges at customer's expense. Payments will be made as outlined above.

Date Signature

FIVE (5) YEAR PARTS AND FIVE (5) YEAR LABOR WARRANTY



TSR

COMMUNITY DEVELOPMENT DISTRICT

**UNAUDITED
FINANCIAL
STATEMENTS**

**TSR
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2023**

**TSR
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2023**

	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	\$ 3,324,722	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,324,722
Investments												
Revenue	-	530,544	470,610	478,274	565,444	432,049	237,674	-	-	-	-	2,714,595
Reserve	-	624,494	650,450	481,322	403,162	320,366	165,100	-	-	-	-	2,644,894
Prepayment	-	2,614	3,143	-	-	-	-	-	-	-	-	5,757
Construction	-	-	-	-	-	-	-	441	86	-	257,251	257,778
Undeposited funds	300	-	-	-	-	-	-	-	-	-	-	300
Accounts receivable	23	-	-	-	-	-	-	-	-	-	-	23
Due from Developer C	53,909	-	-	-	-	-	-	-	-	-	-	53,909
Due from SMC Starkey LLC	7,483	-	-	-	-	-	-	-	-	-	-	7,483
Due from BW 54 Gunn West LLC	3,947	-	-	-	-	-	-	-	-	-	-	3,947
Due from PRD Real Estate 2 LLC	1,062	-	-	-	-	-	-	-	-	-	-	1,062
Due from Rockwell Fence Post LLC	3,120	-	-	-	-	-	-	-	-	-	-	3,120
Due from Starkey Ranch Asset	18,733	-	-	-	-	-	-	-	-	-	-	18,733
Due from Homes by West Bay	25,957	-	-	-	39,851	-	-	-	-	-	-	65,808
Due from other	1,318	-	-	-	-	-	-	-	-	-	-	1,318
Due from debt service fund	643	-	-	-	-	-	-	-	-	-	-	643
Utility deposit	2,405	-	-	-	-	-	-	-	-	-	-	2,405
Prepaid expense	705	-	-	-	-	-	-	-	-	-	-	705
Total assets	<u>\$ 3,444,327</u>	<u>\$ 1,157,652</u>	<u>\$ 1,124,203</u>	<u>\$ 959,596</u>	<u>\$ 1,008,457</u>	<u>\$ 752,415</u>	<u>\$ 402,774</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ -</u>	<u>\$ 257,251</u>	<u>\$ 9,107,202</u>
LIABILITIES												
Liabilities:												
Due to Developer	101,119	-	-	-	-	-	-	-	-	-	-	101,119
Due to general fund	-	112	113	111	139	111	57	-	-	-	-	643
Due to other	28	-	-	-	-	-	-	-	-	-	-	28
Contracts payable	-	-	-	-	-	-	-	-	-	-	16,077	16,077
Accrued taxes payable	337	-	-	-	-	-	-	-	-	-	-	337
Total liabilities	<u>101,484</u>	<u>112</u>	<u>113</u>	<u>111</u>	<u>139</u>	<u>111</u>	<u>57</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>16,077</u>	<u>118,204</u>
DEFERRED INFLOWS OF RESOURCES												
Unearned revenue	957	-	-	-	-	-	-	-	-	-	-	957
Deferred receipts	114,212	-	-	-	39,851	-	-	-	-	-	-	154,063
Total deferred inflows of resources	<u>115,169</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>39,851</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>155,020</u>
FUND BALANCES												
Restricted for												
Debt service	-	1,157,540	1,124,090	959,485	968,467	752,304	402,717	-	-	-	-	5,364,603
Capital projects	-	-	-	-	-	-	-	441	86	-	241,174	241,701
Unassigned	3,227,674	-	-	-	-	-	-	-	-	-	-	3,227,674
Total fund balances	<u>3,227,674</u>	<u>1,157,540</u>	<u>1,124,090</u>	<u>959,485</u>	<u>968,467</u>	<u>752,304</u>	<u>402,717</u>	<u>441</u>	<u>86</u>	<u>-</u>	<u>241,174</u>	<u>8,833,978</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 3,444,327</u>	<u>\$ 1,157,652</u>	<u>\$ 1,124,203</u>	<u>\$ 959,596</u>	<u>\$ 1,008,457</u>	<u>\$ 752,415</u>	<u>\$ 402,774</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ -</u>	<u>\$ 257,251</u>	<u>\$ 9,107,202</u>

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING JUNE 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 19,993	\$ 4,649,059	\$ 4,606,136	101%
Assessment levy - off-roll O&M	-	10,041	-	N/A
Trash collection assessments	384	11,760	11,404	103%
Commercial shared costs	-	134,340	112,045	120%
Program revenue	8,110	27,104	12,000	226%
Interest	-	-	2,500	0%
Specialty program revenue	-	-	6,000	0%
Miscellaneous	1,970	18,999	15,000	127%
Total revenues	<u>30,457</u>	<u>4,851,303</u>	<u>4,765,085</u>	102%
EXPENDITURES				
Professional & administrative				
Supervisors	861	6,244	10,200	61%
Management	3,506	31,553	42,070	75%
Legal	4,007	35,332	30,000	118%
Engineering	550	4,119	20,000	21%
Assessment administration	833	7,500	10,000	75%
Audit	-	-	4,570	0%
Arbitrage rebate calculation	-	1,500	3,000	50%
Dissemination agent	1,083	9,750	13,000	75%
Trustee	-	35,019	26,500	132%
Telephone	21	187	250	75%
Postage	114	3,287	1,500	219%
Printing & binding	167	1,500	2,000	75%
Legal advertising	270	1,199	3,500	34%
Annual special district fee	-	175	175	100%
Insurance	-	6,464	7,100	91%
Other current charges	178	1,047	3,500	30%
Office supplies	-	538	500	108%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	-	200	0%
Property appraiser	-	-	687	0%
Tax collector	415	95,529	95,961	100%
Total professional & administrative	<u>12,005</u>	<u>240,943</u>	<u>275,418</u>	87%
Field operations				
Contract services				
Field services	2,360	21,244	28,325	75%
Landscape maintenance	142,594	1,052,470	1,700,000	62%
Landscape consulting	5,000	46,223	60,000	77%
Landscape arbor care	-	150,109	155,000	97%
Wetland maintenance	-	518	68,168	1%
Wetland mitigation reporting	5,290	25,865	4,500	575%
Lake maintenance	8,752	69,220	100,000	69%
Community trash hauling	29,437	264,846	330,000	80%
Off-duty traffic patrols	1,135	3,135	20,000	16%
Repairs & maintenance				
Repairs - general	1,791	20,697	20,000	103%
Operating supplies	207	12,444	8,000	156%
Plant replacement	2,773	14,371	70,000	21%
Mulch	-	119,415	200,000	60%
Playground mulch	-	-	18,000	0%
Sod	-	542	200,000	0%
Fertilizer/chemicals	-	-	30,000	0%

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING JUNE 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
Irrigation repairs	3,996	66,569	30,000	222%
Irrigation monitoring	-	-	2,280	0%
Security/alarms/repair	-	543	1,500	36%
Road & sidewalk	11,465	31,270	40,000	78%
Signage maintenance	-	480	-	N/A
Common area signage	-	1,042	3,000	35%
Bridge & deck maintenance	199	45,348	40,000	113%
Pressure washing	-	240	105,000	0%
Utilities - common area				
Electric	1,394	8,963	14,500	62%
Streetlights	33,639	266,842	380,000	70%
Irrigation - reclaimed water	17,539	45,017	70,000	64%
Gas	28	224	450	50%
Recreation facilities				
Amenity management staff/contract	27,965	237,544	389,820	61%
Office supplies	295	2,934	-	N/A
Office rental	-	-	80,000	0%
Office expenses	-	-	8,950	0%
Office utilities	-	-	8,850	0%
Office copy machine	198	5,046	4,875	104%
Janitorial	3,480	14,460	24,480	59%
Park A/C repairs & maintenance	-	630	5,000	13%
Pool cleaning	4,405	19,795	27,594	72%
Pool repairs & maintenance	71	1,043	2,500	42%
Pool fence & gate	-	631	2,000	32%
Pool - electric	3,203	21,223	36,000	59%
Pool - water	2,568	5,929	10,000	59%
Pool permits	-	986	1,100	90%
Pest services	270	520	500	104%
Insurance	-	54,411	69,706	78%
Cable/internet/telephone	801	8,594	10,000	86%
Access cards	-	2,836	5,500	52%
Activities	30	34,616	30,000	115%
Specialty programming	1,237	6,213	6,000	104%
Recreational repairs	-	4,669	2,500	187%
Pool signage	-	-	1,000	0%
Holiday decorations	-	8,000	8,000	100%
Other				
Contingency	-	14,999	20,000	75%
Capital outlay	-	-	30,000	0%
Total field operations	<u>312,122</u>	<u>2,712,716</u>	<u>4,483,098</u>	61%
Total expenditures	<u>324,127</u>	<u>2,953,659</u>	<u>4,758,516</u>	62%
Net increase/(decrease) of fund balance	(293,670)	1,897,644	6,569	
Fund balance - beginning (unaudited)	3,521,344	1,330,030	811,776	
Fund balance - ending (projected)	<u>\$ 3,227,674</u>	<u>\$ 3,227,674</u>	<u>\$ 818,345</u>	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2015 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING JUNE 30, 2023

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 2,868	\$ 666,935	\$ 661,099	101%
Interest	5	43	50	86%
Total revenues	<u>2,873</u>	<u>666,978</u>	<u>661,149</u>	101%
EXPENDITURES				
Debt service				
Principal - 11/1	-	195,000	195,000	100%
Principal prepayment	-	5,000	-	N/A
Interest - 11/1	-	213,172	213,172	100%
Interest - 5/1	-	208,778	208,906	100%
Tax collector	59	13,338	13,773	97%
Total expenditures	<u>59</u>	<u>635,288</u>	<u>630,851</u>	101%
Excess/(deficiency) of revenues over/(under) expenditures	2,814	31,690	30,298	
Beginning fund balance (unaudited)	1,154,726	1,125,850	1,119,883	
Ending fund balance (projected)	<u>\$ 1,157,540</u>	<u>\$ 1,157,540</u>	<u>\$ 1,150,181</u>	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2015A BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING JUNE 30, 2023

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 2,892	\$ 672,442	\$ 666,558	101%
Interest	5	42	-	N/A
Total revenues	<u>2,897</u>	<u>672,484</u>	<u>666,558</u>	101%
EXPENDITURES				
Debt service				
Principal - 11/1	-	180,000	180,000	100%
Principal prepayment	-	15,000	-	N/A
Interest - 11/1	-	234,384	234,384	100%
Interest - 5/1	-	229,131	229,547	100%
Tax collector	60	13,448	13,887	97%
Total expenditures	<u>60</u>	<u>671,963</u>	<u>657,818</u>	102%
Excess/(deficiency) of revenues over/(under) expenditures	2,837	521	8,740	
Beginning fund balance (unaudited)	<u>1,121,253</u>	<u>1,123,569</u>	<u>1,101,463</u>	
Ending fund balance (projected)	<u><u>\$1,124,090</u></u>	<u><u>\$1,124,090</u></u>	<u><u>\$1,110,203</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 JUNE 30, 2023

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy - on-roll	\$ 2,845	\$ 661,454	\$ 655,667	101%
Interest	4	36	-	N/A
Total revenues	<u>2,849</u>	<u>661,490</u>	<u>655,667</u>	101%
EXPENDITURES				
Debt service				
Principal - 11/1	-	200,000	200,000	100%
Interest - 11/1	-	218,387	218,388	100%
Interest - 5/1	-	214,387	218,338	98%
Tax collector	60	13,229	13,660	97%
Total expenditures	<u>60</u>	<u>646,003</u>	<u>650,386</u>	99%
Excess/(deficiency) of revenues over/(under) expenditures	2,789	15,487	5,281	
Beginning fund balance (unaudited)	<u>956,696</u>	<u>943,998</u>	<u>938,085</u>	
Ending fund balance (projected)	<u><u>\$ 959,485</u></u>	<u><u>\$ 959,485</u></u>	<u><u>\$ 943,366</u></u>	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2017 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING JUNE 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 3,551	\$ 825,637	\$ 818,412	101%
Interest	4	37	-	N/A
Total revenues	<u>3,555</u>	<u>825,674</u>	<u>818,412</u>	101%
EXPENDITURES				
Debt service				
Principal - 11/1	-	245,000	245,000	100%
Interest - 11/1	-	277,816	277,816	100%
Interest - 5/1	-	273,375	273,375	100%
Tax collector	74	16,513	17,050	97%
Total expenditures	<u>74</u>	<u>812,704</u>	<u>813,241</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	3,481	12,970	5,171	
Beginning fund balance (unaudited)	<u>964,986</u>	<u>955,497</u>	<u>948,123</u>	
Ending fund balance (projected)	<u><u>\$ 968,467</u></u>	<u><u>\$ 968,467</u></u>	<u><u>\$ 953,294</u></u>	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2018 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING JUNE 30, 2023

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 2,839	\$ 660,243	\$ 654,466	101%
Interest	3	29	-	N/A
Total revenues	<u>2,842</u>	<u>660,272</u>	<u>654,466</u>	101%
EXPENDITURES				
Debt service				
Principal - 11/1	-	170,000	170,000	100%
Interest - 11/1	-	234,422	234,422	100%
Interest - 5/1	-	231,022	231,022	100%
Tax collector	58	13,204	13,635	97%
Total expenditures	<u>58</u>	<u>648,648</u>	<u>649,079</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	2,784	11,624	5,387	
Beginning fund balance (unaudited)	<u>749,520</u>	<u>740,680</u>	<u>734,798</u>	
Ending fund balance (projected)	<u><u>\$ 752,304</u></u>	<u><u>\$ 752,304</u></u>	<u><u>\$ 740,185</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 JUNE 30, 2023

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy - on-roll	\$ 1,463	\$ 340,180	\$ 337,204	101%
Interest	2	15	-	N/A
Total revenues	<u>1,465</u>	<u>340,195</u>	<u>337,204</u>	101%
EXPENDITURES				
Debt service				
Principal - 11/1	-	110,000	110,000	100%
Interest - 11/1	-	107,775	107,775	100%
Interest - 5/1	-	106,125	106,125	100%
Tax collector	30	6,803	7,025	97%
Total expenditures	<u>30</u>	<u>330,703</u>	<u>330,925</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	1,435	9,492	6,279	
OTHER FINANCING SOURCES/(USES)				
Transfers out	(1)	(6)	-	N/A
Total other financing sources/(uses)	<u>(1)</u>	<u>(6)</u>	<u>-</u>	N/A
Fund balance:				
Net increase/(decrease) in fund balance	1,434	9,486	6,279	
Beginning fund balance (unaudited)	<u>401,283</u>	<u>393,231</u>	<u>390,203</u>	
Ending fund balance (projected)	<u>\$402,717</u>	<u>\$ 402,717</u>	<u>\$ 396,482</u>	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2015A BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING JUNE 30, 2023**

	<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 JUNE 30, 2023

	<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 JUNE 30, 2023**

	Current Month	Year To Date
REVENUES	\$ -	\$ -
Total revenues	-	-
 EXPENDITURES		
Capital outlay	-	38,809
Total expenditures	-	38,809
 Excess/(deficiency) of revenues over/(under) expenditures	-	(38,809)
 Beginning fund balance (unaudited)	-	38,809
Ending fund balance (projected)	\$ -	\$ -

**TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2019 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING JUNE 30, 2023**

	Current Month	Year To Date
REVENUES		
Interest	\$ 1	\$ 39
Total revenues	1	39
EXPENDITURES		
Capital outlay - construction	-	2,161,209
Total expenditures	-	2,161,209
Excess/(deficiency) of revenues over/(under) expenditures	1	(2,161,170)
OTHER FINANCING SOURCES/(USES)		
Transfers in	1	6
Total other financing sources/(uses)	1	6
Net change in fund balance	2	(2,161,164)
Beginning fund balance (unaudited)	241,172	2,402,338
Ending fund balance (projected)	\$ 241,174	\$ 241,174

TSR CDD Check Detail June 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	0	06/08/2023	BRIGHT HOUSE NETWORKS	101.002 · Suntrust #570803-O...		-294.86
Bill	1420332052423	06/06/2023		572.416 · Amenity Cable/Internet	-294.86	294.86
TOTAL					-294.86	294.86
Bill Pmt -Check	0	06/08/2023	DEX IMAGING	101.002 · Suntrust #570803-O...		-198.44
Bill	AR9512267	06/06/2023		572.915 · Office Copy Machine	-198.44	198.44
TOTAL					-198.44	198.44
Check	0	06/08/2023	SUNTRUST BANK	101.002 · Suntrust #570803-O...		-2,254.26
				204.300 · Credit Card - SunTrust	-2,254.26	2,254.26
TOTAL					-2,254.26	2,254.26
Bill Pmt -Check	0	06/14/2023	BRIGHT HOUSE NETWORKS	101.002 · Suntrust #570803-O...		-335.94
Bill	1415019060523	06/13/2023		572.416 · Amenity Cable/Internet	-177.97	177.97
Bill	1414954060723	06/13/2023		572.416 · Amenity Cable/Internet	-157.97	157.97
TOTAL					-335.94	335.94
Bill Pmt -Check	0	06/14/2023	COASTAL WASTE & RECYC...	101.002 · Suntrust #570803-O...		-29,437.13
Bill	SW0000338391	06/13/2023		534.000 · Garbage/Solid Waste...	-29,193.47	29,193.47
Bill	SW0000338421	06/13/2023		534.000 · Garbage/Solid Waste...	-243.66	243.66
TOTAL					-29,437.13	29,437.13
Bill Pmt -Check	0	06/14/2023	DUKE ENERGY	101.002 · Suntrust #570803-O...		-26,897.61
Bill	8702 8140 060723	06/13/2023		531.307 · Street Lights	-13,157.90	13,157.90
Bill	8702 8413 060723	06/13/2023		531.307 · Street Lights	-2,591.71	2,591.71
Bill	8702 7826 060523	06/13/2023		531.307 · Street Lights	-1,871.54	1,871.54
Bill	8702 8322 060523	06/13/2023		531.307 · Street Lights	-1,640.81	1,640.81
Bill	8702 9216 061223	06/13/2023		531.307 · Street Lights	-1,353.73	1,353.73
Bill	8702 8223 060923	06/13/2023		531.321 · Electric - Pool	-1,345.31	1,345.31
Bill	8712 3081 060523	06/13/2023		531.307 · Street Lights	-950.99	950.99
Bill	8703 0425 060523	06/13/2023		531.307 · Street Lights	-922.24	922.24
Bill	8702 9761 060823	06/13/2023		531.307 · Street Lights	-843.39	843.39
Bill	8712 3429 060923	06/13/2023		531.301 · Electric	-539.72	539.72

TSR CDD Check Detail June 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	3807 5598 060523	06/13/2023		531.321 · Electric - Pool	-536.25	536.25
Bill	8703 0681 060823	06/13/2023		531.307 · Street Lights	-289.36	289.36
Bill	8702 8942 053123	06/13/2023		531.301 · Electric	-51.63	51.63
Bill	8702 7991 053123	06/13/2023		531.301 · Electric	-33.28	33.28
Bill	8712 3049 060523	06/13/2023		531.301 · Electric	-30.79	30.79
Bill	3807 3819 060523	06/13/2023		531.301 · Electric	-30.79	30.79
Bill	8702 8059 053123	06/13/2023		531.301 · Electric	-30.79	30.79
Bill	8702 8471 053123	06/13/2023		531.301 · Electric	-30.79	30.79
Bill	8702 8554 053123	06/13/2023		531.301 · Electric	-30.79	30.79
Bill	8702 8629 053123	06/13/2023		531.301 · Electric	-30.79	30.79
Bill	8702 8702 053123	06/13/2023		531.301 · Electric	-30.79	30.79
Bill	8702 8786 053123	06/13/2023		531.301 · Electric	-30.79	30.79
Bill	8702 8869 053123	06/13/2023		531.301 · Electric	-30.79	30.79
Bill	8702 9109 053123	06/13/2023		531.301 · Electric	-30.79	30.79
Bill	8702 9430 053123	06/13/2023		531.301 · Electric	-30.79	30.79
Bill	8702 9696 053123	06/13/2023		531.301 · Electric	-30.79	30.79
Bill	8702 9836 053123	06/13/2023		531.301 · Electric	-30.79	30.79
Bill	8702 9951 053123	06/13/2023		531.301 · Electric	-30.79	30.79
Bill	8703 0061 053123	06/13/2023		531.301 · Electric	-30.79	30.79
Bill	8703 0178 053123	06/13/2023		531.301 · Electric	-30.79	30.79
Bill	8703 0269 053123	06/13/2023		531.307 · Street Lights	-30.79	30.79
Bill	8703 0326 053123	06/13/2023		531.301 · Electric	-30.79	30.79
Bill	8703 0566 053123	06/13/2023		531.301 · Electric	-30.79	30.79
Bill	8703 0722 053123	06/13/2023		531.301 · Electric	-30.79	30.79
Bill	8703 0805 053123	06/13/2023		531.301 · Electric	-30.79	30.79
Bill	8703 0847 053123	06/13/2023		531.301 · Electric	-30.79	30.79
Bill	8712 3156 053123	06/13/2023		531.301 · Electric	-30.79	30.79
Bill	8712 3320 053123	06/13/2023		531.301 · Electric	-30.79	30.79
Bill	3212 0055 053123	06/13/2023		531.301 · Electric	-30.79	30.79
TOTAL					-26,897.61	26,897.61
Bill Pmt -Check	0	06/21/2023	CITY OF CLEARWATER	101.002 · Suntrust #570803-O...		-27.95
Bill	4224446 061323	06/20/2023		532.306 · Propane Services - G...	-25.00	25.00
				532.306 · Propane Services - G...	-2.95	2.95
TOTAL					-27.95	27.95

TSR CDD Check Detail June 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	0	06/21/2023	DUKE ENERGY	101.002 · Suntrust #570803-O...		-9,726.17
Bill	8703 0938 061523	06/20/2023		531.307 · Street Lights	-3,737.49	3,737.49
Bill	8702 7933 061523	06/20/2023		531.307 · Street Lights	-3,424.75	3,424.75
Bill	8712 3263 061423	06/20/2023		531.321 · Electric - Pool	-1,321.53	1,321.53
Bill	8702 9620 061423	06/20/2023		531.307 · Street Lights	-720.87	720.87
Bill	8702 9365 061523	06/20/2023		531.307 · Street Lights	-490.74	490.74
Bill	8702 9274 061423	06/20/2023		531.301 · Electric	-30.79	30.79
TOTAL					-9,726.17	9,726.17
Bill Pmt -Check	0	06/21/2023	FEDEX	101.002 · Suntrust #570803-O...		-95.68
Bill	8-168-13118	06/20/2023		519.410 · Postage	-95.68	95.68
TOTAL					-95.68	95.68
Bill Pmt -Check	0	06/28/2023	BRIGHT HOUSE NETWORKS	101.002 · Suntrust #570803-O...		-169.98
Bill	1436734061723	06/27/2023		572.416 · Amenity Cable/Internet	-169.98	169.98
TOTAL					-169.98	169.98
Bill Pmt -Check	0	06/28/2023	DUKE ENERGY	101.002 · Suntrust #570803-O...		-1,612.63
Bill	8703 0516 062123	06/27/2023		531.307 · Street Lights	-1,612.63	1,612.63
TOTAL					-1,612.63	1,612.63
Bill Pmt -Check	0	06/28/2023	FEDEX	101.002 · Suntrust #570803-O...		-18.38
Bill	8-140-50248	06/27/2023		519.410 · Postage	-10.45	10.45
Bill	8-175-51013	06/27/2023		519.410 · Postage	-7.93	7.93
TOTAL					-18.38	18.38
Check	0	06/28/2023	SUNTRUST BANK	101.002 · Suntrust #570803-O...		-845.88
				204.300 · Credit Card - SunTrust	-845.88	845.88
TOTAL					-845.88	845.88

TSR CDD
Check Detail
June 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	11315	06/08/2023	BARRY MAZZONI	101.002 · Suntrust #570803-O...		-29.57
Bill	051623	06/06/2023		538.601 · General Repair & Mai...	-29.57	29.57
TOTAL					-29.57	29.57
Bill Pmt -Check	11316	06/08/2023	BIG DOG LEO SERVICES LLC	101.002 · Suntrust #570803-O...		-300.00
Bill	040123	06/06/2023		538.620 · Off Duty Traffic Patrols	-150.00	150.00
Bill	060123	06/06/2023		538.620 · Off Duty Traffic Patrols	-150.00	150.00
TOTAL					-300.00	300.00
Bill Pmt -Check	11317	06/08/2023	FLORIDA NATIVES NURSER...	101.002 · Suntrust #570803-O...		-5,290.00
Bill	19120	06/06/2023		538.616 · Wetland Mitigation re...	-5,290.00	5,290.00
TOTAL					-5,290.00	5,290.00
Bill Pmt -Check	11318	06/08/2023	GULF COAST AIR SYSTEMS,...	101.002 · Suntrust #570803-O...		-1,261.20
Bill	215881-B	06/06/2023		538.601 · General Repair & Mai...	-1,261.20	1,261.20
TOTAL					-1,261.20	1,261.20
Bill Pmt -Check	11319	06/08/2023	JIM LAROSE	101.002 · Suntrust #570803-O...		-550.00
Bill	050923	06/06/2023		538.620 · Off Duty Traffic Patrols	-275.00	275.00
Bill	052223	06/06/2023		538.620 · Off Duty Traffic Patrols	-275.00	275.00
TOTAL					-550.00	550.00
Bill Pmt -Check	11320	06/08/2023	JOHNSON ENGINEERING, IN...	101.002 · Suntrust #570803-O...		-100.00
Bill	20236027-000 2	06/06/2023		519.320 · Engineering	-100.00	100.00
TOTAL					-100.00	100.00
Bill Pmt -Check	11321	06/08/2023	KUTAK ROCK LLP	101.002 · Suntrust #570803-O...		-4,007.00
Bill	3225626	06/06/2023		514.007 · District Counsel	-4,007.00	4,007.00
TOTAL					-4,007.00	4,007.00

TSR CDD Check Detail June 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	11322	06/08/2023	LANDSCAPE MAINTENANCE...	101.002 · Suntrust #570803-O...		-2,835.87
Bill	175017	06/06/2023		538.609 · Irrigation Repairs & ...	-1,264.00	1,264.00
Bill	176290	06/06/2023		538.609 · Irrigation Repairs & ...	-195.05	195.05
Bill	176291	06/06/2023		538.609 · Irrigation Repairs & ...	-198.16	198.16
Bill	176292	06/06/2023		538.609 · Irrigation Repairs & ...	-315.70	315.70
Bill	176293	06/06/2023		538.609 · Irrigation Repairs & ...	-324.06	324.06
Bill	176295	06/06/2023		538.609 · Irrigation Repairs & ...	-222.65	222.65
Bill	176296	06/06/2023		538.609 · Irrigation Repairs & ...	-190.21	190.21
Bill	176297	06/06/2023		538.609 · Irrigation Repairs & ...	-126.04	126.04
TOTAL					-2,835.87	2,835.87
Bill Pmt -Check	11323	06/08/2023	PASCO COUNTY UTILITIES ...	101.002 · Suntrust #570803-O...		-113.25
Bill	18381829	06/06/2023		536.301 · Irrigation - Reclaimed...	-113.25	113.25
TOTAL					-113.25	113.25
Bill Pmt -Check	11324	06/08/2023	ROSE PAVING LLC	101.002 · Suntrust #570803-O...		-11,464.90
Bill	PS-INV131325	06/06/2023		538.602 · Roads & Sidewalk M...	-11,464.90	11,464.90
TOTAL					-11,464.90	11,464.90
Bill Pmt -Check	11325	06/08/2023	SOLITUDE LAKE MANAGEM...	101.002 · Suntrust #570803-O...		-8,752.50
Bill	PSI-74316	06/06/2023		538.700 · Lake Maintenance	-8,752.50	8,752.50
TOTAL					-8,752.50	8,752.50
Bill Pmt -Check	11326	06/08/2023	SOUTHERN CARE LAWN AN...	101.002 · Suntrust #570803-O...		-270.00
Bill	17705	06/06/2023		539.600 · Pest Services	-270.00	270.00
TOTAL					-270.00	270.00

TSR CDD
Check Detail
June 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	11327	06/08/2023	SUNCOAST POOL SERVICE	101.002 · Suntrust #570803-O...		-3,560.00
Bill	9313	06/06/2023		572.712 · Pool Cleaning	-1,520.00	1,520.00
Bill	9328	06/06/2023		572.712 · Pool Cleaning	-1,195.00	1,195.00
Bill	9327	06/06/2023		572.712 · Pool Cleaning	-845.00	845.00
TOTAL					-3,560.00	3,560.00
Bill Pmt -Check	11328	06/08/2023	SUNSCAPE CONSULTING	101.002 · Suntrust #570803-O...		-5,000.00
Bill	11390	06/06/2023		538.606 · Landscape Consulting	-5,000.00	5,000.00
TOTAL					-5,000.00	5,000.00
Bill Pmt -Check	11329	06/08/2023	TIMES PUBLISHING COMPA...	101.002 · Suntrust #570803-O...		-270.00
Bill	0000289122	06/06/2023		513.801 · Legal Advertising	-142.00	142.00
Bill	0000289130	06/06/2023		513.801 · Legal Advertising	-128.00	128.00
TOTAL					-270.00	270.00
Bill Pmt -Check	11330	06/08/2023	TRINITY HOUSEKEEPERS	101.002 · Suntrust #570803-O...		-1,740.00
Bill	105804	06/06/2023		572.301 · Janitorial Service	-1,740.00	1,740.00
TOTAL					-1,740.00	1,740.00
Bill Pmt -Check	11331	06/08/2023	WTS INTERNATIONAL, LLC.	101.002 · Suntrust #570803-O...		-3,672.02
Bill	12367647	06/06/2023		538.121 · Amenity Management	-2,105.00	2,105.00
Bill	12371339	06/06/2023		538.121 · Amenity Management	-99.14	99.14
Bill	12371421	06/06/2023		538.122 · Program Incentives	-1,237.40	1,237.40
Bill	12371546	06/06/2023		538.121 · Amenity Management	-116.00	116.00
Bill	12371904	06/06/2023		538.121 · Amenity Management	-114.48	114.48
TOTAL					-3,672.02	3,672.02

TSR CDD Check Detail June 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	11332	06/14/2023	PASCO COUNTY UTILITIES ...	101.002 - Suntrust #570803-O...		-19,590.74
Bill	18523969	06/13/2023		536.301 · Irrigation - Reclaimed...	-1,138.50	1,138.50
Bill	18523972	06/13/2023		536.301 · Irrigation - Reclaimed...	-800.25	800.25
Bill	18523977	06/13/2023		536.301 · Irrigation - Reclaimed...	-753.75	753.75
Bill	18523978	06/13/2023		536.301 · Irrigation - Reclaimed...	-725.25	725.25
Bill	18523979	06/13/2023		536.301 · Irrigation - Reclaimed...	-120.00	120.00
Bill	18523980	06/13/2023		536.301 · Irrigation - Reclaimed...	-213.75	213.75
Bill	18523982	06/13/2023		536.301 · Irrigation - Reclaimed...	-244.50	244.50
Bill	18523983	06/13/2023		536.301 · Irrigation - Reclaimed...	-598.50	598.50
Bill	18524081	06/13/2023		536.301 · Irrigation - Reclaimed...	-1,343.25	1,343.25
Bill	18524082	06/13/2023		536.301 · Irrigation - Reclaimed...	-759.00	759.00
Bill	18524144	06/13/2023		536.301 · Irrigation - Reclaimed...	-768.75	768.75
Bill	18524145	06/13/2023		536.301 · Irrigation - Reclaimed...	-457.50	457.50
Bill	18524146	06/13/2023		536.301 · Irrigation - Reclaimed...	-20.58	20.58
Bill	18524151	06/13/2023		536.321 · Utility service - Pool	-1,074.01	1,074.01
Bill	18524200	06/13/2023		536.301 · Irrigation - Reclaimed...	-153.00	153.00
Bill	18524205	06/13/2023		536.301 · Irrigation - Reclaimed...	-140.25	140.25
Bill	18524206	06/13/2023		536.301 · Irrigation - Reclaimed...	-28.50	28.50
Bill	18524315	06/13/2023		536.301 · Irrigation - Reclaimed...	-527.54	527.54
Bill	18524338	06/13/2023		536.321 · Utility service - Pool	-1,493.92	1,493.92
Bill	18524339	06/13/2023		536.301 · Irrigation - Reclaimed...	-586.50	586.50
Bill	18524344	06/13/2023		536.301 · Irrigation - Reclaimed...	-630.75	630.75
Bill	18524346	06/13/2023		536.301 · Irrigation - Reclaimed...	-1,082.25	1,082.25
Bill	18524348	06/13/2023		536.301 · Irrigation - Reclaimed...	-168.75	168.75
Bill	18524349	06/13/2023		536.301 · Irrigation - Reclaimed...	-85.50	85.50
Bill	18524350	06/13/2023		536.301 · Irrigation - Reclaimed...	-1,379.25	1,379.25
Bill	18524419	06/13/2023		536.301 · Irrigation - Reclaimed...	-69.75	69.75
Bill	18524761	06/13/2023		536.301 · Irrigation - Reclaimed...	-845.25	845.25
Bill	18524762	06/13/2023		536.301 · Irrigation - Reclaimed...	-963.75	963.75
Bill	18525060	06/13/2023		536.301 · Irrigation - Reclaimed...	-284.25	284.25
Bill	18525308	06/13/2023		536.301 · Irrigation - Reclaimed...	-117.75	117.75
Bill	18526049	06/13/2023		536.301 · Irrigation - Reclaimed...	-848.44	848.44
Bill	18526078	06/13/2023		536.301 · Irrigation - Reclaimed...	-104.25	104.25
Bill	18526080	06/13/2023		536.301 · Irrigation - Reclaimed...	-84.00	84.00
Bill	18527334	06/13/2023		536.301 · Irrigation - Reclaimed...	-370.50	370.50
Bill	18527335	06/13/2023		536.301 · Irrigation - Reclaimed...	-432.75	432.75
Bill	18527339	06/13/2023		536.301 · Irrigation - Reclaimed...	-80.25	80.25
Bill	18527340	06/13/2023		536.301 · Irrigation - Reclaimed...	-96.00	96.00
TOTAL					-19,590.74	19,590.74

TSR CDD
Check Detail
June 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	11333	06/14/2023	STRANGE ZONE, INC.	101.002 · Suntrust #570803-O...		-704.99
Bill	2023-0091	06/13/2023		155.000 · Prepaid Expense	-704.99	704.99
TOTAL					-704.99	704.99
Bill Pmt -Check	11334	06/14/2023	TRINITY HOUSEKEEPERS	101.002 · Suntrust #570803-O...		-1,740.00
Bill	105805	06/13/2023		572.301 · Janitorial Service	-1,740.00	1,740.00
TOTAL					-1,740.00	1,740.00
Bill Pmt -Check	11335	06/14/2023	WRATHELL, HUNT & ASSOC...	101.002 · Suntrust #570803-O...		-7,970.42
Bill	2021-3881	06/13/2023		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	11336	06/14/2023	WTS INTERNATIONAL, LLC.	101.002 · Suntrust #570803-O...		-13,264.68
Bill	12372255	06/13/2023		538.121 · Amenity Management	-13,264.68	13,264.68
TOTAL					-13,264.68	13,264.68
Paycheck	11337	06/15/2023	David Deenihan	101.002 · Suntrust #570803-O...		-184.70
				511.110 · Supervisor's Fees	-200.00	200.00
				511.110 · Supervisor's Fees	-12.40	12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				215.000 · Accrued Taxes Paya...	12.40	-12.40
				511.110 · Supervisor's Fees	-2.90	2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
TOTAL					-184.70	184.70

TSR CDD
Check Detail
June 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Paycheck	11338	06/15/2023	Frank Stalzer	101.002 · Suntrust #570803-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	11339	06/15/2023	Jason Silber	101.002 · Suntrust #570803-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	11340	06/15/2023	Mary E Comella	101.002 · Suntrust #570803-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
Check	11341	06/21/2023	JIM LAROSE	101.002 · Suntrust #570803-O...		-560.00
				538.620 · Off Duty Traffic Patrols	-560.00	560.00
TOTAL					-560.00	560.00

TSR CDD
Check Detail
June 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	11342	06/21/2023	LANDSCAPE MAINTENANCE...	101.002 · Suntrust #570803-O...		-143,094.00
Bill	175510	06/20/2023		538.604 · Landscape Maintena...	-142,594.00	142,594.00
Bill	176536	06/20/2023		538.601 · General Repair & Mai...	-500.00	500.00
TOTAL					-143,094.00	143,094.00
Bill Pmt -Check	11343	06/28/2023	JESUS FIGUEROA	101.002 · Suntrust #570803-O...		-275.00
Bill	062123	06/27/2023		538.620 · Off Duty Traffic Patrols	-275.00	275.00
TOTAL					-275.00	275.00
Bill Pmt -Check	11344	06/28/2023	JOHNSON ENGINEERING, IN...	101.002 · Suntrust #570803-O...		-450.00
Bill	20236027-000 3	06/27/2023		519.320 · Engineering	-450.00	450.00
TOTAL					-450.00	450.00
Bill Pmt -Check	11345	06/28/2023	LANDSCAPE MAINTENANCE...	101.002 · Suntrust #570803-O...		-3,933.25
Bill	176584	06/27/2023		538.609 · Irrigation Repairs & ...	-104.97	104.97
Bill	176585	06/27/2023		538.609 · Irrigation Repairs & ...	-336.22	336.22
Bill	176586	06/27/2023		538.609 · Irrigation Repairs & ...	-102.58	102.58
Bill	176587	06/27/2023		538.609 · Irrigation Repairs & ...	-47.77	47.77
Bill	176588	06/27/2023		538.609 · Irrigation Repairs & ...	-111.92	111.92
Bill	176589	06/27/2023		538.609 · Irrigation Repairs & ...	-165.73	165.73
Bill	176590	06/27/2023		538.609 · Irrigation Repairs & ...	-199.04	199.04
Bill	176591	06/27/2023		538.609 · Irrigation Repairs & ...	-92.02	92.02
Bill	176628	06/27/2023		538.651 · Replace Plants, Shru...	-918.25	918.25
Bill	176629	06/27/2023		538.651 · Replace Plants, Shru...	-18.25	18.25
Bill	176630	06/27/2023		538.651 · Replace Plants, Shru...	-1,836.50	1,836.50
TOTAL					-3,933.25	3,933.25
Bill Pmt -Check	11346	06/28/2023	PASCO COUNTY UTILITIES ...	101.002 · Suntrust #570803-O...		-402.61
Bill	18524347	06/27/2023		536.301 · Irrigation - Reclaimed...	-402.61	402.61
TOTAL					-402.61	402.61

TSR CDD Check Detail June 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	11347	06/28/2023	SUNCOAST POOL SERVICE	101.002 · Suntrust #570803-O...		-845.00
Bill	9161	06/27/2023		572.712 · Pool Cleaning	-845.00	845.00
TOTAL					-845.00	845.00
Bill Pmt -Check	11348	06/28/2023	WTS INTERNATIONAL, LLC.	101.002 · Suntrust #570803-O...		-12,265.81
Bill	12373420	06/27/2023		538.121 · Amenity Management	-12,265.81	12,265.81
TOTAL					-12,265.81	12,265.81
Check	11349	06/28/2023	TSR CDD	101.002 · Suntrust #570803-O...		-4,114.15
				207.201 · Due to Debt Service ...	-4,114.15	4,114.15
TOTAL					-4,114.15	4,114.15
Check	11350	06/28/2023	TSR CDD	101.002 · Suntrust #570803-O...		-4,148.11
				207.202 · Due to Debt Service ...	-4,148.11	4,148.11
TOTAL					-4,148.11	4,148.11
Check	11351	06/28/2023	TSR CDD	101.002 · Suntrust #570803-O...		-4,080.34
				207.203 · Due to debt service f...	-4,080.34	4,080.34
TOTAL					-4,080.34	4,080.34
Check	11352	06/28/2023	TSR CDD	101.002 · Suntrust #570803-O...		-5,093.14
				207.204 · Due to debt service f...	-5,093.14	5,093.14
TOTAL					-5,093.14	5,093.14
Check	11353	06/28/2023	TSR CDD	101.002 · Suntrust #570803-O...		-4,072.87
				207.205 · .Due to debt service f...	-4,072.87	4,072.87
TOTAL					-4,072.87	4,072.87

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07/06/23

TSR CDD
Check Detail
June 2023

<u>Type</u>	<u>Num</u>	<u>Date</u>	<u>Name</u>	<u>Account</u>	<u>Paid Amount</u>	<u>Original Amount</u>
Check	11354	06/28/2023	TSR CDD	101.002 · Suntrust #570803-O...		-2,098.49
				207.206 · Due to Debt Service ...	-2,098.49	2,098.49
TOTAL					-2,098.49	2,098.49

TSR

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
TSR
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the TSR Community Development District held a Regular Meeting on July 12, 2023, at 6:00 p.m., at Cunningham Park, 12131 Rangeland Boulevard, Odessa, Florida 33556.

Present were:

Mary Comella	Vice Chair
David Deenihan	Assistant Secretary
Frank Stalzer	Assistant Secretary
Ray Szelest	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Alyssa Willson (via telephone)	District Counsel
Pete Soety (via telephone)	SunScape Consulting, Inc. (SCI)
Rene Hlebak	WTS Starkey Ranch Lifestyle Director
Illiana Santiago	WTS Starkey Ranch Lifestyle Activities Director Coordinator
Gary Hawkins	Landscape Management Professionals (LMP)

Residents present were:

Greg Best John Balika David Shumaker Bill Butler Other Residents

FIRST ORDER OF BUSINESS

Call to Order/Roll Call/Pledge of Allegiance

Mr. Adams called the meeting to order at 6:00 p.m.

Supervisors Comella, Deenihan, Stalzer and Szelest were present. Supervisor Silber was not present.

All present recited the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

Public Comments [3 minutes per person]

Disclaimer: These summary minutes are intended to only highlight the topics discussed, items being considered and actions taken. The audio is available upon request.

40

41 Resident Greg Best posed and Mr. Adams addressed questions pertaining to plant
42 removal in the wetland area and wildlife removal and costs, which is an upcoming agenda item.
43 Ask how residents should report issues, Mr. Adams stated they should complete the Request
44 for Service form on the CDD website.

45 Resident John Balika asked about the CDD's bid process. Mr. Adams discussed the
46 Request for Proposals (RFP) process and stated that anything over the \$195,000 threshold
47 requires the sealed bid process.

48 A resident asked if residents vote on the budget and if assessments will increase. Mr.
49 Adams stated assessments are not increasing. He explained that the Board will adopt the Fiscal
50 Year 2024 budget at the August 9, 2023 Public Hearing. The resident thanked the Board
51 Members for their service.

52 Discussion ensued regarding efforts to keep the community and costs affordable to the
53 residents, conducting budget workshops, the Rangeland wooden bridge and related repair
54 costs and issuing bonds.

55 Resident David Shumaker thanked the Board for adding the pledge of allegiance as an
56 ongoing agenda item. He expressed concern about traffic flow on Long Spur heading to Publix.
57 Ms. Comella stated it is being addressed; two stop signs will be added on Fencepost Drive.

58 Resident Bill Butler stated he owns a holiday decorating company and wants to submit a
59 proposal for the upcoming holiday season. He was advised to send a proposal to Ms. Hlebak. It
60 was noted that protocol is for Staff to present three quotes to the Board.

61

62 THIRD ORDER OF BUSINESS**Update: Welcome Center Lease Agreement**

63

64 Mr. Adams stated that there is no additional update other than the Developer has given
65 the CDD another free month.

66 Some Board Members voiced concern that not exploring its options while waiting for
67 the Developer to execute the lease might be a detriment to the CDD since the Developer might
68 be considering selling the building.

69 Ms. Willson stated that the Developer's verbal responses are not binding.

70 The suggestion of scheduling a workshop will be decided later in the meeting.

71 **▪ Consideration of Landscaping Maintenance Professionals, Inc., Estimates**

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

73 Mr. Soety and Mr. Hawkins presented the following:

74 **A. #84106 Drainage at Lake Blanche and Whitfield Park**

75 **B. #84139 Dog Park Sod Replacement**

76 Mr. Soety asked to defer this so he can re-evaluate the area, as conditions improved due
77 to the recent rainfall. Regarding exposed drip lines, Mr. Soety stated he will contact the vendor
78 and provide an update at the next meeting as to when they expect to finalize the project and
79 install pine straw.

80 Mr. Szelest asked Mr. Soety to issue a 30-day notice to LMP to complete the irrigation
81 project at Albritton Park.

82

83 **On MOTION by Mr. Stalzer and seconded by Ms. Comella, with all in favor,**
84 **Landscaping Maintenance Professionals, Inc., Estimate #84106 to install French**
85 **drains at Lake Blanche and Witfield Park, in the amount of \$3,081.57, subject**
86 **to clarification of labor costs, was approved.**

87

88

89 **FOURTH ORDER OF BUSINESS**

**Continued Discussion: Starkey Ranch Food
and Wine Festival**

90

91

92 This item was tabled until Mr. Engel is prepared to make a presentation.

93

94 **FIFTH ORDER OF BUSINESS**

**Update: Pond Embankment Damage to
CDD Property by Homeowner [3898
Barbour Trail]**

95

96

97

98 Mr. Adams stated Staff confirmed that the homeowner made the appropriate repairs.

99 This item is deemed closed.

100

101 **SIXTH ORDER OF BUSINESS**

**Update: Frontier Damage Assessment
Report**

102

103

104 The TSR CDD Frontier Damage Assessment Summary for June 2023 was included for
105 informational purposes.

106 Mr. Adams stated that a proposal to remove and install zoysia and perennials will be
107 presented at the next meeting. It will be necessary to add funds to the budget.

108

109 **On MOTION by Mr. Stalzer and seconded by Ms. Comella, with all in favor,**
110 **authorizing Mr. Adams to finalize the total cost to repair all damaged CDD**
111 **property and forward it to Frontier for reimbursement to the CDD, was**
112 **approved.**

113

114

115 Asked why irrigation repairs exceeded budget, Mr. Adams stated it was due to irrigation
116 issues and insufficient water supply but, with the change in vendor, it will no longer be an issue.

117 **▪ Update/Status: MI Homes Plan C in Albritton**

118 **This item was an addition to the agenda.**

119 Ms. Szelest participated in a recent walkthrough of Plan C in Albritton with MI Homes
120 and District Staff. He asked Mr. Soety to provide options. Mr. Soety stated the builder
121 committed to addressing all landscape deficiencies by the end of the month and is waiting on a
122 bid to repair broken concrete in several areas. He will email the project schedule upon receipt.

123

124 **SEVENTH ORDER OF BUSINESS**

**Consideration of Landscaping Maintenance
Professionals, Inc, Estimates**

125

126

127 **A. #84106 Drainage at Lake Blanche and Whitfield Park**

128 **B. #84139 Dog Park Sod Replacement**

129 These items were presented following the Third Order of Business.

130

131 **EIGHTH ORDER OF BUSINESS**

**Consideration of Reel Graphix Printing, No
Trespassing/No Watercraft Signage
Proposal**

132

133

134

135 Mr. Stalzer requested approval to install just two signs at Pond B-1, instead of the six on
136 the proposal. Mr. Szelest proposed re-examining the installation locations and language and
137 obtaining bids from other vendors.

138 Ms. Willson discussed issues with violating the CDD's Non-User Fee Agreement and
139 being able to insert alternate language and explained that it is complicated to enforce
140 trespassing violations. Two Board Members want to install signs and two do not.

141 This item will be removed from future agendas.

142

143 **NINTH ORDER OF BUSINESS**

**Consideration of Southern Wildlife
Removal, LLC, Hog Removal Proposal**

144

145

146 Mr. Szelest presented the Southern Wildlife Removal, LLC proposal for hog removal that
147 originally was at no cost to the Developer and now, by Ms. Willson's suggestion, requires
148 obtaining commercial insurance. He read the CDD's letter to the Southwest Florida Water
149 Management District (SWFWMD) and their response to consider the Fiscal Year 2024 budget
150 and to install hog wire fencing bordering the CDD property and the preserve; they are currently
151 clearing along the fence line and think it will most likely not occur until Fiscal Year 2025.

152 Mr. Szelest stated that other long-term solutions need to be found, as this contract is for
153 hog removal only, not other wildlife. Mr. Stalzer stated that Mr. Mazzoni's Report stated he is
154 finding alternate providers.

155 This item was deferred to the next meeting.

156

157 **TENTH ORDER OF BUSINESS**

**Continued Discussion: Adding AEDs to CDD
Parks**

158

159

160 Emails from Egis Insurance & Risk Advisors providing guidance on adding Automated
161 External Defibrillators (AEDs) on CDD property was included for informational purposes.

162 Discussion ensued regarding use, concerns about vandalism, potential liability, calling
163 911 since the CDD is not statutorily required to have AEDs on site and CPR certified WTS staff.

164 The consensus was to not proceed and to remove this item from future agendas.

165

166 **ELEVENTH ORDER OF BUSINESS****Continued Discussion: Fiscal Year 2024
Proposed Budget**

167

168

169 Mr. Adams recalled requests at the last meeting for assessment levels to remain
170 unchanged and assign \$55,000 to the “Contingency” line item.

171 Discussion ensued regarding building up fund balance to fund emergencies and due to
172 the age of community, the minimal change in assessments if the contingency amount is
173 reduced, explaining that assessments increased the last three due to the Board transitioning to
174 a resident Board and no longer being Developer funded and the need to budget three-months
175 working capital.

176 Ms. Willson stated that the Board can continue discussions and make changes up until
177 adopting the budget in August, since assessments are not increasing so sending Truth in Millage
178 (TRIM) notices is not necessary.

179 Discussion ensued regarding the possibility of some Fiscal Year 2023 budget projections
180 carrying over to Fiscal Year 2024, thereby increasing the “Contingency” line item even more and
181 hopefully not having to raise assessments the next two to three years.

182 Mr. Szelest stated he will be out of town and will attend the next meeting via telephone.
183 Ms. Comella might be out of town. Mr. Adams stated the CDD will reimburse travel costs for
184 her to attend in person, to ensure a quorum.

185 This item will remain on the agenda.

186

187 **TWELFTH ORDER OF BUSINESS****Acceptance of Unaudited Financial Reports
as of May 31, 2023**

188

189

190 Discussion ensued regarding West Bay’s payments and reminder notices that were sent
191 to the shared commercial property owners.

192 The financials were accepted.

193

194 **THIRTEENTH ORDER OF BUSINESS****Approval of Minutes**

195

196 **A. June 14, 2023 Budget Workshop**

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On MOTION by Mr. Stalzer and seconded by Mr. Deenihan, with all in favor, the June 14, 2023 Budget Workshop Minutes, as presented, were approved.

B. June 14, 2023 Regular Meeting

The following change was made:

Lines 190 through 191: Delete “He is in favor of the request if the County lock the access to the trails.”

Line 192: Delete “Ms. Comella is also in favor.”

On MOTION by Mr. Szelest and seconded by Mr. Stalzer, with all in favor, the June 14, 2023 Regular Meeting, as amended, were approved.

Ms. Comella voiced her opinion that Christmas decoration budget should be increased.

Discussion ensued regarding if Christmas lights should be installed at the pool when the pool closes earlier, residents requesting adding electrical outlets to the entrances to increase lighting and the trees along Rangeland Boulevard.

FOURTEENTH ORDER OF BUSINESS

Action & Completed Items

Items 11, 17, 18, 20, 21, 22 and 23 were completed.

Items 1 and 5: Mr. Adams will obtain a progress update from Mr. Chang. Ms. Stalzer stated that the County informed him that it will not accept conveyance of the roadway until the CDD restripes the crosswalks.

Mr. Adams will update the Action & Completed Items list after the meeting.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock, LLP

There was no report.

B. District Engineer: Johnson Engineering, Inc.

The Roadway Turnover Reconciliation Report will be presented at the next meeting.

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

- 232 •
- NEXT MEETING DATE: August 9, 2023 at 6:00 PM [Fiscal Year 2024 Budget**
-
- 233
- Adoption Hearing]**

234 ○ **QUORUM CHECK**235 Mr. Deenihan, Mr. Stalzer and Ms. Comella confirmed their attendance at the August 9,
236 2023 meeting.237 **D. Lifestyle Director & Amenity Manager: WTS International**

238 The Monthly Summary Report was included for informational purposes.

239 • **Consideration of Quotes for Extra Seating at the Community Pools**240 Ms. Hlebak presented proposals to purchase additional loungers and/or tables and
241 chairs for the pools. She noted that the quantity is based on the permit. She explained the
242 current situation at the three pools and recommended purchasing loungers instead of tables
243 and chairs.

244

245 **On MOTION by Mr. Szelest and seconded by Mr. Stalzer, with all in favor,**
246 **leisurecreatons Quote Nos. 80561, to purchase 30 chaise lounges, in the**
247 **amount of \$13,004.26, was approved.**

248

249

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

251 The Monthly Field Operations Report was included for informational purposes.

252 Board Members spoke about Mr. Mazzoni working on outstanding items related to
253 West Bay Homes, damaged endcap and sod, sidewalk depressions, having the wires removed
254 from CDD trees and installing a welcome sign at Lake Branch entrance.

255

256 **SIXTEENTH ORDER OF BUSINESS****Supervisors' Requests**

257

258 Mr. Stalzer referred to outstanding items in Mr. Mazzoni's Report. Mr. Adams stated
259 that Mr. Mazzoni will review them at the next meeting.

260 The Board agreed to hear public comments.

261 A resident asked about the CDD’s no fireworks policy. Mr. Adams stated that residents
262 were provided a copy of this at the last Board meeting. The resident was advised to bring this
263 up at the next meeting.

264

265 **SEVENTEENTH ORDER OF BUSINESS**

Adjournment

266

267

268 **On MOTION by Mr. Deenihan and seconded by Mr. Szelest, with all in favor,**
269 **the meeting adjourned at 9:30 p.m.**

270

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

275
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Secretary/Assistant Secretary

Chair/Vice Chair

TSR

COMMUNITY DEVELOPMENT DISTRICT

**ACTION &
COMPLETED
ITEMS**

**TSR CDD
ACTION & COMPLETED ITEMS LIST
07.12.23 FOR 08.09.23 MEETING**

#	MTG DATE ADDED	ACTION/ AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY DONE BEFORE NXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
1	04.13.22	ACTION	Ms. Willson: Send pond deed docs to TM. 05.11.22 Staff: Obtain deeds. Mr. Call/Ms. Willson: Work to transfer preserve & roadside swale to CDD & grant easement Esplanade HOA to maintain road/ keep invasives out of preserve. 11.29.22 All done except one deed.			X	02.08.23
2	06.08.22	ACTION	Ms. Hlebak: Research other materials to replace the crushed shells around the pool at Witfield Park.			X	02.08.23
3	08.10.22	ACTION	Mr. Adams: Email Mr. Spears' LOS report to DTE and arrange community-wide LOS evaluations of all intersections.			X	02.08.23
4	08.10.22	ACTION	Mr. Soety: Obtain & present more proposals for Albritton Park.			X	02.08.23
5	10.12.22	ACTION	Mr. Adams/Ms. Willson: Prep letter to WestBay re DTE proposal and timeline of incident.			X	02.08.23
6	11.29.22	ACTION	Mr. Mazzone: Notify on-site staff Heart Pine Ave Bridge project dates.			X	02.08.23
7	11.29.22	ACTION	Ms. Willson: Prep standard Agreement with Standard Bridge Pavers.			X	02.08.23
8	01.11.23	ACTION	POA Staff: Send E-blast notice of vacant Board seat.			X	02.08.23
9	01.11.23	ACTION	Mr. Adams: Ensure LMP's new after-hour contact info is on CDD website.			X	02.08.23
10	01.11.23	BOTH	Mr. Soety: Negotiate the Cunningham Park invoices with Davey Tree, consolidate all Cunningham Park proposals and add to the priority list.			X	02.08.23
11	01.11.23	BOTH	WHA/WTS: Obtain preliminary information for long term options, build or expand Cunningham Park, Rent or purchase facility off site, implement a long-term lease on the Welcome Center.			X	02.08.23
12	01.11.23	ACTION	Mr. Adams/Staff: Prep timeline. Ms. Willson: Send demand letter to WestBay re DTE proposal & incorporate timeline & attach e-mail chain. Mr. Call: Research if CDD can use held-back funds to complete project.			X	02.08.23
13	01.11.23	BOTH	Board: Complete & return Engineering RFQ criteria/rankings to review and award contract at the next meeting.			X	02.08.23
14	01.11.23	BOTH	SCI: Present prioritized landscaping projects list & supporting invoice at the next meeting and a similar list for Fiscal Year 2024 budget.			X	02.08.23
15	11.29.22	ACTION	Ms. Willson: Prep License Agreement for Developer to complete additional improvements.			X	03.08.23

**TSR CDD
ACTION & COMPLETED ITEMS LIST
07.12.23 FOR 08.09.23 MEETING**

#	MTG DATE ADDED	ACTION/ AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY DONE BEFORE NXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
16	01.11.23	BOTH	Ms. Willson: Email Developer's draft Welcome Center lease to the Board.			X	03.08.23
17	01.11.23	BOTH	Ms. Willson: Send sample Welcome Center lease to Board to discuss at nxt mtg. Mr. Call: Get Developer's best, final lease terms & present at nxt mtg. 02.08.23 Mr. Silber & Ms. Willson: Work on negotiating extending lease and clarify maintenance items with the Developer.			X	03.08.23
18	01.11.23	ACTION	Mr. Adams: Research Financials items-report findings at nxt mtg. 02.08.23 Email findings to the Board.			X	03.08.23
19	01.11.23	ACTION	Mr. Adams: Ensure Oct minutes are posted on CDD website. 02.08.23 Have approved minutes posted on website w/in 1 week approval.			X	03.08.23
20	01.11.23	BOTH	Mr. Deenihan: Present info on process to transition to in-house pressure washing. 02.08.23 Mr. Mazzoni: Work w/ Riptide to confirm contract includes all CDD property in common areas & trails, curbs and gutters.			X	03.08.23
21	01.11.23	ACTION	Ms. Willson: Ask insurance carrier about resident's fireworks event & passive use of CDD property without Board consent & the Boards liability concerns. Give update at next meeting. 02.08.23 Send letter to the resident indicating the CDD does not consent to his fireworks activity.			X	03.08.23
22	01.11.23	BOTH	Mr. Mazzoni: Discuss other options with LMP to maintain areas abutting Woods Rider Loop, to address access and bottleneck issues. 02.08.23 LMP to correct name in Addendum #1 to TSR CDD.			X	03.08.23
23	02.08.23	ACTION	Ms. Willson: Send termination notice to Hedit Design, LLC and finalize Professional Services Agreement with Johnson Engineering, Inc.			X	03.08.23
24	02.08.23	ACTION	Mr. Adams: Ask FHP to initiate off-duty patrol.			X	03.08.23
25	02.08.23	ACTION	Ms. Willson: Review & ensure Fairy Dust Housekeepers' insurance coverage is sufficient before preparing contract & sending termination letter to Trinity Housekeeping Corp.			X	03.08.23
26	02.08.23	ACTION	Mr. Adams: Ensure irrigation after-hours contact info is on CDD website.			X	03.08.23
27	03.08.23	ACTION	Mr. Deenihan: Email photo of area to Mr. Mazzoni, to confirm if line of sight issue was already addressed.			X	04.12.23
28	03.08.23	ACTION	District Manager/District Counsel: Work out auto insurance requirement before scheduling hog hunt.			X	04.12.23
29	03.08.23	ACTION	Mr. Silber: Email router info to Ms. Hlebak to order.			X	04.12.23

**TSR CDD
ACTION & COMPLETED ITEMS LIST
07.12.23 FOR 08.09.23 MEETING**

#	MTG DATE ADDED	ACTION/ AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY DONE BEFORE NXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
30	01.11.23	ACTION	Mr. Adams: Ask County to reimburse CDD before considering maintaining ROW on Lake Blanch Road. 02.08.23 Mr. Mazzonei: Work with vendor to reduce costs.			X	05.10.23
31	03.08.23	ACTION	Mr. Adams: Email Ms. Comella legal opinion re: sidewalk/driveway apron parking.			X	05.10.23
32	03.08.23	ACTION	Ms. Willson: Incorporate Mr. Silber's revisions before sending letter to Mr. Mohr advising that CDD prohibits fireworks activity on CDD property and that it is the CDD Amenity Policy.			X	05.10.23
33	04.12.23	ACTION	Mr. Hawkins/LMP: Inspect pond behind Ranchers Gap Dr. re: grass being cut too short and generating dust.			X	05.10.23
34	04.12.23	ACTION	Mr. Stalzer: Consult other major communities re: joint letter to County about solutions to drought issues.			X	05.10.23
35	04.12.23	ACTION	Mr. Mazzonei: Find out 4 water testing dates at 4A, 4B, 5A, ESP1A & ESP1B.			X	05.10.23
36	03.08.23	ACTION/ AGENDA	Mr. Adams: Check on outstanding commercial shared costs items, confirm if able to collect interest on unpaid costs & collection expenses and proceed accordingly. Email info on WestBay next week and ask Accounting to clear up "Due from Developer C" budget line item. 05.10.23 Email schedules to Board and add to the upcoming agenda.			X	06.14.23
37	04.12.23	ACTION	Mr. Adams: Provide reconciliation of amounts due from developers.			X	06.14.23
38	04.12.23	ACTION	Mr. Adams: Open a Cash Sweep account with FineMark Bank.			X	06.14.23
39	04.12.23	ACTION	Mr. Adams: Obtain proposals for Reserve Study.			X	06.14.23
40	05.10.23	ACTION	Mr. Mazzonei/Ms. Willson: Provide proposal to repair damaged CDD property to Mr. Willson to prep letter to 3898 Barbour Trail homeowner.			X	06.14.23
41	05.10.23	ACTION	Mr. Adams: Schedule Budget Workshop on June 14 at 4:00 p.m.			X	06.14.23
42	05.10.23	ACTION	Mr. Adams: For proposed FY 2024 Budget, split assigned working capital & unassigned fund balance, correct data on definition page & create new playground equipment replacement line item.			X	06.14.23
43	05.10.23	ACTION	Mr. Mazzonei: Schedule a Landscape Workshop for June 6 at 4:00 p.m.			X	06.14.23
44	03.08.23	ACTION	Ms. Willson: Prep Letter Agrmt w/ Wheelock re: landscape yard & CDD to reimburse Developer \$3,500 at time of title transfer of the property.			X	07.12.23

**TSR CDD
ACTION & COMPLETED ITEMS LIST
07.12.23 FOR 08.09.23 MEETING**

#	MTG DATE ADDED	ACTION/ AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY DONE BEFORE NXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
45	03.08.23	ACTION	Mr. Hlebak: Obtain & present proposals to extend warranty on park playground equipment.			X	07.12.23
46	04.12.23	ACTION	Ms. Hlebak: Assist Garden Club w/budgeting, donations, events. 05.10.23 Garden Club to submit budget to Ms. Hlebak by June.			X	07.12.23
47	04.12.23	ACTION	Ms. Hlebak: Assist with Community Cleanup Day.			X	07.12.23
48	04.12.23	ACTION	Ms. Hlebak: Prep proposed park usage guidelines for organized groups. Not possible as she cannot stick to Policies/Guidelines.			X	07.12.23
49	05.10.23	ACTION	Ms. Willson: Include Mr. Szelest on beginning conversations with the County and SWFWMD on the CDD requesting they install hog wire fencing on property.			X	07.12.23
50	05.10.23	ACTION	Ms. Willson: Regarding the Wilderness Park Footbridge and Access Agreement; to negotiate terms that the CDD's access points are not published in informational maps or brochures.			X	07.12.23
51	06.14.23	ACTION	Mr. Mazzone: Research entity who maintains Creative World property on Long Spur, which Mr. Stalzer provided photographs of its condition.			X	07.12.23
52	06.14.23	ACTION	Mr. Adams: Email Kimley Horn's analysis of the bridge to Mr. Stalzer.			X	07.12.23
53	06.14.23	ACTION	Ms. Hlebak: Check Health Department permit to determine if there are sufficient chairs at the pool, if not, obtain proposals.			X	07.12.23
54	06.14.23	ACTION	Mr. Mazzone: Include in his notes for the July meeting update on Whitfield Park and the Monroe Commons drain.			X	07.12.23
55	06.14.23	ACTION	Mr. Adams: For proposed FY 2024 Budget, use fund balance to offset the proposed assessment increase.			X	07.12.23
56	06.14.23	ACTION/ AGENDA	Mr. Adams: Ensure Mgmt posts agenda on CDD website 7 days prior to meeting. Add pledge of allegiance as an ongoing agenda item.			X	07.12.23
57	06.14.23	ACTION	Ms. Willson: Research with the CDD's insurance carrier how defibrillators at Cunningham and the pool will affect the CDD's liability.			X	07.12.23

TSR

COMMUNITY DEVELOPMENT DISTRICT

STAFF

REPORTS

C

TSR COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE

LOCATION

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 12, 2022	Regular Meeting	5:00 PM
November 9, 2022 CANCELED	Regular Meeting	5:00 PM
November 29, 2022	Regular Meeting	5:00 PM
December 7, 2022 CANCELED	Regular Meeting	5:00 PM
January 11, 2023	Regular Meeting	5:00 PM
February 8, 2023	Regular Meeting	5:00 PM
March 8, 2023	Regular Meeting	6:00 PM
April 12, 2023	Regular Meeting	6:00 PM
May 10, 2023	Regular Meeting	6:00 PM
June 6, 2023	Landscaping Workshop	4:00 PM
<i>2500 Heart Pine Avenue, Odessa, Florida 33556</i>		
June 14, 2023	Budget Workshop	4:00 PM
June 14, 2023	Regular Meeting	6:00 PM
July 12, 2023	Regular Meeting	6:00 PM
August 9, 2023	Public Hearing and Regular Meeting	6:00 PM
September 13, 2023	Regular Meeting	6:00 PM

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

	Fiscal Year 2022				Adopted 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				\$ 4,538,284
Assessment levy: on-roll - gross trash	203,011				259,774
Allowable discounts (4%)	(163,051)				(191,922)
Assessment levy: on-roll - net	3,913,233	\$3,902,574	\$ 10,659	\$ 3,913,233	4,606,136
Trash collection assessments	49,068	13,865	5,565	19,430	11,404
Commerical shared costs	81,785	-	81,785	81,785	112,045
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	-
Specialty program revenue	-	-	-	-	6,000
Miscellaneous-rental revenue	9,600	8,956	644	9,600	15,000
Total revenues	4,064,186	4,219,479	104,569	4,324,048	4,765,085
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	95,961
Total professional & administrative	254,883	170,100	84,888	254,988	275,418

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

	Fiscal Year 2022				Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
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	1,700,000
Landscape consulting	60,000	35,481	24,519	60,000	60,000
Landscape Arbor Care	99,000	49,090	49,910	99,000	155,000
Wetland maintenance	24,168	5,540	18,628	24,168	68,168
Wetland mitigation reporting	4,500	2,200	2,300	4,500	4,500
Lake maintenance	94,000	47,726	46,274	94,000	100,000
Community trash hauling	246,750	139,944	106,806	246,750	330,000
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	200,000
Playground mulch	12,000	-	12,000	12,000	18,000
Sod	100,000	59,100	40,900	100,000	200,000
Fertilizer/chemicals	20,000	23,987	-	23,987	30,000
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	1,500
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	380,000
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				Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
Recreation facilities					
Amenity management staff/contract	296,429	136,805	159,624	296,429	389,820
Office rental	60,000	-	60,000	60,000	80,000
Office expenses	6,713	-	6,713	6,713	8,950
Office utilities	6,638	-	6,638	6,638	8,850
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	36,000
Pool - water	8,000	6,189	1,811	8,000	10,000
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	6,000
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>4,483,098</u>
Total expenditures	<u>3,996,041</u>	<u>1,752,728</u>	<u>2,258,224</u>	<u>4,010,952</u>	<u>4,758,516</u>
Net increase/(decrease) of fund balance	68,145	2,466,751	(2,153,655)	313,096	6,569
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>\$ 818,345</u>

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

TSR

COMMUNITY DEVELOPMENT DISTRICT

**STAFF
REPORTS
D**



Monthly Summary Report

July, 2023

Submitted by:

Renee Hlebak, Starkey Ranch Lifestyle Director
Iliana Santiago, Starkey Ranch Lifestyle Coordinator
Alex Murphy, Operations Director



JULY PROGRAM HIGHLIGHTS

PROGRAM	CATEGORY
Bike Parade	Family Social
Starkey Ranch Golf Cart Parade – SR Business Group	Family Social
Vaxonsite	Health/Educational
One Blood Bus	Health/Educational
Day at the Lake	Family Social
Kid's Night Out	Kids Social
Pokémon Trade Night	Kids Social
Drink This, Make That	Adult Social
Food Truck Fridays	Family Social
Kona Ice at the Pools	Family Social
Yoga	Fitness
Peak Summer Camp	Kids Social
I9 Sports Camp	Kids Social
Swim Lessons	Aquatics
Starkey Ranch Cook Book – Gathering Recipes	Health/Educational



STARKEY RANCH'S ANNUAL 4TH OF JULY GOLF CART PARADE

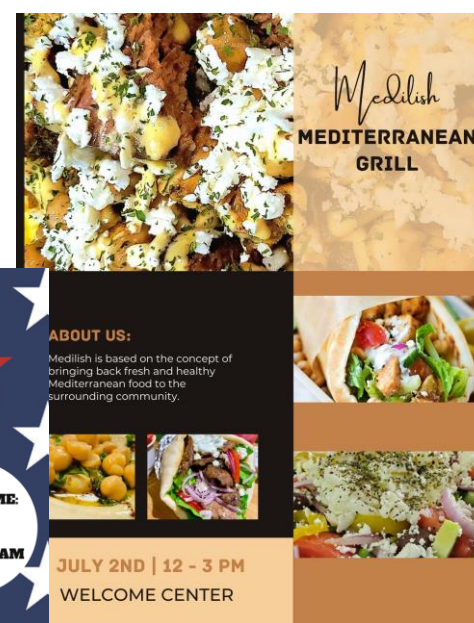
START TIME: 11 AM
CUNNINGHAM PARK

AS WE CONTINUE TO GROW AND CELEBRATE ALL THE WONDERFUL THINGS ABOUT STARKEY RANCH, THIS YEAR WE WANT TO INTRODUCE STARKEY CARS & COFFEE WITH FERNANDO HERNANDEZ WHO WILL HAVE SOME REALLY COOL RESIDENT OWNED EXOTIC CARS LEAD THE PARADE THIS YEAR

TO REGISTER YOUR CART INTO THE PARADE AND TO STARKEY RANCH BUSINESS GROUP RAFFLE, SIMPLY PLEASE RESPOND "GOING" TO THE EVENT INVITE SENT BY JOEY SLATER AND YOU WILL BE ENTERED IN FOR THE GIFT CERTIFICATE & SERVICES DONATIONS PROVIDED BY YOUR RESIDENT OWNED BUSINESSES EXCITED TO GIVE BACK TO THE COMMUNITY.
NOW VALUED OVER \$3,750 AND CLIMBING

ED BURGA AND JOEY SLATER WILL HOLD THE DRAWING ON THE EVENING OF JULY 5TH TO ANNOUNCE THE RESIDENTS WINNERS

RESIDENT BUSINESSES WHO WOULD LIKE TO GIVE BACK, PLEASE CONTACT STARKEY RANCH BUSINESS GROUP ED BURGA @ (727) 389-7777 AND HE'LL ADD YOUR DONATION TO THE LIST



Medilish MEDITERRANEAN GRILL

ABOUT US:
Medilish is based on the concept of bringing back fresh and healthy Mediterranean food to the surrounding community.

JULY 2ND | 12 - 3 PM
WELCOME CENTER



KID'S NIGHT OUT

Friday, July 14th, 2023
Cunningham Hall | 5:30 - 9:30 pm

\$20 PER CHILD

Calling all kids ages 5-12 years old! Come hang out with the Lifestyle Team to enjoy pizza, games & a movie!

Kids Night Out is based on a lottery system.

LOTTERY OPEN:
Saturday, July 1st, 2023 AT 10 AM

LOTTERY CLOSE:
Saturday, July 8th, 2023 AT 5 PM

ONLY 25 spots available.

There will be a waitlist for those who were not picked for the lottery

JULY AMENITY RENTALS

AMENITY LOCATION	FREQUENCY	REVENUE
Cunningham Hall	8 Days /36 Hours	\$1800
Whitfield Park Pavilion	1 Days/3 Hours	\$45
Homestead Park Pavilion	0 Days/0 Hours	\$0
Albritton Park Pavilion	4 Days/19 Hours	\$285
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.		

FACILITY OPERATIONS & MAINTENANCE

ITEM	STATUS	CONCLUSION
Homestead and Cunningham Bathroom A/Cs	In Progress	Compressors and parts need repaired or replaced. Working with Vendor on options and quotes.
Splash Pad Repairs	In Progress	August on a dry day once school starts.
Replaced Fan Motors at Homestead Park Bathroom/Storage Rooms	Completed	Was able to find the assembly parts for the motors. Field Staff was able to put back together and reinstall.
Houndstead Park	Completed	Fence needed repairs.
Garden Club Supplies	In Progress	Club sent Director a list of items needed. Waiting on Seeds and top soil for planting in August.
Relocating Trash Cans	In Progress	Working on a new map and relocating problem/complaint cans that neighbors keep filling up with landscaping and personal trash from their homes.
Cracked Window at Cunningham Hall	In Progress	Install by end of August.
New Lounge Chairs	In Progress	Waiting on their arrival.
Homestead Pool Tile Repairs	Complete	Replaced multiple deck tiles.
Gator Cart Repairs and Maintenance	Complete	Replaced 2 tires, maintenance such as oil change, transmission issues and clutch replacement. * Request for 2 nd Gator Cart submitted to Board*.
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.

AUGUST PROGRAM FORECAST

PROGRAM	DATE
Vaxonsite	Aug 2 nd
Back to School Bash	Aug 5 th
3D Mobile Mammography	Aug 12 th
AAA: Senior Defense Driving Course	Aug 17 th
Gift Card Bingo	Aug 18 th
Breakfast in the Park	Aug 19 th
Food Truck Pop Up	Aug 22 nd
Mental Enrichment for Your Dogs	Aug 23 rd
Drink This, Make That	Aug 27 th
Yoga in the Park	Aug 27 th
How Training can be Fun	Aug 30 th
CPR	Aug 31 st
Little Mini Wednesday	Aug 2 nd & 16 th
Kid's Night Out	Aug 4 th & 25 th
Food Truck Friday	Every Friday
Yoga	Every Monday
Peak Personal Training	Based on Resident Request
Group & Private Swim Lessons	All Month/Any Day or Time Pools are Open



CALLING ALL MINIS TO JOIN US IN FOR A TODDLER SOCIAL! THIS IS THE PERFECT OPPORTUNITY TO MEET YOUR NEIGHBORS, BRING A SNACK, AND SHARE SOME LAUGHS!

Program Itinerary

10:00 AM - 10:05 AM: WELCOME SONG
 10:05 AM - 10:15 AM: DISNEY MUSIC WITH HOBBS
 10:15 AM - 10:25 AM: PARACHUTE GAME
(SONG: HERE WE GO ROUND THE MULBERRY BUSH)
 10:25 AM - 10:45 AM: CRAFT (WATERMELON PAPER FAN)
 10:45 AM - 10:45 AM: SNACK
 10:45 AM - 10:55 AM: FREE PLAY
 11:00 AM: CLEAN-UP TIME/GOODBYE

Kid's Night Out

**AUGUST 4TH | 5:30 - 9:30 PM
CUNNINGHAM HALL**

Calling all kids ages 5-12 years old! Come hang out with the Lifestyle Team to enjoy pizza, games & a movie!

Kids Night Out is based on a lottery system.

LOTTERY OPEN:
Friday, July 28th, 2023 AT 8 PM

LOTTERY CLOSE:
Monday, August 1st, 2023 AT 5 PM

ONLY 25 spots available.

There will be a waitlist for those who were not picked for the lottery

\$20 PER CHILD



THANK YOU.



TSR

COMMUNITY DEVELOPMENT DISTRICT

**STAFF
REPORTS
E**



Wrathell, Hunt and Associates, LLC

TO: TSR Board of Supervisors
FROM: Barry Mazzone – Operations Manager
DATE: August 1, 2023
SUBJECT: Status Report – Field Operations

BRIDGES/ ROADWAYS/ SIDEWALKS:

- **French Drains Monroe Commons/ Whitfield:** LMP corrected the labor rate for the “Laborer” as brought up at the July 12th meeting. Upon correction, Operations executed the proposal, and the project is being scheduled by LMP.
- **Road Restriping:** In preparation for turnover of the road to Pasco County and the start of the new school year, we have received communication that Long Spur Ave will be restriped. The work is expected to be completed by August 4th.
- **Sidewalk Repairs:** We have identified, located, and marked areas of sidewalk and asphalt trails that need repaired. We expect to have the proposals back and ready for review at the September meeting.
- **Heart Pine Avenue Bridge Project:** After multiple submissions and denials by the Pasco County’s Planning Department, the road closure for the paver project on the Heart Pine Avenue bridge has been approved. To ensure the project was completed before the start of the new school year, the work is scheduled to start August 1st and a notice was sent to the community residents on July 31st to advise them of the road closures.
- **Street Signs:** There are several street signs that were knocked down during a recent storm. Repairs have been completed.
- **Lake Balance Pond Signs:** In June, I received a supervisor request to obtain quotes for signage for the large pond along Lake Blanche. I am enclosing the proposal for the board's consideration. The number of signs is based upon the large frontage present (1,800 ft) on this pond, with ample parking directly across from it.



The language on the proposed sign is consistent with the language that is presently featured on the signs around Huckleberry pond, with the addition of “no watercraft”. According to several Esplanade residents, there have been individuals launching watercraft on this pond, in violation of district policies.

BOARD NOTE: *To further clarify, this is not a replacement of signage or a tightening of restrictions.*

Unlike other TSR lakes and ponds, this area does not currently have any signage. Adding the signage brings this area in line with other District ponds and lakes.



- **Rangeland Bridge Project:** Repairs to the pillar of the bridge were completed. The vendor has the replacement boards on order for the catch-up work project.

LANDSCAPING:

- **Parcel Turnover Updates:** On July 25th, Sunscape Consulting and LMP representatives, along with Operations, met with representatives from builder West Bay Homes and their installation team on Parcel B. Due to the size of plant materials and some turf concerns, the District was not able to accept the turnover of this parcel from the builder. After consulting with both parties and their frustration with the situation, Operations has requested that LMP provide a proposal to bring the area into compliance. If the builder is willing to approve and pay for the proposal to bring the area into compliance with the District's expectations, and the work is completed, I recommend that the Board of Supervisors accept the parcel and bring it under the District for maintenance.

There is a parcel turnover meeting for Parcels C & E scheduled with MI Homes for Tuesday, August 8th. Updates on this turnover effort will be provided at the August 9th Board of Supervisors Meeting. There is not a turnover meeting scheduled for Stencil yet as construction is continuing in this area.

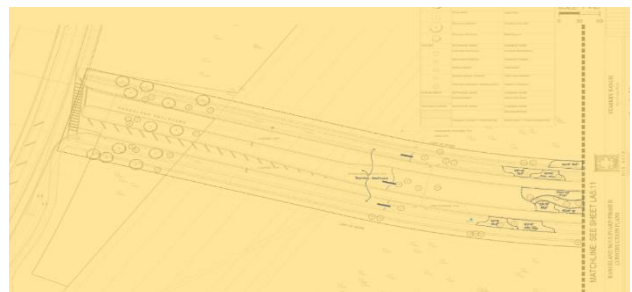
- **Landscaping Damage at Endcap / Sod Resolution:** As with the parcel turnover, there has been no movement on this issue due to other District concerns. Operations is working to resolve this issue between the District and West Bay Homes simultaneously with the parcel turnover.
- **Albritton Dog Park Section / Albritton Irrigation Update:** The revised sod proposal from LMP was received and executed. LMP will notify operations when the work is scheduled to begin. Once the work is started, the dog park will need to be closed for 30 days to allow the new turf sufficient time to root.

We are working with representatives from Crosspoint Landscaping to complete the irrigation work for Albritton Park. I will have a scheduling update for the Board as soon as it is available.

- **Pine Straw:** Sunscape Consulting has recommended that the board consider changing the timeline for installation of the plant bed dressing, which is currently pine straw. We have been told to expect a significant increase in the cost of pine products, which may affect our budget for pine straw in the 2023-2024 fiscal year. We may need to mix in another pine product with the pine straw or consider alternate bed dressings. Sunscape Consulting has also suggested that we move the mulching of the beds to February, on an annual basis. Mark Yahn of Sunscape Consulting can provide the board with more feedback on these recommendations.

If the Board is not interested in reducing the number of installations of pine straw from two to one, perhaps the District could move to one full installation in February with a smaller, second installation in September/ October for only the parks.

- **Rangeland West Preliminary Design:** Mark Yahn of Sunscape Consulting has been corresponding with Dix-Hite regarding some potential designs to improve the look of Rangeland West with a mix of plants, rather than just adding sod. If the board is interested in pursuing this option, please advise Sunscape Consulting and they will work with Dix-Hite and others to put together pricing proposals for this area.



- **Irrigation Alternatives:** Mark Yahn of Sunscape Consulting and Sam Martel of LMP are working together to evaluate the potential plan to split the main line in some areas and add additional clocks. The goal is to see if this will yield a positive return on the District's investment in the project. More to come on this in future updates.

PONDS/ MITIGATION SITES:

- **Water Assessment of Esplanade Ponds (Pond sites ESP-1A, ESP 1B, 4A, 4B and 5A)** According to Solitude’s assessment, the ponds are suffering from high phosphorus levels and low dissolved oxygen on the bottom of the pond. The ponds will need to be remediated for the phosphorus and aeration will need to be installed for the low oxygen levels. They state that the best value will be the aeration as this is a more long-term plan. But with the phosphorus levels being as high as they are, the Eutrosorb treatment will be the cheaper and faster option to reduce the algae blooms. In the vendor’s opinion, both items need to be done at some point.

RECOMMENDATIONS FROM SOLITUDE:

Eutrosorb Treatment	<i>Eutrosorb WC will be applied to sites ESP-1A, ESP 1B, 4A, 4B and 5A to reduce the total phosphorus levels within the pond. Treatment will be done via boat and the product will be put out across the entire waterbody.</i>	\$57,542.00
Aeration Project #1	<i>Aeration Systems-Ponds ESP-1B & ESP-1A (Power Connection/ Electricity Not Included)</i>	\$20,691.00
Aeration Project #2	<i>Aeration Systems-Ponds 4A, 4B and 5A (Power Connection/ Electricity Not Included)</i>	\$55,437.00
TOTAL EXPENSE		\$133,670

- **Midge Fly Assessment – (\$2,500.00 - 4 sites. Lake Blanche- 18.8 acres, 4A- 4.58 acres, 4B- 3.1 acres, 5A- 5.21 acres)** We had a resident contact us about Midge Fly concerns on Pond 4A. Solitude communicated that the midge fly problems on these ponds are because of the high nutrients and low dissolved oxygen listed above. Once those issues are resolved, it should drastically reduce the midge flies. The District may also have to stock Bream for biological control and do a larvicide treatment, but the aeration will do most of the work.
- **Pond Bank Repairs:** Erosion repairs are currently underway on the ponds located behind or adjacent to 13407 Payton Street; 3965 Bonfire Drive; 4204 Woods Rider Loop; 4240 Woods Rider Loop; 13478 Batten Lane. Note that an additional issue appeared behind 4216 Woods Rider Loop which requires remediation. As the vendor is already mobilized onsite, Operations added this repair to the previously approved work.

The vendors investigate these issues provided feedback is that these erosion issues are related to excessive water flow from the downspouts of gutters and the flow of water from the homeowners’ properties. Several of these homeowners have made changes to their property, including pools, fences, and screened lanai eyes which have rerouted the water flow down the embankments. This flow along with irrigation flows, has eroded the dried areas of the embankments. The District Manager had recommended sending a letter to each of these homeowners suggesting that they install French drains off their gutters to address these water flow issues. I have sent letters to the parcel owners of the properties listed above, along with any neighboring property to advise them of the repairs being completed and alerting them that future repairs may be their responsibility.



The issues with pond behind 4418 Tatum Loop and 4460 Tatum Loop were sent to MI Homes, as landscaping maintenance of this parcel has not been turned over to the District. MI Homes did complete the repairs and Operations would like to thank the builder for their timely assistance in this matter.

MISC. FIELD OPERATION UPDATES

- **Landscaping Maintenance Area:** The agreement to transfer the proposed parcel for the Landscaping Maintenance Area has been signed by both the Developer and the District Chair. I am working with the District Manager and District Counsel on the next steps in the process, including surveying and a parcel use agreement between the District and LMP. My goal is to have the parcel ready for use by Late Fall / Winter 2023
- **Frontier Project:** LMP has completed their tabulation of damages that occurred during the installation of Frontier’s infrastructure under District property. The cost to replace turf and plant damage is 12,564.00. The District also incurred irrigation damage, but that work was already completed and paid for by the District. Irrigation reimbursement requested is \$3117.90, with the District’s total assessed damage of **\$15,681.90**.

I have provided this information to the District Counsel in advance of the August meeting, with an effort to move this situation forward and settle the matter with Frontier.

TSR CDD FRONTIER DAMAGE ASSESSMENT SUMMARY

RANGELAND BLVD AND NORTH OF RANGELAND STREETS

APPROXIMATE LOCATION	SQUARE FOOTAGE & PLANT SIZE	PLANT/ TURF TYPE
Tallfield Lane	400 SQ FT	Zoysia
Ranchers Gap Drive	380 SQ FT	Zoysia
Rangeland Blvd from Ranchers Gap to Night Star Trail	620 SQ FT	Zoysia
Night Star Trail including Mellon Drive pocket parks	420 SQ FT	Zoysia
Cunningham Park	120 SQ FT	Zoysia
Rangeland Blvd from Long Spur Ave to Rail Spur	780 SQ FT	Zoysia
Barbour Trail	110 SQ FT	Zoysia

AREAS SOUTH OF RANGELAND BLVD

APPROXIMATE LOCATION	SQUARE FOOTAGE & PLANT SIZE	PLANT/ TURF TYPE
Lake Blanche Drive including Monroe Commons	480 SQ FT	Zoysia
Lake Blanche Drive including Monroe Commons	(200) 1 gallon	Perennial Peanut
Long Spur Ave from Rangeland Blvd to Heart Pine Ave	380 SQ FT	Zoysia
Long Spur Ave from Rangeland Blvd to Heart Pine Ave	(90) 1 gallon	Perennial Peanut
Heart Pine Ave from SR-54 to Rangeland Blvd; including Whitfield Park	920 SQ FT	Zoysia
Pocket Parks off Lyon Pine	320 SQ FT	Zoysia
Berrypick Trail from Riders Pass to Batten Lane	320 SQ FT	Zoysia
Long Spur Ave from Heart Pine Ave to Fence Post Drive	610 SQ FT	Zoysia
Gunn Highway; off SR-54	180 SQ FT	Zoysia
Total Turf & Plant Replacement Proposal		\$12,564.00

IRRIGATION DAMAGE INVOICES

Date	Invoice #	\$ Amount	Date	Invoice #	\$ Amount
3/11/23	174317	196.20	4/20/23	175229	90.14
3/17/23	174425	92.02	4/29/23	175765	106.57
3/18/23	174438	740.82	4/29/23	175766	109.43
3/23/23	174545	107.29	5/19/23	175925	76.04
4/20/23	175226	856.44	5/25/23	176296	190.21
4/20/23	175227	334.68	5/25/23	176297	126.04
4/20/23	175228	92.02	Total Irrigation Invoices		\$3117.90