

TSR

**COMMUNITY DEVELOPMENT
DISTRICT**

February 14, 2024

BOARD OF SUPERVISORS

**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

February 7, 2024

Board of Supervisors
 TSR Community Development District

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

Dear Board Members:

The Board of Supervisors of the TSR Community Development District will hold a Regular Meeting on February 14, 2024 at 6:00 p.m., at the Welcome Center, 2500 Heart Pine Avenue, 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. Acceptance of Unaudited Financial Reports as of December 31, 2023
4. Approval of Minutes
 - A. January 10, 2024 Workshop
 - B. January 10, 2024 Regular Meeting
5. Action & Completed Items
6. 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: March 13, 2024 at 6:00 PM

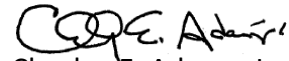
○ QUORUM CHECK

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*
7. Supervisors' Requests
8. Adjournment

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

Sincerely,



Chesley E. Adams, Jr.
District Manager

TSR

COMMUNITY DEVELOPMENT DISTRICT

**UNAUDITED
FINANCIAL
STATEMENTS**

**TSR
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
DECEMBER 31, 2023**

**TSR
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 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 2019	Total Governmental Funds
ASSETS											
Cash	\$ 5,500,450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,500,450
Investments											
Revenue	-	727,147	660,681	654,289	791,493	625,324	325,324	-	-	-	3,784,258
Reserve	-	624,494	650,450	481,322	403,163	320,366	165,100	-	-	-	2,644,895
Prepayment	-	2,614	3,143	-	-	-	-	-	-	-	5,757
Construction	-	-	-	-	-	-	-	441	86	245,943	246,470
Undeposited funds	1,650	-	-	-	-	-	-	-	-	-	1,650
Due from BW 54 Gunn West LLC	1,974	-	-	-	-	-	-	-	-	-	1,974
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 general fund	-	19,001	19,121	18,845	23,523	18,810	9,692	-	-	-	108,992
Utility deposit	4,680	-	-	-	-	-	-	-	-	-	4,680
Total assets	<u>\$ 5,554,762</u>	<u>\$1,373,256</u>	<u>\$1,333,395</u>	<u>\$1,154,456</u>	<u>\$1,258,030</u>	<u>\$964,500</u>	<u>\$500,116</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ 245,943</u>	<u>\$12,384,985</u>
LIABILITIES											
Liabilities:											
Accounts payable	\$ 4,772	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,772
Credit card payable	1,599	-	-	-	-	-	-	-	-	-	1,599
Due to Developer	101,119	-	-	-	-	-	-	-	-	-	101,119
Due to other	28	-	-	-	-	-	-	-	-	-	28
Due to debt service fund 2015	19,001	-	-	-	-	-	-	-	-	-	19,001
Due to debt service fund 2015A	19,121	-	-	-	-	-	-	-	-	-	19,121
Due to debt service fund 2016	18,845	-	-	-	-	-	-	-	-	-	18,845
Due to debt service fund 2017	23,523	-	-	-	-	-	-	-	-	-	23,523
Due to debt service fund 2018	18,810	-	-	-	-	-	-	-	-	-	18,810
Due to debt service fund 2019	9,692	-	-	-	-	-	-	-	-	-	9,692
Contracts payable	-	-	-	-	-	-	-	-	-	693	693
Accrued taxes payable	214	-	-	-	-	-	-	-	-	-	214
Total liabilities	<u>216,724</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>693</u>	<u>217,417</u>
DEFERRED INFLOWS OF RESOURCES											
Unearned revenue	957	-	-	-	-	-	-	-	-	-	957
Deferred receipts	100,573	-	-	-	39,851	-	-	-	-	-	140,424
Total deferred inflows of resources	<u>101,530</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>39,851</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>141,381</u>
FUND BALANCES											
Restricted for											
Debt service	-	1,373,256	1,333,395	1,154,456	1,218,179	964,500	500,116	-	-	-	6,543,902
Capital projects	-	-	-	-	-	-	-	441	86	245,250	245,777
Unassigned	5,236,508	-	-	-	-	-	-	-	-	-	5,236,508
Total fund balances	<u>5,236,508</u>	<u>1,373,256</u>	<u>1,333,395</u>	<u>1,154,456</u>	<u>1,218,179</u>	<u>964,500</u>	<u>500,116</u>	<u>441</u>	<u>86</u>	<u>245,250</u>	<u>12,026,187</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 5,554,762</u>	<u>\$1,373,256</u>	<u>\$1,333,395</u>	<u>\$1,154,456</u>	<u>\$1,258,030</u>	<u>\$964,500</u>	<u>\$500,116</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ 245,943</u>	<u>\$12,384,985</u>

TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING DECEMBER 31, 2023

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 3,143,638	\$ 4,444,756	\$4,597,709	97%
Trash collection assessments	1,547	2,794	17,465	16%
Commercial shared costs	-	-	120,191	0%
Program revenue	571	3,493	14,000	25%
Interest	-	-	2,500	0%
Specialty program revenue	-	-	6,000	0%
Miscellaneous	565	33,494	17,000	197%
Total revenues	<u>3,146,321</u>	<u>4,484,537</u>	<u>4,774,865</u>	94%
EXPENDITURES				
Professional & administrative				
Supervisors	-	1,507	10,200	15%
Management	3,506	10,518	42,070	25%
Legal	-	3,215	30,000	11%
Engineering	3,400	12,850	20,000	64%
Assessment administration	833	2,500	10,000	25%
Audit	-	-	4,570	0%
Arbitrage rebate calculation	-	-	3,000	0%
Dissemination agent	1,083	3,250	13,000	25%
Trustee	17,779	17,779	35,000	51%
Telephone	21	62	250	25%
Postage	42	330	1,500	22%
Printing & binding	167	500	2,000	25%
Legal advertising	121	408	1,000	41%
Annual special district fee	-	175	175	100%
Insurance	-	6,690	6,800	98%
Other current charges	116	305	2,000	15%
Office supplies	-	-	750	0%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	-	200	0%
Property appraiser	-	-	687	0%
Tax collector	62,786	96,195	95,786	100%
Total professional & administrative	<u>89,854</u>	<u>156,284</u>	<u>279,693</u>	56%
Field operations				
Contract services				
Field services	2,360	7,081	28,325	25%
Landscape maintenance	136,707	271,060	1,760,000	15%
Landscape consulting	12,434	17,884	65,400	27%
Landscape arbor care	1,000	8,698	155,000	6%
Wetland maintenance	-	-	30,000	0%
Wetland mitigation reporting	-	14,540	4,500	323%
Lake maintenance	10,760	19,513	100,000	20%
Community trash hauling	28,911	86,499	375,000	23%
Off-duty traffic patrols	975	2,950	20,000	15%
Wildhog removal	-	2,185	16,000	14%
Repairs & maintenance				
Repairs - general	-	2,835	15,000	19%
Operating supplies	1,262	7,017	13,000	54%
Plant replacement	-	3,681	70,000	5%
Mulch	-	-	200,000	0%
Playground mulch	-	-	18,000	0%

TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING DECEMBER 31, 2023

	Current Month	Year to Date	Budget	% of Budget
Sod	-	4,150	200,000	2%
Fertilizer/chemicals	-	33,777	30,000	113%
Irrigation repairs	5,518	22,976	30,000	77%
Irrigation monitoring	-	-	2,280	0%
Security/alarms/repair	-	-	1,500	0%
Road & sidewalk	29,937	43,542	40,000	109%
Common area signage	-	-	3,000	0%
Bridge & deck maintenance	-	-	60,000	0%
Utilities - common area				
Electric	1,698	2,802	14,500	19%
Streetlights	35,519	85,964	370,000	23%
Irrigation - reclaimed water	6,550	14,481	70,000	21%
Gas	97	175	450	39%
Recreation facilities				
Amenity management staff/contract	47,191	88,558	404,861	22%
Office operations	-	-	128,780	0%
Office supplies	836	1,884	-	N/A
Office rental	6,792	27,375	-	N/A
Office utilities	347	695	-	N/A
Office copy machine	920	2,682	-	N/A
Janitorial	2,500	5,000	-	N/A
Park A/C repairs & maintenance	-	359	5,000	7%
Pool operations	-	-	79,194	0%
Pool cleaning	2,830	6,590	-	N/A
Pool repairs & maintenance	-	180	-	N/A
Pool - electric	2,917	5,979	-	N/A
Pool - water	7,555	10,025	-	N/A
Pest services	-	-	500	0%
Insurance	1,366	83,819	69,706	120%
Cable/internet/telephone	1,246	3,281	10,000	33%
Access cards	-	250	2,000	13%
Activities	3,676	11,059	30,000	37%
Specialty programming	1,363	3,954	6,000	66%
Recreational repairs	-	-	2,500	0%
Pool signage	-	-	1,000	0%
Holiday decorations	-	8,300	8,000	104%
Other				
Contingency	-	-	55,680	0%
Total field operations	<u>353,267</u>	<u>911,800</u>	<u>4,495,176</u>	20%
Total expenditures	<u>443,121</u>	<u>1,068,084</u>	<u>4,774,869</u>	22%
Net increase/(decrease) of fund balance	2,703,200	3,416,453	(4)	
Fund balance - beginning (unaudited)	2,533,308	1,820,055	2,030,713	
Fund balance - ending (projected)	<u>\$ 5,236,508</u>	<u>\$ 5,236,508</u>	<u>\$ 2,030,709</u>	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2015 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING DECEMBER 31, 2023

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy - on-roll	\$ 448,998	\$ 634,833	\$ 661,099	96%
Interest	3	13	50	26%
Total revenues	<u>449,001</u>	<u>634,846</u>	<u>661,149</u>	96%
EXPENDITURES				
Debt service				
Principal - 11/1	-	200,000	200,000	100%
Interest - 11/1	-	208,778	208,778	100%
Interest - 5/1	-	-	204,403	0%
Tax collector	8,968	12,683	13,773	92%
Total expenditures	<u>8,968</u>	<u>421,461</u>	<u>626,954</u>	67%
Excess/(deficiency) of revenues over/(under) expenditures	440,033	213,385	34,195	
Beginning fund balance (unaudited)	933,223	1,159,871	1,151,276	
Ending fund balance (projected)	<u>\$ 1,373,256</u>	<u>\$1,373,256</u>	<u>\$1,185,471</u>	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2015A BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING DECEMBER 31, 2023

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy - on-roll	\$ 451,829	\$ 638,837	\$ 665,268	96%
Interest	4	12	-	N/A
Total revenues	<u>451,833</u>	<u>638,849</u>	<u>665,268</u>	96%
EXPENDITURES				
Debt service				
Principal - 11/1	-	190,000	190,000	100%
Interest - 11/1	-	229,131	229,131	100%
Interest - 5/1	-	-	224,025	0%
Tax collector	9,024	12,763	13,860	92%
Total expenditures	<u>9,024</u>	<u>431,894</u>	<u>657,016</u>	66%
Excess/(deficiency) of revenues over/(under) expenditures	442,809	206,955	8,252	
Beginning fund balance (unaudited)	<u>890,586</u>	<u>1,126,440</u>	<u>1,117,752</u>	
Ending fund balance (projected)	<u><u>\$1,333,395</u></u>	<u><u>\$1,333,395</u></u>	<u><u>\$1,126,004</u></u>	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2016 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING DECEMBER 31, 2023

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy - on-roll	\$ 445,308	\$ 629,616	\$ 655,667	96%
Interest	3	11	-	N/A
Total revenues	<u>445,311</u>	<u>629,627</u>	<u>655,667</u>	96%
EXPENDITURES				
Debt service				
Principal - 11/1	-	210,000	210,000	100%
Interest - 11/1	-	214,387	214,388	100%
Interest - 5/1	-	-	210,188	0%
Tax collector	8,894	12,579	13,660	92%
Total expenditures	<u>8,894</u>	<u>436,966</u>	<u>648,236</u>	67%
Excess/(deficiency) of revenues over/(under) expenditures	436,417	192,661	7,431	
Beginning fund balance (unaudited)	<u>718,039</u>	<u>961,795</u>	<u>949,251</u>	
Ending fund balance (projected)	<u><u>\$1,154,456</u></u>	<u><u>\$1,154,456</u></u>	<u><u>\$ 956,682</u></u>	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2017 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING DECEMBER 31, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy - on-roll	\$ 555,840	\$ 785,896	\$ 818,412	96%
Interest	2	11	-	N/A
Total revenues	<u>555,842</u>	<u>785,907</u>	<u>818,412</u>	96%
EXPENDITURES				
Debt service				
Principal - 11/1	-	250,000	250,000	100%
Interest - 11/1	-	273,375	273,375	100%
Interest - 5/1	-	-	268,844	0%
Tax collector	11,101	15,701	17,050	92%
Total expenditures	<u>11,101</u>	<u>539,076</u>	<u>809,269</u>	67%
Excess/(deficiency) of revenues over/(under) expenditures	544,741	246,831	9,143	
Beginning fund balance (unaudited)	<u>673,438</u>	<u>971,348</u>	<u>960,691</u>	
Ending fund balance (projected)	<u><u>\$1,218,179</u></u>	<u><u>\$1,218,179</u></u>	<u><u>\$ 969,834</u></u>	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2018 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING DECEMBER 31, 2023

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy - on-roll	\$ 444,493	\$ 628,463	\$ 654,466	96%
Interest	1	8	-	N/A
Total revenues	<u>444,494</u>	<u>628,471</u>	<u>654,466</u>	96%
EXPENDITURES				
Debt service				
Principal - 11/1	-	175,000	175,000	100%
Interest - 11/1	-	231,022	231,022	100%
Interest - 5/1	-	-	227,522	0%
Tax collector	8,879	12,556	13,635	92%
Total expenditures	<u>8,879</u>	<u>418,578</u>	<u>647,179</u>	65%
Excess/(deficiency) of revenues over/(under) expenditures	435,615	209,893	7,287	
Beginning fund balance (unaudited)	<u>528,885</u>	<u>754,607</u>	<u>746,085</u>	
Ending fund balance (projected)	<u><u>\$ 964,500</u></u>	<u><u>\$ 964,500</u></u>	<u><u>\$ 753,372</u></u>	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2019 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING DECEMBER 31, 2023

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy - on-roll	\$ 230,018	\$ 324,806	\$ 337,204	96%
Interest	1	5	-	N/A
Total revenues	<u>230,019</u>	<u>324,811</u>	<u>337,204</u>	96%
EXPENDITURES				
Debt service				
Principal - 11/1	-	115,000	115,000	100%
Interest - 11/1	-	106,125	106,125	100%
Interest - 5/1	-	-	104,400	0%
Tax collector	5,574	7,469	7,025	106%
Total expenditures	<u>5,574</u>	<u>228,594</u>	<u>332,550</u>	69%
Excess/(deficiency) of revenues over/(under) expenditures	224,445	96,217	4,654	
OTHER FINANCING SOURCES/(USES)				
Transfers out	<u>(1)</u>	<u>(2)</u>	-	N/A
Total other financing sources/(uses)	<u>(1)</u>	<u>(2)</u>	-	N/A
Fund balance:				
Net increase/(decrease) in fund balance	224,444	96,215	4,654	
Beginning fund balance (unaudited)	<u>275,672</u>	<u>403,901</u>	<u>399,515</u>	
Ending fund balance (projected)	<u><u>\$500,116</u></u>	<u><u>\$ 500,116</u></u>	<u><u>\$ 404,169</u></u>	

TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2015A BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING DECEMBER 31, 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 DECEMBER 31, 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 2019 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING DECEMBER 31, 2023

	Current Month	Year To Date
REVENUES		
Interest	\$ 2	\$ 4
Total revenues	2	4
EXPENDITURES		
Capital outlay - construction	5,624	5,624
Total expenditures	5,624	5,624
Excess/(deficiency) of revenues over/(under) expenditures	(5,622)	(5,620)
OTHER FINANCING SOURCES/(USES)		
Transfers in	1	2
Total other financing sources/(uses)	1	2
Net change in fund balance	(5,621)	(5,618)
Beginning fund balance (unaudited)	250,871	250,868
Ending fund balance (projected)	\$ 245,250	\$ 245,250

TSR CDD Check Detail December 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	0	12/04/2023	DUKE ENERGY	101.002 · Suntrust #570803-O...		-540.79
				531.301 · Electric	-540.79	540.79
TOTAL					-540.79	540.79
Bill Pmt -Check	0	12/05/2023	BRIGHT HOUSE NETWORKS	101.002 · Suntrust #570803-O...		-294.86
Bill	1420332112423	12/04/2023		572.416 · Amenity Cable/Internet	-294.86	294.86
TOTAL					-294.86	294.86
Bill Pmt -Check	0	12/05/2023	DEX IMAGING	101.002 · Suntrust #570803-O...		-214.98
Bill	AR10418226	12/04/2023		572.915 · Office Copy Machine	-214.98	214.98
TOTAL					-214.98	214.98
Bill Pmt -Check	0	12/05/2023	DUKE ENERGY	101.002 · Suntrust #570803-O...		-7,732.60
Bill	3212 0055 120123	12/04/2023		531.301 · Electric	-30.79	30.79
Bill	3807 3819 120423	12/04/2023		531.301 · Electric	-30.79	30.79
Bill	3807 5598 120423	12/04/2023		531.321 · Electric - Pool	-509.13	509.13
Bill	5357 9828 112723	12/04/2023		531.307 · Street Lights	-922.30	922.30
Bill	8702 7826 120423	12/04/2023		531.307 · Street Lights	-1,871.65	1,871.65
Bill	8702 7991 120123	12/04/2023		531.301 · Electric	-44.57	44.57
Bill	8702 8059 120123	12/04/2023		531.301 · Electric	-30.79	30.79
Bill	8702 8322 120423	12/04/2023		531.307 · Street Lights	-1,641.00	1,641.00
Bill	8702 8471 120123	12/04/2023		531.301 · Electric	-30.79	30.79
Bill	8702 8554 120123	12/04/2023		531.301 · Electric	-30.79	30.79
Bill	8702 8629 120123	12/04/2023		531.301 · Electric	-30.79	30.79
Bill	8702 8702 120123	12/04/2023		531.301 · Electric	-30.79	30.79
Bill	8702 8786 120123	12/04/2023		531.301 · Electric	-30.79	30.79
Bill	8702 8869 120123	12/04/2023		531.301 · Electric	-30.79	30.79
Bill	8702 8942 120123	12/04/2023		531.301 · Electric	-70.06	70.06
Bill	8702 9109 120123	12/04/2023		531.301 · Electric	-30.79	30.79
Bill	8702 9274 111423	12/04/2023		531.301 · Electric	-30.79	30.79
Bill	8702 9430 120123	12/04/2023		531.301 · Electric	-30.79	30.79
Bill	87025 9696 120123	12/04/2023		531.301 · Electric	-30.79	30.79
Bill	8702 9836 120123	12/04/2023		531.301 · Electric	-30.79	30.79
Bill	8702 9951 120123	12/04/2023		531.301 · Electric	-30.79	30.79
Bill	8703 0061 120123	12/04/2023		531.301 · Electric	-30.79	30.79
Bill	8703 0178 120123	12/04/2023		531.301 · Electric	-30.79	30.79
Bill	8703 0269 120123	12/04/2023		531.307 · Street Lights	-30.79	30.79
Bill	8703 0326 120123	12/04/2023		531.301 · Electric	-30.79	30.79
Bill	8703 0425 120423	12/04/2023		531.307 · Street Lights	-922.30	922.30

TSR CDD Check Detail December 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	8703 0566 120123	12/04/2023		531.301 · Electric	-30.79	30.79
Bill	8703 0722 120123	12/04/2023		531.301 · Electric	-30.79	30.79
Bill	8703 0805 120123	12/04/2023		531.301 · Electric	-30.79	30.79
Bill	8703 0847 120123	12/04/2023		531.301 · Electric	-30.79	30.79
Bill	8712 3049 120423	12/04/2023		531.301 · Electric	-30.79	30.79
Bill	8712 3081 120423	12/04/2023		531.307 · Street Lights	-951.05	951.05
Bill	8712 3156 120123	12/04/2023		531.301 · Electric	-30.79	30.79
Bill	8712 3320 120123	12/04/2023		531.301 · Electric	-30.79	30.79
TOTAL					-7,732.60	7,732.60
Check	0	12/13/2023	DUKE ENERGY	101.002 · Suntrust #570803-O...		-1,020.00
				156.001 · Deposit	-1,020.00	1,020.00
TOTAL					-1,020.00	1,020.00
Check	0	12/13/2023	CITY OF CLEARWATER	101.002 · Suntrust #570803-O...		-317.95
				156.001 · Deposit	-317.95	317.95
TOTAL					-317.95	317.95
Bill Pmt -Check	0	12/13/2023	BRIGHT HOUSE NETWORKS	101.002 · Suntrust #570803-O...		-335.94
Bill	1414954120723	12/12/2023		572.416 · Amenity Cable/Internet	-157.97	157.97
Bill	1415019120523	12/12/2023		572.416 · Amenity Cable/Internet	-177.97	177.97
TOTAL					-335.94	335.94
Bill Pmt -Check	0	12/13/2023	COASTAL WASTE & RECYCL...	101.002 · Suntrust #570803-O...		-28,790.67
Bill	SW0000454872	12/12/2023		534.000 · Garbage/Solid Waste...	-28,509.25	28,509.25
Bill	SW0000454971	12/12/2023		534.000 · Garbage/Solid Waste...	-281.42	281.42
TOTAL					-28,790.67	28,790.67

TSR CDD Check Detail December 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	0	12/13/2023	DUKE ENERGY	101.002 · Suntrust #570803-O...		-18,558.92
Bill	2553 5978 121223	12/12/2023		531.307 · Street Lights	-253.48	253.48
Bill	8702 8140 120623	12/12/2023		531.307 · Street Lights	-11,974.79	11,974.79
Bill	8702 8223 120823	12/12/2023		531.321 · Electric - Pool	-1,111.30	1,111.30
Bill	8702 8413 120623	12/12/2023		531.307 · Street Lights	-2,590.88	2,590.88
Bill	8702 9216 121123	12/12/2023		531.307 · Street Lights	-1,353.82	1,353.82
Bill	8702 9761 120723	12/12/2023		531.307 · Street Lights	-843.50	843.50
Bill	8703 0681 120723	12/12/2023		531.307 · Street Lights	-189.38	189.38
Bill	8712 3429 120823	12/12/2023		531.301 · Electric	-241.77	241.77
TOTAL					-18,558.92	18,558.92
Bill Pmt -Check	0	12/13/2023	FEDEX	101.002 · Suntrust #570803-O...		-7.80
Bill	8-344-94638	12/12/2023		519.410 · Postage	-7.80	7.80
TOTAL					-7.80	7.80
Check	0	12/19/2023	SUNTRUST BANK	101.002 · Suntrust #570803-O...		-3,957.09
				204.300 · Credit Card - SunTrust	-3,957.09	3,957.09
TOTAL					-3,957.09	3,957.09
Bill Pmt -Check	0	12/20/2023	CITY OF CLEARWATER	101.002 · Suntrust #570803-O...		-25.00
Bill	4224446 121323	12/19/2023		532.306 · Propane Services - G...	-25.00	25.00
TOTAL					-25.00	25.00
Bill Pmt -Check	0	12/20/2023	DUKE ENERGY	101.002 · Suntrust #570803-O...		-11,314.89
Bill	8702 7933 121523	12/19/2023		531.307 · Street Lights	-3,425.01	3,425.01
Bill	8702 9274 121423	12/19/2023		531.301 · Electric	-30.79	30.79
Bill	8702 9365 121423	12/19/2023		531.307 · Street Lights	-490.77	490.77
Bill	8702 9620 121323	12/19/2023		531.307 · Street Lights	-720.91	720.91
Bill	8703 0516 121923	12/19/2023		531.307 · Street Lights	-1,612.73	1,612.73
Bill	8703 0938 121523	12/19/2023		531.307 · Street Lights	-3,738.26	3,738.26
Bill	8712 3263 121323	12/19/2023		531.321 · Electric - Pool	-1,296.42	1,296.42
TOTAL					-11,314.89	11,314.89

TSR CDD Check Detail December 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	0	12/20/2023	FEDEX	101.002 · Suntrust #570803-O...		-10.45
Bill	8-352-58068	12/19/2023		519.410 · Postage	-10.45	10.45
TOTAL					-10.45	10.45
Bill Pmt -Check	0	12/20/2023	WELLS FARGO VENDOR FIN...	101.002 · Suntrust #570803-O...		-705.21
Bill	5027890259	12/19/2023		572.915 · Office Copy Machine	-705.21	705.21
TOTAL					-705.21	705.21
Check	0	12/27/2023	SUNTRUST BANK	101.002 · Suntrust #570803-O...		-1,094.93
				204.300 · Credit Card - SunTrust	-1,094.93	1,094.93
TOTAL					-1,094.93	1,094.93
Bill Pmt -Check	0	12/28/2023	BRIGHT HOUSE NETWORKS	101.002 · Suntrust #570803-O...		-474.84
Bill	1420332122423	12/27/2023		572.416 · Amenity Cable/Internet	-294.86	294.86
Bill	1436734121723	12/27/2023		572.416 · Amenity Cable/Internet	-179.98	179.98
TOTAL					-474.84	474.84
Bill Pmt -Check	0	12/28/2023	DUKE ENERGY	101.002 · Suntrust #570803-O...		-922.30
Bill	5357 9828 122223	12/27/2023		531.307 · Street Lights	-922.30	922.30
TOTAL					-922.30	922.30
Bill Pmt -Check	0	12/28/2023	FEDEX	101.002 · Suntrust #570803-O...		-23.92
Bill	8-337-69623	12/27/2023		519.410 · Postage	-23.92	23.92
TOTAL					-23.92	23.92
Check	11553	12/04/2023	TSR CDD	101.002 · Suntrust #570803-O...		-1,000,000.00
				101.100 · BankUnited - 2863	-1,000,000.00	1,000,000.00
TOTAL					-1,000,000.00	1,000,000.00

TSR CDD Check Detail December 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	11554	12/05/2023	WELLS FARGO VENDOR FIN...	101.002 · Suntrust #570803-O...		-474.83
				572.702 · Oper Mgr - Office Su...	-474.83	474.83
TOTAL					-474.83	474.83
Bill Pmt -Check	11555	12/05/2023	BIG DOG LEO SERVICES LLC	101.002 · Suntrust #570803-O...		-150.00
Bill	120123	12/04/2023		538.620 · Off Duty Traffic Patrols	-150.00	150.00
TOTAL					-150.00	150.00
Bill Pmt -Check	11556	12/05/2023	FAIRY DUST HOUSEKEEPERS	101.002 · Suntrust #570803-O...		-2,500.00
Bill	INV00014	12/04/2023		572.301 · Janitorial Service	-500.00	500.00
Bill	INV00015	12/04/2023		572.301 · Janitorial Service	-2,000.00	2,000.00
TOTAL					-2,500.00	2,500.00
Bill Pmt -Check	11557	12/05/2023	GENTRY SR INVESTMENTS ...	101.002 · Suntrust #570803-O...		-6,791.67
Bill	1004	12/04/2023		572.913 · Office rental	-6,791.67	6,791.67
TOTAL					-6,791.67	6,791.67
Bill Pmt -Check	11558	12/05/2023	GRAU AND ASSOCIATES	101.002 · Suntrust #570803-O...		-750.00
Bill	24866	09/30/2023		513.203 · Arbitrage Rebate Cal...	-750.00	750.00
TOTAL					-750.00	750.00
Bill Pmt -Check	11559	12/05/2023	JIM LAROSE	101.002 · Suntrust #570803-O...		-550.00
Bill	111423	12/04/2023		538.620 · Off Duty Traffic Patrols	-275.00	275.00
Bill	113023	12/04/2023		538.620 · Off Duty Traffic Patrols	-275.00	275.00
TOTAL					-550.00	550.00

TSR CDD Check Detail December 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	11560	12/05/2023	LANDSCAPE MAINTENANCE...	101.002 · Suntrust #570803-O...		-138,057.37
Bill	179591	12/04/2023		538.604 · Landscape Maintena...	-136,706.67	136,706.67
Bill	180376	12/04/2023		538.609 · Irrigation Repairs & M...	-533.17	533.17
Bill	180377	12/04/2023		538.609 · Irrigation Repairs & M...	-107.25	107.25
Bill	180378	12/04/2023		538.609 · Irrigation Repairs & M...	-46.01	46.01
Bill	180379	12/04/2023		538.609 · Irrigation Repairs & M...	-317.30	317.30
Bill	180380	12/04/2023		538.609 · Irrigation Repairs & M...	-186.93	186.93
Bill	180381	12/04/2023		538.609 · Irrigation Repairs & M...	-160.04	160.04
TOTAL					-138,057.37	138,057.37
Bill Pmt -Check	11561	12/05/2023	ROSE PAVING LLC	101.002 · Suntrust #570803-O...		-29,936.59
Bill	PS-INV138932	12/04/2023		538.602 · Roads & Sidewalk M...	-29,936.59	29,936.59
TOTAL					-29,936.59	29,936.59
Bill Pmt -Check	11562	12/05/2023	SOLITUDE LAKE MANAGEM...	101.002 · Suntrust #570803-O...		-10,760.33
Bill	PSI024747	12/04/2023		538.700 · Lake Maintenance	-10,760.33	10,760.33
TOTAL					-10,760.33	10,760.33
Bill Pmt -Check	11563	12/05/2023	SUNCOAST POOL SERVICE	101.002 · Suntrust #570803-O...		-2,830.00
Bill	9819	12/04/2023		572.712 · Pool Cleaning	-1,055.00	1,055.00
Bill	9833	12/04/2023		572.712 · Pool Cleaning	-845.00	845.00
Bill	9834	12/04/2023		572.712 · Pool Cleaning	-930.00	930.00
TOTAL					-2,830.00	2,830.00
Bill Pmt -Check	11564	12/05/2023	SUNSCAPE CONSULTING	101.002 · Suntrust #570803-O...		-12,433.85
Bill	11935	12/04/2023		538.606 · Landscape Consulting	-5,450.00	5,450.00
Bill	11978	12/04/2023		538.606 · Landscape Consulting	-5,000.00	5,000.00
Bill	11982	12/04/2023		538.606 · Landscape Consulting	-1,983.85	1,983.85
TOTAL					-12,433.85	12,433.85

TSR CDD Check Detail December 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	11565	12/05/2023	U.S. BANK	101.002 · Suntrust #570803-O...		-11,313.75
Bill	7132366	12/04/2023		513.105 · Trustee Fees	-4,848.75	4,848.75
Bill	7135955	12/04/2023		513.105 · Trustee Fees	-6,465.00	6,465.00
TOTAL					-11,313.75	11,313.75
Bill Pmt -Check	11566	12/05/2023	WTS INTERNATIONAL, LLC.	101.002 · Suntrust #570803-O...		-19,946.95
Bill	12382324	12/04/2023		538.121 · Amenity Management	-4,350.00	4,350.00
Bill	12384007	12/04/2023		538.121 · Amenity Management	-2,105.00	2,105.00
Bill	12385628	12/04/2023		538.121 · Amenity Management	-95.15	95.15
Bill	12385718	12/04/2023		538.121 · Amenity Management	-13,127.60	13,127.60
Bill	12386031	12/04/2023		538.121 · Amenity Management	-269.20	269.20
TOTAL					-19,946.95	19,946.95
Check	11567	12/05/2023	STACY STEINKE	101.002 · Suntrust #570803-O...		-625.00
				572.300 · Amenity Managemen...	-625.00	625.00
TOTAL					-625.00	625.00
Bill Pmt -Check	11568	12/13/2023	DUKE ENERGY	101.002 · Suntrust #570803-O...		-1,063.86
Bill	8900 9286 120623	12/12/2023		531.307 · Street Lights	-1,063.86	1,063.86
TOTAL					-1,063.86	1,063.86
Bill Pmt -Check	11569	12/13/2023	EGIS INSRUANCE & RISK AD...	101.002 · Suntrust #570803-O...		-1,366.00
Bill	20811	12/12/2023		538.503 · Property Casualty Ins...	-1,366.00	1,366.00
TOTAL					-1,366.00	1,366.00
Bill Pmt -Check	11570	12/13/2023	JESUS FIGUEROA	101.002 · Suntrust #570803-O...		-275.00
Bill	120423	12/12/2023		538.620 · Off Duty Traffic Patrols	-275.00	275.00
TOTAL					-275.00	275.00

**TSR CDD
Check Detail
December 2023**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	11571	12/13/2023	LANDSCAPE MAINTENANCE...	101.002 · Suntrust #570803-O...		-5,167.00
Bill	180543	12/12/2023		538.609 · Irrigation Repairs & M...	-629.97	629.97
Bill	180544	12/12/2023		538.609 · Irrigation Repairs & M...	-56.00	56.00
Bill	180545	12/12/2023		538.609 · Irrigation Repairs & M...	-278.46	278.46
Bill	180546	12/12/2023		538.609 · Irrigation Repairs & M...	-650.46	650.46
Bill	180547	12/12/2023		538.609 · Irrigation Repairs & M...	-47.77	47.77
Bill	180548	12/12/2023		538.609 · Irrigation Repairs & M...	-2,118.47	2,118.47
Bill	180549	12/12/2023		538.609 · Irrigation Repairs & M...	-385.87	385.87
Bill	180448	12/12/2023		538.320 · Landscape Arbor Care	-1,000.00	1,000.00
TOTAL					-5,167.00	5,167.00
Bill Pmt -Check	11572	12/13/2023	PALM PAPER SUPPLY	101.002 · Suntrust #570803-O...		-265.44
Bill	227963	12/12/2023		538.618 · Operating Supplies	-265.44	265.44
TOTAL					-265.44	265.44
Bill Pmt -Check	11573	12/13/2023	U.S. BANK	101.002 · Suntrust #570803-O...		-6,465.00
Bill	7136683	12/12/2023		513.105 · Trustee Fees	-6,465.00	6,465.00
TOTAL					-6,465.00	6,465.00
Bill Pmt -Check	11574	12/13/2023	WRATHELL, HUNT & ASSOCI...	101.002 · Suntrust #570803-O...		-7,970.42
Bill	2023-1993	12/12/2023		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	11575	12/13/2023	WTS INTERNATIONAL, LLC.	101.002 · Suntrust #570803-O...		-11,853.97
Bill	12387071	12/12/2023		538.121 · Amenity Management	-11,853.97	11,853.97
TOTAL					-11,853.97	11,853.97

TSR CDD Check Detail December 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	11576	12/13/2023	TSR CDD	101.002 · Suntrust #570803-O...		-272,193.38
				207.206 · Due to Debt Service ...	-272,193.38	272,193.38
TOTAL					-272,193.38	272,193.38
Check	11577	12/13/2023	TSR CDD	101.002 · Suntrust #570803-O...		-528,289.39
				207.205 · .Due to debt service f...	-528,289.39	528,289.39
TOTAL					-528,289.39	528,289.39
Check	11578	12/13/2023	TSR CDD	101.002 · Suntrust #570803-O...		-660,628.49
				207.204 · Due to debt service f...	-660,628.49	660,628.49
TOTAL					-660,628.49	660,628.49
Check	11579	12/13/2023	TSR CDD	101.002 · Suntrust #570803-O...		-529,258.81
				207.203 · Due to debt service f...	-529,258.81	529,258.81
TOTAL					-529,258.81	529,258.81
Check	11580	12/13/2023	TSR CDD	101.002 · Suntrust #570803-O...		-537,009.54
				207.202 · Due to Debt Service ...	-537,009.54	537,009.54
TOTAL					-537,009.54	537,009.54
Check	11581	12/13/2023	TSR CDD	101.002 · Suntrust #570803-O...		-533,644.07
				207.201 · Due to Debt Service ...	-533,644.07	533,644.07
TOTAL					-533,644.07	533,644.07
Bill Pmt -Check	11582	12/20/2023	CITY OF CLEARWATER	101.002 · Suntrust #570803-O...		-71.57
Bill	4212137 121423	12/19/2023		532.306 · Propane Services - G...	-71.57	71.57
TOTAL					-71.57	71.57

TSR CDD Check Detail December 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	11583	12/20/2023	JOHNSON ENGINEERING, INC.	101.002 · Suntrust #570803-O...		-3,400.00
Bill	0236027-000 9	12/19/2023		519.320 · Engineering	-3,400.00	3,400.00
TOTAL					-3,400.00	3,400.00
Bill Pmt -Check	11584	12/20/2023	PASCO COUNTY UTILITIES S...	101.002 · Suntrust #570803-O...		-14,105.51
Bill	19506702	12/19/2023		536.301 · Irrigation - Reclaimed...	-425.10	425.10
Bill	19506704	12/19/2023		536.301 · Irrigation - Reclaimed...	-495.30	495.30
Bill	19506709	12/19/2023		536.301 · Irrigation - Reclaimed...	-313.56	313.56
Bill	19506710	12/19/2023		536.301 · Irrigation - Reclaimed...	-276.12	276.12
Bill	19506711	12/19/2023		536.301 · Irrigation - Reclaimed...	-43.68	43.68
Bill	19506712	12/19/2023		536.301 · Irrigation - Reclaimed...	-34.32	34.32
Bill	19506714	12/19/2023		536.301 · Irrigation - Reclaimed...	-326.82	326.82
Bill	19506715	12/19/2023		536.301 · Irrigation - Reclaimed...	-118.56	118.56
Bill	19506813	12/19/2023		536.301 · Irrigation - Reclaimed...	-468.00	468.00
Bill	19506814	12/19/2023		536.301 · Irrigation - Reclaimed...	-363.48	363.48
Bill	19506875	12/19/2023		536.301 · Irrigation - Reclaimed...	-336.96	336.96
Bill	19506877	12/19/2023		536.301 · Irrigation - Reclaimed...	-195.78	195.78
Bill	19506878	12/19/2023		536.301 · Irrigation - Reclaimed...	-10.44	10.44
Bill	19506884	12/19/2023		536.321 · Utility service - Pool	-6,858.44	6,858.44
Bill	19506931	12/19/2023		536.301 · Irrigation - Reclaimed...	-29.64	29.64
Bill	19506937	12/19/2023		536.301 · Irrigation - Reclaimed...	-53.82	53.82
Bill	19506939	12/19/2023		536.301 · Irrigation - Reclaimed...	-20.28	20.28
Bill	19507048	12/19/2023		536.321 · Utility service - Pool	-232.13	232.13
Bill	19507070	12/19/2023		536.321 · Utility service - Pool	-464.74	464.74
Bill	19507071	12/19/2023		536.301 · Irrigation - Reclaimed...	-128.70	128.70
Bill	19507076	12/19/2023		536.301 · Irrigation - Reclaimed...	-301.86	301.86
Bill	19507078	12/19/2023		536.301 · Irrigation - Reclaimed...	-397.80	397.80
Bill	19507080	12/19/2023		536.301 · Irrigation - Reclaimed...	-36.66	36.66
Bill	19507081	12/19/2023		536.301 · Irrigation - Reclaimed...	-47.58	47.58
Bill	19507082	12/19/2023		536.301 · Irrigation - Reclaimed...	-290.94	290.94
Bill	19507150	12/19/2023		536.301 · Irrigation - Reclaimed...	-29.64	29.64
Bill	19507490	12/19/2023		536.301 · Irrigation - Reclaimed...	-368.94	368.94
Bill	19507492	12/19/2023		536.301 · Irrigation - Reclaimed...	-520.26	520.26
Bill	19507789	12/19/2023		536.301 · Irrigation - Reclaimed...	-47.58	47.58
Bill	19508036	12/19/2023		536.301 · Irrigation - Reclaimed...	-17.16	17.16
Bill	19508777	12/19/2023		536.301 · Irrigation - Reclaimed...	-420.64	420.64
Bill	19508799	12/19/2023		536.301 · Irrigation - Reclaimed...	-125.58	125.58
Bill	19508801	12/19/2023		536.301 · Irrigation - Reclaimed...	-74.10	74.10
Bill	19509375	12/19/2023		536.301 · Irrigation - Reclaimed...	-13.26	13.26
Bill	19509376	12/19/2023		536.301 · Irrigation - Reclaimed...	-5.46	5.46
Bill	19509377	12/19/2023		536.301 · Irrigation - Reclaimed...	-26.54	26.54
Bill	19509378	12/19/2023		536.301 · Irrigation - Reclaimed...	-11.70	11.70
Bill	19509391	12/19/2023		536.301 · Irrigation - Reclaimed...	-141.18	141.18
Bill	19509393	12/19/2023		536.301 · Irrigation - Reclaimed...	-24.18	24.18

TSR CDD Check Detail December 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	19509394	12/19/2023		536.301 · Irrigation - Reclaimed...	-7.02	7.02
Bill	19509395	12/19/2023		536.301 · Irrigation - Reclaimed...	-1.56	1.56
TOTAL					-14,105.51	14,105.51
Bill Pmt -Check	11585	12/20/2023	WTS INTERNATIONAL, LLC.	101.002 · Suntrust #570803-O...		-7,334.48
Bill	12380869	12/19/2023		538.121 · Amenity Management	-4,350.00	4,350.00
Bill	12386142	12/19/2023		572.300 · Amenity Managemen...	-23.50	23.50
Bill	12387474	12/19/2023		572.300 · Amenity Managemen...	-1,597.98	1,597.98
Bill				538.122 · Program Incentives	-1,363.00	1,363.00
TOTAL					-7,334.48	7,334.48
Bill Pmt -Check	11586	12/28/2023	2 TABBS ENTERTAINMENT/E...	101.002 · Suntrust #570803-O...		-235.00
Bill	1988	12/27/2023		572.300 · Amenity Managemen...	-235.00	235.00
TOTAL					-235.00	235.00
Bill Pmt -Check	11587	12/28/2023	GENTRY SR INVESTMENTS ...	101.002 · Suntrust #570803-O...		-120.16
Bill	1008	12/27/2023		534.000 · Garbage/Solid Waste...	-120.16	120.16
TOTAL					-120.16	120.16
Bill Pmt -Check	11588	12/28/2023	TIMES PUBLISHING COMPANY	101.002 · Suntrust #570803-O...		-121.00
Bill	322785	12/27/2023		513.801 · Legal Advertising	-121.00	121.00
TOTAL					-121.00	121.00
Bill Pmt -Check	11589	12/28/2023	WTS INTERNATIONAL, LLC.	101.002 · Suntrust #570803-O...		-11,018.56
Bill	12387844	12/27/2023		538.121 · Amenity Management	-11,018.56	11,018.56
TOTAL					-11,018.56	11,018.56
Check	11590	12/28/2023	TSR CDD	101.002 · Suntrust #570803-O...		-2,603.97
				207.206 · Due to Debt Service ...	-2,603.97	2,603.97
TOTAL					-2,603.97	2,603.97

**TSR CDD
Check Detail
December 2023**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	11591	12/28/2023	TSR CDD	101.002 · Suntrust #570803-O...		-5,053.95
				207.205 · .Due to debt service f...	-5,053.95	5,053.95
TOTAL					-5,053.95	5,053.95
Check	11592	12/28/2023	TSR CDD	101.002 · Suntrust #570803-O...		-6,319.99
				207.204 · Due to debt service f...	-6,319.99	6,319.99
TOTAL					-6,319.99	6,319.99
Check	11593	12/28/2023	TSR CDD	101.002 · Suntrust #570803-O...		-5,063.22
				207.203 · Due to debt service f...	-5,063.22	5,063.22
TOTAL					-5,063.22	5,063.22
Check	11594	12/28/2023	TSR CDD	101.002 · Suntrust #570803-O...		-5,137.37
				207.202 · Due to Debt Service ...	-5,137.37	5,137.37
TOTAL					-5,137.37	5,137.37
Check	11595	12/28/2023	TSR CDD	101.002 · Suntrust #570803-O...		-5,105.17
				207.201 · Due to Debt Service ...	-5,105.17	5,105.17
TOTAL					-5,105.17	5,105.17

TSR

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

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**MINUTES OF MEETING
TSR
COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the TSR Community Development District held a Workshop on January 10, 2024 at 4:00 p.m., at the Welcome Center, 2500 Heart Pine Avenue, Odessa Florida 33556.

Present were:

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

Also present:

Chuck Adams	District Manager
Barry Mazzoni	Operations Manager
Mark Yahn	SunScape Consulting, Inc. (SCI)
Peter Soety (via telephone)	SunScape Consulting, Inc. (SCI)
Scott Carlson	Landscape Management Professionals (LMP)

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the workshop to order at 4:04 p.m. Attendees are listed above.

SECOND ORDER OF BUSINESS

Public Comments [3 minutes per person]

No members of the public were present besides District Staff.

THIRD ORDER OF BUSINESS

Discussion: Landscaping Plans on Rangeland West Extension

The newly negotiated \$327,874.14 LMP Pricing Form for landscaping plans for the Rangeland Boulevard West Extension, which includes SCI's 5% Management Fee, was included for informational purposes.

Disclaimer: These summary minutes are intended to only highlight the topics discussed, items being considered and actions taken.

39 Mr. Yahn stated that, if the Board decides to proceed with the project, the window to
40 commence the project is now since the weather conditions are favorable. Mr. Yahn, Mr.
41 Mazzoni and Mr. Carlson addressed the following concerns:

42 ➤ Regarding whether the plants will survive if there is a drought, Staff is confident, as
43 there is a 30-day watering period after installation to establish the plant and another 30-day
44 period for half that amount and, if needed, the CDD can explain the situation to Pasco County
45 and request more time.

46 ➤ Regarding low water pressure, it will be necessary to run the system during the allotted
47 time period and possibly prioritize zones.

48 ➤ Regarding if it is possible to use the retention ponds as another water source, Pasco
49 County denied the request for supplemental water sources; the CDD can only do one or the
50 other.

51 Ms. Comella stated that she supports the project and thinks that it is a beautiful plan at
52 a good price. She agreed that the conditions are favorable to proceed with the project.

53 Mr. Stalzer asked if additional irrigation is being added because of planting. He asked for
54 clarification about grading and preparation. Mr. Yahn stated that the irrigation locations will not
55 change, zones will need to be powered to operate at the height depending on the shrubs versus
56 turf. Regarding grading, the sod and shrubs along the curb and sidewalk will need to be
57 removed and two herbicide applications will be applied for the rest of the vegetation.

58 Mr. Szelest asked if the existing irrigation pipes are being reconfigured and if new pipes
59 are being installed and if the pressure issue along Rangeland was rectified. Mr. Carlson replied
60 affirmatively, the same zones will be used and they will continue working with the County on
61 what is available for pressure; using the wrapping allows them to program different types of
62 irrigation runs, which allows them to maximize when they run the irrigation.

63 Mr. Stalzer asked Mr. Mazzoni to email the data to the Board.

64 Mr. Stalzer discussed the budget, asked which budget line item will be used for plantings
65 and asked if the intent is to replace the old irrigation throughout the CDD. Mr. Adams stated
66 the plantings will be paid for from surplus fund balance. Mr. Mazzoni discussed weekly visits to
67 help prioritize repairs and voiced his opinion that the irrigation repair budget amount is not

68 adequate. Mr. Yahn noted that some drip lines were not installed correctly and budgets for
69 irrigation repairs typically range from \$10,000 to \$15,000 on \$500,000 contracts.

70 Mr. Deenihan stated his opinion that the Board should be fiscally responsible and keep
71 the funds in reserve, in case of a catastrophic storm event. He thinks only \$137,000 should be
72 used to install sod and mulch and repair the irrigation. He believes that decision was made in
73 the workshop three months ago.

74 A Board Member noted that no residents have complained that the area does not look
75 nice, since there are no homes facing the property.

76 Discussion ensued regarding some Board Members and residents thinking that the CDD
77 should keep up with the other entrances and Starkey Ranch should remain an upscale
78 development, which has increased home values.

79 A Board Member felt confident with proceeding and voiced their belief that there are
80 sufficient funds to complete everything and that residents will appreciate it.

81 Mr. Szelest asked Staff to provide an update on the condition of the irrigation system for
82 the Board to plan budgets accordingly.

83 Mr. Yahn stated his opinion that, if the CDD stays on top of repairs, this is a good
84 investment in the community.

85 Any official action will occur at the Regular Meeting, which will commence at 6:00 p.m.

86

87 **FOURTH ORDER OF BUSINESS**

UPCOMING MEETING DATES

88

- 89 • **January 10, 2024 at 6:00 PM**
- 90 • **February 14, 2024 at 6:00 PM**

91 ○ **QUORUM CHECK**

92

93 **FIFTH ORDER OF BUSINESS**

Supervisors' Requests

94

95 Mr. Szelest asked for the shrubs at the crosswalks to be cut back. Mr. Adams asked him
96 to mention this at the Regular Meeting.

97

98 **SIXTH ORDER OF BUSINESS**

Adjournment

99

100 There being nothing further to discuss, the workshop adjourned at 5:00 p.m.

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Secretary/Assistant Secretary

Chair/Vice Chair

TSR

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

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**MINUTES OF MEETING
TSR
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the TSR Community Development District held a Regular Meeting on January 10, 2024, at 6:00 p.m., at the Welcome Center, 2500 Heart Pine Avenue, Odessa Florida 33556.

Present were:

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

Also present:

Chuck Adams	District Manager
Alyssa Willson (via telephone)	District Counsel
Barry Mazzoni	Operations Manager
Mark Yahn	SunScape Consulting, Inc. (SCI)
Peter Soety (via telephone)	SunScape Consulting, Inc. (SCI)
Rene Hlebak	WTS Starkey Ranch Lifestyle Director
Neil Johnson	Resident
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 Deenihan, Stalzer, Szelest and Comella were present. Supervisor Silber was not present.

The Pledge of Allegiance was recited after the Fifth Order of Business.

SECOND ORDER OF BUSINESS

Public Comments [3 minutes per person]

No members of the public spoke.

39 **THIRD ORDER OF BUSINESS** **Discussion: Rangeland West Extension**

40
41 Mr. Adams stated that this item was discussed in the Workshop held prior to this
42 meeting.

43 Mr. Stalzer stated residents should know that the Board reviewed the final cost and
44 overall project in today’s Workshop and this item was discussed at length over the course of
45 several months.

46

47 **On MOTION by Ms. Comella and seconded by Mr. Szelest, with Ms. Comella,**
48 **Mr. Szelest and Mr. Stalzer in favor and Mr. Deenihan dissenting, the**
49 **Rangeland Boulevard West Extension Landscape Project, was approved.**
50 **[Motion passed 3-1]**

51

52

53 **FOURTH ORDER OF BUSINESS** **Consideration of Storm System**
54 **Maintenance Repair Quotes**

55
56 Mr. Adams presented the District Engineer’s Inspection Report outlining deficiencies,
57 proposals and a recommendation to engage Site Master of Florida, the lowest bidder.

58 Mr. Adams and Mr. Mazzoni responded to questions regarding the budget, scope of
59 services and the recommendation.

60

61 **On MOTION by Mr. Szelest and seconded by Ms. Comella, with all in favor, the**
62 **Site Masters of Florida, LLC Proposal dated December 5, 2023, for Storm**
63 **System Maintenance Repairs, in a not-to-exceed amount of \$5,400, was**
64 **approved.**

65

66

67 **FIFTH ORDER OF BUSINESS** **Consideration of Resolution 2024-02,**
68 **Designating Certain Officers of the District,**
69 **and Providing for an Effective Date**

70
71 Board Members voiced their reasons for wanting to change the slate of officers.

72 Mr. Stalzer nominated the following slate:

- | | | |
|----|---------------|------------|
| 73 | Mary Comella | Chair |
| 74 | Frank Stalzer | Vice Chair |

75 David Deenihan Assistant Secretary
76 Ray Szelest Assistant Secretary
77 Jason Silber Assistant Secretary
78 Craig Wrathell Assistant Secretary

79 No other nominations were made.

80 Prior appointments by the Board for Secretary, Treasurer and Assistant Treasurer
81 remain unaffected by this Resolution.

82 Asked what legal action can be taken to address absent Board Members, Ms. Willson
83 stated that to remove a Board Member prior to the term expiring is governed by statute and
84 involves specific action by the Governor. If removed, the former Board Member and any
85 interested candidates can apply to run for the Seat during the candidate qualifying period for
86 the upcoming General Election.

87 Discussion ensued regarding enforcing the code of conduct policy outlined in the Rules
88 of Procedure and the December 31, 2024 deadline for Board Members to complete the
89 required four-hour ethics training.

90 A copy of the CDD's Public Comments Policy and Public Decorum Policy will be emailed
91 to the Board.

92

93 **On MOTION by Mr. Stalzer and seconded by Mr. Deenihan, with all in favor,**
94 **Resolution 2024-02, Designating Certain Officers of the District, as nominated,**
95 **and Providing for an Effective Date, was adopted.**

96

97

98 ▪ **Pledge of Allegiance**

99 **This item, previously part of the First Order of Business, was presented out of order.**

100 All present recited the Pledge of Allegiance.

101

102 **SIXTH ORDER OF BUSINESS**

103

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106

Consideration: Resolution 2024-03, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Pasco County Supervisor of Elections Begin Conducting the District's General Elections;

Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date

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Mr. Adams presented Resolution 2024-03. Seats 3, 4 and 5, currently held by Supervisors Silber, Szelest and Comella, respectively, will be up for election at the November 2024 General Election. He noted that the candidate qualifying period is during the week of June 10, 2024.

On MOTION by Mr. Stalzer and seconded by Mr. Szelest, with all in favor, Resolution 2024-03, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Pasco County Supervisor of Elections Begin Conducting the District’s General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Reports as of September 30, 2023

Mr. Adams stated that the title of this agenda item listed in the agenda letter is incorrect; the agenda contains the Unaudited Financial Statements as of November, 30, 2023. Work is underway on the final requisition to deplete the Capital Projects Fund Series 2019 Bonds construction account and certifying the completed Series 2015 and 2016 projects.

Mr. Stalzer asked about pursuing delinquent accounts and stated that he expects these items will not show up in next year’s annual audit.

On MOTION by Mr. Stalzer and seconded by Mr. Szelest, with all in favor, directing and authorizing Staff to take all actions necessary to proceed with collections, which includes demand letters from District Counsel, as necessary, was approved.

141 Discussion ensued regarding the Cash Sweep program, mitigation reporting program,
142 consolidating certain operation accounts and the Welcome Center Lease that went into effect
143 October 1, 2023.

144 The financials were accepted.

145

146 **EIGHTH ORDER OF BUSINESS**

**Approval of November 8, 2023 Regular
Meeting and Audit Committee Meeting
Minutes**

147

148

149

150 **On MOTION by Mr. Szelest and seconded by Ms. Comella, with all in favor, the**
151 **November 8, 2023 Regular Meeting and Audit Committee Meeting Minutes, as**
152 **presented, were approved.**

153

154

155 **NINTH ORDER OF BUSINESS**

Action & Completed Items

156

157 Items 1, 9, 10, 12, 17 and 18 were completed.

158 Regarding Items 9 and 10, Mr. Deenihan stated that he was advised to defer the request
159 to reduce the speed limit on Night Star Trail until it is conveyed to the County, as the process
160 will be significantly easier then.

161

162 **TENTH ORDER OF BUSINESS**

Staff Reports

163

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

165 • **Required Ethics Training**

166 Ms. Willson presented the memorandum detailing the ethics training requirements. She
167 thinks the easiest route is for Board Members to use the State's free online resources.

168 **B. District Engineer: Johnson Engineering, Inc.**

169 There was no report.

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

171 • **NEXT MEETING DATE: February 14, 2023 at 6:00 PM**

172 ○ **QUORUM CHECK**

173 **D. Lifestyle Director & Amenity Manager: Arch Amenities Group**

174 Ms. Hlebak presented the Monthly Summary Report and Year in Review Report.
175 Discussion ensued regarding rental events and ensuring providers have proper liability
176 insurance.

177 Mr. Szelest thanked Ms. Hlebak and her Staff on a successful 2023.

178 Ms. Hlebak stated that she is actively recruiting to replace Ms. Santiago, who has taken
179 a position out of state.

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

181 Mr. Mazzoni presented the Monthly Field Operations Report. He thanked Steve for
182 doing a great job paving the area adjacent to the pool where the palm tree was removed.

183 Discussion ensued regarding working on a towing policy, installing signage and
184 conducting a public hearing, the frequency of these types of violations, obtaining a progress
185 report on the tree injection process and actions to correct the concrete desk issue.

186 Mr. Stalzer asked for an update about the CDD maintaining the area in front of the
187 blueberry farm.

188 Mr. Mazzoni stated that, after receiving documentation from the County Attorney
189 indicating that it is the CDD's responsibility to maintain Lake Blanche until it is conveyed over to
190 the County and on advice of District Counsel, LMP is performing minimal maintenance, twice a
191 month, to avoid possible code violations from the County.

192 Ms. Willson suggested continuing with minimal maintenance until it is conveyed, since
193 the CDD owns the underlying right-of-way (ROW) and the Developer has a construction
194 easement to construct the roadway.

195

196 **ELEVENTH ORDER OF BUSINESS**

Supervisors' Requests

197

198 Mr. Szelest asked Mr. Mazzoni to inform LMP to address overgrown plantings in the
199 crosswalks.

200 **Public Comments**

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

202 Resident Neil Johnson, of Barbour Trail, asked about the POA’s ability to issue a violation
203 notice for parking on CDD property. It was communicated that the CDD would have to address
204 it.

205

206 **TWELFTH ORDER OF BUSINESS**

Adjournment

207

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209 **On MOTION by Mr. Deenihan and seconded by Ms. Comella, with all in favor,**
210 **the meeting adjourned at 7:23 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

TSR

COMMUNITY DEVELOPMENT DISTRICT

**ACTION &
COMPLETED
ITEMS**

**TSR CDD
ACTION & COMPLETED ITEMS LIST
01.01.24 for 02.14.24 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	05.10.23	ACTION	Ms. Hlebak/Mr. Adams: Determine projected costs for new playground equipment replacement FY2024 budget line item.			X	08.09.23
2	06.14.23	ACTION	Ms. Hlebak: Email WTS' Club guidelines to the Garden Club.			X	08.09.23
3	03.08.23	BOTH	Ms. Willson: Finalize Welcome Center lease for nxt mtg. 08.09.23 Mr. Silber/Ms. Wilson: Define live entertainment to put in lease. Obtain updated Land Description from Developer (as Exhibit A to the Lease).			X	09.13.23
4	03.08.23	BOTH	Mr. Call/Mr. Mazzoni/Mr. Chang: Create list of roads still under the CDD, transferred roads & roads that still need to be transferred to County. 06.14.23 Mr. Mazzoni: Check w/ Mr. Chang. 07.12.23 Mr. Chang: Present Roadway Turnover Reconciliation Report at nxt meeting.			X	09.13.23
5	06.14.23	ACTION	Mr. Mazzoni: Prep Notice letter to builders incorporating Mr. Silber's verbiages addressing landscape/irrigation plan deficiencies. Mr. Yahn & Mr. Soety: Identify parcels & deficiencies & prep map identifying parcels not conveyed to the CDD. 07.12.23 Mr. Soety: Send MI Homes Plan C in Albritton project schedule to repair broken concrete upon receipt.			X	09.13.23
6	07.12.23	ACTION	Mr. Soety: Provide update on vendor finalizing the Dog Park Sod Replacement project at the nxt meeting.			X	09.13.23
7	07.12.23	ACTION	Mr. Soety: Issue LMP 30-day notice to complete the irrigation project at Albritton Park.			X	09.13.23
8	08.09.23	ACTION	Mr. Mazzoni: Obtain vendor opinions of SOLitude's water testing results.			X	09.13.23
9	08.09.23	ACTION	Mr. Mazzoni: Tell Gary to address Long Spur & Fence Post line-of-sight.			X	09.13.23
10	08.09.23	BOTH	Mr. Mazzoni: Obtain and present more proposals for hog removal.			X	09.13.23
11	08.09.23	ACTION	Ms. Willson: Send demand letter to Frontier to reimburse the CDD for damages to CDD property.			X	09.13.23
12	08.09.23	BOTH	Mr. Adams: Include agenda item "Discussion on scheduling a Workshop"			X	09.13.23
13	08.10.22	ACTION	Mr. Chang: Research Long Spur & other Village I areas. Determine areas County & CDD should each maintain. 07.12.23 Mr. Mazzoni: Check with Mr. Chang on status.			X	10.11.23
14	09.13.23	ACTION	Mr. Mazzoni/Ms. Willson: Email Rose Paving Proposal for sidewalk & asphalt repairs to Ms. Willson to prep Addendum to the Agrmt.			X	10.11.23

**TSR CDD
ACTION & COMPLETED ITEMS LIST
01.01.24 for 02.14.24 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
15	09.13.23	ACTION	Mr. Mazzone: Research if Parcel C was part of original bid & invite LMP Rep to next meeting.			X	10.11.23
16	09.13.23	ACTION	Mr. Adams: Schedule Workshop for September 28, 2023 at 12:00 p.m. at the Welcome Center. Staff to send outlook invites.			X	10.11.23
17	09.13.23	ACTION	Mr. Mazzone: Invite Vendor Reps to attend CDD meetings.			X	10.11.23
18	09.13.23	BOTH	Mr. Mazzone: Obtain proposals to install dye in ponds for next meeting.			X	10.11.23
19	09.13.23	ACTION	Mr. Adams/Ms. Willson: Discuss ability to recover costs to install French drains from the homeowners.			X	10.11.23
20	09.13.23	ACTION	Mr. Mazzone: Ask MPO to e-blast information reminding homeowners about redirecting water flow is prohibited and the CDD intends to seek reimbursement for damage to CDD property.			X	10.11.23
21	09.13.23	ACTION	Mr. Mazzone: Conference call set up with Frontier next week to explain damages to CDD property.			X	10.11.23
22	06.14.23	ACTION	Mr. Adams: Verify the Homes by West Bay 2021 payment offsets the amount due from the Estate Homes. Review the commercial shared costs July 31, 2022 balance sheet.			X	11.08.23
23	08.09.23	ACTION	Ms. Hlebak: Work w/ Mr. Butler finalize holiday light scope of services.			X	11.08.23
24	08.09.23	ACTION	Mr. Adams: Reply to Attorney Stephen Streiker's letter closing the matter of Taylor Morrison installing a new stop sign.			X	11.08.23
25	09.13.23	ACTION	Mr. Adams: Email speed limit and conveyance docs to Mr. Clemons.			X	11.08.23
26	09.13.23	ACTION	Mr. Mazzone: Obtain further clarification and continue negotiations with Swine Solutions and invite Rep to the next meeting.			X	11.08.23
27	09.13.23	BOTH	Ms. Willson: Waiting on Mr. Liquori's legal team to review CDD updates to Lease Agrmt and present in final form for approval at next mtg, ensure obtains updated Land Description from the Developer, defined as Exhibit A to the Lease. 10.11.23 Finalizing and executing the Lease Agrmt.			X	11.08.23
28	09.13.23	ACTION	Mr. Adams: Confirm if CDD rec'd outstanding August payments, if no, contact vendor.			X	11.08.23
29	09.13.23	ACTION	Mr. Adams: Confirm 05.10.23 meeting minutes posted on the website.			X	11.08.23
30	10.11.23	ACTION	Mr. Yahn: SCI to finish Cody's Planting design drawings for Rangeland Boulevard to a biddable document, for next mtg.			X	11.08.23

**TSR CDD
ACTION & COMPLETED ITEMS LIST
01.01.24 for 02.14.24 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
31	10.11.23	ACTION	Mr. Mazzone: Give SOLitude's proposals & addendums to Agmt to BPS.			X	11.08.23
32	10.11.23	ACTION	Mr. Adams: Schedule & advertise new Welcome Center mtg location.			X	11.08.23
33	10.11.23	ACTION	Ms. Hlebak: Have HOA schedule & advertise new Welcome Center mtg location.			X	11.08.23
34	10.11.23	ACTION	Mr. Adams/Chair: Take steps to open an ICS account with BankUnited.			X	11.08.23
35	10.11.23	ACTION	Mr. Adams: Staff to advertise RFP/RFQ for Auditing Services.			X	11.08.23
36	10.11.23	ACTION	Mr. Adams: Send Trustee materials to Mr. Stalzer.			X	11.08.23
37	04.12.23	ACTION	Ms. Willson: Address school crosswalk individually.			X	01.10.24
38	09.13.23	ACTION	Mr. Mazzone/Mr. Szelest: Mediate/settle outstanding items w/ West Bay Homes. 10.11.23 Staff/Ms. Willson: Finalize Settlement Agrmt w/ West Bay. 11.08.23 Ms. Willson: Circulate Letter Agmt for Parcels B1 & B2 w/ West Bay Homes.			X	01.10.24
39	11.08.23	ACTION	Mr. Adams: Schedule Landscape Wksp for 01.10.24 at 4:00 p.m.			X	01.10.24
40	11.08.23	ACTION	District Engineer: Review Uniform Traffic Code & continue discussions w/ County re reducing the speed limit on Night Star Trail, which will be conveyed to the County in future.			X	01.10.24
41	11.08.23	ACTION	Mr. Deenihan/Mr. Adams: Email documents regarding speed limit sign to Mr. Adams to distribute to Board & Staff.			X	01.10.24
42	11.08.23	ACTION	Ms. Willson: Send Notice of Intent to Award for audit to Mr. Adams.			X	01.10.24
43	11.08.23	ACTION	Ms. Hlebak: E-blast info re scheduling mtgs/events at Welcome Center.			X	01.10.24
44	11.08.23	ACTION	Mr. Mazzone: Email the letters sent to homeowners re repairing damaged CDD property to the Board.			X	01.10.24
45	11.08.23	ACTION	Ms. Willson: Work with Staff to insert concise language in future letters to homeowners about incurring costs or reimbursing the CDD for damaging CDD property.			X	01.10.24
46	11.08.23	ACTION	Mr. Adams: Email Lee County Fertilizer Ordinance to the Board.			X	01.10.24
47							
48							

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COMMUNITY DEVELOPMENT DISTRICT

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TSR COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE

LOCATION

Welcome Center, 2500 Heart Pine Avenue, Odessa, Florida 33556

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 11, 2023*	Regular Meeting	6:00 PM
November 8, 2023	Regular Meeting	6:00 PM
December 13, 2023 CANCELED	Regular Meeting	6:00 PM
January 10, 2024	Workshop	4:00 PM
January 10, 2024	Regular Meeting	6:00 PM
February 14, 2024	Regular Meeting	6:00 PM
March 13, 2024	Regular Meeting	6:00 PM
April 10, 2024	Regular Meeting	6:00 PM
May 8, 2024	Regular Meeting	6:00 PM
June 12, 2024	Regular Meeting	6:00 PM
July 10, 2024	Regular Meeting	6:00 PM
August 14, 2024	Regular Meeting	6:00 PM
September 11, 2024	Regular Meeting	6:00 PM

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

	Fiscal Year 2023			Total Actual & Projected	Adopted 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	4,597,709
Assessment levy: off-roll O&M	-	10,041	-	10,041	-
Trash collection assessments	11,404	10,570	834	11,404	17,465
Commerical shared costs	112,045	134,340	-	134,340	120,191
Program revenue	12,000	9,528	2,472	12,000	14,000
Interest	2,500	-	2,500	2,500	2,500
Specialty program revenue	6,000	-	6,000	6,000	6,000
Miscellaneous-rental revenue	15,000	9,030	5,970	15,000	17,000
Total revenues	4,765,085	4,723,346	74,075	4,797,421	4,774,865
EXPENDITURES					
Professional & administrative					
Supervisors	10,200	3,875	6,325	10,200	10,200
Management	42,070	21,035	21,035	42,070	42,070
Legal	30,000	21,358	8,642	30,000	30,000
Engineering	20,000	3,153	16,847	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	1,500	1,500	3,000	3,000
Dissemination agent	13,000	6,500	6,500	13,000	13,000
Trustee	26,500	23,166	3,334	26,500	35,000
Telephone	250	125	125	250	250
Postage	1,500	2,971	1,000	3,971	1,500
Printing & binding	2,000	1,000	1,000	2,000	2,000
Legal advertising	3,500	794	1,500	2,294	1,000
Annual special district fee	175	175	-	175	175
Insurance	7,100	6,464	-	6,464	6,800
Other current charges	3,500	677	1,000	1,677	2,000
Office supplies	500	364	350	714	750
Website					
Hosting & maintenance	705	-	705	705	705
ADA compliance	200	-	200	200	200
Property taxes	687	-	687	687	687
Property appraiser & tax collector	95,961	93,535	2,426	95,961	95,786
Total professional & administrative	275,418	191,692	82,746	274,438	279,693

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

	Fiscal Year 2023			Total Actual & Projected	Adopted 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	28,325
Landscape maintenance	1,700,000	624,688	775,000	1,399,688	1,760,000
Landscape consulting	60,000	25,000	35,000	60,000	65,400
Landscape aqrbor care	155,000	23,148	131,852	155,000	155,000
Wetland maintenance	68,168	518	67,650	68,168	30,000
Wetland mitigation reporting	4,500	20,575	-	20,575	4,500
Lake maintenance	100,000	42,963	57,037	100,000	100,000
Community trash hauling	330,000	175,931	180,000	355,931	375,000
Off-duty traffic patrols	20,000	200	15,000	15,200	20,000
Wildhog removal	-	-	-	-	16,000
Repairs & maintenance					
Repairs - general	20,000	4,935	7,500	12,435	15,000
Operating supplies	8,000	9,536	3,500	13,036	13,000
Plant replacement	70,000	11,598	58,402	70,000	70,000
Mulch	200,000	111,585	-	111,585	200,000
Playground mulch	18,000	-	18,000	18,000	18,000
Sod	200,000	542	-	542	200,000
Fertilizer/chemicals	30,000	-	30,000	30,000	30,000
Irrigation repairs	30,000	35,750	10,000	45,750	30,000
Irrigation monitoring	2,280	-	2,280	2,280	2,280
Security/alarms/camera/repair	1,500	233	1,267	1,500	1,500
Road & sidewalk	40,000	4,830	35,000	39,830	40,000
Signage maintenance	-	480	-	480	-
Common area signage	3,000	1,042	1,958	3,000	3,000
Bridge & deck maintenance	40,000	17,570	25,000	42,570	60,000
Pressure washing	105,000	240	77,000	77,240	-
Utilities - common area					
Electric	14,500	5,316	9,184	14,500	14,500
Streetlights	380,000	165,929	190,000	355,929	370,000
Irrigation - reclaimed water	70,000	19,311	50,689	70,000	70,000
Gas	450	140	310	450	450

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

	Fiscal Year 2023				Adopted Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
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>

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COMMUNITY DEVELOPMENT DISTRICT

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Monthly Summary Report

January, 2024

Submitted by:

Renee Hlebak, Starkey Ranch Lifestyle Director

Alex Murphy, Operations Director



JANUARY PROGRAM HIGHLIGHTS

PROGRAM	CATEGORY
Boy's Day Out	Kid's Social
Vaxonsite	Health/Educational
Girl's Day Out	Kid's Social
One Blood Bus	Health/Educational
CPR Class	Health/Educational
Yoga in the WC	Fitness
New Year, New Candle	Adult Social
Kid's Gift Card Bingo	Kid's Social
Donuts in the Park	Family Social
Drink This, Make That	Adult Social
Kid's Night Out	Kid's Social
Mommy & Me	Family Fitness
Food Truck Friday	Family Social
Yoga	Fitness

PLEASE JOIN US FOR A
GIRLS DAY OUT

ATTENTION ALL GIRLS AGES 5-12!
COME ON OUT TO GIRLS DAY OUT TO MEET & MINGLE WHILE PARTICIPATING IN A CRAFT, ENJOYING SOME SNACKS, AND PLAYING GAMES!

FEE: \$20
25 SPOTS AVAILABLE
THIS WILL BE A DROP-OFF PROGRAM AND SIGNATURES IN AND OUT ARE REQUIRED!

CUNNINGHAM HALL **JAN. 4** 11 AM - 3 PM

RSVP REQUIRED
FUN@OURSTARKEYRANCH.COM

KID'S NIGHT OUT
January 26th, 2024

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 on January 26th, 2024, from 5:30 - 9:30 PM AT CUNNINGHAM HALL.

\$20 PER CHILD

Kids Night Out is based on a lottery system.

Lottery Open:
January 12th, 2024 at 10 am

Lottery Close:
January 19th, 2024 at 5 pm

ONLY 25 spots available.

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

Glazed & Confused MINI DONUTS

Yoga with Paulina

Please register by emailing:
Fun@Ourstarkeyranch.com

Mondays: 6:30 PM - 7:30 PM
\$30/month

EVERY participant must register BEFORE the session. Sessions are non-refundable and non-transferrable unless a class is cancelled by the Lifestyle Team. MUST HAVE A CREDIT CARD ON FILE!

Each class must have a minimum of 4 participants to run the class.

Sunday, January 14th, 2024 at 10 AM

FREE for ALL Residents!

This 60 -minute practice will include meditation for grounding, breath work, and poses. Whether you're a seasoned yogi or new to the practice, bring a towel and mat to The Welcome Center!

JANUARY AMENITY RENTALS

AMENITY LOCATION	FREQUENCY	REVENUE
Cunningham Hall	7 Days /37 Hours	\$1850
Whitfield Park Pavilion	4 Days/13 Hours	\$195
Homestead Park Pavilion	2 Days/5 Hours	\$75
Albritton Park Pavilion	1 Days/4 Hours	\$60

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 Park Pool & Deck Issues	In Progress	What was thought to be just cosmetic has shift to further investigation. Caulk patch that was done by the pool contractor fell off and the larger gap has opened. Working with the Operations Manager, Engineer and Contractors to correct the concrete deck issues. Trees need removed and roots cleaned up the pool deck restored.
Homestead Park Slide	In Progress	Working with District Engineer and team to correct issues with the wood portions of the slide.
Resident Filing System & Clean up Systems	In Progress	Making the more owner information more organized and secure in the Welcome Center/Office. We are also cleaning up or FOB and Emails Systems. Next step is to switch over to a more resident friendly program system.
Updating Park Bathrooms	In Progress	From lighter paint to replacing soap dispensers to a new floor product. We have found the colors and products that work best and going park to park to complete.
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.

FEBRUARY PROGRAM FORECAST

PROGRAM	DATE
One Blood Bus	Feb 3rd
Yoga in the WC	Feb 4th
Vax-on-Site	Feb 7th
3D Mobile Mammography Bus	Feb 10th
F45 Fitness Class	Feb 10th
Latin Night	Feb 10th
Donuts in the Park	Feb 11th
Mardi Gras Bag Pick Up	Feb 13th
Movie in the Park	Feb 16th
Gator Talk	Feb 17th
Kids Night Out	Feb 23rd
Mommy & Me Yoga	Every Tuesday & Wednesday
Food Truck Friday	Every Friday
Yoga	Every Monday



LATIN NIGHT

February 10th, 2024
5:30 - 9:30 PM
Cunningham Hall



FEE:
Duo: \$30
Single: \$20

Vamos a bailar! It's time to spice things up at Starkey Ranch. Put on your dancing shoes and get ready for some Latin fun!

RSVP ENDS ON FEBRUARY 2ND, 2024 AT 5 PM

JOIN US FOR

Mommy & Me

EVERY TUESDAY - BABIES
EVERY WEDNESDAY - TODDLERS
10-11 AM | CUNNINGHAM HALL

CLASS WILL START WITH INTRODUCTIONS, THEN CAROLINE WILL LEAD THE MOM'S THROUGH A YOGA SEQUENCE THAT WILL INCORPORATE INTERACTIVE SONGS AND POSTURES TO INCLUDE BABY/TODDLERS.

THERE WILL BE TOYS IN THE CENTER OF OUR CIRCLE FOR THE KIDS TO FREE PLAY.

MOMS AND BABIES CAN SNACK, CHANGE, AND TAKE BREAKS AS NEEDED.

THE LAST 5-10 MINUTES WILL BE OPEN PLAY AND MOM CONNECTION TIME.

\$30/Month or \$10/Class

YES, Drop In Attendance is WELCOME

Credit Card must be on file with the Lifestyle Team

email: fun@ourstarkeyranch.com

GATOR TALK

JOIN GATOR RICK FOR AN EDUCATIONAL SEMINAR ON HOW TO LIVE AMONGST ALLIGATORS, MATING SEASON, & FLORIDA LAWS.

Saturday, February 17
Welcome Center
12-2PM



RSVP: fun@ourstarkeyranch.com

THANK YOU.



TSR

COMMUNITY DEVELOPMENT DISTRICT

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Wrathell, Hunt and Associates, LLC

TO: TSR Board of Supervisors
FROM: Barry Mazzoni – Operations Manager
DATE: January 31, 2024
SUBJECT: Status Report – Field Operations

OPERATIONS NOTICE:

I will be out of the office from Thursday, February 22nd through Friday, March 1st. I anticipate a return to the office on Monday, March 4th. During that time, the District Manager will cover any immediate concerns, with Operations Manager Antonio Shaw in support if needed.

LANDSCAPING UPDATES & NOTES:

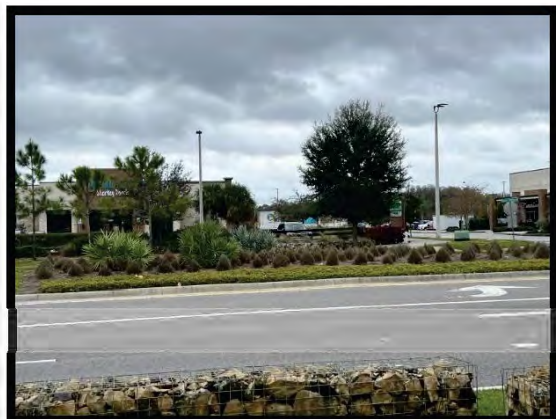
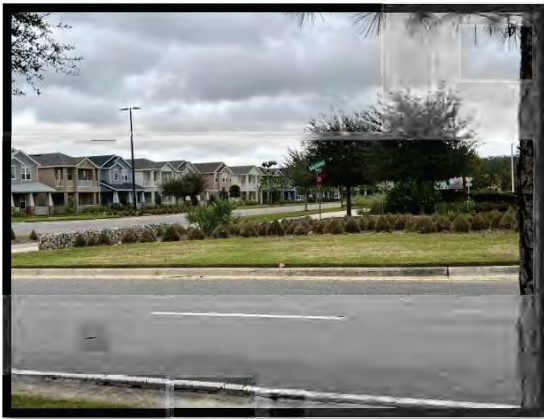
LMP STAFFING DEPARTURE & NEW ADDITION:

Sunscape and Operations were notified that Account Manager Gary Hawkins decided to leave his position with LMP to pursue a role closer to home. On behalf of Sunscape and Operations, we wish to share our gratitude to Gary for his many years of outstanding service and expertise.

A new Account Manager has been assigned. Please welcome **Paul Gomez** - Paul.Gomez@lmppro.com

GUNN HIGHWAY / RANGELAND TRIMMING:

The grasses on Gunn Highway, across from Publix, were trimmed by LMP. The grasses in the medians throughout the District have also been trimmed.



LANDSCAPING MAINTENANCE MAP:

The District Manager and Operations Manager are in the process of updating the landscaping maintenance map and expect to have this project completed in the Spring. The final revisions have been sent in to complete the map.

RANGELAND WEST & ENHANCEMENT PROJECTS:

Mark Yahn of Sunscape Consulting and myself have conducted reviews of these two open projects with LMP on January 25th, February 2nd, and we have another on-site meeting scheduled for February 7th.

LANDSCAPING BEST PRACTICES:

Two e-blasts will be going out via the Lifestyle team providing homeowners with recommendations on fertilizers and how to manage droughts. One e-blast will go out the week of February 5th and one will go out two weeks later. These e-blasts are part of the educational series for Spring that we discussed with the Board of Supervisors previously.

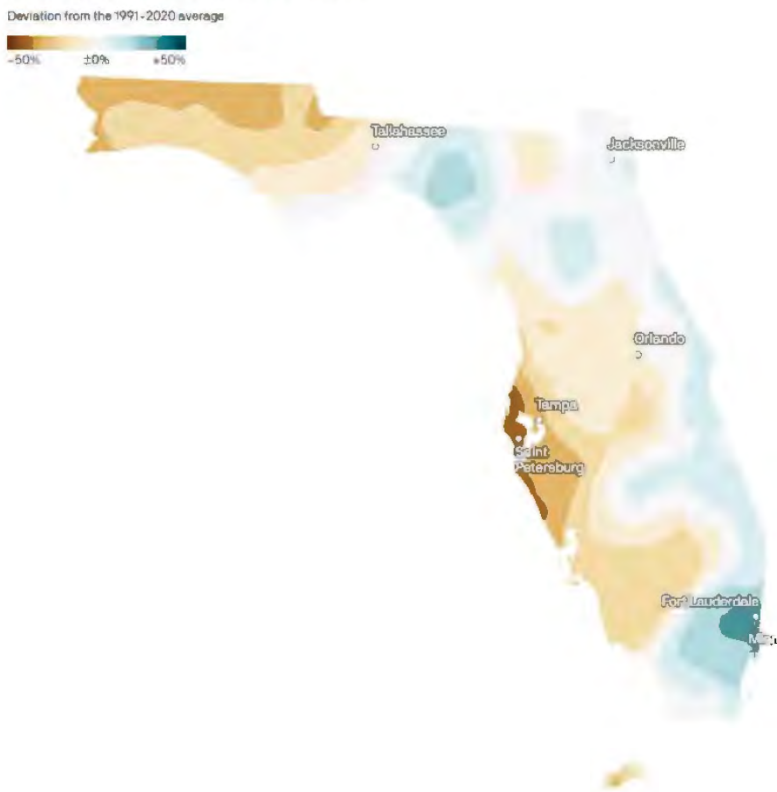
IRRIGATION PRESSURE GRAPH EXPLANATION



Each of the four bars represents the minimums and the essential levels at which different types of irrigation head types will function. If the pressure is consistently at or below 35.0 PSI (pounds per square inch), many of our head types will not activate or the flow will look like a drinking fountain. As we get higher in PSI levels on the chart, we reach more optimum levels for pressure, more zones are fully completed, and thus our irrigation is likely to perform better or at optimum levels. I will plan to provide more information at the February meeting, if the board would like any additional information.

2023 FLORIDA PRECIPITATION CHART

2023 precipitation anomalies



By the end of 2023, our average annual rainfall was far below the previous 30-year average — by as much as 50% in Pinellas County and some parts of Pasco, Sarasota and Manatee counties, according to NOAA data.

By the numbers: Between 1991 and 2000, the average amount of rainfall was about 49 inches in Tampa and 47 inches in St. Pete. Last year's totals were down by more than 10 inches: about 37 inches in Tampa and about 34 inches across the bay.

The bulk of our rain falls from June through September, and we had a dry summer, National Weather Service meteorologist Ross Giarratana told Axios.

One data point that shows this: The 1991-2000 average for Tampa's rainfall in July is 7.75 inches. Last year, it totaled a measly 2.84 inches.

<https://www.axios.com/>

LANDSCAPING MAINTENANCE AREA UPDATE:

Operations has been in contact with the Developer regarding this item, but no additional action has occurred. As this project has been on hold since July 2023, we have reached out to Johnson Engineering to get a proposal for them to take over the surveying and staking for the Landscaping Maintenance Area. If the Board chooses to move forward with the proposal, we will proceed instead of waiting on the Developer.

COMMON AREA UPDATES & NOTES

HOG TRAPPING:



This hog was recently removed from the area across from Tatum Loop. Swine Solutions walked both Night Star and Tatum Loop with their dogs on Sunday, January 28th.

COMMERCIAL MAINTENANCE CONCERN:



A maintenance notice was sent to the commercial property, 7-Eleven, located at 2474 Fencepost Drive, Odessa, FL 33556. The notice requests that they stake the two trees which are leaning from their property onto the District's property. Operations will follow-up with this issue to ensure that it is addressed in a timely manner.

BARN CAT RUN/ CHAPIN PASS DRAIN:



Shenandoah visited the site in January and discovered an additional leak. The entire circumference of the pipe has now been grouted. The length of the pipe was jetted, and no further leaks were detected. Shenandoah will be out the week of February 5th to fill in the hole and replace the damaged sod.

SIGNAGE REPAIR & REPLACEMENT:

FastSigns will be repairing the damaged signs located adjacent to the Stencil section of the community, off Rangeland Blvd, just behind Publix. This work is expected to be completed the week of February 5th. We are currently holding on purchasing the "NO PARKING" sign for Night Star to see if the vacating of owner eliminates the issue.



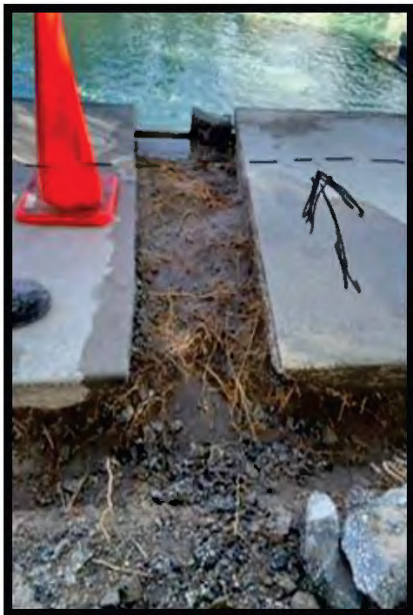


SEWER MAINTENANCE CONCERN:

On a recent inspection, it was noted that there is a missing sewer cover located near one of the commercial properties that have recently been completed on Pine Spur Gap. Operations reached out to the developer for information on where to acquire a new cover and we are in the process of sourcing one from the recommended vendor.

AMENITIES NOTES:

HOMESTEAD POOL CONCERN:



We received the following report back from UES.

The tree roots are likely contributing to the lifting, twisting, and separation of the pool deck from the waterline tiles. UES recommends replacing the separated concrete pool deck along the pool edge. Prior to pouring the new deck, remove all tree roots, provide clean compacted fill and a polyethylene tree root barrier along the edge of the pavers. UES recommends further geotechnical exploration along the area of concern to determine the exact cause of the settlement. The geotechnical exploration could include standard penetration test (SPT) borings and/or a Ground Penetrating Radar (GPR) survey to attempt identification of interpretable subsurface features of interest.

Davey Tree is scheduled to review the trees on February 13th, along with Sunscape Consulting.

Homestead Pool is currently closed, pending the repair of this section of the pool deck.

PONDS & LAKES:

Solitude completed the maintenance of the ponds during the month of January including dyeing the ponds under the agreement, as well as treating shoreline weeds and algae blooms. Operations will be conducting a ride along with Corey from Solitude during the month of February.



PATHWAYS, ROADS & BRIDGES

SIDEWALKS: Operations is conducting a sidewalk and walkway review of the District and will create a prior repair list.

RANGELAND WOODEN BRIDGE: The next round of wood replacement will occur in late February/ Early March. There will be some extra boards added since we were able to skip one service and did not need all the usual number of boards.

RANGELAND WOODEN WALKING BRIDGE: Photos below from the open project we are still working on. There appears to be some soil erosion occurring under the concrete path leading to the walking bridge.

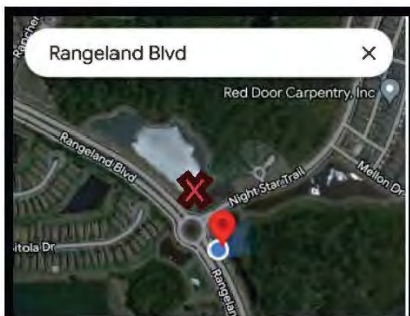


PAVER BRIDGE PAVER MAINTENANCE

The Lifestyle team communicated that there are a few pavers that have been damaged on the paver bridge due to vehicular traffic. We have reached out to our vendor Standard Brick Pavers to get a repair of this area. We plan to request a few pavers to keep on hand so staff can replace them, as necessary.

EROSION MONITORING:

Operations has multiple erosion concern areas that we are monitoring. We are working with Johnson Engineering on these projects and will provide proposals as soon as they become available.



Along Rangeland Blvd, on the right just before Night Star Trail



Hutcheson Preserve Bridge to the pond behind Woods Rider Loop



Near 4216 Woods Rider Loop

EROSION LETTER:

The WHA Erosion Letter template was sent to District Counsel on 11/9 for review, per Board's directive. Operations is awaiting the final form of the letter to be used going forward.