

TSR

**COMMUNITY DEVELOPMENT
DISTRICT**

March 13, 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

March 6, 2024

Board of Supervisors
TSR Community Development District

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

Dear Board Members:

The Board of Supervisors of the TSR Community Development District will hold a Regular Meeting on March 13, 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. Discussion/Consideration of School Crosswalk at Long Spur and Tibbets Street Intersection
4. Update: Rangeland West Landscaping Project
5. Update: Memorandum Regarding Refresher on Sunshine Law and Public Records
6. Acceptance of Unaudited Financial Reports as of January 31, 2024
7. Approval of February 14, 2024 Regular Meeting Minutes
8. Action & Completed Items
9. 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: April 10, 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*

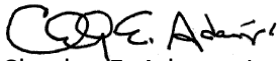
10. Supervisors' Requests

11. Public Comments [3 minutes per person]

12. Adjournment

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

Sincerely,


Chesley E. Adams, Jr.
District Manager

TSR

COMMUNITY DEVELOPMENT DISTRICT

3







Tibbets St

12283

Long Spur

Tibbets

Tibbets St

Long Spur

Long Spur

Tibbets St

Tibbets St

Tibbets St

Tibbets St

Long Spur

12278

Long Spur

Long Spur

Long Spur

Long Spur

© 2024 Google

TSR

COMMUNITY DEVELOPMENT DISTRICT

5

MEMORANDUM

TO: BOARD OF SUPERVISORS
TSR COMMUNITY DEVELOPMENT DISTRICT

FROM: ALYSSA WILLSON

DATE: MARCH 13, 2024

RE: REFRESHER ON SUNSHINE LAW AND PUBLIC RECORDS LAW

I would like to provide a short reminder on Florida's public meeting and record requirements. While many of you are familiar with these requirements, this memorandum provides a refresher to help keep them on your mind. Please take a few minutes to read this memorandum and contact me at your convenience with any questions.

Florida's Government in the Sunshine Law

Generally speaking, Florida's Sunshine Law applies to all formal or informal gatherings of two or more Board Supervisors to discuss matters that **may foreseeably come before the Board for official action**. Section 286.011, Florida Statutes, contains three requirements for such meetings: (1) the meetings must be open to the public; (2) the meetings must be noticed; and (3) minutes of the meetings must be taken. The Sunshine Law is intended to protect the public from "closed door" politics, and Courts broadly construe the law to ensure it meets this remedial and protective purpose.¹ As examples of the broad interpretation of the Sunshine Law, courts and Florida's Attorney General have opined that it extends to:

- Discussions or exchanges between two or more Board Supervisors regarding Board business via email, telephones, Facebook, blogs, and third-party intermediaries.²
- Discussions between two or more board members at a noticed public meeting, but conducted in a manner not generally audible to the public in attendance.³
- Meetings of advisory groups that have been delegated some decision-making authority (e.g., tasked with responsibility to make recommendations on some Board-related business), whether delegation is by the board or by a single board member.⁴

¹ See, e.g., *Wood v. Marston*, 442 So.2d 934, 938 (Fla. 1983).

² See, e.g., Att'y General Opinion 08-07 (blogs); Att'y General Opinion 09-19 (Facebook); *State v. Childers* No. 02-219390-MMC; 02-21940-MMB (Escambia Co. Ct., June 5, 2013) (telephones); Att'y General Opinion 74-47 (intermediaries).

³ *Rackleff v. Bishop*, No. 89-235 (Fla. 2d Cir. Ct., March 5, 1990). See also Att'y General Opinion 71-159.

⁴ *Wood v. Marston*, 442 So.2d 934 (Fla. 1983). See also Att'y General Opinion 75-41.

Knowing violations of the Sunshine Law are a second degree misdemeanor punishable by up to sixty (60) days imprisonment and/or a fine of up to \$500.⁵ Noncriminal infractions are punishable by a fine not exceeding \$500.⁶ Significantly, attorneys' fees may be awarded to parties that bring successful suits for Sunshine Law violations, and those fees may be assessed against the individual members of the Board, except in those cases where the Board sought, and took, the advice of its attorney.⁷ The availability of attorneys' fees has created a cottage industry among lawyers that specialize in bringing suits for Sunshine Law violations and also supports law suits by newspapers and other "watch-dog" organizations.

Florida's Public Records Law

Board Supervisors are also subject to the duties contained in Chapter 119, Florida Statutes, which creates certain retention and inspection requirements for public records. The term "public record" is broadly defined in Section 119.011(11), Florida Statutes, to include "all documents, papers, letters... or other material, **regardless of the physical form**, characteristics, or means of transmission, made or received... **in connection with the transaction of official business by any agency.**" The nature of the record, rather than the form of the record, determines whether it is a public record subject to Chapter 119, Florida Statutes. Thus, the public records law may reach texts, emails, instant messages, and draft and non-final documents. For example, opinions or comments posted on social media websites or blogs by Board Supervisors regarding District matters or matters that may come before the Board are considered to be made "in connection with the transaction of office business" and are, therefore, "public records."⁸ This may be true regardless of whether the posts are made on a private social media account, a public social media page, or on a public website.⁹ In sum, the courts construe the public records law liberally in favor of openness.¹⁰

The District has addressed retention of records on its own website. However, posts on third party sites are not under the direct control of the District, but may still be subject to public records requirements. As a result, if you do post on a third-party social media page, we advise that you create a copy of that page, and submit it promptly to the District Manager's office, who will maintain the record as the District's records custodian.

Knowing violations of the public records law is a misdemeanor of the first degree punishable by up to one year in prison and/or a fine of \$1,000 in addition to possible impeachment

⁵ 286.011(3)(b), Fla. Stat.

⁶ 286.011(3)(a), Fla. Stat.

⁷ 286.011(4); (5), Fla. Stat.

⁸ Att'y General Opinion 09-19.

⁹ Att'y General Opinion 08-07.

¹⁰ *Dade Aviation Consultants v. Knight Ridder, Inc.*, 800 So.2d 302, 304 (Fla. 3rd Dist. Ct. App. 2001).

and removal from office.¹¹ Noncriminal violations are punishable by a fine not exceeding \$500.¹² As in the Sunshine Law context, attorneys' fees may be awarded to parties that bring successful suits for public record law violations and the availability of attorneys' fees has created a cottage industry of lawyers and watch-dog organizations that specialize in bringing suits for public record law violations.¹³

Best Practices for Social Media

While social media is a powerful tool for Board communication with constituents, use of social media by Board Supervisors presents the risk of violation of both the Sunshine Law and the Public Records Law. Here are some suggestions to minimize these risks:

1. Do NOT post on a social media page in response to another Supervisor's post. Also, do NOT direct others to make such a post on your behalf.
2. If you do post on a social media page, create a copy of that page, and submit it promptly to the District Manager's office, who will maintain the record as the District's records custodian.
3. Maintain District-related email separate and apart from any personal e-mail.
4. If in doubt about the accuracy of any planned posts, please consult with staff first, or feel free to direct a constituent with a particular question to staff for follow-up.
5. If you want to set up your own Facebook or other account where District business will be discussed, please consult further with District staff first.

I hope this information is helpful to you. If you ever have questions about how to handle a Sunshine Law or public records issue, please do not hesitate to contact me or another member of the District's staff.

¹¹ 119.10, Fla. Stat.

¹² 119.10, Fla. Stat.

¹³ See, e.g., Taitt, Sarah, *Florida Public Records Law: The Battle Over Attorneys' Fees*, The Florida Bar Journal, vol. 9, no. 3 (March 2017).

TSR

COMMUNITY DEVELOPMENT DISTRICT

**UNAUDITED
FINANCIAL
STATEMENTS**

**TSR
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JANUARY 31, 2024**

**TSR
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JANUARY 31, 2024**

| | 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 | \$ 5,102,669 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 5,102,669 |
| Investments | | | | | | | | | | | |
| Revenue | - | 730,748 | 664,304 | 657,859 | 795,949 | 628,887 | 327,159 | - | - | - | 3,804,906 |
| 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 | 245,945 | 246,472 |
| Undeposited funds | 169 | - | - | - | - | - | - | - | - | - | 169 |
| 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 | - | 22,109 | 22,248 | 21,927 | 27,370 | 21,887 | 11,277 | - | - | 1,047 | 127,865 |
| Utility deposit | 4,680 | - | - | - | - | - | - | - | - | - | 4,680 |
| Total assets | <u>\$ 5,155,500</u> | <u>\$1,379,965</u> | <u>\$1,340,145</u> | <u>\$1,161,108</u> | <u>\$1,266,332</u> | <u>\$971,140</u> | <u>\$503,536</u> | <u>\$ 441</u> | <u>\$ 86</u> | <u>\$ 246,992</u> | <u>\$12,025,245</u> |
| LIABILITIES | | | | | | | | | | | |
| Liabilities: | | | | | | | | | | | |
| Accounts payable | \$ 4,772 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 4,772 |
| Credit card payable | 289 | - | - | - | - | - | - | - | - | - | 289 |
| Due to Developer | 101,119 | - | - | - | - | - | - | - | - | - | 101,119 |
| Due to other | 28 | - | - | - | - | - | - | - | - | - | 28 |
| Due to debt service fund 2015 | 22,109 | - | - | - | - | - | - | - | - | - | 22,109 |
| Due to debt service fund 2015A | 22,248 | - | - | - | - | - | - | - | - | - | 22,248 |
| Due to debt service fund 2016 | 21,927 | - | - | - | - | - | - | - | - | - | 21,927 |
| Due to debt service fund 2017 | 27,370 | - | - | - | - | - | - | - | - | - | 27,370 |
| Due to debt service fund 2018 | 21,887 | - | - | - | - | - | - | - | - | - | 21,887 |
| Due to debt service fund 2019 | 11,277 | - | - | - | - | - | - | - | - | - | 11,277 |
| Due to capital projects fund 2019 | 1,047 | - | - | - | - | - | - | - | - | - | 1,047 |
| Contracts payable | - | - | - | - | - | - | - | - | - | 693 | 693 |
| Accrued taxes payable | 122 | - | - | - | - | - | - | - | - | - | 122 |
| Total liabilities | <u>234,195</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>693</u> | <u>234,888</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 | - | 1,379,965 | 1,340,145 | 1,161,108 | 1,226,481 | 971,140 | 503,536 | - | - | - | 6,582,375 |
| Capital projects | - | - | - | - | - | - | - | 441 | 86 | 246,299 | 246,826 |
| Unassigned | 4,819,775 | - | - | - | - | - | - | - | - | - | 4,819,775 |
| Total fund balances | <u>4,819,775</u> | <u>1,379,965</u> | <u>1,340,145</u> | <u>1,161,108</u> | <u>1,226,481</u> | <u>971,140</u> | <u>503,536</u> | <u>441</u> | <u>86</u> | <u>246,299</u> | <u>11,648,976</u> |
| Total liabilities, deferred inflows of resources and fund balances | <u>\$ 5,155,500</u> | <u>\$1,379,965</u> | <u>\$1,340,145</u> | <u>\$1,161,108</u> | <u>\$1,266,332</u> | <u>\$971,140</u> | <u>\$503,536</u> | <u>\$ 441</u> | <u>\$ 86</u> | <u>\$ 246,992</u> | <u>\$12,025,245</u> |

TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING JANUARY 31, 2024

| | Current Month | Year to Date | Budget | % of Budget |
|------------------------------------------|------------------|-----------------|-------------|----------------|
| REVENUES | | | | |
| Assessment levy - on-roll | \$ 47,892 | \$ 4,492,648 | \$4,597,709 | 98% |
| Trash collection assessments | 176 | 2,969 | 17,465 | 17% |
| Commercial shared costs | - | - | 120,191 | 0% |
| Program revenue | 2,515 | 6,008 | 14,000 | 43% |
| Interest | - | - | 2,500 | 0% |
| Specialty program revenue | - | - | 6,000 | 0% |
| Miscellaneous | 2,125 | 35,619 | 17,000 | 210% |
| Total revenues | 52,708 | 4,537,244 | 4,774,865 | 95% |
| EXPENDITURES | | | | |
| Professional & administrative | | | | |
| Supervisors | 861 | 2,368 | 10,200 | 23% |
| Management | 3,506 | 14,023 | 42,070 | 33% |
| Legal | 1,866 | 5,082 | 30,000 | 17% |
| Engineering | 1,300 | 14,150 | 20,000 | 71% |
| Assessment administration | 833 | 3,333 | 10,000 | 33% |
| Audit | - | - | 4,570 | 0% |
| Arbitrage rebate calculation | - | - | 3,000 | 0% |
| Dissemination agent | 1,083 | 4,333 | 13,000 | 33% |
| Trustee | - | 17,779 | 35,000 | 51% |
| Telephone | 21 | 83 | 250 | 33% |
| Postage | 161 | 491 | 1,500 | 33% |
| Printing & binding | 167 | 667 | 2,000 | 33% |
| Legal advertising | 173 | 582 | 1,000 | 58% |
| Annual special district fee | - | 175 | 175 | 100% |
| Insurance | - | 6,690 | 6,800 | 98% |
| Other current charges | 102 | 409 | 2,000 | 20% |
| Office supplies | - | - | 750 | 0% |
| Website | | | | |
| Hosting & maintenance | - | - | 705 | 0% |
| ADA compliance | - | - | 200 | 0% |
| Property appraiser | - | - | 687 | 0% |
| Tax collector | 958 | 97,153 | 95,786 | 101% |
| Total professional & administrative | 11,031 | 167,318 | 279,693 | 60% |
| Field operations | | | | |
| Contract services | | | | |
| Field services | 2,360 | 9,442 | 28,325 | 33% |
| Landscape maintenance | 273,413 | 544,473 | 1,760,000 | 31% |
| Landscape consulting | 5,450 | 23,334 | 65,400 | 36% |
| Landscape arbor care | 625 | 9,324 | 155,000 | 6% |
| Wetland maintenance | - | - | 30,000 | 0% |
| Wetland mitigation reporting | 9,950 | 24,490 | 4,500 | 544% |
| Lake maintenance | 10,760 | 30,273 | 100,000 | 30% |
| Community trash hauling | 28,791 | 115,290 | 375,000 | 31% |
| Off-duty traffic patrols | 1,525 | 4,475 | 20,000 | 22% |
| Wildhog removal | 3,700 | 5,885 | 16,000 | 37% |
| Repairs & maintenance | | | | |
| Repairs - general | - | 2,835 | 15,000 | 19% |

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING JANUARY 31, 2024**

| | Current Month | Year to Date | Budget | % of Budget |
|-----------------------------------------|---------------------|---------------------|---------------------|----------------|
| Operating supplies | 1,778 | 8,795 | 13,000 | 68% |
| Plant replacement | 460 | 4,141 | 70,000 | 6% |
| Mulch | - | - | 200,000 | 0% |
| Playground mulch | - | - | 18,000 | 0% |
| Sod | - | 4,150 | 200,000 | 2% |
| Fertilizer/chemicals | - | 33,777 | 30,000 | 113% |
| Irrigation repairs | 9,829 | 32,805 | 30,000 | 109% |
| Irrigation monitoring | - | - | 2,280 | 0% |
| Security/alarms/repair | - | - | 1,500 | 0% |
| Road & sidewalk | - | 43,542 | 40,000 | 109% |
| Common area signage | 692 | 692 | 3,000 | 23% |
| Bridge & deck maintenance | 11,400 | 11,400 | 60,000 | 19% |
| Utilities - common area | | | | |
| Electric | 1,030 | 3,832 | 14,500 | 26% |
| Streetlights | 35,980 | 121,944 | 370,000 | 33% |
| Irrigation - reclaimed water | 5,272 | 19,753 | 70,000 | 28% |
| Gas | 74 | 248 | 450 | 55% |
| Recreation facilities | | | | |
| Amenity management staff/contract | 30,791 | 119,349 | 404,861 | 29% |
| Office operations | 10,214 | 47,850 | 128,780 | 37% |
| Park A/C repairs & maintenance | 820 | 1,179 | 5,000 | 24% |
| Pool operations | 6,679 | 29,453 | 79,194 | 37% |
| Pest services | - | - | 500 | 0% |
| Insurance | - | 83,819 | 69,706 | 120% |
| Cable/internet/telephone | 956 | 4,237 | 10,000 | 42% |
| Access cards | - | 250 | 2,000 | 13% |
| Activities | 4,775 | 15,833 | 30,000 | 53% |
| Specialty programming | 189 | 4,143 | 6,000 | 69% |
| Recreational repairs | - | - | 2,500 | 0% |
| Pool signage | - | - | 1,000 | 0% |
| Holiday decorations | - | 8,300 | 8,000 | 104% |
| Other | | | | |
| Contingency | 893 | 893 | 55,680 | 2% |
| Total field operations | <u>458,406</u> | <u>1,370,206</u> | <u>4,495,176</u> | 30% |
| Total expenditures | <u>469,437</u> | <u>1,537,524</u> | <u>4,774,869</u> | 32% |
| Net increase/(decrease) of fund balance | (416,729) | 2,999,720 | (4) | |
| Fund balance - beginning (unaudited) | 5,236,504 | 1,820,055 | 2,030,713 | |
| Fund balance - ending (projected) | <u>\$ 4,819,775</u> | <u>\$ 4,819,775</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 JANUARY 31, 2024

| | Current Month | Year to Date | Budget | % of Budget |
|--------------------------------------------------------------|----------------------------|---------------------------|---------------------------|----------------|
| REVENUES | | | | |
| Assessment levy - on-roll | \$ 6,840 | \$ 641,673 | \$ 661,099 | 97% |
| Interest | 5 | 17 | 50 | 34% |
| Total revenues | <u>6,845</u> | <u>641,690</u> | <u>661,149</u> | 97% |
| 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 | 136 | 12,818 | 13,773 | 93% |
| Total expenditures | <u>136</u> | <u>421,596</u> | <u>626,954</u> | 67% |
| Excess/(deficiency) of revenues over/(under) expenditures | 6,709 | 220,094 | 34,195 | |
| Beginning fund balance (unaudited) | <u>1,373,256</u> | <u>1,159,871</u> | <u>1,151,276</u> | |
| Ending fund balance (projected) | <u><u>\$ 1,379,965</u></u> | <u><u>\$1,379,965</u></u> | <u><u>\$1,185,471</u></u> | |

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2015A BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING JANUARY 31, 2024

| | Current Month | Year to Date | Budget | % of Budget |
|--------------------------------------------------------------|---------------------------|---------------------------|---------------------------|----------------|
| REVENUES | | | | |
| Assessment levy - on-roll | \$ 6,883 | \$ 645,720 | \$ 665,268 | 97% |
| Interest | 5 | 17 | - | N/A |
| Total revenues | <u>6,888</u> | <u>645,737</u> | <u>665,268</u> | 97% |
| 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 | 138 | 12,901 | 13,860 | 93% |
| Total expenditures | <u>138</u> | <u>432,032</u> | <u>657,016</u> | 66% |
| Excess/(deficiency) of revenues over/(under) expenditures | 6,750 | 213,705 | 8,252 | |
| Beginning fund balance (unaudited) | <u>1,333,395</u> | <u>1,126,440</u> | <u>1,117,752</u> | |
| Ending fund balance (projected) | <u><u>\$1,340,145</u></u> | <u><u>\$1,340,145</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 JANUARY 31, 2024

| | Current Month | Year to Date | Budget | % of Budget |
|--------------------------------------------------------------|---------------------------|---------------------------|--------------------------|----------------|
| REVENUES | | | | |
| Assessment levy - on-roll | \$ 6,784 | \$ 636,400 | \$ 655,667 | 97% |
| Interest | 4 | 14 | - | N/A |
| Total revenues | <u>6,788</u> | <u>636,414</u> | <u>655,667</u> | 97% |
| 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 | 136 | 12,714 | 13,660 | 93% |
| Total expenditures | <u>136</u> | <u>437,101</u> | <u>648,236</u> | 67% |
| Excess/(deficiency) of revenues over/(under) expenditures | 6,652 | 199,313 | 7,431 | |
| Beginning fund balance (unaudited) | <u>1,154,456</u> | <u>961,795</u> | <u>949,251</u> | |
| Ending fund balance (projected) | <u><u>\$1,161,108</u></u> | <u><u>\$1,161,108</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 JANUARY 31, 2024**

| | <u>Current Month</u> | <u>Year to Date</u> | <u>Budget</u> | <u>% of Budget</u> |
|--------------------------------------------------------------|---------------------------|---------------------------|--------------------------|------------------------|
| REVENUES | | | | |
| Assessment levy - on-roll | \$ 8,468 | \$ 794,364 | \$ 818,412 | 97% |
| Interest | 4 | 14 | - | N/A |
| Total revenues | <u>8,472</u> | <u>794,378</u> | <u>818,412</u> | 97% |
| 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 | 169 | 15,870 | 17,050 | 93% |
| Total expenditures | <u>169</u> | <u>539,245</u> | <u>809,269</u> | 67% |
| Excess/(deficiency) of revenues over/(under) expenditures | 8,303 | 255,133 | 9,143 | |
| Beginning fund balance (unaudited) | <u>1,218,179</u> | <u>971,348</u> | <u>960,691</u> | |
| Ending fund balance (projected) | <u><u>\$1,226,482</u></u> | <u><u>\$1,226,481</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 JANUARY 31, 2024

| | <u>Current Month</u> | <u>Year To Date</u> | <u>Budget</u> | <u>% of Budget</u> |
|--------------------------------------------------------------|--------------------------|-------------------------|-------------------|------------------------|
| REVENUES | | | | |
| Assessment levy - on-roll | \$ 6,772 | \$ 635,235 | \$ 654,466 | 97% |
| Interest | 3 | 11 | - | N/A |
| Total revenues | <u>6,775</u> | <u>635,246</u> | <u>654,466</u> | 97% |
| 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 | 135 | 12,691 | 13,635 | 93% |
| Total expenditures | <u>135</u> | <u>418,713</u> | <u>647,179</u> | 65% |
| Excess/(deficiency) of revenues over/(under) expenditures | 6,640 | 216,533 | 7,287 | |
| Beginning fund balance (unaudited) | <u>964,500</u> | <u>754,607</u> | <u>746,085</u> | |
| Ending fund balance (projected) | <u>\$ 971,140</u> | <u>\$ 971,140</u> | <u>\$ 753,372</u> | |

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND SERIES 2019 BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING JANUARY 31, 2024

| | Current Month | Year To Date | Budget | % of Budget |
|--------------------------------------------------------------|------------------|-------------------|-------------------|----------------|
| REVENUES | | | | |
| Assessment levy - on-roll | \$ 3,489 | \$ 328,295 | \$ 337,204 | 97% |
| Interest | 2 | 7 | - | N/A |
| Total revenues | <u>3,491</u> | <u>328,302</u> | <u>337,204</u> | 97% |
| 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 | 70 | 7,539 | 7,025 | 107% |
| Total expenditures | <u>70</u> | <u>228,664</u> | <u>332,550</u> | 69% |
| Excess/(deficiency) of revenues over/(under) expenditures | 3,421 | 99,638 | 4,654 | |
| OTHER FINANCING SOURCES/(USES) | | | | |
| Transfers out | (1) | (3) | - | N/A |
| Total other financing sources/(uses) | <u>(1)</u> | <u>(3)</u> | <u>-</u> | N/A |
| Fund balance: | | | | |
| Net increase/(decrease) in fund balance | 3,420 | 99,635 | 4,654 | |
| Beginning fund balance (unaudited) | 500,116 | 403,901 | 399,515 | |
| Ending fund balance (projected) | <u>\$503,536</u> | <u>\$ 503,536</u> | <u>\$ 404,169</u> | |

TSR
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND SERIES 2015A BONDS
STATEMENT OF REVENUES, EXENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDING JANUARY 31, 2024

| | <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 JANUARY 31, 2024**

| | <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 JANUARY 31, 2024**

| | Current Month | Year To Date |
|--------------------------------------------------------------|------------------|-----------------|
| REVENUES | | |
| Interest | \$ 1 | \$ 5 |
| Total revenues | 1 | 5 |
| EXPENDITURES | | |
| Capital outlay - construction | (1,047) | 4,577 |
| Total expenditures | (1,047) | 4,577 |
| Excess/(deficiency) of revenues over/(under) expenditures | 1,048 | (4,572) |
| OTHER FINANCING SOURCES/(USES) | | |
| Transfers in | 1 | 3 |
| Total other financing sources/(uses) | 1 | 3 |
| Net change in fund balance | 1,049 | (4,569) |
| Beginning fund balance (unaudited) | 245,250 | 250,868 |
| Ending fund balance (projected) | \$ 246,299 | \$ 246,299 |

TSR CDD Check Detail January 2024

| Type | Num | Date | Name | Account | Paid Amount | Original Amount |
|------------------------|------------------|-------------------|--------------------|----------------------------------------|-------------|-----------------|
| Bill Pmt -Check | 0 | 01/04/2024 | DEX IMAGING | 101.002 · Suntrust #570803-O... | | -215.63 |
| Bill | AR10576329 | 01/03/2024 | | 572.915 · Office Copy Machine | -215.63 | 215.63 |
| TOTAL | | | | | -215.63 | 215.63 |
| Bill Pmt -Check | 0 | 01/04/2024 | DUKE ENERGY | 101.002 · Suntrust #570803-O... | | -818.64 |
| Bill | 3212 0055 010224 | 01/03/2024 | | 531.301 · Electric | -30.79 | 30.79 |
| Bill | 8702 7991 010224 | 01/03/2024 | | 531.301 · Electric | -43.74 | 43.74 |
| Bill | 8702 8059 010224 | 01/03/2024 | | 531.301 · Electric | -30.79 | 30.79 |
| Bill | 8702 8471 010224 | 01/03/2024 | | 531.301 · Electric | -30.79 | 30.79 |
| Bill | 8702 8554 010224 | 01/03/2024 | | 531.301 · Electric | -30.79 | 30.79 |
| Bill | 8702 8629 010224 | 01/03/2024 | | 531.301 · Electric | -30.79 | 30.79 |
| Bill | 8702 8702 010224 | 01/03/2024 | | 531.301 · Electric | -30.79 | 30.79 |
| Bill | 8702 8786 010224 | 01/03/2024 | | 531.301 · Electric | -30.79 | 30.79 |
| Bill | 8702 8869 010224 | 01/03/2024 | | 531.301 · Electric | -30.79 | 30.79 |
| Bill | 8702 8942 010224 | 01/03/2024 | | 531.301 · Electric | -66.73 | 66.73 |
| Bill | 8702 9109 010224 | 01/03/2024 | | 531.301 · Electric | -30.79 | 30.79 |
| Bill | 8702 9430 010224 | 01/03/2024 | | 531.301 · Electric | -30.79 | 30.79 |
| Bill | 8702 9696 010224 | 01/03/2024 | | 531.301 · Electric | -30.79 | 30.79 |
| Bill | 8702 9836 010224 | 01/03/2024 | | 531.301 · Electric | -30.79 | 30.79 |
| Bill | 8702 9951 010224 | 01/03/2024 | | 531.301 · Electric | -30.79 | 30.79 |
| Bill | 8703 0061 010224 | 01/03/2024 | | 531.301 · Electric | -30.79 | 30.79 |
| Bill | 8703 0178 010224 | 01/03/2024 | | 531.301 · Electric | -30.79 | 30.79 |
| Bill | 8703 0269 010224 | 01/03/2024 | | 531.307 · Street Lights | -30.79 | 30.79 |
| Bill | 8703 0326 010224 | 01/03/2024 | | 531.301 · Electric | -30.79 | 30.79 |
| Bill | 8703 0566 010224 | 01/03/2024 | | 531.301 · Electric | -30.79 | 30.79 |
| Bill | 8703 0722 010224 | 01/03/2024 | | 531.301 · Electric | -30.79 | 30.79 |
| Bill | 8703 0847 010224 | 01/03/2024 | | 531.301 · Electric | -30.79 | 30.79 |
| Bill | 8712 3156 010224 | 01/03/2024 | | 531.301 · Electric | -30.79 | 30.79 |
| Bill | 8712 3320 010224 | 01/03/2024 | | 531.301 · Electric | -30.79 | 30.79 |
| Bill | 8703 0805 010224 | 01/03/2024 | | 531.301 · Electric | -30.79 | 30.79 |
| TOTAL | | | | | -818.64 | 818.64 |
| Bill Pmt -Check | 0 | 01/04/2024 | FEDEX | 101.002 · Suntrust #570803-O... | | -10.45 |
| Bill | 8-366-96164 | 01/03/2024 | | 519.410 · Postage | -10.45 | 10.45 |
| TOTAL | | | | | -10.45 | 10.45 |

TSR CDD Check Detail January 2024

| Type | Num | Date | Name | Account | Paid Amount | Original Amount |
|------------------------|------------------|-------------------|-------------------------------------|----------------------------------------|-------------|-------------------|
| Bill Pmt -Check | 0 | 01/10/2024 | COASTAL WASTE & RECYC... | 101.002 · Suntrust #570803-O... | | -28,509.25 |
| Bill | SW0000483703 | 01/09/2024 | | 534.000 · Garbage/Solid Waste... | -28,509.25 | 28,509.25 |
| TOTAL | | | | | -28,509.25 | 28,509.25 |
| Bill Pmt -Check | 0 | 01/10/2024 | PASCO COUNTY UTILITIES ... | 101.002 · Suntrust #570803-O... | | -242.17 |
| Bill | 19330517 | 01/09/2024 | | 536.301 · Irrigation - Reclaimed... | -119.63 | 119.63 |
| Bill | 19507079 | 01/09/2024 | | 536.301 · Irrigation - Reclaimed... | -122.54 | 122.54 |
| TOTAL | | | | | -242.17 | 242.17 |
| Bill Pmt -Check | 0 | 01/10/2024 | COASTAL WASTE & RECYC... | 101.002 · Suntrust #570803-O... | | -281.42 |
| Bill | SW0000483704 | 01/09/2024 | | 534.000 · Garbage/Solid Waste... | -281.42 | 281.42 |
| TOTAL | | | | | -281.42 | 281.42 |
| Check | 0 | 01/16/2024 | SUNTRUST BANK | 101.002 · Suntrust #570803-O... | | -4,679.14 |
| | | | | 204.300 · Credit Card - SunTrust | -4,679.14 | 4,679.14 |
| TOTAL | | | | | -4,679.14 | 4,679.14 |
| Bill Pmt -Check | 0 | 01/17/2024 | BRIGHT HOUSE NETWORKS | 101.002 · Suntrust #570803-O... | | -340.94 |
| Bill | 1415019010524 | 01/16/2024 | | 572.416 · Amenity Cable/Internet | -182.97 | 182.97 |
| Bill | 1414954010724 | 01/16/2024 | | 572.416 · Amenity Cable/Internet | -157.97 | 157.97 |
| TOTAL | | | | | -340.94 | 340.94 |
| Bill Pmt -Check | 0 | 01/17/2024 | DUKE ENERGY | 101.002 · Suntrust #570803-O... | | -29,551.72 |
| Bill | 8703 0425 011124 | 01/16/2024 | | 531.307 · Street Lights | -916.13 | 916.13 |
| Bill | 8703 0681 011124 | 01/16/2024 | | 531.307 · Street Lights | -287.49 | 287.49 |
| Bill | 5641 1687 011124 | 01/16/2024 | | 531.307 · Street Lights | -556.91 | 556.91 |
| Bill | 8712 3049 011124 | 01/16/2024 | | 531.301 · Electric | -30.79 | 30.79 |
| Bill | 8712 3081 011124 | 01/16/2024 | | 531.307 · Street Lights | -944.72 | 944.72 |
| Bill | 8712 3263 011624 | 01/16/2024 | | 531.321 · Electric - Pool | -1,221.45 | 1,221.45 |
| Bill | 8712 3429 011124 | 01/16/2024 | | 531.301 · Electric | -149.44 | 149.44 |
| Bill | 3807 3819 011124 | 01/16/2024 | | 531.301 · Electric | -30.79 | 30.79 |
| Bill | 3807 5598 011124 | 01/16/2024 | | 531.321 · Electric - Pool | -552.84 | 552.84 |
| Bill | 8702 7826 011124 | 01/16/2024 | | 531.307 · Street Lights | -1,859.08 | 1,859.08 |

TSR CDD Check Detail January 2024

| Type | Num | Date | Name | Account | Paid Amount | Original Amount |
|------------------------|------------------|-------------------|----------------------------------|----------------------------------------|-------------|------------------|
| Bill | 8702 8140 011624 | 01/16/2024 | | 531.307 · Street Lights | -12,976.73 | 12,976.73 |
| Bill | 8702 8223 011124 | 01/16/2024 | | 531.321 · Electric - Pool | -1,160.24 | 1,160.24 |
| Bill | 8702 8322 011124 | 01/16/2024 | | 531.307 · Street Lights | -1,621.95 | 1,621.95 |
| Bill | 8702 8413 011624 | 01/16/2024 | | 531.307 · Street Lights | -2,573.48 | 2,573.48 |
| Bill | 2553 5978 011224 | 01/16/2024 | | 531.307 · Street Lights | -1,259.03 | 1,259.03 |
| Bill | 8702 9216 011124 | 01/16/2024 | | 531.307 · Street Lights | -1,344.76 | 1,344.76 |
| Bill | 8702 9274 011624 | 01/16/2024 | | 531.301 · Electric | -30.79 | 30.79 |
| Bill | 8702 9365 011624 | 01/16/2024 | | 531.307 · Street Lights | -487.52 | 487.52 |
| Bill | 8702 9620 011624 | 01/16/2024 | | 531.307 · Street Lights | -716.12 | 716.12 |
| Bill | 8702 9761 011124 | 01/16/2024 | | 531.307 · Street Lights | -831.46 | 831.46 |
| TOTAL | | | | | -29,551.72 | 29,551.72 |
| Bill Pmt -Check | 0 | 01/17/2024 | FEDEX | 101.002 · Suntrust #570803-O... | | -150.75 |
| Bill | 8-378-87341 | 01/16/2024 | | 519.410 · Postage | -150.75 | 150.75 |
| TOTAL | | | | | -150.75 | 150.75 |
| Bill Pmt -Check | 0 | 01/24/2024 | BRIGHT HOUSE NETWORKS | 101.002 · Suntrust #570803-O... | | -179.98 |
| Bill | 1436734011724 | 01/23/2024 | | 572.416 · Amenity Cable/Internet | -179.98 | 179.98 |
| TOTAL | | | | | -179.98 | 179.98 |
| Bill Pmt -Check | 0 | 01/24/2024 | CITY OF CLEARWATER | 101.002 · Suntrust #570803-O... | | -44.40 |
| Bill | 4304296 011624 | 01/23/2024 | | 532.306 · Propane Services - G... | -44.40 | 44.40 |
| TOTAL | | | | | -44.40 | 44.40 |
| Bill Pmt -Check | 0 | 01/24/2024 | DUKE ENERGY | 101.002 · Suntrust #570803-O... | | -8,657.87 |
| Bill | 8702 7933 011724 | 01/23/2024 | | 531.307 · Street Lights | -3,398.45 | 3,398.45 |
| Bill | 8703 0516 011924 | 01/23/2024 | | 531.307 · Street Lights | -1,601.92 | 1,601.92 |
| Bill | 8703 0938 011724 | 01/23/2024 | | 531.307 · Street Lights | -3,657.50 | 3,657.50 |
| TOTAL | | | | | -8,657.87 | 8,657.87 |
| Bill Pmt -Check | 0 | 01/24/2024 | WELLS FARGO VENDOR FIN... | 101.002 · Suntrust #570803-O... | | -399.83 |
| Bill | 5028279246 | 01/23/2024 | | 572.915 · Office Copy Machine | -399.83 | 399.83 |
| TOTAL | | | | | -399.83 | 399.83 |

TSR CDD Check Detail January 2024

| Type | Num | Date | Name | Account | Paid Amount | Original Amount |
|------------------------|------------------|-------------------|---------------------------------|----------------------------------------|-------------|--------------------|
| Bill Pmt -Check | 0 | 01/31/2024 | BRIGHT HOUSE NETWORKS | 101.002 · Suntrust #570803-O... | | -294.86 |
| Bill | 1420332012424 | 01/30/2024 | | 572.416 · Amenity Cable/Internet | -294.86 | 294.86 |
| TOTAL | | | | | -294.86 | 294.86 |
| Bill Pmt -Check | 0 | 01/31/2024 | CITY OF CLEARWATER | 101.002 · Suntrust #570803-O... | | -29.22 |
| Bill | 4224446 011224 | 01/30/2024 | | 532.306 · Propane Services - G... | -29.22 | 29.22 |
| TOTAL | | | | | -29.22 | 29.22 |
| Bill Pmt -Check | 0 | 01/31/2024 | DUKE ENERGY | 101.002 · Suntrust #570803-O... | | -916.13 |
| Bill | 5357 9828 012524 | 01/30/2024 | | 531.307 · Street Lights | -916.13 | 916.13 |
| TOTAL | | | | | -916.13 | 916.13 |
| Bill Pmt -Check | 11596 | 01/04/2024 | KUTAK ROCK LLP | 101.002 · Suntrust #570803-O... | | -1,866.50 |
| Bill | 3328825 | 01/03/2024 | | 514.007 · District Counsel | -1,866.50 | 1,866.50 |
| TOTAL | | | | | -1,866.50 | 1,866.50 |
| Bill Pmt -Check | 11597 | 01/04/2024 | LANDSCAPE MAINTENANCE... | 101.002 · Suntrust #570803-O... | | -139,186.70 |
| Bill | 180703 | 01/03/2024 | | 538.609 · Irrigation Repairs & ... | -95.54 | 95.54 |
| Bill | 180704 | 01/03/2024 | | 538.609 · Irrigation Repairs & ... | -95.54 | 95.54 |
| Bill | 180705 | 01/03/2024 | | 538.609 · Irrigation Repairs & ... | -242.88 | 242.88 |
| Bill | 180706 | 01/03/2024 | | 538.609 · Irrigation Repairs & ... | -249.95 | 249.95 |
| Bill | 180707 | 01/03/2024 | | 538.609 · Irrigation Repairs & ... | -276.06 | 276.06 |
| Bill | 180708 | 01/03/2024 | | 538.609 · Irrigation Repairs & ... | -47.77 | 47.77 |
| Bill | 180709 | 01/03/2024 | | 538.609 · Irrigation Repairs & ... | -122.86 | 122.86 |
| Bill | 180710 | 01/03/2024 | | 538.609 · Irrigation Repairs & ... | -751.89 | 751.89 |
| Bill | 180711 | 01/03/2024 | | 538.609 · Irrigation Repairs & ... | -347.54 | 347.54 |
| Bill | 180909 | 01/03/2024 | | 538.604 · Landscape Maintena... | -136,706.67 | 136,706.67 |
| Bill | 181039 | 01/03/2024 | | 538.320 · Landscape Arbor Care | -250.00 | 250.00 |
| TOTAL | | | | | -139,186.70 | 139,186.70 |

TSR CDD Check Detail January 2024

| Type | Num | Date | Name | Account | Paid Amount | Original Amount |
|------------------------|--------------|-------------------|---------------------------------|----------------------------------------|-------------|-------------------|
| Bill Pmt -Check | 11598 | 01/04/2024 | SOLITUDE LAKE MANAGEM... | 101.002 · Suntrust #570803-O... | | -10,760.33 |
| Bill | PSI030437 | 01/03/2024 | | 538.700 · Lake Maintenance | -10,760.33 | 10,760.33 |
| TOTAL | | | | | -10,760.33 | 10,760.33 |
| Bill Pmt -Check | 11599 | 01/04/2024 | SOUTHERN LAND SERVICE... | 101.002 · Suntrust #570803-O... | | -11,400.00 |
| Bill | 122223-31 | 01/03/2024 | | 538.610 · Bridge & Deck Maint... | -11,400.00 | 11,400.00 |
| TOTAL | | | | | -11,400.00 | 11,400.00 |
| Bill Pmt -Check | 11600 | 01/04/2024 | SUNCOAST POOL SERVICE | 101.002 · Suntrust #570803-O... | | -2,830.00 |
| Bill | 9894 | 01/03/2024 | | 572.712 · Pool Cleaning | -1,055.00 | 1,055.00 |
| Bill | 9908 | 01/03/2024 | | 572.712 · Pool Cleaning | -845.00 | 845.00 |
| Bill | 9909 | 01/03/2024 | | 572.712 · Pool Cleaning | -930.00 | 930.00 |
| TOTAL | | | | | -2,830.00 | 2,830.00 |
| Bill Pmt -Check | 11601 | 01/04/2024 | SUNSCAPE CONSULTING | 101.002 · Suntrust #570803-O... | | -5,450.00 |
| Bill | 12035 | 01/03/2024 | | 538.606 · Landscape Consulting | -5,450.00 | 5,450.00 |
| TOTAL | | | | | -5,450.00 | 5,450.00 |
| Bill Pmt -Check | 11602 | 01/04/2024 | SWINE SOLUTIONS | 101.002 · Suntrust #570803-O... | | -1,850.00 |
| Bill | 461 | 01/03/2024 | | 538.645 · Wild Hog Removal | -1,850.00 | 1,850.00 |
| TOTAL | | | | | -1,850.00 | 1,850.00 |
| Bill Pmt -Check | 11603 | 01/04/2024 | WTS INTERNATIONAL, LLC. | 101.002 · Suntrust #570803-O... | | -8,399.20 |
| Bill | 12385512 | 01/03/2024 | | 538.121 · Amenity Management | -4,350.00 | 4,350.00 |
| Bill | 12386355 | 01/03/2024 | | 538.121 · Amenity Management | -2,105.00 | 2,105.00 |
| Bill | 12388102 | 01/03/2024 | | 539.600 · Pest Services | -270.00 | 270.00 |
| | | | | 572.300 · Amenity Managemen... | -66.00 | 66.00 |
| | | | | 572.312 · Park A/C R&M | -820.00 | 820.00 |
| Bill | 12388303 | 01/03/2024 | | 538.614 · Common Area Signage | -692.00 | 692.00 |
| | | | | 538.121 · Amenity Management | -96.20 | 96.20 |
| TOTAL | | | | | -8,399.20 | 8,399.20 |

TSR CDD Check Detail January 2024

| Type | Num | Date | Name | Account | Paid Amount | Original Amount |
|------------------------|--------------|-------------------|----------------------------------|----------------------------------------|-------------|-------------------|
| Bill Pmt -Check | 11604 | 01/05/2024 | EVERGLADES EQUIPMENT ... | 101.002 · Suntrust #570803-O... | | -18,985.00 |
| Bill | E04573 | 01/05/2024 | | 539.700 · Misc. Contingency | -18,985.00 | 18,985.00 |
| TOTAL | | | | | -18,985.00 | 18,985.00 |
| Bill Pmt -Check | 11605 | 01/04/2024 | CAFFE CONNECTION | 101.002 · Suntrust #570803-O... | | -825.00 |
| Bill | 123123 | 01/03/2024 | | 572.300 · Amenity Managemen... | -825.00 | 825.00 |
| TOTAL | | | | | -825.00 | 825.00 |
| Bill Pmt -Check | 11606 | 01/04/2024 | FAIRY DUST HOUSEKEEPERS | 101.002 · Suntrust #570803-O... | | -2,500.00 |
| Bill | INV00016 | 01/03/2024 | | 572.301 · Janitorial Service | -500.00 | 500.00 |
| Bill | INV00017 | 01/03/2024 | | 572.301 · Janitorial Service | -2,000.00 | 2,000.00 |
| TOTAL | | | | | -2,500.00 | 2,500.00 |
| Bill Pmt -Check | 11607 | 01/04/2024 | FLORIDA NATIVES NURSER... | 101.002 · Suntrust #570803-O... | | -9,950.00 |
| Bill | 19425 | 01/03/2024 | | 538.616 · Wetland Mitigation re... | -9,950.00 | 9,950.00 |
| TOTAL | | | | | -9,950.00 | 9,950.00 |
| Bill Pmt -Check | 11608 | 01/04/2024 | GENTRY SR INVESTMENTS ... | 101.002 · Suntrust #570803-O... | | -6,791.67 |
| Bill | 1007 | 01/03/2024 | | 572.913 · Office rental | -6,791.67 | 6,791.67 |
| TOTAL | | | | | -6,791.67 | 6,791.67 |
| Bill Pmt -Check | 11609 | 01/04/2024 | JESUS FIGUEROA | 101.002 · Suntrust #570803-O... | | -550.00 |
| Bill | 112023 | 01/03/2024 | | 538.620 · Off Duty Traffic Patrols | -275.00 | 275.00 |
| Bill | 122323 | 01/03/2024 | | 538.620 · Off Duty Traffic Patrols | -275.00 | 275.00 |
| TOTAL | | | | | -550.00 | 550.00 |
| Bill Pmt -Check | 11610 | 01/04/2024 | KREWE DE FORTI | 101.002 · Suntrust #570803-O... | | -500.00 |
| Bill | 010224 | 01/03/2024 | | 572.300 · Amenity Managemen... | -500.00 | 500.00 |
| TOTAL | | | | | -500.00 | 500.00 |

TSR CDD Check Detail January 2024

| Type | Num | Date | Name | Account | Paid Amount | Original Amount |
|------------------------|--------------|-------------------|----------------------------------|----------------------------------------|-------------|-------------------|
| Bill Pmt -Check | 11611 | 01/10/2024 | BIG DOG LEO SERVICES LLC | 101.002 · Suntrust #570803-O... | | -150.00 |
| Bill | 010124 | 01/09/2024 | | 538.620 · Off Duty Traffic Patrols | -150.00 | 150.00 |
| TOTAL | | | | | -150.00 | 150.00 |
| Bill Pmt -Check | 11612 | 01/10/2024 | JIM LAROSE | 101.002 · Suntrust #570803-O... | | -550.00 |
| Bill | 121323 | 01/09/2024 | | 538.620 · Off Duty Traffic Patrols | -275.00 | 275.00 |
| Bill | 121923 | 01/09/2024 | | 538.620 · Off Duty Traffic Patrols | -275.00 | 275.00 |
| TOTAL | | | | | -550.00 | 550.00 |
| Bill Pmt -Check | 11613 | 01/10/2024 | LANDSCAPE MAINTENANCE... | 101.002 · Suntrust #570803-O... | | -150.00 |
| Bill | 180407 | 01/09/2024 | | 538.320 · Landscape Arbor Care | -150.00 | 150.00 |
| TOTAL | | | | | -150.00 | 150.00 |
| Bill Pmt -Check | 11614 | 01/10/2024 | TIMES PUBLISHING COMPA... | 101.002 · Suntrust #570803-O... | | -173.50 |
| Bill | 312287 | 01/09/2024 | | 513.801 · Legal Advertising | -173.50 | 173.50 |
| TOTAL | | | | | -173.50 | 173.50 |
| Bill Pmt -Check | 11615 | 01/10/2024 | WTS INTERNATIONAL, LLC. | 101.002 · Suntrust #570803-O... | | -12,172.35 |
| Bill | 12389058 | 01/09/2024 | | 538.121 · Amenity Management | -12,172.35 | 12,172.35 |
| TOTAL | | | | | -12,172.35 | 12,172.35 |
| Check | 11616 | 01/10/2024 | TSR CDD | 101.002 · Suntrust #570803-O... | | -1,834.14 |
| | | | | 207.206 · Due to Debt Service ... | -1,834.14 | 1,834.14 |
| TOTAL | | | | | -1,834.14 | 1,834.14 |
| Check | 11617 | 01/10/2024 | TSR CDD | 101.002 · Suntrust #570803-O... | | -3,559.81 |
| | | | | 207.205 · .Due to debt service f... | -3,559.81 | 3,559.81 |
| TOTAL | | | | | -3,559.81 | 3,559.81 |

TSR CDD Check Detail January 2024

| Type | Num | Date | Name | Account | Paid Amount | Original Amount |
|----------|-------|------------|----------------|------------------------------------|-------------|-----------------|
| Check | 11618 | 01/10/2024 | TSR CDD | 101.002 · Suntrust #570803-O... | | -4,451.56 |
| | | | | 207.204 · Due to debt service f... | -4,451.56 | 4,451.56 |
| TOTAL | | | | | -4,451.56 | 4,451.56 |
| Check | 11619 | 01/10/2024 | TSR CDD | 101.002 · Suntrust #570803-O... | | -3,566.34 |
| | | | | 207.203 · Due to debt service f... | -3,566.34 | 3,566.34 |
| TOTAL | | | | | -3,566.34 | 3,566.34 |
| Check | 11620 | 01/10/2024 | TSR CDD | 101.002 · Suntrust #570803-O... | | -3,618.57 |
| | | | | 207.202 · Due to Debt Service ... | -3,618.57 | 3,618.57 |
| TOTAL | | | | | -3,618.57 | 3,618.57 |
| Check | 11621 | 01/10/2024 | TSR CDD | 101.002 · Suntrust #570803-O... | | -3,595.89 |
| | | | | 207.201 · Due to Debt Service ... | -3,595.89 | 3,595.89 |
| TOTAL | | | | | -3,595.89 | 3,595.89 |
| Paycheck | 11622 | 01/16/2024 | 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
January 2024

| Type | Num | Date | Name | Account | Paid Amount | Original Amount |
|-----------------|--------|------------|--------------------------|------------------------------------|-------------|-----------------|
| Paycheck | 11623 | 01/16/2024 | 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 | 11624 | 01/16/2024 | 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 |
| Bill Pmt -Check | 11625 | 01/17/2024 | JESUS FIGUEROA | 101.002 · Suntrust #570803-O... | | -275.00 |
| Bill | 011024 | 01/16/2024 | | 538.620 · Off Duty Traffic Patrols | -275.00 | 275.00 |
| TOTAL | | | | | -275.00 | 275.00 |
| Bill Pmt -Check | 11626 | 01/17/2024 | LANDSCAPE MAINTENANCE... | 101.002 · Suntrust #570803-O... | | -136,706.67 |
| Bill | 180225 | 01/16/2024 | | 538.604 · Landscape Maintena... | -136,706.67 | 136,706.67 |
| TOTAL | | | | | -136,706.67 | 136,706.67 |

TSR CDD
Check Detail
January 2024

| Type | Num | Date | Name | Account | Paid Amount | Original Amount |
|------------------------|--------------|-------------------|-----------------------------------|----------------------------------------|------------------|------------------|
| Bill Pmt -Check | 11627 | 01/17/2024 | PASCO COUNTY UTILITIES ... | 101.002 - Suntrust #570803-O... | | -5,944.49 |
| Bill | 19673620 | 01/16/2024 | | 536.301 · Irrigation - Reclaimed... | -349.44 | 349.44 |
| Bill | 19673622 | 01/16/2024 | | 536.301 · Irrigation - Reclaimed... | -332.28 | 332.28 |
| Bill | 19673627 | 01/16/2024 | | 536.301 · Irrigation - Reclaimed... | -234.00 | 234.00 |
| Bill | 19673628 | 01/16/2024 | | 536.301 · Irrigation - Reclaimed... | -100.62 | 100.62 |
| Bill | 19673629 | 01/16/2024 | | 536.301 · Irrigation - Reclaimed... | -40.56 | 40.56 |
| Bill | 19673630 | 01/16/2024 | | 536.301 · Irrigation - Reclaimed... | -88.14 | 88.14 |
| Bill | 19673632 | 01/16/2024 | | 536.301 · Irrigation - Reclaimed... | -219.96 | 219.96 |
| Bill | 19673633 | 01/16/2024 | | 536.301 · Irrigation - Reclaimed... | -134.16 | 134.16 |
| Bill | 19673731 | 01/16/2024 | | 536.301 · Irrigation - Reclaimed... | -361.14 | 361.14 |
| Bill | 19673732 | 01/16/2024 | | 536.301 · Irrigation - Reclaimed... | -195.00 | 195.00 |
| Bill | 196673794 | 01/16/2024 | | 536.301 · Irrigation - Reclaimed... | -236.34 | 236.34 |
| Bill | 19673795 | 01/16/2024 | | 536.301 · Irrigation - Reclaimed... | -184.08 | 184.08 |
| Bill | 19673796 | 01/16/2024 | | 536.301 · Irrigation - Reclaimed... | -10.44 | 10.44 |
| Bill | 19673802 | 01/16/2024 | | 536.321 · Utility service - Pool | -215.14 | 215.14 |
| Bill | 19673849 | 01/16/2024 | | 536.301 · Irrigation - Reclaimed... | -31.20 | 31.20 |
| Bill | 19673855 | 01/16/2024 | | 536.301 · Irrigation - Reclaimed... | -38.22 | 38.22 |
| Bill | 19673856 | 01/16/2024 | | 536.301 · Irrigation - Reclaimed... | -24.96 | 24.96 |
| Bill | 19673966 | 01/16/2024 | | 536.321 · Utility service - Pool | -197.01 | 197.01 |
| Bill | 19673988 | 01/16/2024 | | 536.321 · Utility service - Pool | -438.14 | 438.14 |
| Bill | 19673989 | 01/16/2024 | | 536.301 · Irrigation - Reclaimed... | -157.56 | 157.56 |
| Bill | 19673994 | 01/16/2024 | | 536.301 · Irrigation - Reclaimed... | -241.02 | 241.02 |
| Bill | 19673996 | 01/16/2024 | | 536.301 · Irrigation - Reclaimed... | -368.16 | 368.16 |
| Bill | 19673997 | 01/16/2024 | | 536.301 · Irrigation - Reclaimed... | -96.10 | 96.10 |
| Bill | 19673998 | 01/16/2024 | | 536.301 · Irrigation - Reclaimed... | -12.48 | 12.48 |
| Bill | 19673999 | 01/16/2024 | | 536.301 · Irrigation - Reclaimed... | -43.68 | 43.68 |
| Bill | 19674000 | 01/16/2024 | | 536.301 · Irrigation - Reclaimed... | -296.40 | 296.40 |
| Bill | 19674069 | 01/16/2024 | | 536.301 · Irrigation - Reclaimed... | -33.54 | 33.54 |
| Bill | 19674410 | 01/16/2024 | | 536.301 · Irrigation - Reclaimed... | -143.52 | 143.52 |
| Bill | 19674411 | 01/16/2024 | | 536.301 · Irrigation - Reclaimed... | -282.36 | 282.36 |
| Bill | 19674709 | 01/16/2024 | | 536.301 · Irrigation - Reclaimed... | -154.44 | 154.44 |
| Bill | 19674956 | 01/16/2024 | | 536.301 · Irrigation - Reclaimed... | -10.14 | 10.14 |
| Bill | 19675696 | 01/16/2024 | | 536.321 · Utility service - Pool | -64.60 | 64.60 |
| | | | | 536.301 · Irrigation - Reclaimed... | -264.14 | 264.14 |
| Bill | 19675718 | 01/16/2024 | | 536.301 · Irrigation - Reclaimed... | -117.00 | 117.00 |
| Bill | 19675719 | 01/16/2024 | | 536.301 · Irrigation - Reclaimed... | -42.90 | 42.90 |
| Bill | 19676296 | 01/16/2024 | | 536.301 · Irrigation - Reclaimed... | -15.60 | 15.60 |
| Bill | 19676297 | 01/16/2024 | | 536.301 · Irrigation - Reclaimed... | -28.84 | 28.84 |
| Bill | 19676298 | 01/16/2024 | | 536.301 · Irrigation - Reclaimed... | -7.80 | 7.80 |
| Bill | 19676299 | 01/16/2024 | | 536.301 · Irrigation - Reclaimed... | -11.70 | 11.70 |
| Bill | 19676309 | 01/16/2024 | | 536.301 · Irrigation - Reclaimed... | -117.00 | 117.00 |
| Bill | 19676312 | 01/16/2024 | | 536.301 · Irrigation - Reclaimed... | -3.12 | 3.12 |
| Bill | 19676313 | 01/16/2024 | | 536.301 · Irrigation - Reclaimed... | -1.56 | 1.56 |
| TOTAL | | | | | -5,944.49 | 5,944.49 |

TSR CDD Check Detail January 2024

| Type | Num | Date | Name | Account | Paid Amount | Original Amount |
|------------------------|--------------|-------------------|--------------------------------------|----------------------------------------|-------------|------------------|
| Bill Pmt -Check | 11628 | 01/17/2024 | WRATHELL, HUNT & ASSOC... | 101.002 · Suntrust #570803-O... | | -7,970.42 |
| Bill | 2023-2178 | 01/16/2024 | | 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 | 11629 | 01/17/2024 | WTS INTERNATIONAL, LLC. | 101.002 · Suntrust #570803-O... | | -189.00 |
| Bill | 12389326 | 01/16/2024 | | 538.122 · Program Incentives | -189.00 | 189.00 |
| TOTAL | | | | | -189.00 | 189.00 |
| Paycheck | 11630 | 01/18/2024 | Raymond M Szelest | 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 |
| Liability Check | 11631 | 01/12/2024 | UNITED STATES TREASURY | 101.002 · Suntrust #570803-O... | | -214.20 |
| | | | | 215.000 · Accrued Taxes Paya... | -20.30 | 20.30 |
| | | | | 215.000 · Accrued Taxes Paya... | -20.30 | 20.30 |
| | | | | 215.000 · Accrued Taxes Paya... | -86.80 | 86.80 |
| | | | | 215.000 · Accrued Taxes Paya... | -86.80 | 86.80 |
| TOTAL | | | | | -214.20 | 214.20 |
| Bill Pmt -Check | 11632 | 01/24/2024 | CANTINA VIAJERO | 101.002 · Suntrust #570803-O... | | -944.00 |
| Bill | 21024 | 01/23/2024 | | 572.300 · Amenity Managemen... | -944.00 | 944.00 |
| TOTAL | | | | | -944.00 | 944.00 |

TSR CDD Check Detail January 2024

| Type | Num | Date | Name | Account | Paid Amount | Original Amount |
|------------------------|-----------------|-------------------|-----------------------------------|----------------------------------------|-------------|------------------|
| Bill Pmt -Check | 11633 | 01/24/2024 | DAME SALSA CUBANA, LLC | 101.002 · Suntrust #570803-O... | | -100.00 |
| Bill | 2020 | 01/23/2024 | | 572.300 · Amenity Managemen... | -100.00 | 100.00 |
| TOTAL | | | | | -100.00 | 100.00 |
| Bill Pmt -Check | 11634 | 01/24/2024 | JOHNSON ENGINEERING, IN... | 101.002 · Suntrust #570803-O... | | -1,300.00 |
| Bill | 20236027-000 10 | 01/23/2024 | | 519.320 · Engineering | -1,300.00 | 1,300.00 |
| TOTAL | | | | | -1,300.00 | 1,300.00 |
| Bill Pmt -Check | 11635 | 01/24/2024 | KREWE DE FORTI | 101.002 · Suntrust #570803-O... | | -500.00 |
| Bill | 011324 | 01/23/2024 | | 572.300 · Amenity Managemen... | -500.00 | 500.00 |
| TOTAL | | | | | -500.00 | 500.00 |
| Bill Pmt -Check | 11636 | 01/24/2024 | LANDSCAPE MAINTENANCE... | 101.002 · Suntrust #570803-O... | | -8,283.83 |
| Bill | 181159 | 01/23/2024 | | 538.609 · Irrigation Repairs & ... | -302.40 | 302.40 |
| Bill | 181160 | 01/23/2024 | | 538.609 · Irrigation Repairs & ... | -616.45 | 616.45 |
| Bill | 181161 | 01/23/2024 | | 538.609 · Irrigation Repairs & ... | -10.56 | 10.56 |
| Bill | 181162 | 01/23/2024 | | 538.609 · Irrigation Repairs & ... | -42.78 | 42.78 |
| Bill | 181163 | 01/23/2024 | | 538.609 · Irrigation Repairs & ... | -197.00 | 197.00 |
| Bill | 181164 | 01/23/2024 | | 538.609 · Irrigation Repairs & ... | -310.16 | 310.16 |
| Bill | 181165 | 01/23/2024 | | 538.609 · Irrigation Repairs & ... | -79.44 | 79.44 |
| Bill | 181166 | 01/23/2024 | | 538.609 · Irrigation Repairs & ... | -8.80 | 8.80 |
| Bill | 181167 | 01/23/2024 | | 538.609 · Irrigation Repairs & ... | -486.57 | 486.57 |
| Bill | 181169 | 01/23/2024 | | 538.651 · Replace Plants, Shru... | -460.00 | 460.00 |
| Bill | 181220 | 01/23/2024 | | 538.609 · Irrigation Repairs & ... | -1,820.25 | 1,820.25 |
| Bill | 181221 | 01/23/2024 | | 538.609 · Irrigation Repairs & ... | -206.48 | 206.48 |
| Bill | 181222 | 01/23/2024 | | 538.609 · Irrigation Repairs & ... | -1,371.50 | 1,371.50 |
| Bill | 181223 | 01/23/2024 | | 538.609 · Irrigation Repairs & ... | -55.38 | 55.38 |
| Bill | 181225 | 01/23/2024 | | 538.609 · Irrigation Repairs & ... | -178.92 | 178.92 |
| Bill | 181226 | 01/23/2024 | | 538.609 · Irrigation Repairs & ... | -107.25 | 107.25 |
| Bill | 181227 | 01/23/2024 | | 538.609 · Irrigation Repairs & ... | -179.67 | 179.67 |
| Bill | 181228 | 01/23/2024 | | 538.609 · Irrigation Repairs & ... | -770.40 | 770.40 |
| Bill | 181229 | 01/23/2024 | | 538.609 · Irrigation Repairs & ... | -5.28 | 5.28 |
| Bill | 181230 | 01/23/2024 | | 538.609 · Irrigation Repairs & ... | -176.89 | 176.89 |
| Bill | 181231 | 01/23/2024 | | 538.609 · Irrigation Repairs & ... | -61.28 | 61.28 |
| Bill | 181253 | 01/23/2024 | | 538.320 · Landscape Arbor Care | -225.00 | 225.00 |
| Bill | 181158 | 01/23/2024 | | 538.609 · Irrigation Repairs & ... | -611.37 | 611.37 |
| TOTAL | | | | | -8,283.83 | 8,283.83 |

TSR CDD
Check Detail
 January 2024

| Type | Num | Date | Name | Account | Paid Amount | Original Amount |
|------------------------|--------------|-------------------|--------------------------------|----------------------------------------|-------------|-------------------|
| Bill Pmt -Check | 11637 | 01/24/2024 | SPUNKY SPIRITS | 101.002 · Suntrust #570803-O... | | -430.00 |
| Bill | 021024 | 01/23/2024 | | 572.300 · Amenity Managemen... | -430.00 | 430.00 |
| TOTAL | | | | | -430.00 | 430.00 |
| Bill Pmt -Check | 11638 | 01/24/2024 | WTS INTERNATIONAL, LLC. | 101.002 · Suntrust #570803-O... | | -11,995.68 |
| Bill | 12389971 | 01/23/2024 | | 538.121 · Amenity Management | -11,995.68 | 11,995.68 |
| TOTAL | | | | | -11,995.68 | 11,995.68 |
| Bill Pmt -Check | 11639 | 01/31/2024 | SWINE SOLUTIONS | 101.002 · Suntrust #570803-O... | | -1,850.00 |
| Bill | 474 | 01/30/2024 | | 538.645 · Wild Hog Removal | -1,850.00 | 1,850.00 |
| TOTAL | | | | | -1,850.00 | 1,850.00 |
| Bill Pmt -Check | 11640 | 01/31/2024 | WTS INTERNATIONAL, LLC. | 101.002 · Suntrust #570803-O... | | -71.90 |
| Bill | 12390413 | 01/30/2024 | | 538.121 · Amenity Management | -71.90 | 71.90 |
| TOTAL | | | | | -71.90 | 71.90 |

TSR

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
TSR
COMMUNITY DEVELOPMENT DISTRICT**

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

The Board of Supervisors of the TSR Community Development District held a Regular Meeting on February 14, 2024, at 6:00 p.m., at the Welcome Center, 2500 Heart Pine Avenue, Odessa Florida 33556.

Present were:

| | |
|---------------|---------------------|
| Mary Comella | Chair |
| Frank Stalzer | Vice Chair |
| Ray Szelest | Assistant Secretary |

Also present:

| | |
|--------------------------------|---------------------------------------|
| Chuck Adams | District Manager |
| Alyssa Willson (via telephone) | District Counsel |
| Barry Mazzoni | Operations Manager |
| Peter Soety (via telephone) | SunScape Consulting, Inc., (SCI) |
| Bill Conrad | Landscape Management Professionals |
| Paul Gomez | Landscape Management Professionals |
| Rene Hlebak | WTS Starkey Ranch Lifestyle Director |
| William Butler | American Illuminations & Décor (AI&D) |
| Cobb Wytly | Resident |
| Stephen Streiker | Resident |
| Todd Medley | Resident |

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

All present recited the Pledge of Allegiance after the Fifth Order of Business.

SECOND ORDER OF BUSINESS

Public Comments [3 minutes per person]

Resident Todd Medley noted that his is the only home touching State Road 54 that is without a road barrier. He asked for a wooden road barrier to be installed or for the trees that were just removed for safety be replaced because of the recent traffic accident just 20' from his

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 home. Mr. Mazzoni stated that a cluster of pine trees were thinned so the others in the area
41 can grow and thicken.

42 Discussion ensued regarding reasons for not installing shrubs and the Developer's plan
43 to install a section of sidewalk in that area the first or second quarter of 2024, which is part of
44 the County's major plan to connect the trail systems, and that the original plans involved
45 landscaping but the barrier was installed at the County's suggestion.

46 Mr. Mazzoni was asked to find out if the Developer will install a 100' fence and report
47 his findings at the next meeting.

48 AI&D owner William Butler, thanked the Board for the opportunity to serve the CDD
49 during the holiday season. He asked the Board for their feedback. Ms. Hlebak stated that
50 residents liked the lighting at Cunningham and wanted more of the lights. The Board Members'
51 comments were favorable, given the limited budget and the lack of power sources at some
52 entrances.

53 LMP Branch Manager Bill Conrad introduced Paul Gomez, Starkey Ranch's New Account
54 Manager, who is replacing Mr. Hawkins.

55 Before LMP representatives and Mr. Soety left the meeting, Mr. Szelest reiterated his
56 discussion prior to the meeting about inspecting and addressing overgrown vegetation at/in the
57 crosswalks, roundabouts and intersections throughout the CDD. Resident Stephen Streiker
58 noted a similar issue at the first roundabout in Stancil Park.

59 Mr. Streiker discussed his and other residents' frustration with Taylor Morrison (TM) not
60 addressing resident concerns, such as TM not maintaining the common areas in Stancil Park;
61 the type of grass installed, which is now dead; and the uncapped damaged conduits. Mr.
62 Mazzoni stated that TM has not requested a final inspection of the property from the CDD; TM
63 will be required to correct all deficiencies before the property is conveyed to the CDD. Mr.
64 Streiker was asked to email his list of concerns to Mr. Mazzoni.

65 Mr. Streiker stated that residents are forming an organization titled "Stancil Park
66 Action" due to what they perceive as TM's unresponsiveness. He expects that TM will finish
67 building the final two homes within the next 60 days. He listed issues in the common areas,

68 such as overgrown vegetation, conduits, sand debris on the road, Stancil Park, recent traffic
69 accidents on Gun Highway and irrigation issues.

70

71 **THIRD ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Reports
as of December 31, 2023**

72

73

74 Mr. Adams presented the Unaudited Financial Reports as of December 31, 2023. He
75 provided updates on actions taken by Staff and the Accounting and Treasury Department in
76 pursuing the delinquent amounts owed to the CDD and determining the amount the CDD owes
77 to the Developer, which is about half, and noted that a process to ensure any delinquencies are
78 addressed quickly was implemented. Mr. Stalzer asked Mr. Adams to provide information about
79 the \$33,494 in "Miscellaneous" Revenues.

80 The financials were accepted.

81

82 **FOURTH ORDER OF BUSINESS**

Approval of Minutes

83

84 **A. January 10, 2024 Workshop**

85

86 **On MOTION by Mr. Szelest and seconded by Mr. Stalzer, with all in favor, the**
87 **January 10, 2024 Workshop Minutes, as presented, were approved.**

88

89

90 **B. January 10, 2024 Regular Meeting**

91

92 **On MOTION by Mr. Stalzer and seconded by Ms. Comella, with all in favor, the**
93 **January 10, 2024 Regular Meeting Minutes, as presented, were approved.**

94

95

96 **FIFTH ORDER OF BUSINESS**

Action & Completed Items

97

98 Items 3, 6 and 9 were completed.

99 Items 2 and 7 are identical and will be combined. Mr. Adams will ask the District
100 Engineer about the status.

101 Item 9: Mr. Adams will resend the email containing the District’s Rules of Procedure
102 related to the policies for public comments and public decorum.

103

104 **SIXTH ORDER OF BUSINESS**

Staff Reports

105

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

107 Ms. Willson is working with Mr. Adams and Mr. Mazzoni on ongoing items.

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

109 Mr. Mazzoni listed the items the District Engineer is working on. He stated that the
110 District Engineer inspected the potential landscape maintenance site on Tuesday and observed
111 that work in the wetland buffer area is still ongoing. The District Engineer is obtaining proposals
112 for a survey of the area. The District Engineer sent the Site Masters proposals for the
113 stormwater system maintenance repairs to Mr. Adams and is working with Mr. Mazzoni on a
114 few other erosion areas and some pool concerns, which are reported about Agenda Item 6E.

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

116 Regarding Action Item 9, Mr. Adams stated that the District’s Rules of Procedure
117 outlining the public comments and public decorum policies is posted on the CDD website.

118 • **NEXT MEETING DATE: March 13, 2024 at 6:00 PM**

119 ○ **QUORUM CHECK**

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

121 Ms. Hlebak presented the Monthly Summary Report. She is working with Mr. Mazzoni
122 and the District Engineer to correct issues with the wood portions of the Homestead Park slide
123 and the pool deck issues; the pool is closed until the deck is restored.

124 Ms. Comella asked about the bike park at Cunningham Park. Ms. Hlebak noted ongoing
125 issues of riders using motorized scooters, which are heavier than the pedal bikes originally
126 intended. Mike’s solution is to install asphalt; he will send a proposal to Mr. Mazzoni.

127 Mr. Szelest voiced his opinion that the utility trailer is an eyesore and suggested putting
128 it inside the shed. Ms. Hlebak stated that the trailer is too wide to fit into the shed.

129 Moving the utility trailer to the new maintenance yard, once it is built, was discussed.

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

131 Mr. Mazzoni presented the Monthly Field Operations Report. He noted the following:

132 ➤ Homestead Pool Deck Repairs: Key parties are meeting with Davey Tree next week to
133 inspect and determine the best course of action for repairing the pool deck to avoid this same
134 issue in the future, including whether to proceed with UES' recommendation to install a barrier
135 or whether to remove the palms trees and roots.

136 Mr. Szelest wants to attend the meeting and asked Mr. Mazzoni to inform when they
137 are on site.

138 ➤ Irrigation Pressure: The irrigation system is functioning at its optimum level when
139 pressure levels are 55.0 pounds per square inch (PSI) or above. Staff is exploring the possibility
140 of obtaining approval from the State to install wells.

141 ➤ Landscaping Maintenance Area: The former District Engineer advised him that the
142 Developer had the wetland lines flagged on August 28, 2022 but did not do the survey. Staff is
143 obtaining a proposal for a survey so LMP can proceed with clearing the property. The land has
144 not been conveyed to the CDD.

145 ➤ Ponds and Lakes: Staff will tour the property with Corey, from SOLitude, this month,
146 which will help in preparing the request for proposals (RFP) that will include separate costs for
147 pond dye and plantings. The pond plantings were tabled until Summer 2024, due to low water
148 levels at the time.

149

150 SEVENTH ORDER OF BUSINESS

Supervisors' Requests

151

152 There were no Supervisors' request.

153 ■ Public Comments

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

155 This item will be added to future agendas.

156 No members of the public spoke.

157

158 EIGHTH ORDER OF BUSINESS

Adjournment

159

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

162
163
164
165
166
167

Secretary/Assistant Secretary

Chair/Vice Chair

TSR

COMMUNITY DEVELOPMENT DISTRICT

**ACTION &
COMPLETED
ITEMS**

**TSR CDD
ACTION & COMPLETED ITEMS LIST
02.14.24 for 03.13.24 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 | 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 |
| 2 | 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 |
| 3 | 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 |
| 4 | 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 |
| 5 | 07.12.23 | ACTION | Mr. Soety: Issue LMP 30-day notice to complete Albritton Park irrigation. | | | X | 09.13.23 |
| 6 | 08.09.23 | ACTION | Mr. Mazzoni: Obtain vendor opinions of SOLitude's water testing results. | | | X | 09.13.23 |
| 7 | 08.09.23 | ACTION | Mr. Mazzoni: Tell Gary to address Long Spur & Fence Post line-of-sight. | | | X | 09.13.23 |
| 8 | 08.09.23 | BOTH | Mr. Mazzoni: Obtain and present more proposals for hog removal. | | | X | 09.13.23 |
| 9 | 08.09.23 | ACTION | Ms. Willson: Send demand letter to Frontier to reimburse the CDD for damages to CDD property. | | | X | 09.13.23 |
| 10 | 08.09.23 | BOTH | Mr. Adams: Include agenda item "Discussion on scheduling a Workshop" | | | X | 09.13.23 |
| 11 | 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 |
| 12 | 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 |
| 13 | 09.13.23 | ACTION | Mr. Mazzoni: Research if Parcel C was part of original bid & invite LMP Rep to nxt meeting. | | | X | 10.11.23 |
| 14 | 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 |

**TSR CDD
ACTION & COMPLETED ITEMS LIST
02.14.24 for 03.13.24 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: Invite Vendor Reps to attend CDD meetings. | | | X | 10.11.23 |
| 16 | 09.13.23 | BOTH | Mr. Mazzone: Obtain proposals to install dye in ponds for next meeting. | | | X | 10.11.23 |
| 17 | 09.13.23 | ACTION | Mr. Adams/Ms. Willson: Discuss ability to recover costs to install French drains from the homeowners. | | | X | 10.11.23 |
| 18 | 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 |
| 19 | 09.13.23 | ACTION | Mr. Mazzone: Conference call set up with Frontier next week to explain damages to CDD property. | | | X | 10.11.23 |
| 20 | 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 |
| 21 | 08.09.23 | ACTION | Ms. Hlebak: Work w/ Mr. Butler finalize holiday light scope of services. | | | X | 11.08.23 |
| 22 | 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 |
| 23 | 09.13.23 | ACTION | Mr. Adams: Email speed limit and conveyance docs to Mr. Clemons. | | | X | 11.08.23 |
| 24 | 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 |
| 25 | 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 |
| 26 | 09.13.23 | ACTION | Mr. Adams: Confirm if CDD rec'd outstanding August payments, if no, contact vendor. | | | X | 11.08.23 |
| 27 | 09.13.23 | ACTION | Mr. Adams: Confirm 05.10.23 meeting minutes posted on the website. | | | X | 11.08.23 |
| 28 | 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 |
| 29 | 10.11.23 | ACTION | Mr. Mazzone: Give SOLitude's proposals & addendums to Agmt to BPS. | | | X | 11.08.23 |
| 30 | 10.11.23 | ACTION | Mr. Adams: Schedule & advertise new Welcome Center mtg location. | | | X | 11.08.23 |
| 31 | 10.11.23 | ACTION | Ms. Hlebak: HOA schedule/advertise new Welcome Center mtg location. | | | X | 11.08.23 |

TSR

COMMUNITY DEVELOPMENT DISTRICT

STAFF

REPORTS

C

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> |

TSR

COMMUNITY DEVELOPMENT DISTRICT

**STAFF
REPORTS
D**



Monthly Summary Report

February 2024

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



FEBRUARY PROGRAM HIGHLIGHTS

| PROGRAM | CATEGORY |
|---------------------------|--------------------|
| One Blood Bus | Health/Educational |
| Yoga in the WC | Fitness |
| Vax-on-Site | Health/Educational |
| 3D Mobile Mammography Bus | Health/Educational |
| F45 Fitness Class | Fitness |
| Latin Night | Adult Social |
| Donuts in the Park | Family Social |
| Mardi Gras Bag Pick Up | Family Social |
| Movie in the Park | Family Social |
| Kids Night Out | Kid's Social |
| Mommy & Me | Family Fitness |
| Food Truck Friday | Family Social |
| Yoga | Fitness |



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

GIFT CARD BINGO

JOIN THE LIFESTYLE TEAM FOR SOME GIFT CARD BINGO!

EACH PERSON IS REQUIRED TO BRING A GIFT CARD IN ORDER TO PARTICIPATE. WE LOOK FORWARD TO SEEING YOU THERE!

\$5 GIFT CARD = 1 BOARD
\$10 GIFT CARD = 2 BOARDS
\$15 GIFT CARD = 3 BOARDS
\$20 GIFT CARD = 4 BOARDS
\$25 GIFT CARD = 5 BOARDS

THURSDAY, FEBRUARY 29TH
6PM-9PM
WELCOME CENTER

RSVP TO FUN@OURSTARKEYRANCH.COM

CALLING ALL RANCHERS!

MOVIE IN THE PARK

FEBRUARY 16, 2024
6 PM
WHITFIELD PARK

SHOWING: LADY AND THE TRAMP

PICCOLO PIZZETTA AND TROPICAL BLISS FOOD TRUCKS WILL BE ON SITE FROM 5-7:30PM

FEBRUARY AMENITY RENTALS

| AMENITY LOCATION | FREQUENCY | REVENUE |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|---------|
| Cunningham Hall | 4 Days /18 Hours | \$900 |
| Whitfield Park Pavilion | 1 Days/6 Hours | \$90 |
| Homestead Park Pavilion | 2 Days/7 Hours | \$105 |
| Albritton Park Pavilion | 1 Days/2 Hours | \$30 |
| <p>***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.***</p> | | |

FACILITY OPERATIONS & MAINTENANCE

| ITEM | STATUS | CONCLUSION |
|-------------------------------------------------------------------------------------------------------------------------|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Homestead Park Pool & Deck Issues | In Progress | Pavers are in process of removal to use for other/future field projects. Waiting for trees to be removed then pool deck can be poured and completed. |
| Homestead Park Slide | In Progress | Engineer's Report has requested we look into replacement options for the tower. In talks with Earthscape (Built the slide) & Kompon (Built/Created all other equipment) on quotes and options to best present to the Board. This will be a fairly large cost that will need to be discussed in detail once we have gathered all the information to best present to the Board. |
| Securing Pool & Utility Equipment | In Progress | We have run into a few issues and concerns with the equipment & utility areas around the pools being messed with by adults and children. Adding a fence can be tricky, but exploring all options including additional landscaping. |
| 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. |

MARCH PROGRAM FORECAST

| PROGRAM | DATE |
|-----------------------|---------------------------|
| One Blood Bus | March 2nd |
| Yoga in the WC | March 3rd |
| Vax-on-Site | March 6th |
| Drink This, Make That | March 6th |
| Kid's Night Out | March 8th |
| Gator Talk | March 9th |
| Music in the Park | March 15th |
| Shamrock Run | March 16th |
| Sunset Yoga | March 18th |
| Meet & Mingle | March 21st |
| Boy's Day Out | March 26th |
| Girl's Day Out | March 28th |
| Eggstravaganza | March 30th |
| Mommy & Me Yoga | Every Tuesday & Wednesday |
| Food Truck Friday | Every Friday |
| Yoga | Every Monday |



THANK YOU.



TSR

COMMUNITY DEVELOPMENT DISTRICT

**STAFF
REPORTS
E**



Wrathell, Hunt and Associates, LLC

TO: TSR Board of Supervisors
FROM: Barry Mazzoni – Operations Manager
DATE: March 4, 2024
SUBJECT: Status Report – Field Operations

FOLLOW-UP ITEMS FROM THE LAST MEETING:

13044 WILDGRASS TRAIL LANDSCAPING / BORDER WALL CONCERN:



Following up on the February 20th report to the Board and homeowner concern presented at the February 14th Board Meeting, we have secured a proposal to add two (2) new Firebush plants to be located adjacent to SR-54, providing an additional barrier to 13044 Wildgrass Trail. The total cost of these additional plantings is \$195.00 if the Board approves this plan.

| | | | |
|-------------------------------------------------------------------------------------------------|---|-------|--------|
| Add 2 new Firebush plants located adjacent to SR-54 to provide barrier to 13044 Wildgrass Trail | | | |
| Firebush 7 GAL | 2 | 65.00 | 130.00 |
| Irrigation modification | 1 | 65.00 | 65.00 |

STANCIL PARK CONCERNS:

Following up on the concerns presented at the February 14th Board Meeting, Operations confirmed that there has been no formal request to accept the parcels that make up Stancil Park, nor has the District been asked to accept maintenance responsibility by the builder. It is Operations understanding that a group of Stancil Park area residents are going to meet homebuilder Taylor Morrison to conduct a walk-through of the area and share their concerns. The Stancil Park residents' group has offered to share that feedback with the Operations team, which also will be shared with our Landscaping partners.

LANDSCAPING UPDATES & NOTES:

RANGELAND WEST & ENHANCEMENT PROJECTS:

The Contractor planned to increase their staff starting on Monday, February 26th and to make significant progress over the next two weeks with plant installation. Turf installation is scheduled to begin the week of March 4th. Sunscape will be closely monitoring the site during this period, with the next review scheduled for Tuesday, March 5th. Based on the current timeframe and work remaining to complete the project, we expect the project would be finished by Friday, March 15th.

IRRIGATION USE PLANNING UPDATE:

LMP and Sunscape are working together to review another avenue for wells to replace or supplement the reclaimed water supplied by Pasco County. Sam Martel, of LMP, is starting to look at each controller to determine which ones would need a well. Our goal is to have these identified in time for the 2024-2025 Budget year.

For the well criteria, any controller that cannot support the number of zones given a summer run schedule on the assigned water days will be put on the list in the order of importance. The order will be determined by the amount of time of deficiency. So, if one controller would not be able to run 500 minutes of its required run cycle and another would not be able to run 490 minutes the 500-minute deficiency will appear ahead of the 490-minutes deficiency.

B1 SOD REPLACEMENT:

The Tallfield (Parcel B1) sod damage replacement has been completed as per Homes by West Bay settlement with the District. The invoice from LMP has been processed for payment.

LANDSCAPING AREA ACCEPTANCE:

The SR 54 frontage at Gunn Hwy has been completed, with two minor issues remaining which are being addressed by the Developer. Sunscape has approved acceptance of the plant material and condition. LMP has begun maintenance on these new section.

COMMON AREA UPDATES & NOTES

PONDS & LAKES:

Operations completed a ride with Corey from Solitude on February 15th. Corey is offering Board members an opportunity to complete a similar opportunity, once a month. **Please contact Operations Manager for details.** Solitude completed the maintenance of the ponds during the month of February including dyeing the ponds under the agreement, as well as treating shoreline weeds and algae blooms.



PATHWAYS, ROADS & BRIDGES

BRIDGE WORK:

Repairs to the wood railings on both the outbound and inbound side of the Heart Pine Ave bridge were completed at the end of February by Southern Land Services. The vendor also completed the wood replacement scheduled for March. Only one lane was closed at a time to reduce the inconvenience to residents.



AMENITIES:

HOMESTEAD POOL:

Work continues around the Homestead Pool area. The onsite maintenance team has removed a significant amount of the pavers around the palm trees and the deck as of March 5th. They have also created a side access gate to allow the repair work to be performed. Rose Paving has been out to assess the area and will be sending over a proposal to concrete the paver area and replace the cracked area of the deck. This will all occur after Davey Tree removes the four palms shown in the photos. Our hope is to open the pool as close to spring break as possible, dependent on contractor availability.



POOL SERVICE PRICE INCREASES:

The Operations team was notified of some price changes that are scheduled to take place in the month of April for the District’s pool maintenance services.

| Suncoast Pools | | Maintenance Service - 3 days perweek | | | |
|-----------------|----------------|--------------------------------------|--------------------|----------|--|
| | | NEWPRICING | 2023 BILLING | (+/-) | |
| Whitfield Park | Nov- March | \$1,065.00 | \$1,065.00 | \$0.00 | |
| | April- October | \$1,520.00 | \$1,433.00 | \$87.00 | |
| Homestead Park | Nov- March | \$930.00 | \$930.00 | \$0.00 | |
| | April- October | \$1,295.00 | \$1,195.00 | \$100.00 | |
| Albritton Park* | Nov- March | \$845.00 | \$845.00 | \$0.00 | |
| | April- October | \$1,450.00 | \$845.00 | \$605.00 | |
| | | NEW MONTHLY TOTALS | NEW MONTHLY TOTALS | | |
| Pools Combined | Nov- March | \$2,830.00 | \$2,830.00 | \$0.00 | |
| Pools Combined | April- October | \$4,265.00 | \$3,473.00 | \$792.00 | |

* April - Oct2023 billed at the lower rate



STORM DRAIN REPAIR:



03/05/24 – Update:

The storm drain located at the corner of Barn Cat Run and Chapin Pass has been repaired and restored. Previously the vendor had come out to regrout the drain itself and address additional leaks that were discovered. At the end of February, the vendor was out to fill in the missing sod and soil that occurred because of this latest incident.

As there was only a short amount of time since the issue had been previously repaired, the vendor fixed this area at no additional cost to the District. We will continue to monitor this drain for any further issues.