

**TSR**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**May 8, 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**

May 1, 2024

Board of Supervisors  
TSR Community Development District

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

The Board of Supervisors of the TSR Community Development District will hold a Regular Meeting on May 8, 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 (*agenda items*) [3 minutes per person]
3. Discussion: Rangeland West Blvd
  - A. Consideration of Landscape Maintenance Professionals, Inc., Addendum 4 to Landscape Maintenance Services Agreement
  - B. 2024 Irrigation Evaluation
4. Discussion: Reuse Water Schedule from Pasco County
5. Consideration of Resolution 2024-05, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
6. Consideration of Resolution 2024-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date
7. Consideration of Fence/Wall Request at 13044 Wildgrass Trail
8. Acceptance of Unaudited Financial Reports as of March 31, 2024
9. Approval of April 10, 2024 Regular Meeting Minutes
10. Action & Completed Items

11. 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: June 12, 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	KAREN ANDERSON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	MATT BRUNO	<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*

12. Supervisors' Requests

13. Public Comments (*non-agenda items*) [3 minutes per person]

14. 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**

**3A**



P.O. BOX 267 SEFFNER, FL 33583 – (813) 757-6500 – FAX (813) 757-6501 – SALES@LMPPRO.COM

**LANDSCAPE MAINTENANCE SERVICES AGREEMENT  
FOR  
TSR CDD  
ADDENDUM 4  
RANGELAND WEST BLVD  
(SEE ATTACHED MAP)**

LMP agrees to service and maintain irrigation system in conjunction with the specifications outlined in the landscape maintenance agreement that went into effect January 1, 2023.

This addendum will change the landscape maintenance services invoice by \$3,950.00 per month. The new invoice amount will increase from \$137,606.67 per month to \$141,556.67 per month.

This change in normal billing is effective APRIL 1, 2024 and will remain in effect as part of the landscape maintenance services agreement.

In witness whereof the parties to this agreement have signed and executed this addendum effective the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

TSR CDD \_\_\_\_\_

Landscape Maintenance Professionals, Inc.

\_\_\_\_\_  
Signature Of TSR CDD Representative

\_\_\_\_\_  
Signature Of LMP Representative

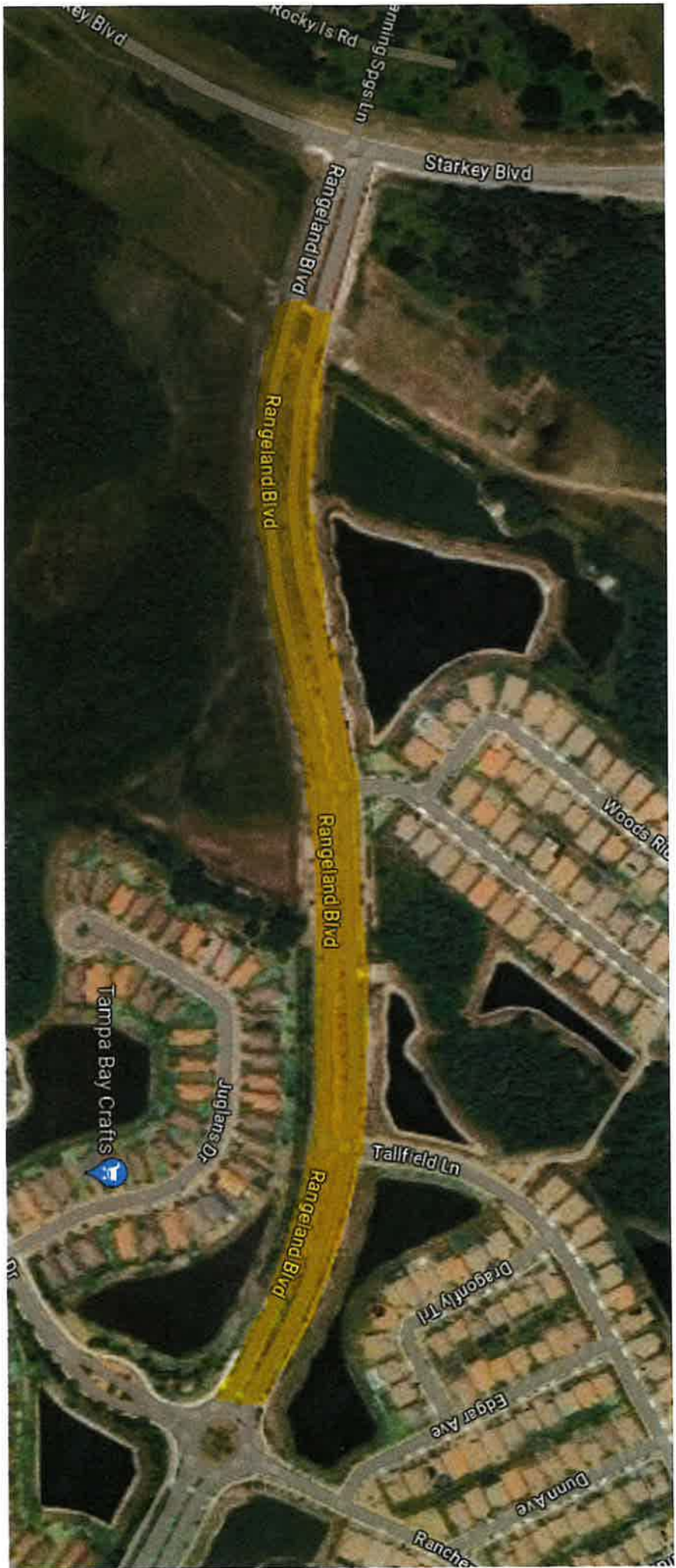
\_\_\_\_\_  
Title

Chief Operating Officer  
Title

\_\_\_\_\_  
Date

4/8/2024  
Date

ISA



2502



P.O. BOX 267 SEFFNER, FL 33583 – (877) 567-7761 – FAX (813) 757-6501 – SALES@LMPPRO.COM

**RANGELAND WEST PRICING METHODOLOGY**

DETAIL FUNCTION	MOW FUNCTION	Quantity
		Sq. Ft/Ln. Ft.
	St. Augustine	<u>0</u>
	Zoysia/Bermuda	<u>118405 square feet (also adds price to fert/pest activities)</u>
	Bahia Common Areas	<u>-193569 square feet</u>
	Bahia Ponds	<u>0</u>
	Hard Edge	<u>0</u>
	Bed - WEEDING	<u>75194 square feet (also adds price to fert/pest activities)</u>
	Bed - TRIMMING	<u>75194 square feet (also adds price to fert/pest activities)</u>
	Soft Edge (INCLUDE 10 ft. per TREE OUT)	<u>2540 linear feet</u>



**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**3B**

2024

# TSR CDD – IRRIGATION EVALUATION



Samuel Martel

LANDSCAPING MAINTENANCE

PROFESSIONALS, INC

4/1/2024

## TSR CDD – IRRIGATION EVALUATION & RECOMMENDATIONS

The purpose of this document is to provide the analysis of the current irrigation system at Starkey Ranch. The analysis will include which controllers and water sources should be considered for adding well supplied water and the reasons for the recommendation. This document will also provide information concerning the application for variances on some of the controllers and the underlying reason for these recommendations as well. If obtaining a variance will solve the issue of irrigation availability would solve the problem, then only a variance is recommended. If the situation is more dire, a well is recommended. In some instances, both a well and a variance are needed. This document is technical in nature. It is provided to be used in your water use application to SWFWMD application and for any variance.

First it should be understood that each controller analyzed has its own reclaimed water supply from a reclaimed meter. So, each controller represents a single source irrigation system that can operate independently from all other controllers located within Starkey Ranch. Determination of which controllers need action taken is based on two factors, time, and water source availability. Most if not all the controllers examined are Hunter ACC or ACC2 controllers. These controllers have the capability to run multiple zones simultaneously if an adequate water source is available. The controllers are also capable of performing automatic adjustments based on the current weather conditions when attached to an adequate water source. It should be noted that at the current time the Pasco County Reclaimed Water Utility is not reliable enough to use any of these advanced features.

There are four distinct types of irrigation in use at Starkey Ranch. Rotor and Rotator irrigation. Rotor heads shoot a single stream of water. The top of the head rotates distributing the water over the designated area. A rotator head shoots multiple streams of water while spinning to distribute water over the designated area. On this site the type of rotor heads used have a typical spacing of 35 feet. Rotators are spaced from 5 feet down to 32 feet depending on the pattern. As shown in the manufacturers design catalogs, rotors will perform optimally at 45 PSI while rotators require 40 PSI. This pressure should be measured at the head. In this document rotors and rotators are considered with the same 45 PSI minimum pressure requirement as there are few rotator zones and they have not been documented specifically as rotators. The current documentation lists them as rotors. Rotor and rotator heads will decrease the distance water is distributed as the pressure is reduced causing gaps in coverage. Spray heads have a fan shaped output and come in nozzles designed to through water from 2 feet up to 18 feet. The manufacturer design catalog specifies 35 PSI as the optimal pressure for operation. This pressure again is the pressure at the head. Drip irrigation is not considered for the purpose of this evaluation. Drip irrigation typically can work well down to about 25 PSI at the point where it connects to the PVC pipe if designed properly. It can also be run at any time of day that there is enough pressure to achieve sufficient pressure. Tree Bubblers were not considered in this analysis. Most trees once established do not need supplemental watering. However, there are some tree varieties that do need additional water during the year at Starkey Ranch.

# TSR CDD – IRRIGATION EVALUATION & RECOMMENDATIONS

The landscape also affects the recommended actions provided in this document. While some varieties of the shrubs and trees do require additional supplemental watering, they have not been considered for the purpose of these recommendations. They require far less water than turf grass and most of the shrubs and trees can be watered during low pressure from the reclaimed system at times that are not authorized for turf grass. The turf grass (Zosia, St. Augustine, Perennial Peanut) require most of the run times from the controllers and are the most heavily regulated areas.

The current issues are not due to improper design at the time of construction of the existing systems. Assuming Pasco County was providing the design pressure of 65 PSI at the point of connection, 2 zones would have been able to run simultaneously on all controllers. Pressure availability and allowed run time would have been from 4pm to 10 am at least two days per week. This would have satisfied the irrigation requirement on every system at Starkey Ranch. In addition, many of the systems have a weather station installed and would have provided automatic adjustments for weather conditions.

On the following page is Table 1.

The priority specifies the order in which the issues should be addressed. As we can see Controller O has the highest priority. The required run time for rotor heads is 51.1 hours based on the daily average ET for one week to meet the water requirements during the month of May. Average daily ET in May is .19 inch. One week would require 1.33 inches of precipitation to replace the moisture lost due to Evaporation and Transpiration. This is an approximation as there is no source for the crop coefficient for Zosia turf grass. Run time is based on calculation. Since there was no source to allow a more specific calculation of ET, I used a more generous precipitation rate of .45 inches per hour for the rotor heads. The typical precipitation rate for rotors using a 1.5 gpm nozzle for 90 degrees of rotation and matching that for half, three quarte and full circle heads spaced at 35' would be about .36 inches an hour. So, the actual run time used is 80% of what the real run time would be for 1.33 inches of water. Rotor efficiency was 96% for the calculation. This should be close to what Zosia would need if we had a crop coefficient to use in the ET calculation. We calculated all zones for Zosia turf as it is the predominate turf for Starkey Ranch. Spray zones run times were calculated in a similar fashion but used an efficiency of 75% due to the high precipitation rate. Most soils can not take in 1.5 inches per hour of precipitation leading to greater loss of water due to runoff. Spray zones on controller O would account for an additional 7.5 hours of operation. Total run time per week of 58,6 hours. The current limit of 4pm to 10 am for properties greater than 2 acres two days a week would provide only 36 hours a week of available run time. Unfortunately, Pasco County Utilities no longer turns up pressure until 6pm and turns off pressure at 8am if not sooner. This further reduces availability to below 28 hours a week. Even if Pasco County Utilities provided 55 PSI for the 18 hours per county water restrictions, a variance would be needed for this controller. Only having 65PSI consistently throughout the allowable period, could this controller provide adequate irrigation as running 2 zones simultaneously would be necessary during the most demanding conditions.

# TSR CDD – IRRIGATION EVALUATION & RECOMMENDATIONS

Priority	Controller	Rotor Runtime in hours	Spray Runtime in hours	Action Required
1	O	51.1	7.5	Well and Variance Runtime exceeds the maximum 36 hours. Run times exceed hours of pressure supplied by the county.
2	Q	12.2	50.4	Well and Variance Runtime exceeds the maximum 36 hours. Run times exceed hours of pressure supplied by the county.
3	U	29.2	13.1	Well and Variance Runtime exceeds the maximum 36 hours. Run times exceed hours of pressure supplied by the county.
4	S	19.5	28	Well and Variance Runtime exceeds the maximum 36 hours. Run times exceed hours of pressure supplied by the county.
5	D	19.5	20.5	Well and Variance Runtime exceeds the maximum 36 hours. Run times exceed hours of pressure supplied by the county.
6	Y	12.2	36.4	Well and Variance Runtime exceeds the maximum 36 hours. Run times exceed hours of pressure supplied by the county.
7	T	9.7	34.6	Well and Variance Runtime exceeds the maximum 36 hours. Run times exceed hours of pressure supplied by the county.
8	E	21.9	6.5	A variance should be applied for as the total run time exceeds the time that pressure is available from the counties reclaimed system.
9	A2	17	18.7	A variance should be applied for as the total run time exceeds the time that pressure is available from the counties reclaimed system.
10	P	14.6	19.6	A variance should be applied for as the total run time exceeds the time that pressure is available from the counties reclaimed system.
11	R	0	30.8	A variance should be applied for as the total run time exceeds the time that pressure is available from the counties reclaimed system.
12	J	14.6	14	A variance should be applied for as the total run time exceeds the time that pressure is available from the counties reclaimed system.
13	C	9.7	18.7	A variance should be applied for as the total run time exceeds the time that pressure is available from the counties reclaimed system.
14	H	9.7	17.7	No action is required
15	W	12.2	13.1	No action is required
16	V	12.2	10.3	No action is required
17	A	2.4	16.8	No action is required
18	K	9.7	8.4	No action is required
19	I	4.9	12.1	No action is required
20	F	12.2	2.8	No action is required
21	B	12.2	0.9	No action is required
22	L	7.3	5.6	No action is required
23	M	7.3	2.8	No action is required
24	N	0	9.3	No action is required
25	G	4.9	2.8	No action is required
26	X	0	5.6	No action is required
27	Z	2.4	1.9	No action is required

Table 1

# TSR CDD – IRRIGATION EVALUATION & RECOMMENDATIONS

Additional factors affecting the necessity to install wells and pursue variance approvals are based on the availability of Pasco County Reclaimed Water. Using Figure 1 below, We can see that starting at 1800 which is 6pm he have good pressure. However, the pressure decreases to below 55 PSI quickly. We need 45 PSI at the head so we have to allow for friction loss in the backflow, electrically operated globe valves, pipe and other system components. On a typical day we are lucky if we have sufficient pressure to operate rotors for 6 hours. While this graph shows good pressure prior to 6pm it should be noted that Pasco County start to turn the pressure up about 5:15 to 5:30 pm. We have pressure data at the point of connection on the inlet side to the backflow for almost a year that can be provided. There is no opportunity to start irrigation at 4pm as specified by county ordinance for properties greater than two acres. As you can see, the pressure is not adequate to water to 10 am either for rotors, rotators, or spray heads. Viable pressure for sprays ends at approximately 3 am in the graph below.

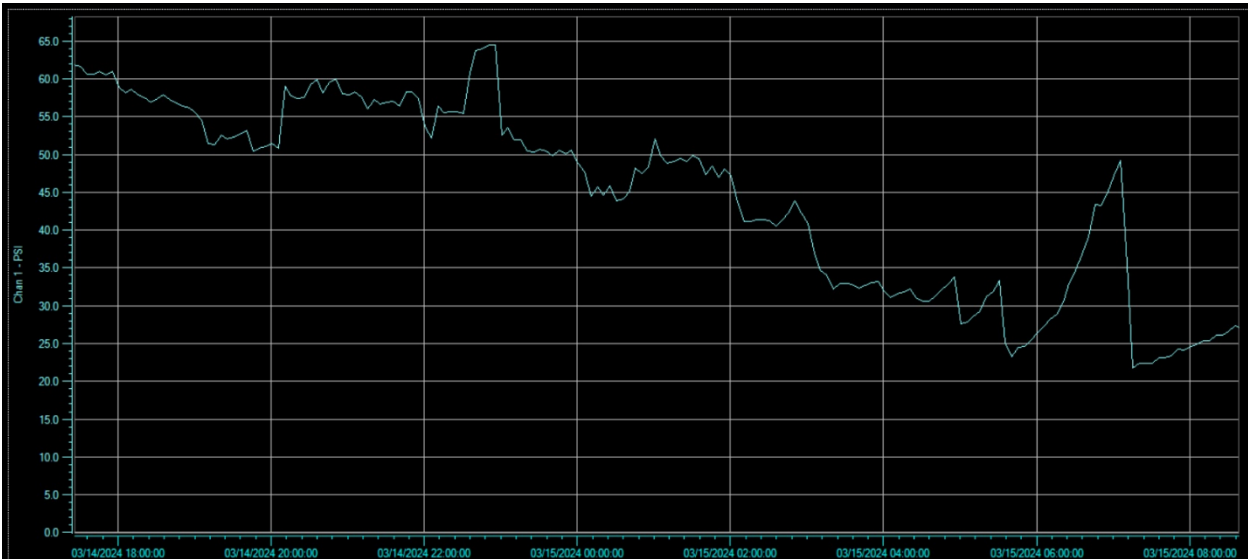


Figure 1

As can be seen in Figure 2, conditions are not consistent. The programs are on controllers are not capable of adjusting for periods that do not meet expectations. The inconsistency leads to areas that do not get coverage on every application. This leads to the necessity to supplementally water on days water pressure is left up for leak testing.

Recommendations are based on the average time that pressure is adequate for rotor operation and then spray operation. Rotor pressure is more limiting than spray pressure and is the prime factor on most controllers. However, some controllers have many spray zones requiring more time than is available for operation within the limits of the hours the supply meets the required conditions.

# TSR CDD – IRRIGATION EVALUATION & RECOMMENDATIONS

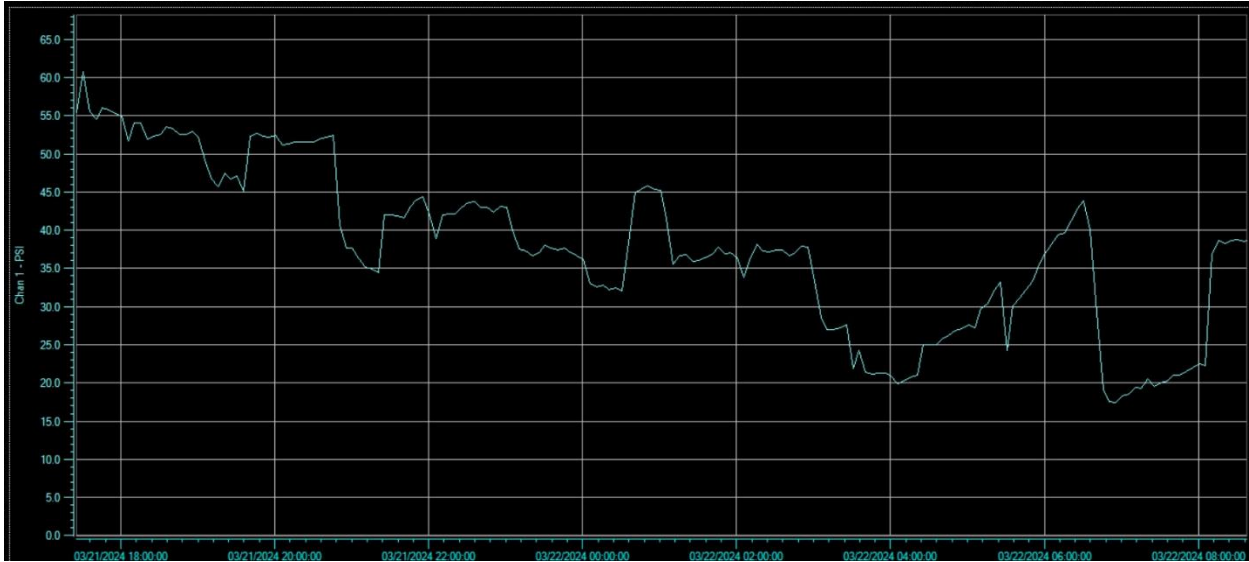


Figure 2

Wells are needed on many controllers to provide a stable water source from 4pm to 10 am as is allowed under the county ordinance. In this case Landscape Maintenance Professionals recommends one 5hp 4 inch well per controller. This recommendation is since there is an electric service located at each controller. The main line is located near each controller to allow the well to be attached to the system and 5hp will allow one zone per controller to operate effectively. However, this also means that in addition to a well installation, in many cases it would be necessary to acquire a variance to allow for sufficient irrigation in the hotter drier months like April, May and September. If the desire is to achieve this without a variance a 7.5 hp pump would be required to supply enough water to run two zones simultaneously. This may require the electrical supply to be upgraded, adding additional costs. A well at each location eliminates the necessity to control cost as much larger pumps and well or pond feed large pumping systems would cost hundreds of thousands of dollars.

The screen shot in Figure 3 shows the current water restrictions for Pasco County Reclaimed Water. Please note the notation under the table provided about properties of 2 acres or more in size. This expands the hours of irrigation from 4 pm to midnight and from midnight to 10 am. So using tow programs and separating the zones into those programs one can water on the day assigned 18 hours of irrigation if there were a consistent adequate water supply.

# TSR CDD – IRRIGATION EVALUATION & RECOMMENDATIONS

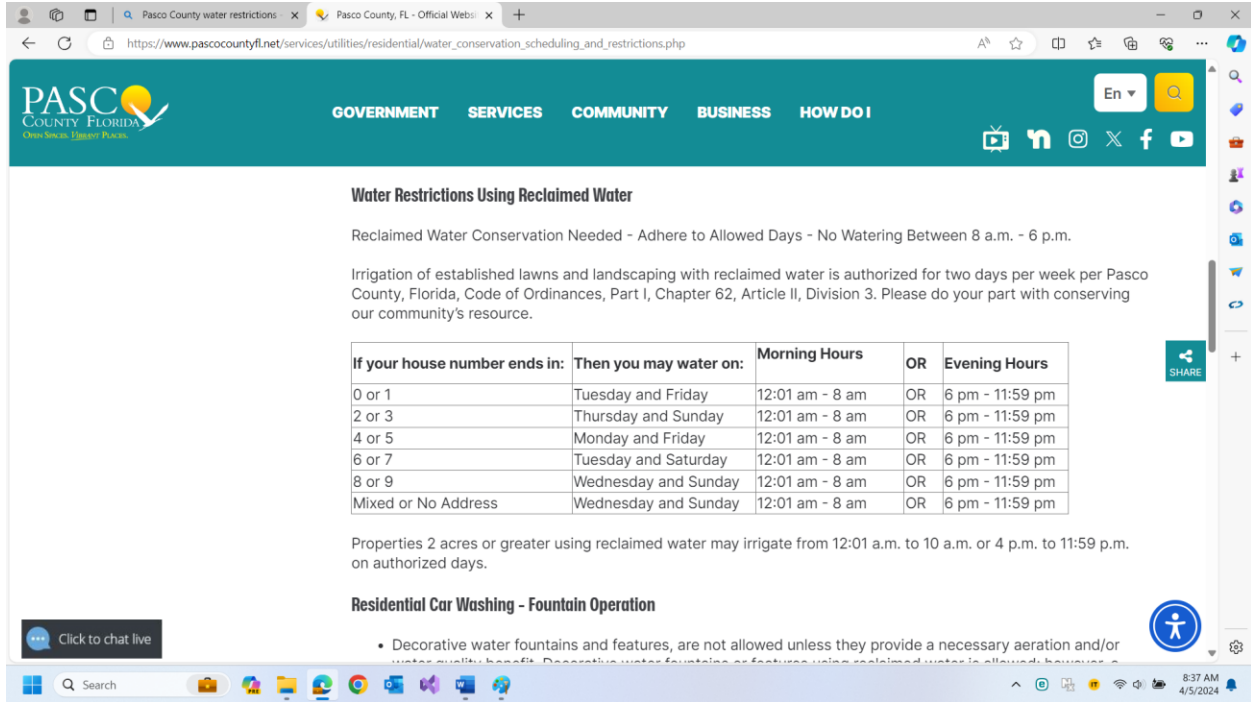


Figure 3

In conclusion, the reason for making these changes is based on the current inconsistent pressure and availability of the Pasco County Utilities Reclaimed Water System. I have spoken to Brent Reiz at Pasco County Utilities, and he has not been able to provide any information that indicates the situation will be improved anytime in the near future. The current situation has slowly deteriorated over the past four years with each year showing greater time frames of low pressure supplied from the system. We anticipate that the issues will continue for years to come and feel it necessary to be proactive in addressing the issues. Starkey Ranch is continuing to convert turf areas to plant beds to reduce irrigation requirements. However, changing the landscape requires a much larger investment than pursuing variances and installing wells.

Should anyone involved in the approval process for a water use permit, well permit or variance require additional pressure data information, you may contact Samuel Martel LMP Construction Manager. Email [Samuel.Martel@LMPpro.com](mailto:Samuel.Martel@LMPpro.com) or by phone 813 3658445.



## **OPTIONS/ DISCUSSION POINTS**



P.O. BOX 267 SEFFNER, FL 33583 – (877) 567-7761 – FAX (813) 757-6501 – SALES@LMPPRO.COM

May 1, 2024

**RE: LANDSCAPE DROUGHT STRESS AND WATER RESTRICTIONS**

Dear Customer,

As we transition out of winter, Spring is upon us and we are experiencing higher than normal temperatures and dryer conditions. With that said, we now are experiencing drought-like conditions impacting landscapes around the Bay area. It is our duty as your landscape maintenance provider to communicate our concerns and make you aware of current conditions and the potential impact to your landscape as well as offer solutions.

We take pride in looking out for your largest uninsured asset. It is our duty to inform you of the possible options to consider during this time period. Uncommon conditions call for uncommon solutions, which is why you have Landscape Maintenance Professionals as your vendor of choice.

For a complete list of current water restrictions by city and county, I'd encourage you to log on to [www.watmatters.org](http://www.watmatters.org) or follow this link for full details:

<http://www.swfwmd.state.fl.us/conservation/restrictions/swfwmd.php>

Please sign below to indicate the best option for your property:

- 1. Please increase the number of irrigation watering days and disregard any local watering restrictions. Customer will assume responsibility for all irrigation fines and fees associated with these adjustments.

\_\_\_\_\_

- 2. Please provide supplemental watering via water tanker to the areas of the property showing signs of stress. Landscape Maintenance Professionals, Inc. agrees to provide this service at a minimum charge of \$500.00 plus an hourly rate of \$55.00 per hour. Before any services will be performed, customer will have to approve in writing the date and hours of service needed. Customer also agrees to allow LMP the opportunity to refill water tank on property, if water is available.

\_\_\_\_\_

- 3. Continue to perform monthly inspections and adjustments as currently being done. In essence, keep the level of service the same with no changes. Customer understands there is potential for plant and turf damage or loss due to current weather conditions.

\_\_\_\_\_

- 4. Apply a wetting agent to the turf and plant material to keep moisture stored so that the plants can uptake it as needed. The cost to apply the agent is \$14.50 per 1,000 sq. ft. treated area with a minimum charge of \$500.00.

\_\_\_\_\_

- 5. Assist property in water variance application process through the local governmental regulatory agency. The administrative costs to help with the process will start at \$350.00. The timetable for this process, if approved, is roughly 3-4 months.

\_\_\_\_\_

We truly appreciate your business and look forward to getting through the current conditions with you as a partner. If you have any questions at all, please do not hesitate to contact our office, or feel free to email me at [scott.carlson@lmppro.com](mailto:scott.carlson@lmppro.com).

Property Name: \_\_\_\_\_

Respectfully,  
Scott A. Carlson – Chief Operating Officer



PO Box 267  
 Seffner, FL 33583  
 O: 813-757-6500  
 F: 813-757-6501

# Estimate

<b>Submitted To:</b>
TSR CDD 2300 Glades Road Suite 410 W Boca Raton, FL 33431

Date	4/29/2024
Estimate #	89439
LMP REPRESENTATIVE	
PG	
PO #	
Work Order #	

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DESCRIPTION	QTY	COST	TOTAL
Water truck areas in need of water, per day.	1	750.00	750.00

**TERMS AND CONDITIONS:**

<b>TOTAL</b>	<b>\$750.00</b>
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LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices. If paying by credit card, please add a 3% processing fee of the Invoice Total.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

DATE

**Ecologel**<sup>®</sup>  
SOLUTIONS LLC

PRESENTS

**Hydretain**<sup>®</sup>  
ROOT ZONE MOISTURE MANAGER



**Over 20 years experience providing environmentally responsible solutions for:**

- **Water Conservation**
- **Dust Mitigation**
- **Protection Against Mold, Mildew, Fungus & Algae**
- **Biological Lake and Pond Clarifiers**
- **Seaweed Extract Biostimulants**
- **Broad Array of Specialty Nutrients**
- **Advanced Soil Amendments**





# Hydretain®

**Environmentally Responsible  
Technology Proven to Reduce  
Watering Requirements up to  
50% or more...**

**for use on Lawns, Flowers,  
Shrubs, Trees, Food Crops  
and Gardens**

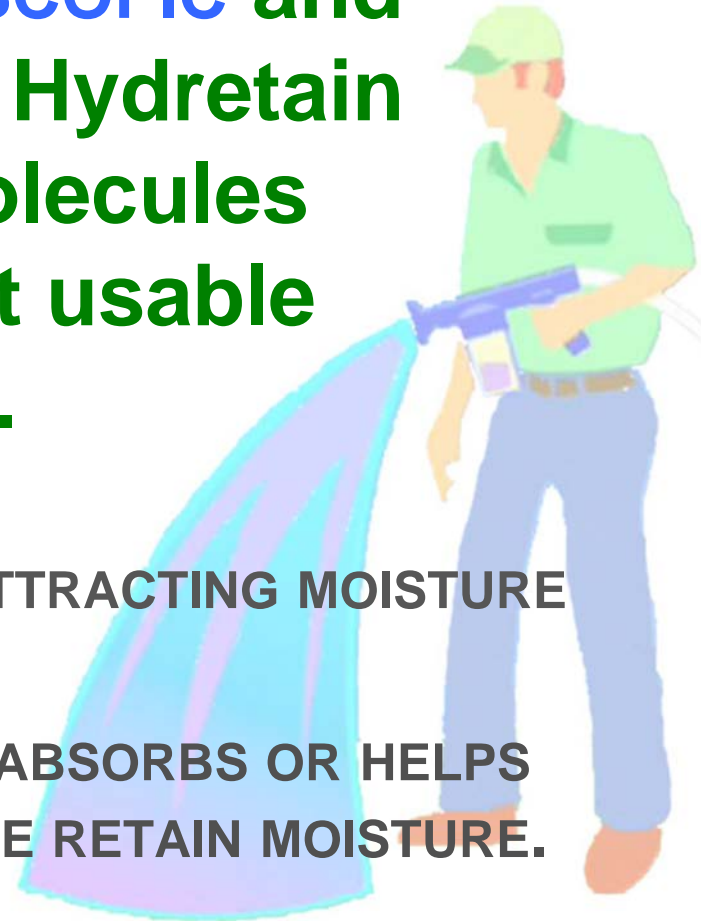


**Hydretain ES Plus is USDA Certified Biobased Product**

# How Does Hydretain® Work?

A liquid blend of **HYGROSCOPIC** and **HUMECTANT** compounds, Hydretain draws water vapor molecules together forming plant usable water droplets.

- **HYGROSCOPIC:** ABSORBING OR ATTRACTING MOISTURE FROM THE AIR.
- **HUMECTANT:** A SUBSTANCE THAT ABSORBS OR HELPS ANOTHER SUBSTANCE RETAIN MOISTURE.



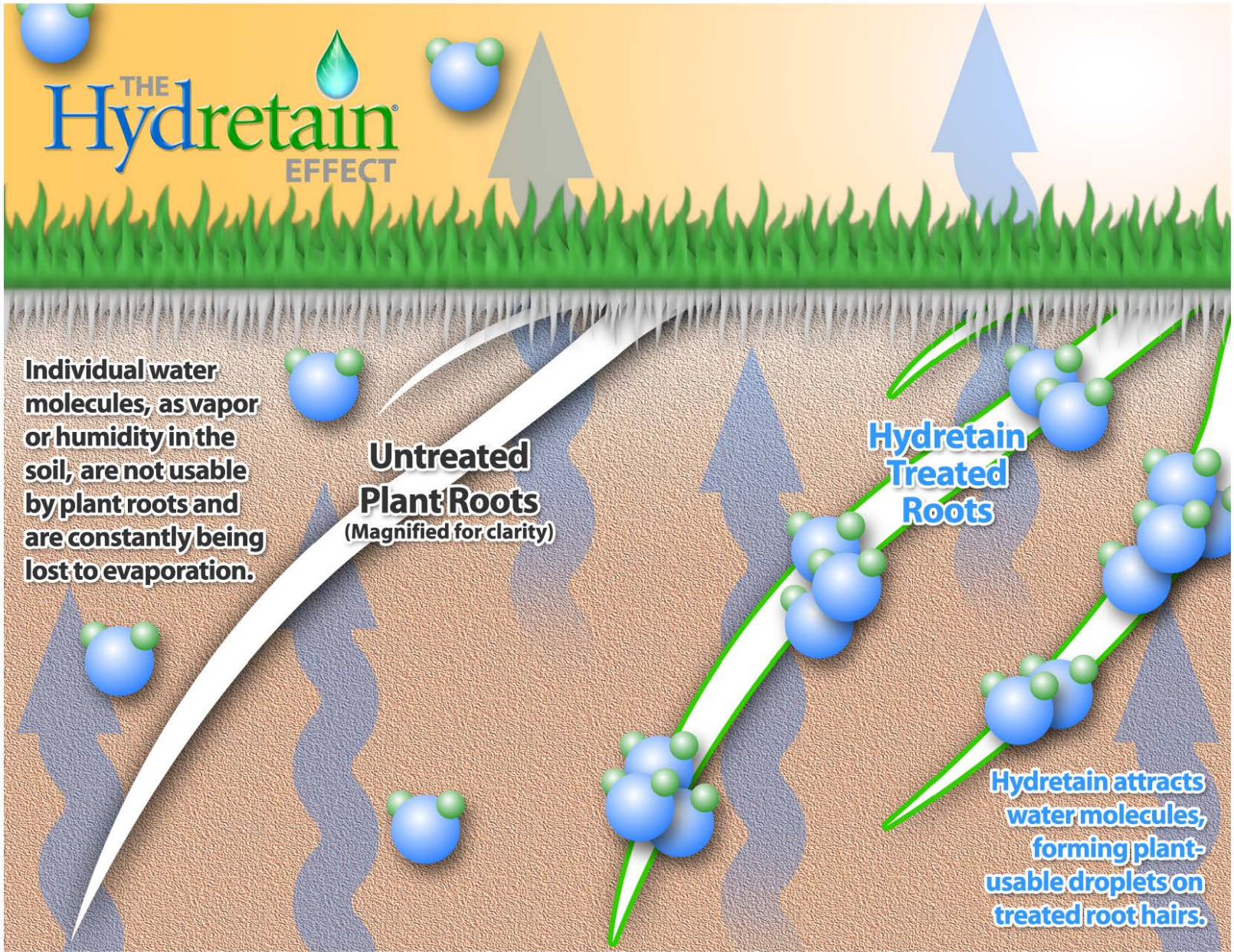
# THE Hydretain<sup>®</sup> EFFECT

Individual water molecules, as vapor or humidity in the soil, are not usable by plant roots and are constantly being lost to evaporation.

**Untreated Plant Roots**  
(Magnified for clarity)

**Hydretain Treated Roots**

Hydretain attracts water molecules, forming plant-usable droplets on treated root hairs.





# Hydretain Reduces Evaporative Loss

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- Subsurface Moisture Vapor (Humidity) is Unavailable to Plant Roots, Just as We Are Unable To Drink the Humidity in the Air Around Us
- By Attracting and Storing Water Vapor Molecules, Hygroscopic Humectants, Create Microscopic Droplets – Similar to Watching Condensation Form on a Cold Glass
- This Process Helps Plants Use Soil Moisture Vapor that Would Otherwise be Unavailable to the Plant and Lost to Evaporation.

# Originally Developed in Australia as a Roadway Dust Suppressant

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**Untreated Road Section  
Heavy Dusting**



**Same Truck on Treated Surface  
Minimal Dusting**

# Hydretain<sup>®</sup> First Tested on Turf

---

**During a six week drought period**



**The entire lawn was as green and healthy looking as the center section prior to a six week drought.**

# University Of Florida Ornamental Plant Trials



**THE UNIVERSITY OF FLORIDA**  
INSTITUTE OF FOOD AND AGRICULTURAL SCIENCES

DEPARTMENT OF ENVIRONMENTAL HORTICULTURE / 1545 W.M. FIFIELD / 512 IFAS  
GAINESVILLE, FLORIDA 32611-0512 / TELEPHONE 904/392-1831 / FAX 904/392-3870

June 7, 1991

Richard K. Irwin  
Ecologist U.S.A.  
5001 Rio Vista Ave.  
Tampa, FL 33634-5321

Dear Rick:

Terril and I have recently conducted trials on geraniums. The plants were grown in 4-inch pots and compared to a water management product that we have never seen another product that came close to doubling the time a plant could go without water. In terms of numbers of pots, we have seen a 25% increase in the number of plants that survived in the U.S. Probably 70% of the plants that were given Hydrretain and see its benefits identified.

The effect of Hydrretain was dramatic; a 25% increase in the number of plants that survived in the U.S. Probably 70% of the plants that were given Hydrretain and see its benefits identified.

Sincerely,

James E. Barrett  
Professor

Printed on recycled paper.

The Institute of Food and Agricultural Sciences is an Equal Employment Opportunity -- Affirmative Action Employer authorized to provide research.

GROWING TRENDS: Jim Barrett

## New media-applied humectant can improve plants' drought resistance

Severe wilting of bedding plants in retail display areas is a common situation that often causes growers to lament about the degradation of the plants' appearance after they leave the greenhouse.

The poor appearance at the retail level is also thought to reduce demand for bedding plants. Too frequently, personnel at retail garden centers and mass-merchandise stores are too busy to perform needed routine maintenance of plant material, and often bedding plants are not irrigated until they are wilting.

At the University of Florida, Terril Nell and I have been evaluating Hydrretain, a water-management product that is applied to growing media as a liquid, so plants can be treated by growers just before they are shipped.

Hydrretain has been developed by Ecologist USA, 5001 Rio Vista Ave., Tampa, Fla. 33634; (813) 886-5700. It is now available to growers.

In our research, Hydrretain was diluted in ratios of 1:5 to 1:20, and 3-ounce solutions of these ratios were poured into 4-inch pots containing geraniums, impatiens or vinca. The plants were grown using standard production practices and were at marketable size when treated. After treatment, plants were placed under heavy shade cloth to represent a typical retail area. Plants were not watered until they wilted.

Geraniums given plain water lasted five days, while the treated plants went nine to 11 days before wilting.

For impatiens, plants were held until they wilted a second time. The impatiens given Hydrretain at 1:10 and 1:15 wilted, for the second time, two to three days later, and the medium absorbed more water when it was irrigated.

Vinca also lasted longer when treated with Hydrretain.



Jim Barrett is professor in the Department of Environmental Horticulture at University of Florida, Gainesville, Fla. 32611.

**Table 1**  
Hydrretain treatments on 'Red Elite' geraniums in 4-inch pots

Hydrretain dilution <sup>1</sup>	Days to wilt
Control	5
1:20	10
1:15	9
1:10	10
1:5	11

<sup>1</sup> Each pot received 90 ml (3 fluid ounces) of Hydrretain solution. Control plants were given plain water.

The plants given Hydrretain at the 1:10 dilution wilted first at eight days, compared to four days for the non-treated plants, and second wilt occurred at 14 days, compared to eight days for the water-only plants.

In these trials, Hydrretain was impressive in delaying wilting. The manufacturer indicates that Hydrretain is a humectant, allowing it to hold more moisture in the medium.

### Minor precautions avoid problems

We have performed additional studies with Hydrretain and have found few problems with its application.

It does not burn foliage when applied directly to leaves. On occasion, we have seen slight wilting of plants immediately after treatment with the 1:5 dilution when Hydrretain was applied during hot conditions. Therefore, dilutions of 1:10 will most likely be the recommended rate. When a slight overtreatment occurred, it was alleviated by watering and there were no observable problems.

**Table 2**  
Hydrretain treatments on 'Super Elfin Red' impatiens in 4-inch pots

Hydrretain dilution <sup>1</sup>	Days to first wilt <sup>2</sup>	Water absorbed <sup>3</sup> (ml)	Total days to second wilt <sup>4</sup>
Control	3	148	5
1:20	3	132	5
1:15	4	172	8
1:10	4	167	7
1:5	5	121	7

<sup>1</sup> Each plant received 90 ml (3 fluid ounces) of Hydrretain solution. Control plants were given plain water.

<sup>2</sup> Days from treatment to wilt.

<sup>3</sup> At first wilt, plants were given 180 ml (6 fluid ounces) of water. This is total days from treatment to second wilt.

<sup>4</sup> Total days from treatment to second wilt.

**Table 3**  
Hydrretain treatments on 'Little Bright Eyes' vinca in 4-inch pots

Hydrretain dilution <sup>1</sup>	Days to first wilt <sup>2</sup>	Total days to second wilt <sup>3</sup>
Control	4	8
1:20	5	10
1:15	5	11
1:10	8	14
1:5	7	18

<sup>1</sup> Each plant received 90 ml (3 fluid ounces) of Hydrretain solution. Control plants were given plain water.

<sup>2</sup> Days from treatment to wilt.

<sup>3</sup> At first wilt, plants were given 180 ml (6 fluid ounces) of water. This is total days from treatment to second wilt.

Greenhouse Manager, December 1991

Reprinted with permission from Greenhouse Manager.

# The Research

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**Hydretain® Has Been Tested By Several Major U.S. Universities**

University of  
FLORIDA

PENNSSTATE

T · H · E  
OHIO  
STATE  
UNIVERSITY

CLEMSON  
UNIVERSITY

Ohio  
Wesleyan  
University

ILLINOIS

UNIVERSITY OF ILLINOIS AT URBANA-CHAMPAIGN

**Research Reports Available Online**  
**[www.hydretain.com](http://www.hydretain.com)**

# Golf & SportsTurf

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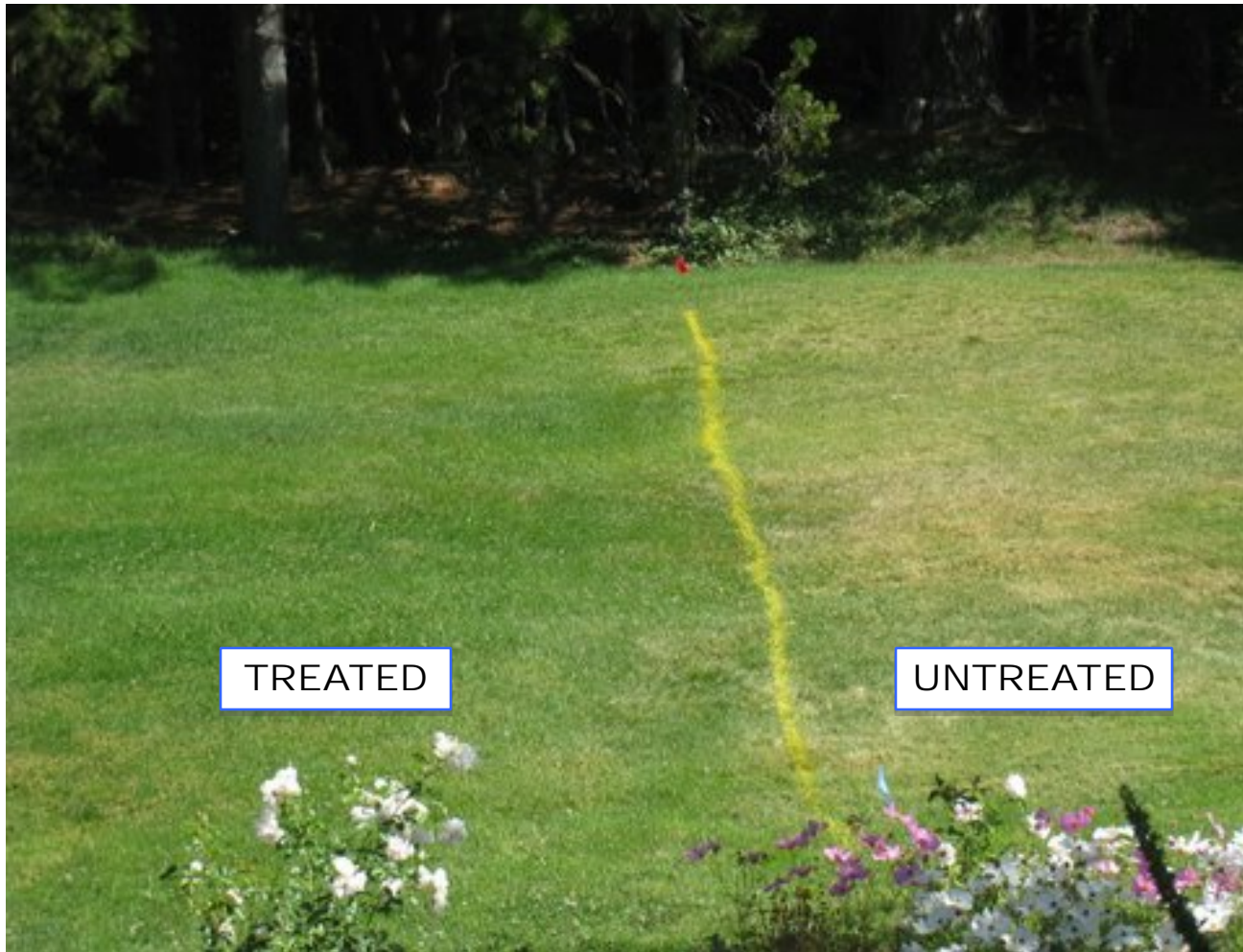
## Banyan Golf Club, West Palm Beach Florida



The 14th fairway at Banyan had a chronic dry spot problem caused by cap rock with little top soil. The superintendent battled this problem for 15 years until trying Hydretain. Hydretain solved the problem and with regular treatments, at 3 month intervals, prevented its return.

# Lake Arrowhead Country Club Field Trial

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**Steep slope location. Treated in June.  
Photographed in July: one month after application.**

# Home Lawns, Parks & Commercial Properties

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## Recreational Park - Melbourne, FL



**Side by Side Comparisons of  
Treated and Untreated  
St. Augustine Lawns**



# Potted Plants

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TREATED

UNTREATED

**After 1 Week without Water**

# Clemson University

## Poinsettia Trials Baucom's Greenhouse – Summerville, SC

COOPERATIVE EXTENSION SERVICE



Baucom's Nursery in Summerville, SC, had a problem maintaining enough water on the outer edge of their poinsettia crop using overhead sprinklers. Hand watering was the first approach to solving this problem, however, this employee was needed for addressing other tasks. Therefore, an alternative to hand watering was needed. On October 2, 1998, an experiment was set up to test the effectiveness of Hydretain 2X formula to eliminate hand watering.

Two test plots were used on opposite sides of the greenhouse. Two plots using four rows of twenty plants along the edge closest to the greenhouses' outer walls were selected since these plants showed signs of wilt first. On one side of the greenhouse the first ten plants and four rows were treated with just water. The remaining plants, eleven through twenty, were treated with Hydretain at the rate of 2.0 ounces per gallon (64-1). All plants were watered to run off. On the opposite side of the greenhouse this arrangement was reversed. The first ten plants and four rows were treated with Hydretain and the remaining plants were treated with just water. All plants received equal amounts of solution on the day the experiment started. From October 2, until harvest these plants would only receive the water provided from the overhead sprinklers.

A few weeks into the experiment it was evident that the plants treated with Hydretain were out performing the other plants. On week six of the experiment pictures were taken of the plants from the outer most corner of the experiment. These plants were selected to demonstrate the dramatic difference in growth between the two treatments. The plants treated with Hydretain were larger in size, retained more leaves, and developed a larger root system compared to the plants on "just water". In addition, the plants grown under "just water" were not salable.

Based on this study we believe Hydretain offers growers a solution to those "dry edges". These positive results and other research have shown Hydretain offers solutions to many moisture management issues such as; increased shelf life, better moisture management on plugs, reduced watering time, and increased germination.

Mark J. Arena  
Commercial Horticulture Agent



BERKELEY COUNTY OFFICE  
223 N. Live Oak Drive, Box B-2, Moncks Corner, SC 29461-3707 843.719-4140 FAX 843.761-4221  
The Clemson University Cooperative Extension Service offers its programs to people of all ages regardless of race, color, sex, religion, national origin, or disability and to one equal opportunity employer.  
Clemson University Cooperative Extension with U.S. Department of Agriculture. South Carolina Extension, Experiment Station, Clemson, S.C.  
Based on Participation of Cooperative Extension, Public or Agricultural and Home Economics, Act of May 8 and June 30, 1914.  
Public Service Activities



Side-by-side comparison of poinsettia plants grown on the edge of benches

**“The plants treated with Hydretain were larger in size, retained more leaves and developed a larger root system compared to the plants on ‘just water’.”**  
**- Mark Arena, Commercial Horticulture Agent**

# Hanging Baskets

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# Tree Installation

Saint Cloud, MN  
Summer 2002

Every Other Tree  
Treated with  
  
Hydretain®



# Penn State Seed Germination Trial

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Containers were given the same number of seeds and volumes of water. Germination rates, germination percentage and survival rates of Hydretain treated pots were superior to controls.

# Agriculture - Food Crops

## Tomato Research - University of Florida – Published in Hort Science

HortScience 33(2):229-232, 1998.

### Evaluation of Tomato Transplant Production Methods for Improving Establishment Rates

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**Additional index words:** cold hardening, soluble carbohydrates, Hydretain, ethephon, pretransplant nutritional conditioning, *Lycopersicon esculentum*, chilling injury

**Abstract.** Eight different tomato (*Lycopersicon esculentum* Mill.) transplant production methods were tested during two growing seasons (1993-94) to determine their effectiveness in increasing both establishment rate and yield. Seven-week-old greenhouse grown transplants of 'Hypeel 696' were shipped from Florida to Pennsylvania and planted at the Pennsylvania State Univ. Horticulture Research Farm. Transplants were also grown at the Pennsylvania State University to compare their growth with that of southern-grown plants. In 1993, increased nutrient levels during the last 10 days of transplant production significantly increased transplant size, establishment rate, and early yields, while the addition of Hydretain®, an aid to water retention and uptake, significantly increased total yield. In 1994, plants from Florida that were chilled for 7 days before transplanting and the Pennsylvania-grown plants had faster establishment rates than did nonchilled plants from Florida, but differences in yield were nonsignificant. Chilled and Pennsylvania-grown plants had significantly higher soluble carbohydrate levels in leaves, stems, and roots than did nonchilled and Florida-grown plants, while nutrient-conditioned plants had higher levels in leaves and stems. Establishment rate was not correlated with carbohydrate level. Chemical name used: (2-chloroethyl) phosphonic acid (ethephon).

Tomato transplants comprise about one-third of all vegetable transplants grown for field production in the United States, with more than 500 million plants produced annually in Florida alone (U.S. Dept. of Commerce, 1991; Vavrina and Sommersell, 1992). One of the most critical steps in producing tomatoes from transplants is the initiation of new growth after planting in the field. This plant establishment is important for producing uniform stands that can compete effectively against weed and insect pressure (Orzolek, 1991). However, a wide range of environmental factors, such as extreme temperatures and reduced water and nutrient availability, can reduce the establishment rate.

Several different treatments have been evaluated for hardening plants to unfavorable environmental conditions. Cold tolerance of tomato seedlings increased after exposure to low temperatures (Pardossi et al., 1988; Wheaton and Morris, 1968), and ethephon

application to tomato transplants increased survival rates in the field following a frost (Liptay et al., 1982). Pretransplant nutritional conditioning (PNC), the application of additional nutrients during the production cycle, increased both shoot growth before transplanting and early and total yields (Melton and DeJaff, 1991). Low water availability has been alleviated through the addition of Hydretain®, a humectant that improves water retention in the soil and water uptake by the plant. Watering potted plants with Hydretain® increased the number of days to wilting for several different crops (Barrett, 1991).

Although many methods for improving tomato transplant growth and yield have been developed, the plant characteristics responsible for these improvements still are not well understood. High levels of nutrients in the plant tissue at the time of transplanting may be one factor which determines establishment rate. For example, N levels in tomato shoots at the time of transplanting were correlated with the rate of root growth in the field (Liptay and Nicholls, 1993). These nutrients may serve as a reserve that the plant can draw on after transplanting if nutrient availability and uptake are reduced. Another factor that may affect establishment is the carbohydrate level in the tissue. Again, these carbohydrates could

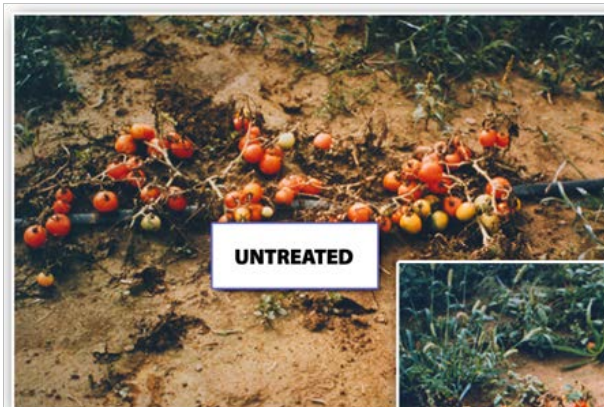
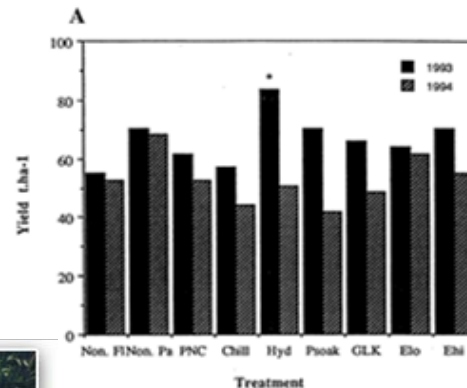
act as an energy reserve to fuel plant growth if carbon fixation is reduced after transplanting. Also, levels of soluble carbohydrates, such as glucose, fructose, and sucrose, have been correlated with increased cold tolerance in tomato (Keller and Steffen, 1995; King et al., 1988), which may in turn lead to a faster overall growth rate. The purposes of this study were to 1) identify tomato transplant production methods that increase establishment rates and yield, and 2) determine whether high soluble carbohydrate levels before transplanting hasten establishment.

#### Materials and Methods

**Plant materials.** All transplants, except those grown in Pennsylvania, were grown in greenhouses at the Southwest Florida Research and Education Center in Immokalee, Fla. (1993) or at Speedling, Bushnell, Fla. (1994), then shipped to Pennsylvania for planting in the field. Seeds of 'Hypeel 696' (Pretreated Seed Co., Saticoy, Calif.), a processing tomato cultivar, were sown into a nonsterilized plug mix in polystyrene Todd-plaster flats, size 880 (Speedling, Bushnell, Fla.). Cells in the tray were inverted pyramids with a width of 2.0 cm, a depth of 4.1 cm, and a volume of 5.6 cm<sup>3</sup>. The transplants were grown by the Speedling II system, which includes an ebb and flow watering system with constant feeding of nutrients (Thomas, 1993). Further details on commercial cultural practices were proprietary. Seven weeks after seeding the plants were shipped in their trays to Pennsylvania and planted within 3 d.

For comparison plants were grown for 6 weeks in greenhouses at the Horticulture Research Farm, Russell H. Larson Research Center, Rock Springs, Pa. Cultivar, cell size, and plug mix were identical with those used in Florida, but the plants were watered about once daily by overhead irrigation instead of the ebb-and-flow system. The plants were placed in a cold-frame for 1 week before transplanting. No additional treatments were applied.

**Treatments applied to Florida-grown plants.** The following six treatments were applied: 1) Roots were drenched one day before shipping with Hydretain® (Ecologel USA, Tampa, Fla.), which contained 35.2% hydro-processed simple sugars, 1.5% calcium ligno-sulfonate, and 63.3% inert ingredients applied at a concentration of 6.7% Hydretain®; 2) Ethephon (Ethrel®; Amchem Corp., Ambler, Pa.) was sprayed onto the foliage to the drip stage at 75 or 150 mg L<sup>-1</sup> a.i.; 3) GLK 8903, an experimental liquid product (proprietary) designed to reduce chilling damage (Great Lakes Chemical Co., West Lafayette, Ind.) was sprayed onto the foliage to the drip stage at 5 mL L<sup>-1</sup>; 4) Roots were soaked in a 1% P solution for 1 h; 5) Transplants were treated every 3 d starting 10 d before shipping (four applications total) by soaking the trays in a nutrient solution of N (200 mg kg<sup>-1</sup> P 60 mg kg<sup>-1</sup>), and K (100 mg kg<sup>-1</sup>) for 1 h. In 1994, the N concentration was reduced to 80 mg kg<sup>-1</sup>; 6) Transplants were chilled in a growth



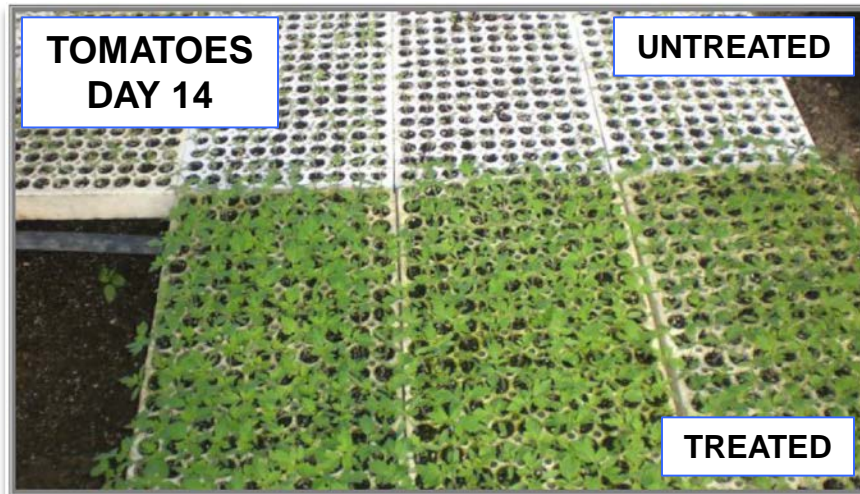
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HORTSCIENCE, Vol. 33(2), APRIL 1998

229

**Hydretain treated seedlings produced as much as 40% more tomatoes during drought conditions.**

# Fruit & Vegetable Seedlings



**FT Farfan Limited  
Trinidad**



# Benefits

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**Maximize Irrigation Efficiency**

**Reduce Hand Watering**

**Decrease Irrigation Costs**

**Conserve Water**

**Protect Against Drought Stress**

**Survive Watering Restrictions**

**Minimize Wilt & Dry Spots**

**Improve Landscape Health**

**Improve Transplant Survival Rates**

**Increase Fertilizer & Pesticide Efficiency**

**Increase Seed Germination & Seedling Survival**



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## **BASIC WELL AUTHORIZATION AND DEPLOYMENT PLANNING**

The information being provided below is a guide and is based on initial discussion with the parties involved with this potential solution. The costs and lifespans quotes are not guaranteed, they are estimates.

○ **WELL USE PERMIT**

Water Use Permit (WUP) authorizes the consumptive use of particular quantities of ground or surface water. The Florida Statutes (Chapters 120 and 373) and Florida Administrative Code (Chapters 40D-1 and 40D-2) prescribe rules for applying for a water use permit. The applicant submits the application form, all required supplemental information forms, and all required documentation so that the District Water Use Permit Bureau evaluation staff can determine if the use of water is reasonable and beneficial, does not interfere with any presently existing legal use of water, and is consistent with the public interest.

The landowner is required to apply for the permit. The application will likely require the use of legal services and a 3<sup>rd</sup> party to complete the application process.

○ **BUDGETING**

Each well is estimated to cost between 16,500 to 20,000 in construction costs. The cost of each well will vary based upon the depth of the well and other site-specific factors. The current recommendation is for eight (8) wells to be approved to supplement the current reclaimed supply. The District will also need to budget for WUP application fees.

WUP Fees		Effective May 19, 2014
Fee Categories	Fee	
Water use permit application fees shall be as follows:		
(a) For a Chapter 40D-2, F.A.C., individual permit that authorizes annual average quantities from any source or combined sources that is 500,000 gpd or greater, the fees shall be as follows:		
1. new individual permit no greater than 10 years	\$1,000	
2. new individual permit no greater than 20 years	\$2,000	
3. renewal individual permit no greater than 10 years	\$750	
4. renewal individual permit no greater than 20 years	\$1,500	
5. individual permit modification	\$300	
6. individual permit temporary	\$200	

○ **MAINTENANCE / REPLACEMENT**

Planning for maintenance and motor replacement are essential. The District will need to budget for these items. Well pumps can last 5-7 years.

○ **POWER SOURCE**

A power source will be needed for each well. There may be a cost involved to being power to each potential well location. There will be an increase in budgeted electricity to provide power to the wells.

○ **WATER CONSUMPTION**

Under the current restrictions, well use appears to be limited to Friday(s)

Water Restrictions Using Well & Surface Water				
Watering Days and Times				
Irrigation of established lawns and landscaping is authorized one day per week per Pasco County, Florida, Code of Ordinances, Part I, Chapter 62, Article II, Division 3.				
If your house number ends in:	Then you may water on:	Morning Hours	OR	Evening Hours
0 or 1	Monday	12:01 am - 8 am	OR	6 pm - 11:59 pm
2 or 3	Tuesday	12:01 am - 8 am	OR	6 pm - 11:59 pm
4 or 5	Wednesday	12:01 am - 8 am	OR	6 pm - 11:59 pm
6 or 7	Thursday	12:01 am - 8 am	OR	6 pm - 11:59 pm
8 or 9	Friday	12:01 am - 8 am	OR	6 pm - 11:59 pm
Mixed or No Address	Friday	12:01 am - 8 am	OR	6 pm - 11:59 pm
Non-Watering Days	Saturday and Sunday	NONE		NONE

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**5**

**RESOLUTION 2024-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TSR COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the TSR Community Development District (“**District**”) prior to June 15, 2024, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

**DATE:** \_\_\_\_\_

**HOUR:** 6:00 p.m.

**LOCATION:** Welcome Center  
2500 Heart Pine Avenue  
Odessa, Florida 33556

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 8TH DAY OF MAY, 2024.**

ATTEST:

**TSR COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Fiscal Year 2024/2025 Proposed Budget

**Exhibit A: Fiscal Year 2024/2025 Proposed Budget**

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2025**



**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
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**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross O&M	\$ 4,415,306				\$ 4,801,378
Assessment levy: on-roll - gross trash	373,974				373,974
Allowable discounts (4%)	(191,571)				(207,014)
Assessment levy: on-roll - net	4,597,709	\$4,602,692	\$ -	\$ 4,602,692	4,968,338
Trash collection assessments	17,465	3,071	14,394	17,465	17,465
Commerical shared costs	120,191	59,375	-	59,375	123,324
Program revenue	14,000	7,980	12,000	19,980	20,000
Interest	2,500	15,002	-	15,002	2,500
Specialty program revenue	6,000	-	-	-	6,000
Miscellaneous-rental revenue	17,000	39,159	8,500	47,659	17,000
Total revenues	<u>4,774,865</u>	<u>4,727,279</u>	<u>34,894</u>	<u>4,762,173</u>	<u>5,154,627</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	10,200	3,875	6,325	10,200	12,600
Management	42,070	21,035	21,035	42,070	42,070
Legal	30,000	6,594	17,000	23,594	25,000
Engineering	20,000	19,075	5,000	24,075	25,000
Assessment administration	10,000	5,000	5,000	10,000	10,000
Audit	4,570	-	4,570	4,570	4,570
Arbitrage rebate calculation	3,000	750	2,250	3,000	3,000
Dissemination agent	13,000	6,500	6,500	13,000	13,000
Trustee	35,000	29,631	5,369	35,000	35,000
Telephone	250	125	125	250	250
Postage	1,500	820	1,000	1,820	1,500
Printing & binding	2,000	1,000	1,000	2,000	2,000
Legal advertising	1,000	582	1,500	2,082	1,000
Annual special district fee	175	175	-	175	175
Insurance	6,800	6,690	-	6,690	6,900
Other current charges	2,000	826	1,000	1,826	2,000
Office supplies	750	385	350	735	750
Website					
Hosting & maintenance	705	-	705	705	705
ADA compliance	200	-	200	200	200
Property taxes	687	-	687	687	687
Property appraiser & tax collector	95,786	99,347	-	99,347	103,507
Total professional & administrative	<u>279,693</u>	<u>202,410</u>	<u>79,616</u>	<u>282,026</u>	<u>289,914</u>

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2025**

	Fiscal Year 2024			Total Actual & Projected	Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024		
<b>Field operations</b>					
Contract services					
Field services	28,325	14,163	14,162	28,325	28,325
Landscape maintenance	1,760,000	681,630	775,000	1,456,630	1,760,000
Landscape consulting	65,400	50,044	15,356	65,400	65,400
Landscape arbor care	155,000	11,223	143,777	155,000	155,000
Wetland maintenance	30,000	-	30,000	30,000	30,000
Wetland mitigation reporting	4,500	24,490	-	24,490	30,000
Lake maintenance	100,000	51,794	48,206	100,000	100,000
Community trash hauling	375,000	172,906	180,000	352,906	375,000
Off-duty traffic patrols	20,000	6,975	9,000	15,975	20,000
Wildhog removal	16,000	5,885	-	5,885	16,000
Repairs & maintenance					
Repairs - general	15,000	2,835	7,500	10,335	15,000
Operating supplies	13,000	11,933	8,000	19,933	20,000
Plant replacement	70,000	203,405	-	203,405	100,000
Mulch	200,000	32,834	110,000	142,834	125,000
Playground mulch	18,000	-	18,000	18,000	22,000
Sod	200,000	146,970	-	146,970	300,000
Fertilizer/chemicals	30,000	62,246	-	62,246	50,000
Irrigation repairs	30,000	71,255	30,000	101,255	100,000
Irrigation monitoring	2,280	-	2,280	2,280	2,280
Security/alarms/camera/repair	1,500	-	1,500	1,500	1,500
Road & sidewalk	40,000	43,564	35,000	78,564	60,000
Common area signage	3,000	872	2,128	3,000	3,000
Bridge & deck maintenance	60,000	30,600	25,000	55,600	60,000
Pressure washing	-	-	-	-	105,000
Utilities - common area					
Electric	14,500	6,142	8,358	14,500	14,500
Streetlights	370,000	193,841	190,000	383,841	390,000
Irrigation - reclaimed water	70,000	30,585	39,415	70,000	70,000
Gas	450	446	4	450	450

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2025**

	Fiscal Year 2024			Proposed Budget FY 2025	
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024		Total Actual & Projected
Recreation facilities					
Amenity management staff/contract	404,861	181,135	223,726	404,861	414,291
Office operations	128,780	69,357	59,423	128,780	128,780
Park A/C repairs and maintenance	5,000	1,179	3,821	5,000	5,000
Pool operations	79,194	48,661	30,533	79,194	95,000
Pest services	500	550	-	550	1,700
Insurance	69,706	83,819	-	83,819	90,000
Cable/internet/telephone/software	10,000	5,750	4,250	10,000	10,000
Access cards	2,000	250	1,750	2,000	1,000
Activities	30,000	21,893	8,107	30,000	30,000
Specialty programming	6,000	5,183	817	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	8,300	-	8,300	10,000
Other					
Capital outlay - splash pad refurb.	-	-	-	-	26,000
Contingency	55,680	1,943	53,737	55,680	25,000
Total field operations	<u>4,495,176</u>	<u>2,284,658</u>	<u>2,082,350</u>	<u>4,367,008</u>	<u>4,864,726</u>
Total expenditures	<u>4,774,869</u>	<u>2,487,068</u>	<u>2,161,966</u>	<u>4,649,034</u>	<u>5,154,640</u>
Net increase/(decrease) of fund balance	(4)	2,240,211	(2,127,072)	113,139	(13)
Fund balance - beginning (unaudited)	2,030,713	1,820,055	4,060,266	1,820,055	1,933,194
Fund balance - ending (projected)	<u>\$ 2,030,709</u>	<u>\$ 4,060,266</u>	<u>\$ 1,933,194</u>	<u>\$ 1,933,194</u>	<u>\$ 1,933,181</u>

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

**EXPENDITURES**

**Professional & administrative**

Supervisors	\$ 12,600
This covers 4 Board members being paid \$200 per meeting for 12 annual meetings plus FICA.	
Management	42,070
The District has contracted with Wrathell, Hunt and Associates to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, budget preparation, all financial reporting, annual audit, etc. This is a fixed annual fee service.	
Legal	25,000
The District is currently engaged with Kutak Rock for the provision of general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, plats etc.	
Engineering	25,000
The District is currently under contract with Johnson Engineering to provide general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, plats etc.	
Assessment administration	10,000
The District contracts with Wrathell, Hunt and Associates to levy and administer the collection of non-ad valorem assessment on all assessable property within the District to fund the operating expenses of the District and principal and interest payment on each bond issue. This is a fixed fee service.	
Audit	4,570
The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District is currently engaged with Berger, Toombs, Elam, Gaines & Frank for this service.	
Arbitrage rebate calculation	3,000
The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2015, 2015A, 2016, 2017, 2018 and 2019 Special Assessment Revenue Bonds. The District is currently engaged with Grau and Associates for these services. The reports are priced at \$600 per bond series.	
Dissemination agent	13,000
The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues .Wrathell, Hunt and Associates, LLC service as the dissemination agent for the District's five bond series.	
Trustee	35,000
The District issued Series 2015, 2015A, 2016, 2017, 2018 & 2019 Special Assessment Revenue Bonds that are deposited with a Trustee at USBank. Each bond series incurs these fees at a rate of \$4,400 per year plus reimbursables.	
Telephone	250
Telephone and fax machine.	
Postage	1,500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	2,000
Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.	

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

**EXPENDITURES (continued)**

Legal advertising	1,000
The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.	
Annual special district fee	175
The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.	
Insurance	6,900
The District's general liability and public officials' liability insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies. The amount is based upon cost estimate provided by FIA for the fiscal year.	
Other current charges	2,000
Represents any miscellaneous expenses incurred during the fiscal year.	
Office supplies	750
Miscellaneous office supplies.	
Website	
Hosting & maintenance	705
ADA compliance	200
Property taxes	687
Represents the estimated non-ad valorem assessment charged by the Pasco County Tax Collector's Office for all assessable property within the District.	
Property appraiser & tax collector	103,507
<b>Field operations</b>	
Contract services	
Field services	28,325
The District has contracted with Wrathell, Hunt and Associates, LLC to provide field management of contracts for the District such as landscape and lake maintenance. Services to include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails. This is a fixed fee service.	
Landscape maintenance	1,760,000
The District has contracted with Down to Earth for maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed. Services include: mowing, edging, trimming and cleaning of all lawn areas, tree trimming, weed control, insect/disease control, fertilization, bed dressing and irrigation maintenance. The amount is based upon the current contract set in place, including recent addendums, and estimated future additions within the District.	
Landscape consulting	65,400
The District has contracted with Sunscape Consulting, Inc. to provide monthly landscape consulting services. The monthly services include: monitoring of the mowing, edging and palm trimming process, all detailed-related work, the agronomic program, palm trimming, arbor care work, mulch/pine straw installation, irrigation system operation and repairs, miscellaneous plant replacements and minor landscape repairs and enhancements.	
Landscape Arbor Care	155,000
The District contracts with a certified arborists company for periodic structural pruning and aerifying of the large grandfather oaks.	

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

**EXPENDITURES (continued)**

Wetland maintenance	30,000
<p>The District has contracted with Florida Natives Nursery, Inc. to maintain wetlands located throughout the District. These areas are identified as: Areas 1, 2, 3, 4, 5, 6, 7, 8, 9, and M2B. Services include: nuisance/invasive vegetation control, and perimeter grass/brush control to delineated high water. These services are provided quarterly at a rate of \$6,041.91 per visit.</p>	
Wetland mitigation reporting	30,000
<p>The District has contracted with Ecological Consultants, Inc. and Florida Natives Nursery to provide scheduled monitoring of mitigation areas located throughout the District. The total amount budgeted is based on semi-annual visits.</p>	
Lake maintenance	100,000
<p>Represents estimated costs for maintenance to all lakes the District must maintain within District boundaries. The District has contracted with Solitude Lake Management for these services.</p>	
Community trash hauling	375,000
<p>Represents estimated costs the District incurs for the scheduled trash collection of all residential lots sold to third parties during the fiscal year.</p>	
Off-duty traffic patrols	20,000
<p>Allows for the hiring of an off duty FHP officers for a 4+1 hour block each week to provide traffic and speed patrol services.</p>	
Wildhog removal	16,000
<p>Provides for engaging a licensed and insured contractor for the periodic removal of wild hogs from District common areas.</p>	
Repairs & maintenance	
Repairs - general	15,000
<p>Represents estimated costs for the general repairs and maintenance of various facilities throughout the District.</p>	
Operating supplies	20,000
<p>Represents estimated costs of supplies purchased for operating and maintaining common areas.</p>	
Plant replacement	100,000
<p>Represents estimated costs related to the replacement of any landscaping needed throughout the fiscal year along with any corresponding irrigation modifications..</p>	
Mulch	125,000
<p>Represents supply and install costs for mulching of landscape common areas.</p>	
Playground mulch	22,000
<p>Represents the estimated costs to mulch the District playgrounds twice annually.</p>	
Sod	300,000
<p>Represents an aggressive initiative introduced in fiscal year 2022 to upgrade areas of Bahia sod to either Zoysia or Floratam sod. West Rangeland was completed in 2024 and it is anticipated that East Rangeland will be completed in 2025.</p>	
Fertilizer/chemicals	50,000
<p>Represents estimated costs of top choice pesticide applications that may be needed throughout the fiscal year.</p>	
Irrigation repairs	100,000
<p>The District will incur costs related to repairing and maintaining its irrigation systems. The amount is based on estimated and historical costs.</p>	

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

**EXPENDITURES (continued)**

Irrigation monitoring The District will incur costs related to GPRS irrigation communication services. The cost is based on 19 controllers at a rate of \$120 per year and is provided by Hunter Industries.	2,280
Security/alarms/camera/repair Represents estimated costs of maintaining security systems for the recreational facilities within the District and any maintenance needed to those systems.	1,500
Road & sidewalk Represents estimated costs of repairing and maintaining roads, sidewalks and trails within the District.	60,000
Common area signage Represents estimated costs to replace miscellaneous signs throughout the fiscal year.	3,000
Bridge & deck maintenance Represents the estimated costs of maintaining various bridges and decks owned by the District. Price includes every other month review and replacement as needed, of wood and paver brick decking.	60,000
Pressure washing Intended to cover the hiring of a qualified contractor to pressure wash all of the Districts Sidewalks once a year.	105,000
Utilities - common area	
Electric Represents current and estimated electric charges for common areas throughout the District. These services are provided by Duke Energy.	14,500
Streetlights Represents the cost of a lease, power and maintenance agreement with Duke Energy, for streetlights within the District.	390,000
Irrigation - reclaimed water Represents current and estimated costs for reclaimed water supply services provided for common areas throughout the District. These services are provided by Pasco County Utilities Services.	70,000
Gas Represents current and estimated gas services provided at the recreational facilities.	450
Recreation facilities	
Amenity management staff/contract The District has contracted with WTS International, Inc. to provide amenity center management services, amenity operations services and programming services. The amount estimated for FY2025 includes increases to some payroll items such as Pool Attendants and the addition of Monthly IT services.	414,291
Office Operations Includes the costs of office rental, expenses, utilities, office equipment rental and janitorial costs.	128,780



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

**EXPENDITURES (continued)**

Park A/C repairs and maintenance	5,000
Covers the costs associated with preventative maintenance and repairs to the parks restroom AC units.	
Pool operations	95,000
Covers the costs of operating and maintaining the District three District pools. Including repairs and maintenance, cleaning, annual licenses and utilities.	
Pest services	1,700
The District will incur costs for pest control treatments to its recreational facilities. These services are provided by Southern Care Lawn and Pest for Cunningham Park at \$75 per quarter.	
Insurance	90,000
The District will incur fees to insure items owned by the District for its property needs. Coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage for government agencies. Also, includes WTS GL and kayak coverage.	
Cable/internet/telephone/software	10,000
Represents the estimated cost of providing cable, internet and telephone services to the District's recreational facilities. Internet services are provided at Whitfield Park and Homestead Park. Internet and cable services are provided at Cunningham Park.	
Access cards	1,000
Represents the estimated cost for providing and maintaining an access card system.	
Activities	30,000

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

**EXPENDITURES (continued)**

<p>The onsite management company for the District coordinates and provides various activities throughout the year. The amount represents costs related to supplies, notices and other items to run these activities.</p>	
Specialty programming	6,000
<p>Covers the provision of specialty programs such as swim lessons, gymnastics etc.</p>	
Recreational repairs	2,500
<p>Represents estimated costs for general repairs and maintenance of the District's</p>	
Pool signage	1,000
<p>Represents the replacement of miscellaneous signs located at the District's recreational facilities.</p>	
Holiday decorations	10,000
<p>Covers the costs related to the decoration of common areas during the Holidays.</p>	
Other	
Capital Outlay- Splash Pad	26,000
<p>Intended to cover the cost of refurbishing the Splash Pad.</p>	
Contingency	25,000
<p>Represents funds for unexpected expenses that the District could incur throughout the fiscal year and/or expenses that do not fit into any standard category.</p>	
Total expenditures	<u><u>\$ 5,154,640</u></u>

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2015  
FISCAL YEAR 2025**

	Fiscal Year 2024			Total Actual & Projected	Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual Through 3/31/2024	Projected Through 9/30/2024		
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 688,645				\$ 688,645
Allowable discounts (4%)	(27,546)				(27,546)
Net assessment levy - on-roll	661,099	\$ 657,391	\$ 3,708	\$ 661,099	661,099
Interest	50	29	21	50	50
Total revenues	661,149	657,420	3,729	661,149	661,149
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal - 11/1	200,000	200,000	-	200,000	210,000
Interest - 11/1	208,778	208,778	-	208,778	204,403
Interest - 5/1	204,403	-	208,778	208,778	199,809
Tax collector	13,773	13,133	640	13,773	13,773
Total expenditures	626,954	421,911	209,418	631,329	627,985
Excess/(deficiency) of revenues over/(under) expenditures	34,195	235,509	(205,689)	29,820	33,164
Beginning fund balance (unaudited)	1,151,276	1,159,871	1,395,380	1,159,871	1,189,691
Ending fund balance (projected)	<u>\$1,185,471</u>	<u>\$1,395,380</u>	<u>\$ 1,189,691</u>	<u>\$ 1,189,691</u>	<u>1,222,855</u>
Use of fund balance:					
Debt service reserve account balance (required)					(630,256)
Principal expense - November 1, 2025					(220,000)
Interest expense - November 1, 2025					(199,809)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 172,790</u>

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

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

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
05/01/44	-		29,596.88	29,725.00	1,155,000.00
11/01/44	565,000.00	5.125%	29,596.88	594,725.00	590,000.00
05/01/45	-		15,118.75	15,246.88	590,000.00
11/01/45	590,000.00	5.125%	15,118.75	610,246.88	-
<b>Total</b>	<b>8,120,000.00</b>		<b>5,352,759.55</b>	<b>13,483,268.79</b>	

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2015A  
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 692,988				\$ 692,988
Allowable discounts (4%)	(27,720)				(27,720)
Net assessment levy - on-roll	665,268	\$ 661,537	\$ 3,731	\$ 665,268	665,268
Interest	-	29	-	29	-
Total revenues	<u>665,268</u>	<u>661,566</u>	<u>3,731</u>	<u>665,297</u>	<u>665,268</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal - 11/1	190,000	190,000	-	190,000	200,000
Interest - 11/1	229,131	229,131	-	229,131	224,025
Interest - 5/1	224,025	-	229,131	229,131	218,650
Tax collector	13,860	13,218	642	13,860	13,860
Total expenditures	<u>657,016</u>	<u>432,349</u>	<u>229,131</u>	<u>662,122</u>	<u>656,535</u>
Excess/(deficiency) of revenues over/(under) expenditures	8,252	229,217	(225,400)	3,175	8,733
Beginning fund balance (unaudited)	1,117,752	1,126,440	1,355,657	1,126,440	1,129,615
Ending fund balance (projected)	<u>\$ 1,126,004</u>	<u>\$ 1,355,657</u>	<u>\$1,130,257</u>	<u>\$ 1,129,615</u>	<u>1,138,348</u>
Use of fund balance:					
Debt service reserve account balance (required)					(650,450)
Principal expense - November 1, 2025					(210,000)
Interest expense - November 1, 2025					(218,650)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 59,248</u>

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/24	200,000.00	5.375%	224,025.00	424,025.00	7,910,000.00
05/01/25	-		218,650.00	218,650.00	7,910,000.00
11/01/25	210,000.00	5.375%	218,650.00	428,650.00	7,700,000.00
05/01/26	-		213,006.25	213,006.25	7,700,000.00
11/01/26	220,000.00	5.375%	213,006.25	433,006.25	7,480,000.00
05/01/27	-		207,093.75	207,093.75	7,480,000.00
11/01/27	235,000.00	5.375%	207,093.75	442,093.75	7,245,000.00
05/01/28	-		200,778.13	200,778.13	7,245,000.00
11/01/28	245,000.00	5.375%	200,778.13	445,778.13	7,000,000.00
05/01/29	-		194,193.75	194,193.75	7,000,000.00
11/01/29	260,000.00	5.375%	194,193.75	454,193.75	6,740,000.00
05/01/30	-		187,206.25	187,206.25	6,740,000.00
11/01/30	275,000.00	5.375%	187,206.25	462,206.25	6,465,000.00
05/01/31	-		179,815.63	179,815.63	6,465,000.00
11/01/31	290,000.00	5.375%	179,815.63	469,815.63	6,175,000.00
05/01/32	-		172,021.88	172,021.88	6,175,000.00
11/01/32	305,000.00	5.375%	172,021.88	477,021.88	5,870,000.00
05/01/33	-		163,825.00	163,825.00	5,870,000.00
11/01/33	320,000.00	5.375%	163,825.00	483,825.00	5,550,000.00
05/01/34	-		155,225.00	155,225.00	5,550,000.00
11/01/34	340,000.00	5.375%	155,225.00	495,225.00	5,210,000.00
05/01/35	-		146,087.50	146,087.50	5,210,000.00
11/01/35	355,000.00	5.375%	146,087.50	501,087.50	4,855,000.00
05/01/36	-		136,546.88	136,546.88	4,855,000.00
11/01/36	375,000.00	5.625%	136,546.88	511,546.88	4,480,000.00
05/01/37	-		126,000.00	126,000.00	4,480,000.00
11/01/37	395,000.00	5.625%	126,000.00	521,000.00	4,085,000.00
05/01/38	-		114,890.63	114,890.63	4,085,000.00
11/01/38	420,000.00	5.625%	114,890.63	534,890.63	3,665,000.00
05/01/39	-		103,078.13	103,078.13	3,665,000.00
11/01/39	440,000.00	5.625%	103,078.13	543,078.13	3,225,000.00
05/01/40	-		90,703.13	90,703.13	3,225,000.00
11/01/40	465,000.00	5.625%	90,703.13	555,703.13	2,760,000.00
05/01/41	-		77,625.00	77,625.00	2,760,000.00
11/01/41	495,000.00	5.625%	77,625.00	572,625.00	2,265,000.00
05/01/42	-		63,703.13	63,703.13	2,265,000.00
11/01/42	520,000.00	5.625%	63,703.13	583,703.13	1,745,000.00
05/01/43	-		49,078.13	49,078.13	1,745,000.00
11/01/43	550,000.00	5.625%	49,078.13	599,078.13	1,195,000.00

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
05/01/44	-		33,609.38	33,609.38	1,195,000.00
11/01/44	580,000.00	5.625%	33,609.38	613,609.38	615,000.00
05/01/45	-		17,296.88	17,296.88	615,000.00
11/01/45	615,000.00	5.625%	17,296.88	632,296.88	-
<b>Total</b>	<b>8,110,000.00</b>		<b>5,924,893.86</b>	<b>14,034,893.86</b>	



**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2016  
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual Through 3/31/2024	Projected Through 9/30/2024	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 682,986				\$ 682,986
Allowable discounts (4%)	(27,319)				(27,319)
Net assessment levy - on-roll	655,667	\$ 651,989	\$ 3,678	\$ 655,667	655,667
Interest	-	22	-	22	-
Total revenues	655,667	652,011	3,678	655,689	655,667
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal - 11/1	210,000	210,000	-	210,000	220,000
Interest - 11/1	214,388	214,387	1	214,388	210,188
Interest - 5/1	210,188	-	210,188	210,188	205,788
Tax collector	13,660	13,025	635	13,660	13,660
Total expenditures	648,236	437,412	210,824	648,236	649,636
Excess/(deficiency) of revenues over/(under) expenditures	7,431	214,599	(207,146)	7,453	6,031
Beginning fund balance (unaudited)	949,251	961,795	1,176,394	961,795	969,248
Ending fund balance (projected)	<u>\$ 956,682</u>	<u>\$ 1,176,394</u>	<u>\$ 969,248</u>	<u>\$ 969,248</u>	<u>975,279</u>
Use of fund balance:					
Debt service reserve account balance (required)					(482,081)
Principal expense - November 1, 2025					(230,000)
Interest expense - November 1, 2025					(205,788)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 57,410</u>

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

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

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
05/01/44			54,150.00	54,150.00	2,280,000.00
11/01/44	530,000.00	4.750%	54,150.00	584,150.00	1,750,000.00
05/01/45			41,562.50	41,562.50	1,750,000.00
11/01/45	555,000.00	4.750%	41,562.50	596,562.50	1,195,000.00
05/01/46			28,381.25	28,381.25	1,195,000.00
11/01/46	585,000.00	4.750%	28,381.25	613,381.25	610,000.00
05/01/47			14,487.50	14,487.50	610,000.00
11/01/47	610,000.00	4.750%	14,487.50	624,487.50	-
<b>Total</b>	<b>9,080,000.00</b>		<b>6,039,912.56</b>	<b>15,119,912.56</b>	

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2017  
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual Through 3/31/2024	Projected Through 9/30/2024	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 852,513				\$ 852,513
Allowable discounts (4%)	(34,101)				(34,101)
Net assessment levy - on-roll	818,412	\$ 813,822	\$ 4,590	\$ 818,412	818,412
Interest	-	23	-	23	-
Total revenues	<u>818,412</u>	<u>813,845</u>	<u>4,590</u>	<u>818,435</u>	<u>818,412</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal - 11/1	250,000	250,000	-	250,000	260,000
Interest - 11/1	273,375	273,375	-	273,375	268,844
Interest - 5/1	268,844	-	268,844	268,844	263,481
Tax collector	17,050	16,258	792	17,050	17,050
Total expenditures	<u>809,269</u>	<u>539,633</u>	<u>269,636</u>	<u>809,269</u>	<u>809,375</u>
Excess/(deficiency) of revenues over/(under) expenditures	9,143	274,212	(265,046)	9,166	9,037
Beginning fund balance (unaudited)	960,691	971,348	1,245,560	971,348	980,514
Ending fund balance (projected)	<u>\$ 969,834</u>	<u>\$ 1,245,560</u>	<u>\$ 980,514</u>	<u>\$ 980,514</u>	<u>989,551</u>
Use of fund balance:					
Debt service reserve account balance (required)					(403,163)
Principal expense - November 1, 2025					(270,000)
Interest expense - November 1, 2025					(263,481)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 52,907</u>

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

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

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
05/01/44			82,768.75	82,768.75	3,485,000.00
11/01/44	635,000.00	4.750%	82,768.75	717,768.75	2,850,000.00
05/01/45			67,687.50	67,687.50	2,850,000.00
11/01/45	665,000.00	4.750%	67,687.50	732,687.50	2,185,000.00
05/01/46			51,893.75	51,893.75	2,185,000.00
11/01/46	695,000.00	4.750%	51,893.75	746,893.75	1,490,000.00
05/01/47			35,387.50	35,387.50	1,490,000.00
11/01/47	730,000.00	4.750%	35,387.50	765,387.50	760,000.00
05/01/48			18,050.00	18,050.00	760,000.00
11/01/48	760,000.00	4.750%	18,050.00	778,050.00	-
<b>Total</b>	<b>11,610,000.00</b>		<b>8,089,956.29</b>	<b>19,699,956.29</b>	

**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND BUDGET - SERIES 2018**  
**FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual Through 3/31/2024	Projected Through 9/30/2024	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 681,735				\$ 681,735
Allowable discounts (4%)	(27,269)				(27,269)
Net assessment levy - on-roll	654,466	\$ 650,794	\$ 3,672	\$ 654,466	654,466
Interest	-	19	-	19	-
Total revenues	654,466	650,813	3,672	654,485	654,466
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal - 11/1	175,000	175,000	-	175,000	185,000
Interest - 11/1	231,022	231,022	-	231,022	227,522
Interest - 5/1	227,522	-	227,522	227,522	223,822
Tax collector	13,635	13,001	634	13,635	13,635
Total expenditures	647,179	419,023	228,156	647,179	649,979
Excess/(deficiency) of revenues over/(under) expenditures	7,287	231,790	(224,484)	7,306	4,487
Beginning fund balance (unaudited)	746,085	754,607	986,397	754,607	761,913
Ending fund balance (projected)	<u>\$ 753,372</u>	<u>\$ 986,397</u>	<u>\$ 761,913</u>	<u>\$ 761,913</u>	<u>766,400</u>
Use of fund balance:					
Debt service reserve account balance (required)					(320,366)
Principal expense - November 1, 2025					(190,000)
Interest expense - November 1, 2025					(223,822)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 32,212</u>

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

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



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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
05/01/44			82,640.63	82,640.63	3,225,000.00
11/01/44	475,000.00	5.125%	82,640.63	557,640.63	2,750,000.00
05/01/45			70,468.75	70,468.75	2,750,000.00
11/01/45	495,000.00	5.125%	70,468.75	565,468.75	2,255,000.00
05/01/46			57,784.38	57,784.38	2,255,000.00
11/01/46	520,000.00	5.125%	57,784.38	577,784.38	1,735,000.00
05/01/47			44,459.38	44,459.38	1,735,000.00
11/01/47	550,000.00	5.125%	44,459.38	594,459.38	1,185,000.00
05/01/48			30,365.63	30,365.63	1,185,000.00
11/01/48	580,000.00	5.125%	30,365.63	610,365.63	605,000.00
05/01/49			15,503.13	15,503.13	605,000.00
11/01/49	605,000.00	5.125%	15,503.13	620,503.13	-
<b>Total</b>	<b>9,120,000.00</b>		<b>7,251,103.36</b>	<b>16,371,103.36</b>	

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2019  
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual Through 3/31/2024	Projected Through 9/30/2024	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 351,254				\$ 351,254
Allowable discounts (4%)	(14,050)				(14,050)
Net assessment levy - on-roll	337,204	\$ 336,312	\$ 892	\$ 337,204	337,204
Interest	-	10	-	10	-
Total revenues	337,204	336,322	892	337,214	337,204
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal - 11/1	115,000	115,000	-	115,000	120,000
Interest - 11/1	106,125	106,125	-	106,125	104,400
Interest - 5/1	104,400	-	104,400	104,400	102,600
Tax collector	7,025	7,699	-	7,699	7,025
Total expenditures	332,550	228,824	104,400	333,224	334,025
Excess/(deficiency) of revenues over/(under) expenditures	4,654	107,498	(103,508)	3,990	3,179
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfers out	-	(4)	-	(4)	-
Total other financing sources/(uses)	-	(4)	-	(4)	-
Fund balance:					
Net increase/(decrease) in fund balance	4,654	107,494	(103,508)	3,986	3,179
Beginning fund balance (unaudited)	399,515	403,901	511,395	403,901	407,887
Ending fund balance (projected)	\$ 404,169	\$ 511,395	\$ 407,887	\$ 407,887	411,066
Use of fund balance:					
Debt service reserve account balance (required)					(165,100)
Principal expense - November 1, 2025					(125,000)
Interest expense - November 1, 2025					(102,600)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 18,366</u>

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

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

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

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
05/01/44			39,400.00	39,400.00	1,970,000.00
11/01/44	250,000.00	4.000%	39,400.00	289,400.00	1,720,000.00
05/01/45			34,400.00	34,400.00	1,720,000.00
11/01/45	260,000.00	4.000%	34,400.00	294,400.00	1,460,000.00
05/01/46			29,200.00	29,200.00	1,460,000.00
11/01/46	270,000.00	4.000%	29,200.00	299,200.00	1,190,000.00
05/01/47			23,800.00	23,800.00	1,190,000.00
11/01/47	280,000.00	4.000%	23,800.00	303,800.00	910,000.00
05/01/48			18,200.00	18,200.00	910,000.00
11/01/48	290,000.00	4.000%	18,200.00	308,200.00	620,000.00
05/01/49			12,400.00	12,400.00	620,000.00
11/01/49	305,000.00	4.000%	12,400.00	317,400.00	315,000.00
05/01/50			6,300.00	6,300.00	315,000.00
11/01/50	315,000.00	4.000%	6,300.00	321,300.00	-
<b>Total</b>	<b>5,375,000.00</b>		<b>3,372,831.28</b>	<b>8,747,831.28</b>	

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

<b>On-Roll Assessments</b>
----------------------------

Number of Units	Unit Type	Projected Fiscal Year 2024				Total	Fiscal Year 2023 Total
		O&M	Trash Collection	DS			
<b><u>Village 1 (Series 2015)</u></b>							
61	TH	1,854.53	158.80	901.00	2,914.33	2,765.21	
60	SF 40'	1,854.53	158.80	1,201.00	3,214.33	3,065.21	
35	SF 45'	1,854.53	158.80	1,201.00	3,214.33	3,065.21	
85	SF 50'	1,854.53	158.80	1,501.00	3,514.33	3,365.21	
90	SF 55'	1,854.53	158.80	1,501.00	3,514.33	3,365.21	
101	SF 65'	1,854.53	158.80	1,726.00	3,739.33	3,590.21	
45	SF 75'	1,854.53	158.80	1,877.00	3,890.33	3,741.21	
<b>477</b>							
 <b><u>Village 4 (Series 2015A)</u></b>							
201	SF 45'	1,854.53	158.80	1,343.00	3,356.33	3,207.21	
240	SF 52'	1,854.53	158.80	1,343.00	3,356.33	3,207.21	
77	SF 62'	1,854.53	158.80	1,343.00	3,356.33	3,207.21	
<b>518</b>							
 <b><u>Village 2, Parcel 7 (Series 2016)</u></b>							
32	TH	1,854.53	158.80	901.00	2,914.33	2,765.21	
58	SF 34'	1,854.53	158.80	1,021.00	3,034.33	2,885.21	
29	SF 40'	1,854.53	158.80	1,201.00	3,214.33	3,065.21	
114	SF 45'	1,854.53	158.80	1,201.00	3,214.33	3,065.21	
68	SF 50'	1,854.53	158.80	1,501.00	3,514.33	3,365.21	
107	SF 55'	1,854.53	158.80	1,501.00	3,514.33	3,365.21	
93	SF 65'	1,854.53	158.80	1,726.00	3,739.33	3,590.21	
<b>501</b>							
 <b><u>NW Area Parcels D E and F (Series 2017)</u></b>							
43	SF 40'	1,854.53	158.80	1,319.00	3,332.33	3,183.21	
25	SF 45'	1,854.53	158.80	1,319.00	3,332.33	3,183.21	
23	SF 50'	1,854.53	158.80	1,649.00	3,662.33	3,513.21	
24	SF 55'	1,854.53	158.80	1,649.00	3,662.33	3,513.21	
208	SF 65'	1,854.53	158.80	1,897.00	3,910.33	3,761.21	
141	SF 75'	1,854.53	158.80	2,062.00	4,075.33	3,926.21	
<b>464</b>							
 <b><u>NW Area Parcels A B and C (Series 2018)</u></b>							
56	SF 40'/45'	1,854.53	158.80	1,325.00	3,338.33	3,189.21	
137	SF 55'	1,854.53	158.80	1,655.00	3,668.33	3,519.21	
200	SF 65'	1,854.53	158.80	1,904.00	3,917.33	3,768.21	
<b>393</b>							

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

<b>On-Roll Assessments</b>
----------------------------

	Unit Type	Projected Fiscal Year 2024				Fiscal Year 2023 Total
		O&M	Trash Collection	DS	Total	
<b><u>Downtown</u></b>						
<b><u>Neighborhood (Series</u></b>						
<b><u>2019)</u></b>						
76	SF 34'	1,854.53	158.80	1,184.00	3,197.33	3,048.21
50	SF 40'	1,854.53	158.80	1,393.00	3,406.33	3,257.21
110	SF 50'	1,854.53	158.80	1,742.00	3,755.33	3,606.21
<b>236</b>						

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**6**

**RESOLUTION 2024-06**

**A RESOLUTION OF THE TSR COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2024/2025 AND PROVIDING FOR AN EFFECTIVE DATE**

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

**WHEREAS**, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

**WHEREAS**, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

**WHEREAS**, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

**SECTION 1. ADOPTING REGULAR MEETING SCHEDULE.** Regular meetings of the District’s Board shall be held during Fiscal Year 2024/2025 as provided on the schedule attached hereto as **Exhibit A**.

**SECTION 2. FILING REQUIREMENT.** In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Pasco County and the Florida Department of Economic Opportunity.

**SECTION 3. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this 8th day of May, 2024.

Attest:

**TSR COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors



**TSR COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE**

**LOCATION**

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

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 9, 2024</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>November 13, 2024</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>December 11, 2024</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>January 8, 2025</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>February 12, 2025</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>March 12, 2025</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>April 9, 2025</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>May 14, 2025</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>June 11, 2025</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>July 9, 2025</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>August 13, 2025</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>September 10, 2025</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

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

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
MARCH 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
<b>ASSETS</b>											
Cash	\$ 4,275,846	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,275,846
Investments											
Revenue	-	752,868	690,773	677,296	828,507	654,923	340,572	-	-	-	3,944,939
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	245,948	246,475
Interest	-	4,183	-	6,648	-	-	-	-	-	-	10,831
Undeposited funds	169	-	-	-	-	-	-	-	-	-	169
Accounts receivable	23	-	-	-	-	-	-	-	-	-	23
Due from BW 54 Gunn West LLC	1,974	-	-	-	-	-	-	-	-	-	1,974
Due from FRMF-Odessa LLC	47,621	-	-	-	-	-	-	-	-	-	47,621
Due from Starkey Ranch Asset	37,036	-	-	-	-	-	-	-	-	-	37,036
Due from Homes by West Bay	-	-	-	-	39,851	-	-	-	-	-	39,851
Due from other	1,318	-	-	-	-	-	-	-	-	-	1,318
Due from general fund	-	11,221	11,291	11,128	13,891	11,108	5,723	-	-	1,047	65,409
Utility deposit	5,531	-	-	-	-	-	-	-	-	-	5,531
Total assets	<u>\$ 4,369,518</u>	<u>\$ 1,395,380</u>	<u>\$ 1,355,657</u>	<u>\$ 1,176,394</u>	<u>\$ 1,285,411</u>	<u>\$ 986,397</u>	<u>\$ 511,395</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ 246,995</u>	<u>\$ 11,327,674</u>
<b>LIABILITIES</b>											
Liabilities:											
Credit card payable	\$ 864	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 864
Due to Developer	101,119	-	-	-	-	-	-	-	-	-	101,119
Due to other	28	-	-	-	-	-	-	-	-	-	28
Due to debt service fund 2015	11,221	-	-	-	-	-	-	-	-	-	11,221
Due to debt service fund 2015A	11,291	-	-	-	-	-	-	-	-	-	11,291
Due to debt service fund 2016	11,128	-	-	-	-	-	-	-	-	-	11,128
Due to debt service fund 2017	13,891	-	-	-	-	-	-	-	-	-	13,891
Due to debt service fund 2018	11,108	-	-	-	-	-	-	-	-	-	11,108
Due to debt service fund 2019	5,723	-	-	-	-	-	-	-	-	-	5,723
Due to capital projects fund 2019	1,047	-	-	-	-	-	-	-	-	-	1,047
Contracts payable	-	-	-	-	-	-	-	-	-	693	693
Accrued taxes payable	336	-	-	-	-	-	-	-	-	-	336
Total liabilities	<u>167,756</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>693</u>	<u>168,449</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>											
Unearned revenue	957	-	-	-	-	-	-	-	-	-	957
Deferred receipts	140,539	-	-	-	39,851	-	-	-	-	-	180,390
Total deferred inflows of resources	<u>141,496</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>39,851</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>181,347</u>
<b>FUND BALANCES</b>											
Restricted for											
Debt service	-	1,395,380	1,355,657	1,176,394	1,245,560	986,397	511,395	-	-	-	6,670,783
Capital projects	-	-	-	-	-	-	-	441	86	246,302	246,829
Unassigned	4,060,266	-	-	-	-	-	-	-	-	-	4,060,266
Total fund balances	<u>4,060,266</u>	<u>1,395,380</u>	<u>1,355,657</u>	<u>1,176,394</u>	<u>1,245,560</u>	<u>986,397</u>	<u>511,395</u>	<u>441</u>	<u>86</u>	<u>246,302</u>	<u>10,977,878</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 4,369,518</u>	<u>\$ 1,395,380</u>	<u>\$ 1,355,657</u>	<u>\$ 1,176,394</u>	<u>\$ 1,285,411</u>	<u>\$ 986,397</u>	<u>\$ 511,395</u>	<u>\$ 441</u>	<u>\$ 86</u>	<u>\$ 246,995</u>	<u>\$ 11,327,674</u>

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

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 80,157	\$ 4,602,692	\$4,597,709	100%
Trash collection assessments	-	3,071	17,465	18%
Commercial shared costs	9,712	59,375	120,191	49%
Program revenue	951	7,980	14,000	57%
Interest	4,066	15,002	2,500	600%
Specialty program revenue	-	-	6,000	0%
Miscellaneous	1,935	39,159	17,000	230%
Total revenues	96,821	4,727,279	4,774,865	99%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Supervisors	861	3,875	10,200	38%
Management	3,506	21,035	42,070	50%
Legal	1,035	6,594	30,000	22%
Engineering	3,850	19,075	20,000	95%
Assessment administration	833	5,000	10,000	50%
Audit	-	-	4,570	0%
Arbitrage rebate calculation	750	750	3,000	25%
Dissemination agent	1,083	6,500	13,000	50%
Trustee	6,465	29,631	35,000	85%
Telephone	21	125	250	50%
Postage	148	820	1,500	55%
Printing & binding	167	1,000	2,000	50%
Legal advertising	-	582	1,000	58%
Annual special district fee	-	175	175	100%
Insurance	-	6,690	6,800	98%
Other current charges	301	826	2,000	41%
Office supplies	385	385	750	51%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	-	200	0%
Property appraiser	-	-	687	0%
Tax collector	1,597	99,347	95,786	104%
Total professional & administrative	21,002	202,410	279,693	72%
<b>Field operations</b>				
Contract services				
Field services	2,360	14,163	28,325	50%
Landscape maintenance	450	681,630	1,760,000	39%
Landscape consulting	21,260	50,044	65,400	77%
Landscape arbor care	-	11,223	155,000	7%
Wetland maintenance	-	-	30,000	0%
Wetland mitigation reporting	-	24,490	4,500	544%
Lake maintenance	10,760	51,794	100,000	52%
Community trash hauling	28,790	172,906	375,000	46%
Off-duty traffic patrols	1,525	6,975	20,000	35%
Wildhog removal	-	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 MARCH 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
Operating supplies	1,006	11,933	13,000	92%
Plant replacement	136,953	203,405	70,000	291%
Mulch	24,003	32,834	200,000	16%
Playground mulch	-	-	18,000	0%
Sod	142,445	146,970	200,000	73%
Fertilizer/chemicals	28,469	62,246	30,000	207%
Irrigation repairs	14,803	71,255	30,000	238%
Irrigation monitoring	-	-	2,280	0%
Security/alarms/repair	-	-	1,500	0%
Road & sidewalk	21	43,564	40,000	109%
Common area signage	-	872	3,000	29%
Bridge & deck maintenance	19,200	30,600	60,000	51%
Utilities - common area				
Electric	1,080	6,142	14,500	42%
Streetlights	35,951	193,841	370,000	52%
Irrigation - reclaimed water	7,829	30,585	70,000	44%
Gas	88	446	450	99%
Recreation facilities				
Amenity management staff/contract	31,835	181,135	404,861	45%
Office operations	10,122	69,357	128,780	54%
Park A/C repairs & maintenance	-	1,179	5,000	24%
Pool operations	13,219	48,661	79,194	61%
Pest services	280	550	500	110%
Insurance	-	83,819	69,706	120%
Cable/internet/telephone	540	5,750	10,000	58%
Access cards	-	250	2,000	13%
Activities	1,229	21,893	30,000	73%
Specialty programming	540	5,183	6,000	86%
Recreational repairs	-	-	2,500	0%
Pool signage	-	-	1,000	0%
Holiday decorations	-	8,300	8,000	104%
Other				
Contingency	-	1,943	55,680	3%
Total field operations	<u>534,758</u>	<u>2,284,658</u>	<u>4,495,176</u>	51%
Total expenditures	<u>555,760</u>	<u>2,487,068</u>	<u>4,774,869</u>	52%
Net increase/(decrease) of fund balance	(458,939)	2,240,211	(4)	
Fund balance - beginning (unaudited)	4,519,205	1,820,055	2,030,713	
Fund balance - ending (projected)	<u>\$ 4,060,266</u>	<u>\$ 4,060,266</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 MARCH 31, 2024**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 11,449	\$ 657,391	\$ 661,099	99%
Interest	6	29	50	58%
Total revenues	<u>11,455</u>	<u>657,420</u>	<u>661,149</u>	99%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	200,000	200,000	100%
Interest - 11/1	-	208,778	208,778	100%
Interest - 5/1	-	-	204,403	0%
Tax collector	228	13,133	13,773	95%
Total expenditures	<u>228</u>	<u>421,911</u>	<u>626,954</u>	67%
Excess/(deficiency) of revenues over/(under) expenditures	11,227	235,509	34,195	
Beginning fund balance (unaudited)	1,384,153	1,159,871	1,151,276	
Ending fund balance (projected)	<u>\$ 1,395,380</u>	<u>\$ 1,395,380</u>	<u>\$ 1,185,471</u>	

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

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 11,521	\$ 661,537	\$ 665,268	99%
Interest	5	29	-	N/A
Total revenues	<u>11,526</u>	<u>661,566</u>	<u>665,268</u>	99%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	190,000	190,000	100%
Interest - 11/1	-	229,131	229,131	100%
Interest - 5/1	-	-	224,025	0%
Tax collector	230	13,218	13,860	95%
Total expenditures	<u>230</u>	<u>432,349</u>	<u>657,016</u>	66%
Excess/(deficiency) of revenues over/(under) expenditures	11,296	229,217	8,252	
Beginning fund balance (unaudited)	<u>1,344,361</u>	<u>1,126,440</u>	<u>1,117,752</u>	
Ending fund balance (projected)	<u><u>\$1,355,657</u></u>	<u><u>\$1,355,657</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 MARCH 31, 2024**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 11,355	\$ 651,989	\$ 655,667	99%
Interest	4	22	-	N/A
Total revenues	<u>11,359</u>	<u>652,011</u>	<u>655,667</u>	99%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	210,000	210,000	100%
Interest - 11/1	-	214,387	214,388	100%
Interest - 5/1	-	-	210,188	0%
Tax collector	226	13,025	13,660	95%
Total expenditures	<u>226</u>	<u>437,412</u>	<u>648,236</u>	67%
Excess/(deficiency) of revenues over/(under) expenditures	11,133	214,599	7,431	
Beginning fund balance (unaudited)	<u>1,165,261</u>	<u>961,795</u>	<u>949,251</u>	
Ending fund balance (projected)	<u><u>\$1,176,394</u></u>	<u><u>\$1,176,394</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 MARCH 31, 2024**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 14,173	\$ 813,822	\$ 818,412	99%
Interest	8	23	-	N/A
Total revenues	<u>14,181</u>	<u>813,845</u>	<u>818,412</u>	99%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	250,000	250,000	100%
Interest - 11/1	-	273,375	273,375	100%
Interest - 5/1	-	-	268,844	0%
Tax collector	282	16,258	17,050	95%
Total expenditures	<u>282</u>	<u>539,633</u>	<u>809,269</u>	67%
Excess/(deficiency) of revenues over/(under) expenditures	13,899	274,212	9,143	
Beginning fund balance (unaudited)	<u>1,231,665</u>	<u>971,348</u>	<u>960,691</u>	
Ending fund balance (projected)	<u><u>\$1,245,564</u></u>	<u><u>\$1,245,560</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 MARCH 31, 2024**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 11,334	\$ 650,794	\$ 654,466	99%
Interest	4	19	-	N/A
Total revenues	<u>11,338</u>	<u>650,813</u>	<u>654,466</u>	99%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	175,000	175,000	100%
Interest - 11/1	-	231,022	231,022	100%
Interest - 5/1	-	-	227,522	0%
Tax collector	226	13,001	13,635	95%
Total expenditures	<u>226</u>	<u>419,023</u>	<u>647,179</u>	65%
Excess/(deficiency) of revenues over/(under) expenditures	11,112	231,790	7,287	
Beginning fund balance (unaudited)	<u>975,285</u>	<u>754,607</u>	<u>746,085</u>	
Ending fund balance (projected)	<u><u>\$ 986,397</u></u>	<u><u>\$ 986,397</u></u>	<u><u>\$ 753,372</u></u>	

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

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy - on-roll	\$ 5,840	\$ 336,312	\$ 337,204	100%
Interest	2	10	-	N/A
Total revenues	<u>5,842</u>	<u>336,322</u>	<u>337,204</u>	100%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 11/1	-	115,000	115,000	100%
Interest - 11/1	-	106,125	106,125	100%
Interest - 5/1	-	-	104,400	0%
Tax collector	117	7,699	7,025	110%
Total expenditures	<u>117</u>	<u>228,824</u>	<u>332,550</u>	69%
Excess/(deficiency) of revenues over/(under) expenditures	5,725	107,498	4,654	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers out	(1)	(4)	-	N/A
Total other financing sources/(uses)	<u>(1)</u>	<u>(4)</u>	<u>-</u>	N/A
Fund balance:				
Net increase/(decrease) in fund balance	5,724	107,494	4,654	
Beginning fund balance (unaudited)	505,671	403,901	399,515	
Ending fund balance (projected)	<u>\$511,395</u>	<u>\$ 511,395</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 MARCH 31, 2024**

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

**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**CAPITAL PROJECTS FUND SERIES 2016 BONDS**  
**STATEMENT OF REVENUES, EXENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDING MARCH 31, 2024**

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

**TSR  
COMMUNITY DEVELOPMENT DISTRICT  
CAPITAL PROJECTS FUND SERIES 2019 BONDS  
STATEMENT OF REVENUES, EXENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDING MARCH 31, 2024**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 1	\$ 7
Total revenues	1	7
<b>EXPENDITURES</b>		
Capital outlay - construction	-	4,577
Total expenditures	-	4,577
Excess/(deficiency) of revenues over/(under) expenditures	1	(4,570)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfers in	1	4
Total other financing sources/(uses)	1	4
Net change in fund balance	2	(4,566)
Beginning fund balance (unaudited)	246,300	250,868
Ending fund balance (projected)	\$ 246,302	\$ 246,302

## TSR CDD Check Detail March 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>0</b>	<b>03/06/2024</b>	<b>DEX IMAGING</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-214.31</b>
Bill	AR10888796	03/05/2024		572.701 · Office Operations	-214.31	214.31
TOTAL					-214.31	214.31
<b>Bill Pmt -Check</b>	<b>0</b>	<b>03/06/2024</b>	<b>DUKE ENERGY</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-5,993.97</b>
Bill	5641 1687 030524	03/05/2024		531.307 · Street Lights	-560.47	560.47
Bill	8702 7826 030524	03/05/2024		531.307 · Street Lights	-1,859.03	1,859.03
Bill	8702 7991 022924	03/05/2024		531.301 · Electric	-35.85	35.85
Bill	8702 8322 030524	03/05/2024		531.307 · Street Lights	-1,621.86	1,621.86
Bill	8702 8942 022924	03/05/2024		531.301 · Electric	-55.98	55.98
Bill	8703 0425 030524	03/05/2024		531.307 · Street Lights	-916.10	916.10
Bill	8712 3081 030524	03/05/2024		531.307 · Street Lights	-944.68	944.68
TOTAL					-5,993.97	5,993.97
<b>Bill Pmt -Check</b>	<b>0</b>	<b>03/06/2024</b>	<b>FEDEX</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-11.24</b>
Bill	8-428-95268	03/05/2024		519.410 · Postage	-11.24	11.24
TOTAL					-11.24	11.24
<b>Check</b>	<b>0</b>	<b>03/12/2024</b>	<b>SUNTRUST BANK</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-4,987.86</b>
				204.300 · Credit Card - SunTrust	-4,987.86	4,987.86
TOTAL					-4,987.86	4,987.86
<b>Bill Pmt -Check</b>	<b>0</b>	<b>03/13/2024</b>	<b>BRIGHT HOUSE NETWORKS</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-354.96</b>
Bill	1415019030524	03/12/2024		572.416 · Amenity Cable/Internet	-189.98	189.98
Bill	1414954030724	03/12/2024		572.416 · Amenity Cable/Internet	-164.98	164.98
TOTAL					-354.96	354.96
<b>Bill Pmt -Check</b>	<b>0</b>	<b>03/13/2024</b>	<b>COASTAL WASTE &amp; RECYC...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-28,790.10</b>
Bill	SW0000539237	03/12/2024		534.000 · Garbage/Solid Waste...	-28,509.25	28,509.25
Bill	SW0000539362	03/12/2024		534.000 · Garbage/Solid Waste...	-280.85	280.85
TOTAL					-28,790.10	28,790.10



## TSR CDD Check Detail March 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>0</b>	<b>03/13/2024</b>	<b>DUKE ENERGY</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-20,576.60</b>
Bill	3212 0055 022924	03/12/2024		531.301 · Electric	-30.79	30.79
Bill	3807 3819 030524	03/12/2024		531.301 · Electric	-30.79	30.79
Bill	3807 5598 030524	03/12/2024		572.711 · Pool Operations	-501.63	501.63
Bill	8702 8059 022924	03/12/2024		531.301 · Electric	-30.79	30.79
Bill	8702 8140 030424	03/12/2024		531.307 · Street Lights	-12,975.85	12,975.85
Bill	8702 8223 031124	03/12/2024		572.711 · Pool Operations	-1,104.68	1,104.68
Bill	8702 8413 030724	03/12/2024		531.307 · Street Lights	-2,573.40	2,573.40
Bill	8702 8471 022924	03/12/2024		531.301 · Electric	-30.79	30.79
Bill	8702 8554 022924	03/12/2024		531.301 · Electric	-30.79	30.79
Bill	8702 8629 022924	03/12/2024		531.301 · Electric	-30.79	30.79
Bill	8702 8702 022924	03/12/2024		531.301 · Electric	-30.79	30.79
Bill	8702 8786 022924	03/12/2024		531.301 · Electric	-30.79	30.79
Bill	8702 8869 022924	03/12/2024		531.301 · Electric	-30.79	30.79
Bill	8702 9109 022924	03/12/2024		531.301 · Electric	-30.79	30.79
Bill	8702 9216 031224	03/12/2024		531.307 · Street Lights	-1,344.71	1,344.71
Bill	8702 9430 022924	03/12/2024		531.301 · Electric	-30.79	30.79
Bill	8702 9696 022924	03/12/2024		531.301 · Electric	-30.79	30.79
Bill	8702 9761 030824	03/12/2024		531.307 · Street Lights	-831.41	831.41
Bill	8702 9836 022924	03/12/2024		531.301 · Electric	-30.79	30.79
Bill	8702 9951 022924	03/12/2024		531.301 · Electric	-30.79	30.79
Bill	8703 0061 022924	03/12/2024		531.301 · Electric	-30.79	30.79
Bill	8703 0178 022924	03/12/2024		531.301 · Electric	-30.79	30.79
Bill	8703 0269 022924	03/12/2024		531.301 · Electric	-30.79	30.79
Bill	8703 0326 022924	03/12/2024		531.301 · Electric	-30.79	30.79
Bill	8703 0566 022924	03/12/2024		531.301 · Electric	-30.79	30.79
Bill	8703 0681 030824	03/12/2024		531.307 · Street Lights	-287.48	287.48
Bill	8703 0722 022924	03/12/2024		531.301 · Electric	-30.79	30.79
Bill	8703 0805 022924	03/12/2024		531.301 · Electric	-30.79	30.79
Bill	8703 0847 022924	03/12/2024		531.301 · Electric	-30.79	30.79
Bill	8712 3049 030524	03/12/2024		531.301 · Electric	-30.79	30.79
Bill	8712 3156 022924	03/12/2024		531.301 · Electric	-30.79	30.79
Bill	8712 3320 022924	03/12/2024		531.301 · Electric	-30.79	30.79
Bill	8712 3429 031124	03/12/2024		531.301 · Electric	-187.69	187.69
<b>TOTAL</b>					<b>-20,576.60</b>	<b>20,576.60</b>
<b>Bill Pmt -Check</b>	<b>0</b>	<b>03/13/2024</b>	<b>FEDEX</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-127.77</b>
Bill	8-435-19926	03/12/2024		519.410 · Postage	-127.77	127.77
<b>TOTAL</b>					<b>-127.77</b>	<b>127.77</b>

## TSR CDD Check Detail March 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>0</b>	<b>03/13/2024</b>	<b>PASCO COUNTY UTILITIES ...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-183.88</b>
Bill	20004210	03/12/2024		536.301 · Irrigation - Reclaimed...	-53.04	53.04
Bill	20004216	03/12/2024		572.711 · Pool Operations	-88.56	88.56
Bill	20004245	03/12/2024		572.711 · Pool Operations	-24.83	24.83
Bill	20004246	03/12/2024		536.301 · Irrigation - Reclaimed...	-17.45	17.45
TOTAL					-183.88	183.88
<b>Bill Pmt -Check</b>	<b>0</b>	<b>03/20/2024</b>	<b>CITY OF CLEARWATER</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-87.95</b>
Bill	4224446 031324	03/19/2024		532.306 · Propane Services - G...	-27.95	27.95
Bill	4304296 031324	03/19/2024		532.306 · Propane Services - G...	-60.00	60.00
TOTAL					-87.95	87.95
<b>Bill Pmt -Check</b>	<b>0</b>	<b>03/20/2024</b>	<b>DUKE ENERGY</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-10,647.80</b>
Bill	2553 5978 031324	03/19/2024		531.307 · Street Lights	-1,258.98	1,258.98
Bill	8702 7933 031824	03/19/2024		531.307 · Street Lights	-3,398.31	3,398.31
Bill	8702 9274 031424	03/19/2024		531.301 · Electric	-30.79	30.79
Bill	8702 9365 031524	03/19/2024		531.307 · Street Lights	-487.49	487.49
Bill	8702 9620 031424	03/19/2024		531.307 · Street Lights	-716.10	716.10
Bill	8703 0938 031824	03/19/2024		531.307 · Street Lights	-3,657.11	3,657.11
Bill	8712 3263 031424	03/19/2024		572.711 · Pool Operations	-1,099.02	1,099.02
TOTAL					-10,647.80	10,647.80
<b>Bill Pmt -Check</b>	<b>0</b>	<b>03/20/2024</b>	<b>FEDEX</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-9.13</b>
Bill	8-443-31700	03/19/2024		519.410 · Postage	-9.13	9.13
TOTAL					-9.13	9.13
<b>Bill Pmt -Check</b>	<b>0</b>	<b>03/20/2024</b>	<b>WELLS FARGO VENDOR FIN...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-399.83</b>
Bill	5029054855	03/19/2024		572.701 · Office Operations	-399.83	399.83
TOTAL					-399.83	399.83

## TSR CDD Check Detail March 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	0	03/21/2024	SUNTRUST BANK	101.002 · Suntrust #570803-O...		-1,631.41
				204.300 · Credit Card - SunTrust	-1,631.41	1,631.41
TOTAL					-1,631.41	1,631.41
Bill Pmt -Check	0	03/27/2024	BRIGHT HOUSE NETWORKS	101.002 · Suntrust #570803-O...		-184.98
Bill	1436734031724	03/26/2024		572.416 · Amenity Cable/Internet	-184.98	184.98
TOTAL					-184.98	184.98
Bill Pmt -Check	0	03/27/2024	DUKE ENERGY	101.002 · Suntrust #570803-O...		-2,517.97
Bill	5357 9828 032524	03/26/2024		531.307 · Street Lights	-916.10	916.10
Bill	8703 0516 032024	03/26/2024		531.307 · Street Lights	-1,601.87	1,601.87
TOTAL					-2,517.97	2,517.97
Bill Pmt -Check	11681	03/06/2024	BIG DOG LEO SERVICES LLC	101.002 · Suntrust #570803-O...		-150.00
Bill	030124	03/05/2024		538.620 · Off Duty Traffic Patrols	-150.00	150.00
TOTAL					-150.00	150.00
Bill Pmt -Check	11682	03/06/2024	FAIRY DUST HOUSEKEEPERS	101.002 · Suntrust #570803-O...		-2,500.00
Bill	INV00020	03/05/2024		572.701 · Office Operations	-500.00	500.00
Bill	INV00021	03/05/2024		572.701 · Office Operations	-2,000.00	2,000.00
TOTAL					-2,500.00	2,500.00
Bill Pmt -Check	11683	03/06/2024	GENTRY SR INVESTMENTS ...	101.002 · Suntrust #570803-O...		-6,791.67
Bill	1010	03/05/2024		572.913 · Office rental	-6,791.67	6,791.67
TOTAL					-6,791.67	6,791.67
Bill Pmt -Check	11684	03/06/2024	GRAU AND ASSOCIATES	101.002 · Suntrust #570803-O...		-750.00
Bill	25214	03/05/2024		513.203 · Arbitrage Rebate Cal...	-750.00	750.00
TOTAL					-750.00	750.00

## TSR CDD Check Detail March 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>11685</b>	<b>03/06/2024</b>	<b>JESUS FIGUEROA</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-550.00</b>
Bill	021624	03/05/2024		538.620 · Off Duty Traffic Patrols	-275.00	275.00
Bill	021724	03/05/2024		538.620 · Off Duty Traffic Patrols	-275.00	275.00
TOTAL					-550.00	550.00
<b>Bill Pmt -Check</b>	<b>11686</b>	<b>03/06/2024</b>	<b>JIM LAROSE</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-550.00</b>
Bill	020224	03/05/2024		538.620 · Off Duty Traffic Patrols	-275.00	275.00
Bill	021524	03/05/2024		538.620 · Off Duty Traffic Patrols	-275.00	275.00
TOTAL					-550.00	550.00
<b>Bill Pmt -Check</b>	<b>11687</b>	<b>03/06/2024</b>	<b>KUTAK ROCK LLP</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-1,035.50</b>
Bill	3355474 20923-1	03/05/2024		514.007 · District Counsel	-1,035.50	1,035.50
TOTAL					-1,035.50	1,035.50
<b>Bill Pmt -Check</b>	<b>11688</b>	<b>03/06/2024</b>	<b>LANDSCAPE MAINTENANCE...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-18,537.44</b>
Bill	181584	03/05/2024		538.609 · Irrigation Repairs & ...	-499.98	499.98
Bill	181585	03/05/2024		538.609 · Irrigation Repairs & ...	-175.40	175.40
Bill	181586	03/05/2024		538.609 · Irrigation Repairs & ...	-90.99	90.99
Bill	181587	03/05/2024		538.609 · Irrigation Repairs & ...	-303.04	303.04
Bill	181594	03/05/2024		538.609 · Irrigation Repairs & ...	-1,854.19	1,854.19
Bill	181877	03/05/2024		538.604 · Landscape Maintena...	-450.00	450.00
Bill	181962	03/05/2024		538.609 · Irrigation Repairs & ...	-330.08	330.08
Bill	181963	03/05/2024		538.609 · Irrigation Repairs & ...	-28.57	28.57
Bill	181964	03/05/2024		538.609 · Irrigation Repairs & ...	-59.28	59.28
Bill	181965	03/05/2024		538.609 · Irrigation Repairs & ...	-82.47	82.47
Bill	181966	03/05/2024		538.609 · Irrigation Repairs & ...	-23.29	23.29
Bill	181967	03/05/2024		538.609 · Irrigation Repairs & ...	-500.74	500.74
Bill	181968	03/05/2024		538.609 · Irrigation Repairs & ...	-77.18	77.18
Bill	181969	03/05/2024		538.609 · Irrigation Repairs & ...	-103.77	103.77
Bill	181970	03/05/2024		538.609 · Irrigation Repairs & ...	-72.32	72.32
Bill	181971	03/05/2024		538.609 · Irrigation Repairs & ...	-759.53	759.53
Bill	181972	03/05/2024		538.609 · Irrigation Repairs & ...	-146.67	146.67
Bill	181973	03/05/2024		538.609 · Irrigation Repairs & ...	-130.42	130.42
Bill	181974	03/05/2024		538.609 · Irrigation Repairs & ...	-273.10	273.10
Bill	181975	03/05/2024		538.609 · Irrigation Repairs & ...	-310.74	310.74
Bill	181976	03/05/2024		538.609 · Irrigation Repairs & ...	-41.30	41.30
Bill	181977	03/05/2024		538.609 · Irrigation Repairs & ...	-3.52	3.52
Bill	181988	03/05/2024		538.609 · Irrigation Repairs & ...	-220.88	220.88
Bill	182031	03/05/2024		538.609 · Irrigation Repairs & ...	-166.03	166.03

## TSR CDD Check Detail March 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	182078	03/05/2024		538.609 · Irrigation Repairs & ...	-621.31	621.31
Bill	182335	03/05/2024		538.630 · SOD	-10,937.50	10,937.50
Bill	182349	03/05/2024		538.609 · Irrigation Repairs & ...	-275.14	275.14
TOTAL					-18,537.44	18,537.44
<b>Bill Pmt -Check</b>	<b>11689</b>	<b>03/06/2024</b>	<b>SAFEGUARD BUSINESS SY...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-385.32</b>
Bill	9004088440	03/05/2024		519.510 · Office Supplies	-385.32	385.32
TOTAL					-385.32	385.32
<b>Bill Pmt -Check</b>	<b>11690</b>	<b>03/06/2024</b>	<b>SOLITUDE LAKE MANAGEM...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-10,760.33</b>
Bill	PSI044050	03/05/2024		538.700 · Lake Maintenance	-10,760.33	10,760.33
TOTAL					-10,760.33	10,760.33
<b>Bill Pmt -Check</b>	<b>11691</b>	<b>03/06/2024</b>	<b>SUNCOAST POOL SERVICE</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-5,287.00</b>
Bill	10084	03/05/2024		572.714 · Pool Repairs & Maint...	-2,457.00	2,457.00
Bill	10061	03/05/2024		572.711 · Pool Operations	-1,055.00	1,055.00
Bill	10072	03/05/2024		572.711 · Pool Operations	-845.00	845.00
Bill	10073	03/05/2024		572.711 · Pool Operations	-930.00	930.00
TOTAL					-5,287.00	5,287.00
<b>Bill Pmt -Check</b>	<b>11692</b>	<b>03/06/2024</b>	<b>SUNSCAPE CONSULTING</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-5,450.00</b>
Bill	12214	03/05/2024		538.606 · Landscape Consulting	-5,450.00	5,450.00
TOTAL					-5,450.00	5,450.00
<b>Bill Pmt -Check</b>	<b>11693</b>	<b>03/06/2024</b>	<b>U.S. BANK</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-6,465.00</b>
Bill	7135716	03/05/2024		513.105 · Trustee Fees	-6,465.00	6,465.00
TOTAL					-6,465.00	6,465.00

## TSR CDD Check Detail March 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>11694</b>	<b>03/06/2024</b>	<b>WTS INTERNATIONAL, LLC.</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-5,953.75</b>
Bill	12390223	03/05/2024		538.121 · Amenity Management	-1,205.00	1,205.00
Bill	12390314	03/05/2024		538.121 · Amenity Management	-4,350.00	4,350.00
Bill	12392311	03/05/2024		538.121 · Amenity Management	-99.72	99.72
Bill	12392672	03/05/2024		572.701 · Office Operations	-105.92	105.92
				572.300 · Amenity Managemen...	-19.52	19.52
				572.300 · Amenity Managemen...	-82.95	82.95
				572.701 · Office Operations	-26.90	26.90
				572.701 · Office Operations	-63.74	63.74
TOTAL					-5,953.75	5,953.75
<b>Bill Pmt -Check</b>	<b>11695</b>	<b>03/13/2024</b>	<b>BILLER REINHARD ENGINEE...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-2,800.00</b>
Bill	240191	03/12/2024		519.320 · Engineering	-2,800.00	2,800.00
TOTAL					-2,800.00	2,800.00
<b>Bill Pmt -Check</b>	<b>11696</b>	<b>03/13/2024</b>	<b>CHASING TAIL</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-150.00</b>
Bill	1722	03/12/2024		572.300 · Amenity Managemen...	-150.00	150.00
TOTAL					-150.00	150.00
<b>Bill Pmt -Check</b>	<b>11697</b>	<b>03/13/2024</b>	<b>UES</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-2,500.00</b>
Bill	0786862	03/12/2024		572.714 · Pool Repairs & Maint...	-2,500.00	2,500.00
TOTAL					-2,500.00	2,500.00
<b>Bill Pmt -Check</b>	<b>11698</b>	<b>03/13/2024</b>	<b>WRATHELL, HUNT &amp; ASSOC...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-7,970.42</b>
Bill	2023-2760	03/12/2024		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

## TSR CDD Check Detail March 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>11699</b>	<b>03/13/2024</b>	<b>WTS INTERNATIONAL, LLC.</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-29.77</b>
Bill	12393131	03/12/2024		538.121 · Amenity Management	-29.77	29.77
TOTAL					-29.77	29.77
<b>Bill Pmt -Check</b>	<b>11700</b>	<b>03/20/2024</b>	<b>JESUS FIGUEROA</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-275.00</b>
Bill	031124	03/19/2024		538.620 · Off Duty Traffic Patrols	-275.00	275.00
TOTAL					-275.00	275.00
<b>Bill Pmt -Check</b>	<b>11701</b>	<b>03/20/2024</b>	<b>PASCO COUNTY UTILITIES ...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-9,165.92</b>
Bill	19860750	03/19/2024		536.301 · Irrigation - Reclaimed...	-256.62	256.62
Bill	19860755	03/19/2024		536.301 · Irrigation - Reclaimed...	-201.24	201.24
Bill	19860756	03/19/2024		536.301 · Irrigation - Reclaimed...	-145.86	145.86
Bill	19860759	03/19/2024		536.301 · Irrigation - Reclaimed...	-47.58	47.58
Bill	19860922	03/19/2024		536.301 · Irrigation - Reclaimed...	-177.06	177.06
Bill	19860925	03/19/2024		572.711 · Pool Operations	-10.44	10.44
Bill	19861117	03/19/2024		572.711 · Pool Operations	-384.94	384.94
Bill	19861123	03/19/2024		536.301 · Irrigation - Reclaimed...	-307.32	307.32
Bill	19861125	03/19/2024		536.301 · Irrigation - Reclaimed...	-228.54	228.54
Bill	19861129	03/19/2024		536.301 · Irrigation - Reclaimed...	-183.30	183.30
Bill	19861540	03/19/2024		536.301 · Irrigation - Reclaimed...	-166.92	166.92
Bill	20033520	03/19/2024		536.301 · Irrigation - Reclaimed...	-240.16	240.16
Bill	2003351	03/19/2024		536.301 · Irrigation - Reclaimed...	-353.34	353.34
Bill	20033526	03/19/2024		536.301 · Irrigation - Reclaimed...	-407.00	407.00
Bill	20033527	03/19/2024		536.301 · Irrigation - Reclaimed...	-167.47	167.47
Bill	20033528	03/19/2024		536.301 · Irrigation - Reclaimed...	-47.58	47.58
Bill	20033529	03/19/2024		536.301 · Irrigation - Reclaimed...	-75.74	75.74
Bill	20033531	03/19/2024		536.301 · Irrigation - Reclaimed...	-69.42	69.42
Bill	20033532	03/19/2024		536.301 · Irrigation - Reclaimed...	-150.54	150.54
Bill	20033630	03/19/2024		536.301 · Irrigation - Reclaimed...	-387.66	387.66
Bill	20033631	03/19/2024		536.301 · Irrigation - Reclaimed...	-265.98	265.98
Bill	20033692	03/19/2024		536.301 · Irrigation - Reclaimed...	-210.37	210.37
Bill	20033694	03/19/2024		536.301 · Irrigation - Reclaimed...	-110.76	110.76
Bill	20033695	03/19/2024		572.711 · Pool Operations	-11.48	11.48
Bill	20033699	03/19/2024		572.711 · Pool Operations	-318.44	318.44
Bill	20033749	03/19/2024		536.301 · Irrigation - Reclaimed...	-35.88	35.88
Bill	20033754	03/19/2024		536.301 · Irrigation - Reclaimed...	-41.34	41.34
Bill	20033863	03/19/2024		572.711 · Pool Operations	-223.35	223.35
Bill	20033886	03/19/2024		572.711 · Pool Operations	-273.63	273.63
Bill	20033887	03/19/2024		536.301 · Irrigation - Reclaimed...	-478.92	478.92
Bill	20033892	03/19/2024		536.301 · Irrigation - Reclaimed...	-715.57	715.57
Bill	20033895	03/19/2024		536.301 · Irrigation - Reclaimed...	-435.47	435.47

## TSR CDD Check Detail March 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	20033896	03/19/2024		536.301 · Irrigation - Reclaimed...	-72.54	72.54
Bill	20033897	03/19/2024		536.301 · Irrigation - Reclaimed...	-288.99	288.99
Bill	20033898	03/19/2024		536.301 · Irrigation - Reclaimed...	-70.98	70.98
Bill	20033967	03/19/2024		536.301 · Irrigation - Reclaimed...	-145.86	145.86
Bill	20034307	03/19/2024		536.301 · Irrigation - Reclaimed...	-313.87	313.87
Bill	20034308	03/19/2024		536.301 · Irrigation - Reclaimed...	-406.38	406.38
Bill	20034606	03/19/2024		536.301 · Irrigation - Reclaimed...	-28.08	28.08
Bill	20034852	03/19/2024		536.301 · Irrigation - Reclaimed...	-10.14	10.14
Bill	20035592	03/19/2024		536.301 · Irrigation - Reclaimed...	-99.06	99.06
				572.711 · Pool Operations	-185.14	185.14
Bill	20035615	03/19/2024		536.301 · Irrigation - Reclaimed...	-173.94	173.94
Bill	20035616	03/19/2024		536.301 · Irrigation - Reclaimed...	-48.36	48.36
Bill	20036190	03/19/2024		536.301 · Irrigation - Reclaimed...	-4.68	4.68
Bill	20036191	03/19/2024		536.301 · Irrigation - Reclaimed...	-4.68	4.68
Bill	20036192	03/19/2024		536.301 · Irrigation - Reclaimed...	-7.80	7.80
Bill	20036193	03/19/2024		536.301 · Irrigation - Reclaimed...	-2.34	2.34
Bill	20036206	03/19/2024		536.301 · Irrigation - Reclaimed...	-95.94	95.94
Bill	20036208	03/19/2024		536.301 · Irrigation - Reclaimed...	-74.88	74.88
Bill	20036209	03/19/2024		536.301 · Irrigation - Reclaimed...	-1.56	1.56
Bill	20036210	03/19/2024		536.301 · Irrigation - Reclaimed...	-0.78	0.78
TOTAL					-9,165.92	9,165.92
<b>Bill Pmt -Check</b>	<b>11702</b>	<b>03/20/2024</b>	<b>SOUTHERN LAND SERVICE...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-19,200.00</b>
Bill	030124-11	03/19/2024		538.610 · Bridge & Deck Maint...	-4,000.00	4,000.00
Bill	030824-6	03/19/2024		538.610 · Bridge & Deck Maint...	-15,200.00	15,200.00
TOTAL					-19,200.00	19,200.00
<b>Bill Pmt -Check</b>	<b>11703</b>	<b>03/20/2024</b>	<b>WTS INTERNATIONAL, LLC.</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-540.00</b>
Bill	12393651	03/19/2024		538.122 · Program Incentives	-540.00	540.00
TOTAL					-540.00	540.00
<b>Paycheck</b>	<b>11704</b>	<b>03/25/2024</b>	<b>David Deenihan</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-184.70</b>
				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



**TSR CDD**  
**Check Detail**  
**March 2024**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
				215.000 · Accrued Taxes Paya...	2.90	-2.90
				215.000 · Accrued Taxes Paya...	2.90	-2.90
TOTAL					-184.70	184.70
<b>Paycheck</b>	<b>11705</b>	<b>03/25/2024</b>	<b>Frank Stalzer</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-184.70</b>
				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
<b>Paycheck</b>	<b>11706</b>	<b>03/25/2024</b>	<b>Mary E Comella</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-184.70</b>
				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
<b>Paycheck</b>	<b>11707</b>	<b>03/25/2024</b>	<b>Raymond M Szelest</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-184.70</b>
				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 March 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	11709	03/25/2024	TSR CDD	101.002 · Suntrust #570803-O...		-2,500,000.00
				101.100 · BankUnited - 2863	-2,500,000.00	2,500,000.00
TOTAL					-2,500,000.00	2,500,000.00
Check	11710	03/27/2024	TSR CDD	101.002 · Suntrust #570803-O...		-2,133.76
				207.206 · Due to Debt Service ...	-2,133.76	2,133.76
TOTAL					-2,133.76	2,133.76
Check	11711	03/27/2024	TSR CDD	101.002 · Suntrust #570803-O...		-4,141.32
				207.205 · .Due to debt service f...	-4,141.32	4,141.32
TOTAL					-4,141.32	4,141.32
Check	11712	03/27/2024	TSR CDD	101.002 · Suntrust #570803-O...		-5,178.75
				207.204 · Due to debt service f...	-5,178.75	5,178.75
TOTAL					-5,178.75	5,178.75
Check	11713	03/27/2024	TSR CDD	101.002 · Suntrust #570803-O...		-4,148.92
				207.203 · Due to debt service f...	-4,148.92	4,148.92
TOTAL					-4,148.92	4,148.92
Check	11714	03/27/2024	TSR CDD	101.002 · Suntrust #570803-O...		-4,209.68
				207.202 · Due to Debt Service ...	-4,209.68	4,209.68
TOTAL					-4,209.68	4,209.68
Check	11715	03/27/2024	TSR CDD	101.002 · Suntrust #570803-O...		-4,183.30
				207.201 · Due to Debt Service ...	-4,183.30	4,183.30
TOTAL					-4,183.30	4,183.30

## TSR CDD Check Detail March 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>11716</b>	<b>03/27/2024</b>	<b>BARRY MAZZONI</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-21.36</b>
Bill	01982Q	03/26/2024		538.602 · Roads & Sidewalk M...	-21.36	21.36
TOTAL					-21.36	21.36
<b>Bill Pmt -Check</b>	<b>11717</b>	<b>03/27/2024</b>	<b>JOHNSON ENGINEERING, IN...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-1,050.00</b>
Bill	20236027-000 12	03/26/2024		519.320 · Engineering	-1,050.00	1,050.00
TOTAL					-1,050.00	1,050.00
<b>Bill Pmt -Check</b>	<b>11718</b>	<b>03/27/2024</b>	<b>LANDSCAPE MAINTENANCE...</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-328,585.05</b>
Bill	182352	03/26/2024		538.630 · SOD	-130,757.15	130,757.15
				538.651 · Replace Plants, Shru...	-136,953.50	136,953.50
				538.607 · Landscape - Mulch	-19,550.44	19,550.44
				538.611 · Fertilizer/Chemicals	-25,000.00	25,000.00
Bill	182448	03/26/2024		538.607 · Landscape - Mulch	-1,452.48	1,452.48
Bill	182449	03/26/2024		538.611 · Fertilizer/Chemicals	-2,480.59	2,480.59
Bill	182618	03/26/2024		538.607 · Landscape - Mulch	-3,000.00	3,000.00
Bill	182643	03/26/2024		538.609 · Irrigation Repairs & ...	-515.14	515.14
Bill	182644	03/26/2024		538.609 · Irrigation Repairs & ...	-392.66	392.66
Bill	182645	03/26/2024		538.609 · Irrigation Repairs & ...	-1,490.83	1,490.83
Bill	182646	03/26/2024		538.609 · Irrigation Repairs & ...	-383.55	383.55
Bill	182647	03/26/2024		538.609 · Irrigation Repairs & ...	-331.00	331.00
Bill	182648	03/26/2024		538.609 · Irrigation Repairs & ...	-124.52	124.52
Bill	182649	03/26/2024		538.609 · Irrigation Repairs & ...	-228.55	228.55
Bill	182651	03/26/2024		538.609 · Irrigation Repairs & ...	-88.01	88.01
Bill	182652	03/26/2024		538.630 · SOD	-750.00	750.00
Bill	182653	03/26/2024		538.609 · Irrigation Repairs & ...	-77.98	77.98
Bill	182654	03/26/2024		538.609 · Irrigation Repairs & ...	-223.79	223.79
Bill	182655	03/26/2024		538.609 · Irrigation Repairs & ...	-1,624.47	1,624.47
Bill	182656	03/26/2024		538.609 · Irrigation Repairs & ...	-839.18	839.18
Bill	182657	03/26/2024		538.609 · Irrigation Repairs & ...	-112.41	112.41
Bill	182658	03/26/2024		538.611 · Fertilizer/Chemicals	-70.56	70.56
Bill	182659	03/26/2024		538.611 · Fertilizer/Chemicals	-93.78	93.78
Bill	182660	03/26/2024		538.611 · Fertilizer/Chemicals	-95.54	95.54
Bill	182661	03/26/2024		538.611 · Fertilizer/Chemicals	-228.40	228.40
Bill	182662	03/26/2024		538.609 · Irrigation Repairs & ...	-1,220.52	1,220.52
Bill	182680	03/26/2024		538.611 · Fertilizer/Chemicals	-500.00	500.00
TOTAL					-328,585.05	328,585.05

**TSR CDD**  
**Check Detail**  
 March 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>11719</b>	<b>03/27/2024</b>	<b>SUNCOAST POOL SERVICE</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-930.00</b>
Bill	9997	03/26/2024		572.711 · Pool Operations	-930.00	930.00
TOTAL					-930.00	930.00
<b>Bill Pmt -Check</b>	<b>11720</b>	<b>03/27/2024</b>	<b>SUNSCAPE CONSULTING</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-15,809.71</b>
Bill	12355	03/26/2024		538.606 · Landscape Consulting	-15,809.71	15,809.71
TOTAL					-15,809.71	15,809.71
<b>Bill Pmt -Check</b>	<b>11721</b>	<b>03/27/2024</b>	<b>WTS INTERNATIONAL, LLC.</b>	<b>101.002 · Suntrust #570803-O...</b>		<b>-26,150.04</b>
Bill	12393851	03/26/2024		538.121 · Amenity Management	-13,191.41	13,191.41
Bill	12393852	03/26/2024		538.121 · Amenity Management	-12,958.63	12,958.63
TOTAL					-26,150.04	26,150.04

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**

**DRAFT**  
**MINUTES OF MEETING**  
**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**

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

**Present:**

Mary Comella (via telephone)	Chair
Frank Stalzer	Vice Chair
Ray Szelest	Assistant Secretary
David Deenihan	Assistant Secretary

**Also present:**

Chuck Adams	District Manager
Alyssa Willson (via telephone)	District Counsel
Ryan Dugan	Kutak Rock, LLP
Barry Mazzoni	Operations Manager
Mark Yahn (via telephone)	SunScape Consulting, Inc., (SCI)
Peter Soety (via telephone)	SunScape Consulting, Inc., (SCI)
Rene Hlebak	WTS Starkey Ranch Lifestyle Director
Jennifer Niles	Starkey Ranch K-8 School Administrator
Corporal Borris	Pasco County Sheriff's Office

**Residents present:**

Karen Anderson	Matt Bruno	Bill Schumacher	Megan Cody
Linda Deenihan	Sonny Flora	Leslie Shutter	Kyle Medley

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call/Pledge of Allegiance**

Mr. Adams called the meeting to order at 6:00 p.m. The Pledge of Allegiance was recited.

Supervisors Stalzer, Deenihan and Szelest were present. Supervisor Comella attended via telephone. One seat was vacant.

**SECOND ORDER OF BUSINESS**

**Public Comments (agenda items) [3 minutes per person]**

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

43 Resident Linda Deenihan asked about the status of researching the ability to reduce the  
44 speed limit on Night Star Trail to 25 miles per hour (mph), which she believes is the speed limit  
45 in every other area of Starkey Ranch. Mr. Mazzoni will follow up with the District Engineer.

46 Resident Bill Schumacher posed questions and Staff responded, as follows:

47 ➤ Regarding whether the MPOA is responsible for enforcing rules, such as addressing  
48 those that leave trash bins in the driveway for a week, if the particular neighborhood does not  
49 have an HOA, the answer is yes; the MPOA enforces rules under the Deed Restrictions and the  
50 CDD enforces in the common areas of the CDD.

51 ➤ Regarding who is responsible for maintaining the long, now weathered, black fences in  
52 the community across the street from the high school, it was noted that the homeowners are  
53 responsible and the MPOA is responsible for enforcement.

54 Mr. Schumacher thanked the Board for installing landscaping at the end of Esplanade.  
55 He expressed his concern about the possibility of accidents occurring and noted three instances  
56 in the last week where he was almost ran over by scooters and motorized bikes.

57 ➤ Regarding if there is a hole in the Huckleberry lake, as he believes the water levels are  
58 far below the water line compared to other lakes, Mr. Mazzoni stated that several ponds that  
59 have not yet recovered. Mr. Adams stated that the lakes are a window to where the water  
60 table is, which fluctuates in the rainy season.

61 Resident Megan Cody suggested initiating a program in which resident Dave Peterson  
62 will, officially via the Sheriff's Department, teach bike safety classes. Mr. Adams stated that the  
63 Declarations do not allow use of scooters on the sidewalks or roadways.

64 Resident Kyle Medley thanked the Board for installing the shrubs behind his residence  
65 to fill in the open gap. He distributed and presented photographs of vehicle accidents, one  
66 being a fatality 1,000 yards from his residence and another vehicle engulfed in flames 50' yards  
67 from his residence, which damaged the recently installed shrubs. He expressed his opinion that  
68 the homes with the fence are receiving special treatment; he believes his is the only home that  
69 does not have a fence. He asked if there is a way to install a fence, as it was not possible to  
70 extend the existing fence, due to Pasco County's future project. Mr. Stalzer and Mr. Mazzoni  
71 will inspect the area and report their findings at the next meeting.

72 Resident Leslie Schutter voiced his concerns about speeding on Night Star Trail. He  
73 thinks a crosswalk should be installed from the new park on Ranchers Gap and Night Star Trail.

74 Mr. Mazzoni noted the location of two nearby crosswalks; installing another would be difficult  
75 because the roadway is curved.

76 Mr. Schutter asked for permission to install trees and bushes on CDD property, similar to  
77 an area adjacent to his residence, and voiced his opinion that the landscapers have not  
78 maintained that area. Mr. Schutter stated that his friends also complained about the  
79 landscapers not maintaining in front of all three houses. Mr. Mazzoni will inspect the area and  
80 contact LMP. Mr. Schutter asked if there are plans to install a sprinkler system.

81

82 **THIRD ORDER OF BUSINESS**

**Acceptance of Resignation of Supervisor  
Ray Szelest [Seat 4]**

83

84

85 This item was presented following Item 4BIV.

86

87 **FOURTH ORDER OF BUSINESS**

**Consider Appointment to Qualified Elector  
to Fill Unexpired Terms of Seat 3 and Seat  
4; Terms Expires November 2024**

88

89

90

91 **A. Candidates**

92 Mr. Adams stated that, of the three candidates interested in filling vacant seats, Mr.  
93 Escandon emailed at 5:45 p.m., advising that he is unable to attend the meeting due to a last-  
94 minute conflict.

95 **I. Karen A. Anderson**

96 Candidate Karen Anderson spoke on her familiarity and involvement with the Starkey  
97 Ranch community and experience as a Board Member; she expressed that she has a vested  
98 interest in making sure the community maintains its equity, integrity and beauty.

99 **II. Matt Bruno**

100 Candidate Matt Bruno read his letter declaring his interest in Board Seat 3, which lists  
101 his professional qualifications and desire to ensure that home values rise. He wants to work to  
102 plan for a multi-year budget, including finding areas to cut costs and maximize value to  
103 minimize yearly increases in fees.

104 **III. Alfredo J. Escandon**

105 There was no presentation from Mr. Escandon.

106 Mr. Stalzer nominated Ms. Karen A. Anderson to fill Seat 3. No other nominations were  
107 made.



108

109

110

111

112

**On MOTION by Mr. Stalzer and seconded by Mr. Szelest, with Mr. Stalzer, Mr. Szelest and Ms. Comella in favor and Mr. Deenihan dissenting, the appointment of Ms. Karen A. Anderson to Seat 3, was approved. [Motion passed 3-1]**

113

114

**B. Administration of Oath of Office to Appointed Supervisors (the following will also be provided in a separate package)**

117

**Ms. Comella left the meeting at 6:39 p.m.**

118

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Karen A. Anderson. He provided and briefly explained the following documents and suggested maintaining a separate email and files for CDD-related items:

121

**I. Memorandum Regarding Required Ethics Training and Disclosure Filing**

122

- **Sample Form 1 2023/Instructions**

123

**II. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**

124

125

**III. Membership, Obligations and Responsibilities**

126

**IV. Form 8B – Memorandum of Voting Conflict**

127

Ms. Willson stated that Mr. Adams' overview of the Sunshine Law and public records laws was thorough. She stressed to Ms. Anderson not to contact or speak with another CDD Board Member in person, via text, email, or social media and to use extreme caution when communicating regarding CDD business.

131

▪ **Acceptance of Resignation of Supervisor Ray Szelest [Seat 4]**

132

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

133

Mr. Adams presented Mr. Ray Szelest's resignation letter.

134

135

136

**On MOTION by Mr. Deenihan and seconded by Mr. Stalzer, with all in favor, the resignation of Mr. Ray Szelest from Seat 4, was accepted.**

137

138

139

▪ **Continued Consider Appointment to Qualified Elector to Fill Unexpired Term of Seat 4; Terms Expires November 2024**

140

141

Mr. Stalzer nominated Mr. Matt Bruno to fill Seat 4. No other nominations were made.

142

143

**On MOTION by Mr. Stalzer and seconded by Mr. Deenihan, with all in favor, the appointment of Mr. Matt Bruno to Seat 4, was approved.**

144

145

146

147

Mr. Adams asked Mr. Bruno to execute certain forms in the Supervisor’s package, noting these items were explained earlier in the meeting.

148

149

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Matt Bruno.

150

151

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-04, Appointing and Removing Officers of the District and Providing an Effective Date**

153

154

155

156

Mr. Deenihan nominated the following slate:

157

Mary Comella Chair

158

Frank Stalzer Vice Chair

159

David Deenihan Assistant Secretary

160

Karen Anderson Assistant Secretary

161

Matt Bruno Assistant Secretary

162

No other nominations were made.

163

This Resolution removes the following:

164

Jason Silber Assistant Secretary

165

Raymond Szelest Assistant Secretary

166

The following prior appointments remain unaffected by this Resolution:

167

Chesley (Chuck) E. Adams, Jr. Secretary

168

Craig Wrathell Assistant Secretary

169

Craig Wrathell Treasurer

170

Jeff Pinder Assistant Treasurer

171

172

**On MOTION by Mr. Deenihan and seconded by Mr. Stalzer, with all in favor, Resolution 2024-04, Appointing, as nominated, and Removing Officers of the District and Providing an Effective Date, was adopted.**

173

174

175

176

177 **SIXTH ORDER OF BUSINESS**Continued Discussion/Consideration of  
178 School Crosswalk at Long Spur and Tibbets  
179 Street Intersection  
180

181 Starkey Ranch K-8 School Administrator Jennifer Niles introduced Corporal Boris, of the  
182 Pasco County Sherrif's office. Ms. Niles stated, before the school can present its request to the  
183 higher school officials, the school is seeking permission from various stakeholders to proceed  
184 with changing the direction of the sidewalk and creating a crosswalk that would direct a large  
185 number of students. The school is asking the Board's permission to remove certain CDD shrubs  
186 to connect the sidewalks; she pointed out the locations on the photographs in the agenda. She  
187 voiced her opinion that doing this would address existing safety concerns; the school would  
188 incur all costs associated with the project.

189 Mr. Stalzer asked what entity would be responsible for repairs on CDD property.

190 Ms. Willson recommended issuing an Easement Agreement or a License Agreement  
191 authorizing the work to be done on CDD property and asked if the Board wants to require the  
192 entity to conduct the maintenance, as well. Mr. Adams suggested the CDD maintain the area  
193 entering the right-of-way (ROW) and for the CDD's contractor to remove the shrubs. He asked  
194 Ms. Niles to coordinate the project with Mr. Mazzoni.

195 Ms. Niles will notify the CDD once the School obtains official approval.  
196

197 **On MOTION by Mr. Stalzer and seconded by Mr. Deenihan, with all in favor,**  
198 **authorizing District Counsel to draft a License Agreement with Starkey Ranch K-**  
199 **8 School, authorizing the removal of certain CDD shrubs as discussed, and**  
200 **authorizing the Chair or Vice Chair to execute, was approved.**

201

202

203 Resident Sonny Flora, who runs the Community Garden, thanked the CDD for supporting  
204 them and their efforts to make the community a better place for everyone to enjoy.

205

206 **SEVENTH ORDER OF BUSINESS**Discussion: Letter to Homeowner  
207 Regarding Pond Embankment Erosion  
208

209 Mr. Mazzoni stated that he sent the final draft letter to Ms. Willson for her review. He  
210 updated the new Board Members about homeowners causing pond embankment erosion

211 damage on CDD property when making improvements to their private property. He noted that  
212 the Board might decide to charge the homeowner for the repair costs.

213

214 **EIGHTH ORDER OF BUSINESS**

**Update: Rangeland West Landscaping  
215 Project**

216

217 Mr. Soety stated that fungicide is being applied to some areas this week. Water  
218 saturation is being closely monitoring daily and he is being notified of any changes. Mr. Yahn  
219 will inspect next week.

220 Mr. Yahn stated that the Landscape Architect deemed the project complete, so it will be  
221 phased out and turned over to operations. He thinks the project was successful and that LMP  
222 has done a good job with the quality of plant material and turf, installation and the irrigation  
223 adjustments. It is now just a matter of having it settle down. Mr. Stalzer voiced his opinion that  
224 it looks outstanding and is exactly how it was described. Mr. Mazzoni stated that the extra plant  
225 material will be utilized on CDD property and that LMP was asked to provide a methodology  
226 explaining the cost difference, which will be presented at the next meeting.

227

228 **NINTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Reports  
229 as of February 29, 2024**

230

231 Regarding delinquent accounts, Mr. Adams stated that he expects to receive an \$18,000  
232 check from Starkey Ranch Asset tomorrow, which is for the prior year. The CDD received 41% of  
233 the 2024 invoices that were mailed at the end of January. He authorized the transfer of \$2.5  
234 million to the BankUnited investment account and plans to initiate another transfer later this  
235 month, all of which will provide revenue to the CDD.

236 Discussion ensued regarding the reasons for the significantly high "irrigation repairs"  
237 costs, the procedures in place to review and approve large invoice amounts, plans to switch to  
238 solar and the costs associated with the upcoming Stancil Park and Parcel E projects.

239 Mr. Mazzoni stated that LMP is working on a Report about well installation, which he  
240 will email to the Board and include on the next agenda. Mr. Bruno suggested Mr. Mazzoni  
241 utilize Ms. Anderson when negotiating with Taylor Morrison (TM) on the turnover of Stancil  
242 Park.

243 The financials were accepted.

244

245 TENTH ORDER OF BUSINESS

Approval of March 13, 2024 Regular  
Meeting Minutes

246

247

<p>248 On MOTION by Mr. Stalzer and seconded by Mr. Deenihan, with all in favor, 249 the March 13, 2024 Regular Meeting Minutes, as presented, were approved.</p>
---

250

251

252 ELEVENTH ORDER OF BUSINESS

Action &amp; Completed Items

253

254 Items 2, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 14, were completed.

255

256 TWELFTH ORDER OF BUSINESS

Staff Reports

257

258 A. District Counsel: Kutak Rock, LLP

259 B. District Engineer: Johnson Engineering, Inc.

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

261 There were no reports from Staff.

- 262 • NEXT MEETING DATE: May 8, 2024 at 6:00 PM [Presentation of Fiscal Year  
263 2024/2025 Proposed Budget]

- 264 ○ QUORUM CHECK

265 D. Lifestyle Director &amp; Amenity Manager: Arch Amenities Group

266 Ms. Hlebak presented the Monthly Summary Report.

267 Discussion ensued regarding reasons for the delay in the Homestead Park pool repairs.

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

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

- 270 ➤ The District Engineer advised him that the stormwater system maintenance repairs  
271 project will commence next week.

- 272 ➤ The hog trapper is scheduled to hunt this Friday; five hogs were caught in the last  
273 month. Activity is mostly occurring on Barbour Trail. He believes the controlled burns and the  
274 CDD's efforts have helped minimize the damage that took place last year.

- 275 ➤ A mockup of the proposed landscape maintenance area was distributed.

276 Mr. Mazzoni will work with Ms. Willson on a draft Use Agreement and Contract  
277 Addendum with LMP and work with LMP to define the maintenance yard before scheduling the  
278 survey, all of which will be presented at the next meeting. The Developer has not yet conveyed

279 the property to the CDD. Mr. Mazzone will suggest not to extend the LMP contract, if all these  
280 items are not finalized by July.

281 ➤ The sidewalk inspections identified a lot of grates that need to be added .

282 ➤ The Stencil Park residents’ list of concerns to the home builder was requested.

283 ➤ LMP and other vendors were notified of the April 30, 2024 deadline to submit proposals  
284 to incorporate into the proposed Fiscal Year 2025 budget.

285

286 **THIRTEENTH ORDER OF BUSINESS**

**Supervisors’ Requests**

287

288 Mr. Stalzer asked to schedule a budget workshop. Mr. Adams will schedule a workshop  
289 on May 8, 2024 at 4:00 p.m., before the 6:00 p.m. regular meeting.

290

291 **FOURTEENTH ORDER OF BUSINESS**

**Public Comments (non-agenda items) [3  
minutes per person]**

292

293

294 Mr. Medley asked if a solution to his earlier request will be presented at the next  
295 meeting. Mr. Stalzer stated that he and Mr. Mazzone will inspect the property and report their  
296 findings at the next meeting.

297 A resident asked when the first bond is due and what the terms are. Mr. Adams stated  
298 that the amortization schedule is posted on the CDD website.

299

300 **FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

301

302 **On MOTION by Mr. Deenihan and seconded by Ms. Anderson, with all in favor,**  
303 **the meeting adjourned at 7:55 p.m.**

304

305

306

307

308

[SIGNATURES APPEAR ON THE FOLLOWING PAGE

309  
310  
311  
312  
313  
314

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Secretary/Assistant Secretary

---

Chair/Vice Chair

**TSR**

**COMMUNITY DEVELOPMENT DISTRICT**

**ACTION &  
COMPLETED  
ITEMS**





**TSR CDD  
ACTION & COMPLETED ITEMS LIST  
04.10.24 for 05.08.24 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	06.14.23	<b>ACTION</b>	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
2	08.09.23	<b>ACTION</b>	Ms. Hlebak: Work w/ Mr. Butler finalize holiday light scope of services.			X	11.08.23
3	08.09.23	<b>ACTION</b>	Mr. Adams: Reply to Attorney Stephen Streiker's letter closing the matter of Taylor Morrison installing a new stop sign.			X	11.08.23
4	09.13.23	<b>ACTION</b>	Mr. Adams: Email speed limit and conveyance docs to Mr. Clemons.			X	11.08.23
5	09.13.23	<b>ACTION</b>	Mr. Mazzoni: Obtain further clarification and continue negotiations with Swine Solutions and invite Rep to the nxt meeting.			X	11.08.23
6	09.13.23	<b>BOTH</b>	Ms. Willson: Mr. Liquori's legal team review of CDD updates to Lease Agrmt & present in final form for approval pending, get updated Land Description from Developer. 10.11.23 Finalize & execute Lease Agrmt.			X	11.08.23
7	09.13.23	<b>ACTION</b>	Mr. Adams: Confirm if CDD rec'd outstanding August payments, if no, contact vendor.			X	11.08.23
8	09.13.23	<b>ACTION</b>	Mr. Adams: Confirm 05.10.23 meeting minutes posted on the website.			X	11.08.23
9	10.11.23	<b>ACTION</b>	Mr. Yahn: SCI to finish Cody's Planting design drawings for Rangeland Boulevard to a biddable document, for nxt mtg.			X	11.08.23
10	10.11.23	<b>ACTION</b>	Mr. Mazzoni: Give SOLitude's proposals & addendums to Agmt to BPS.			X	11.08.23
11	10.11.23	<b>ACTION</b>	Mr. Adams: Schedule & advertise new Welcome Center mtg location.			X	11.08.23
12	10.11.23	<b>ACTION</b>	Ms. Hlebak: HOA schedule/advertise new Welcome Center mtg location.			X	11.08.23
13	10.11.23	<b>ACTION</b>	Mr. Adams/Chair: Take steps to open an ICS account with BankUnited.			X	11.08.23
14	10.11.23	<b>ACTION</b>	Mr. Adams: Staff to advertise RFP/RFQ for Auditing Services.			X	11.08.23
15	10.11.23	<b>ACTION</b>	Mr. Adams: Send Trustee materials to Mr. Stalzer.			X	11.08.23
16	04.12.23	<b>ACTION</b>	Ms. Willson: Address school crosswalk individually.			X	01.10.24
17	09.13.23	<b>ACTION</b>	Mr. Mazzoni/Mr. Szelest: Mediate/settle outstanding West Bay Homes (WBH) items. 10.11.23 Staff/Ms. Willson: Finalize WBH Settlement Agreement. 11.08.23 Ms. Willson: Send Letter Agmt for WBH Parcels B1 & B2.			X	01.10.24
18	11.08.23	<b>ACTION</b>	Mr. Adams: Schedule Landscape Wksp for 01.10.24 at 4:00 p.m.			X	01.10.24

**TSR CDD  
ACTION & COMPLETED ITEMS LIST  
04.10.24 for 05.08.24 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
19	11.08.23	<b>ACTION</b>	District Engineer: Review Uniform Traffic Code, discussions w/ County reducing Night Star Tr speed limit; will be conveyed to County in future.			X	01.10.24
20	11.08.23	<b>ACTION</b>	Mr. Deenihan/Mr. Adams: Email documents regarding speed limit sign to Mr. Adams to distribute to Board & Staff.			X	01.10.24
21	11.08.23	<b>ACTION</b>	Ms. Willson: Send Notice of Intent to Award for audit to Mr. Adams.			X	01.10.24
22	11.08.23	<b>ACTION</b>	Ms. Hlebak: E-blast info re scheduling mtgs/events at Welcome Center.			X	01.10.24
23	11.08.23	<b>ACTION</b>	Mr. Mazzone: Email the letters sent to homeowners re repairing damaged CDD property to the Board.			X	01.10.24
24	11.08.23	<b>ACTION</b>	Ms. Willson: Work w Staff to insert concise language in future letters to homeowners about incurring costs/reimbursing CDD for damaging CDD property.			X	01.10.24
25	11.08.23	<b>ACTION</b>	Mr. Adams: Email Lee County Fertilizer Ordinance to the Board.			X	01.10.24
26	09.13.23	<b>ACTION</b>	Mr. Adams: Inspect certain wetland pond area after meeting to determine if it requires services from the aquatic or landscaper teams.			X	02.14.24
27	11.08.23	<b>ACTION</b>	Mr. Szelest: Email his Auditor Evaluation Ranking form to Mr. Adams.			X	02.14.24
28	11.08.23	<b>ACTION</b>	All Staff: Distribute all December reports to the Board.			X	02.14.24
29	01.10.24	<b>ACTION</b>	Mr. Adams: Email CDD's Public Comments & Decorum Policies to BOS.			X	02.14.24
30	01.10.24	<b>ACTION</b>	Mr. Mazzone: Tell LMP to address overgrown plantings in the crosswalks.			X	02.14.24
31	10.11.23	<b>ACTION</b>	Mr. Adams: Ask Controller why the \$53,000 in the Audit was not written off as liability. 11.08.23 Mr. Adams: Follow up with Controller.			X	03.13.24
32	02.14.24	<b>ACTION</b>	Mr. Mazzone: Ask if Developer would install 100' fence on State Road 54, in front of Mr. Medley's residence and report finding at the nxt mtg.			X	03.13.24
33	02.14.24	<b>ACTION</b>	Mr. Mazzone: Review Mr. Striker's list of concerns about Stancil Park.			X	03.13.24
34	02.14.24	<b>ACTION</b>	Mr. Mazzone: Contact Mr. Szelest for onsite meeting with Davey Tree.			X	03.13.24
35	10.11.23	<b>ACTION</b>	Mr. Mazzone: Obtain proposals for hydro seed for the nxt mtg.			X	04.10.24
36	01.10.24	<b>ACTION</b>	Ms. Willson /Mr. Adams: Staff to take all actions necessary to proceed with collections, which includes demand letters from the Attorney.			X	04.10.24
37	02.14.24	<b>ACTION</b>	LMP/Mr. Soety: Inspect and address overgrown plantings in the crosswalks, roundabouts and intersections throughout the CDD. 03.13.24 Report and proposals will be presented at nxt mtg.			X	04.10.24



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**TSR COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE**

**LOCATION**

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

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

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

**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		
<b>REVENUES</b>					
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
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
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		
<b>Field operations</b>					
Contract services					
Field services	28,325	14,163	14,162	28,325	28,325
Landscape maintenance	1,700,000	624,688	775,000	1,399,688	1,760,000
Landscape consulting	60,000	25,000	35,000	60,000	65,400
Landscape aqrbor care	155,000	23,148	131,852	155,000	155,000
Wetland maintenance	68,168	518	67,650	68,168	30,000
Wetland mitigation reporting	4,500	20,575	-	20,575	4,500
Lake maintenance	100,000	42,963	57,037	100,000	100,000
Community trash hauling	330,000	175,931	180,000	355,931	375,000
Off-duty traffic patrols	20,000	200	15,000	15,200	20,000
Wildhog removal	-	-	-	-	16,000
Repairs & maintenance					
Repairs - general	20,000	4,935	7,500	12,435	15,000
Operating supplies	8,000	9,536	3,500	13,036	13,000
Plant replacement	70,000	11,598	58,402	70,000	70,000
Mulch	200,000	111,585	-	111,585	200,000
Playground mulch	18,000	-	18,000	18,000	18,000
Sod	200,000	542	-	542	200,000
Fertilizer/chemicals	30,000	-	30,000	30,000	30,000
Irrigation repairs	30,000	35,750	10,000	45,750	30,000
Irrigation monitoring	2,280	-	2,280	2,280	2,280
Security/alarms/camera/repair	1,500	233	1,267	1,500	1,500
Road & sidewalk	40,000	4,830	35,000	39,830	40,000
Signage maintenance	-	480	-	480	-
Common area signage	3,000	1,042	1,958	3,000	3,000
Bridge & deck maintenance	40,000	17,570	25,000	42,570	60,000
Pressure washing	105,000	240	77,000	77,240	-
Utilities - common area					
Electric	14,500	5,316	9,184	14,500	14,500
Streetlights	380,000	165,929	190,000	355,929	370,000
Irrigation - reclaimed water	70,000	19,311	50,689	70,000	70,000
Gas	450	140	310	450	450



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

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

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# Monthly Summary Report

*April 2024*

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



# APRIL PROGRAM HIGHLIGHTS

PROGRAM	CATEGORY
One Blood Bus	Health/Educational
Yoga in the WC	Fitness
Vax-on-Site	Health/Educational
Music in the Park	Family Social
Music Bingo	Adult Social
On-Spot Derm	Health/Educational
Cystic Fibrosis Walk	Family Social
Community Garage Sale	Open Event
Final 4	Family Social
Kids Night Out	Kid's Social
Food Truck Friday	Family Social
Yoga	Fitness



*March Madness*  
*Winners!*

THANK YOU TO EVERYONE WHO PARTICIPATED IN OUR 2024 MARCH MADNESS BRACKETS!

CONGRATULATIONS TO OUR TWO WINNERS:  
**ERIC CICCOCIOPPO (WOMEN'S) & MATT BERTONCINI (MEN'S)**

PLEASE STOP BY THE WELCOME CENTER TO PICK-UP YOUR \$25 HOOTER'S GIFT CARD!



**MUSIC IN THE PARK**  
WHITFIELD PARK

COME JOIN US FOR SOME LIVE MUSIC FROM TRIPLE PLAY!

DON'T FORGET TO BRING THE FAMILY, CHAIRS, BLANKETS, AND YOUR APPETITE AS WE WILL HAVE FOOD TRUCKS ON SITE!

**April 12th | 6-8PM**



**MUSIC BINGO**

Jam out to snippets of your favorite songs with DJ Anthony, while playing competitively against other music lovers for a chance to win some gift cards!

Mark off the songs on your card as you hear them and yell BINGO when you have 5 in a row!

April 18th, 2024  
6 - 8 PM  
Cunningham Hall

RSVP: [fun@ourstarkeyranch.com](mailto:fun@ourstarkeyranch.com)



**Community Garage Sale**

Are you looking to declutter your space and make some extra cash? Come and be a part of our Garage Sale on April 27th, 8AM - 2PM!

If you would like us to advertise your garage sale, please [CLICK HERE](#) and sign up!

Lists of participants will be sent out to all the residents and can also be picked up at the Starkey Ranch Welcome Center at 8am on April 27th.

**We will be taking garage sale sign ups until April 22nd!**

# APRIL AMENITY RENTALS

AMENITY LOCATION	FREQUENCY	REVENUE
Cunningham Hall	4 Days/21 Hours	\$1050
Whitfield Park Pavilion	3 Days/13 Hours	\$195
Homestead Park Pavilion	3 Days/11 Hours	\$165
Albritton Park Pavilion	3 Days/16 Hours	\$240
<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
Playground Repairs	Complete	Bolts were tightened, broken swings were replaced, springers repaired and teeter totters were realigned.
Homestead Park Pool & Deck Issues	Complete	Pool is open!
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) & Kompan (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.
Gator/Field Cart Maintenance	Complete	New Gator went to the shop for service and a few check, but we also had a few issues with the old one working. Both are up and running, but the old one is not going to make too much longer.
Paver Repairs	In Progress	Inspecting all areas with pavers from pavilions to round-a-bouts for issues and hazards. Repairing as we go.
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.

# MAY PROGRAM FORECAST

PROGRAM	DATE
Vax-on-Site & Free Yoga	May 1st
Harry Potter Day	May 2nd
One Blood Bus & May the 4th Be with You	May 4th
Cinco De Mayo	May 5th
Drink This, Make That	May 8th
3D Mobile Mammography	May 11th
Mother's Day Brunch	May 12th
Drum Circle	May 16th
On Spot Derm & Wine Club Event	May 17th
Murder Mystery	May 18th
Hurricane Prep Seminar	May 25th
Kona Ice	May 24th & 27th
Kid's Night Out	May 31st
Food Truck Friday	Every Friday
Yoga	Every Monday

**MAY THE  
4TH BE  
WITH  
YOU**

COME JOIN THE LIFESTYLE  
TEAM FOR YOUR OFFICIAL  
JEDI TRAINING AND MAKE  
YOUR OWN LIGHTSABER!

\* COSTUMES ENCOURAGED \*

May 4th  
10am - 12 pm  
Homestead Park  
Fee: \$2

RSVP:  
[FUN@OURSTARKEYRANCH.COM](mailto:FUN@OURSTARKEYRANCH.COM)

**HURRICANE PREPERATION SEMINAR**



The course will teach residents how to prepare for hurricanes and their aftermath. We learn how to properly build a family emergency kit and create an emergency plan.

**Starkey Ranch Welcome Center**  
May 25, 2024  
10am - 12pm

RSVP: [FUN@OURSTARKEYRANCH.COM](mailto:FUN@OURSTARKEYRANCH.COM)

## DRUM CIRCLE

**MAY 16 | 6-7PM  
CUNNINGHAM HALL**

Please join us for a Drum Circle with Caroline! She is a licensed mental health, counselor and certified Adlerian psychotherapist, and trained/certified in therapeutic drumming in a group setting.

The class will consist of a 1 hour drumming workshop where you will learn the basics of drumming, and connect with other community members.

If you have your own instruments, we encourage you to bring them! Please let us know when you RSVP!

\*Spots are limited\*

**RSVP: [FUN@OURSTARKEYRANCH.COM](mailto:FUN@OURSTARKEYRANCH.COM)**

## Harry Potter Day



Calling all witches/wizards and even Muggles to join on the fun to search Whitfield Park for the flying quiddichs!

FEE: \$2

**RSVP REQUIRED**

May 2, 2023  
Whitfield Park  
4 - 7 PM

**THANK YOU.**





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**COMMUNITY DEVELOPMENT DISTRICT**

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**Wrathell, Hunt and Associates, LLC**

TO: TSR Board of Supervisors  
FROM: Barry Mazzoni – Operations Manager  
DATE: May 1, 2024  
SUBJECT: Status Report – Field Operations

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**APRIL MEETING Q&A FOLLOW-UP:**

**13044 WILDGRASS TRAIL LANDSCAPING / BORDER WALL CONCERN:** The relative distance from the houses behind the wall and 13044 WGT are nearly identical, approximately 110-112 feet from SR-54. Below are location photos, plus street view comparisons between the home on Wildgrass and the homes on Burns Drive.



Extra Features (Card: 1 of 1)				
Line	Code	Description	Year	Units
1	RDWC	CONCRETE DRIVEWAY	2019	80
2	RBRKSAN	BRICK SAND BASE	2019	779
3	RWIFENCE	WROUGHT IRON FENCE	2021	696
Sales History				
Previous Owner:		HOMES BY WEST BAY LLC		
Month/Year	Book/Page	Type	DOR Code	
12/2019	<a href="#">10018 / 0453</a>	Warranty Deed	<a href="#">01</a>	

**Operations Note:** According to county records, a wrought iron fence was installed by the current property owners in 2021, Post-construction. The home was closed in Dec. 2019

**SPEED SIGN UPDATE– NIGHT STAR:** The District Engineer is pursuing this issue with Pasco County and we hope to provide an update on this item at the May meeting.

**PARCEL NEAR 13917 NIGHT STAR TRAIL:** Operations reviewed the parcel off Night Star Trail. This area appears to be planted with unirrigated Bahia grass, which tends to grow best during late Spring and the summer months as it prefers full sun. With respect to the lack of trees, there are other surrounding areas with similar design elements. If the board wishes to change the turf or irrigation in this area, please advise and we will pursue quotes.



**OPERATIONS UPDATES**

**COMMON AREAS / AMENITIES**

**PAVER REPAIR ESPLANADE:**

Paver damage was discovered along the roundabout between Ranchers Gap and Myrica Dr, near Esplanade. Steve from the Amenities team removed the paver section, put sand down, and restored the area. Operations would like to thank Steve for his help, support, and expertise on this project. Operations is reviewing the rest of the roundabout for additional repairs.



**STANSIL PARK UPDATE:** Operations receive a brief list of generalized items from residents of Stansil Park on April 19th. We requested additional details on the list of concerns provided. Currently, the homebuilder has not requested a turnover inspection of the Stansil Park Area.

**HOMESTEAD POOL COMPLETION:** The final pour for the pool deck was completed on Friday, April 26<sup>th</sup>. The pool is projected to open Friday, May 3<sup>rd</sup>.



**HEART PINE AVE BRIDGE:** The pallet of pavers was delivered to the Welcome Center on Monday, April 22nd. The repair crew from Standard Brick Pavers is scheduled to complete the repair on Saturday, May 4<sup>th</sup> and move the remaining pavers to storage at Cunningham Park.

## **LANDSCAPING / ARBOR CARE**

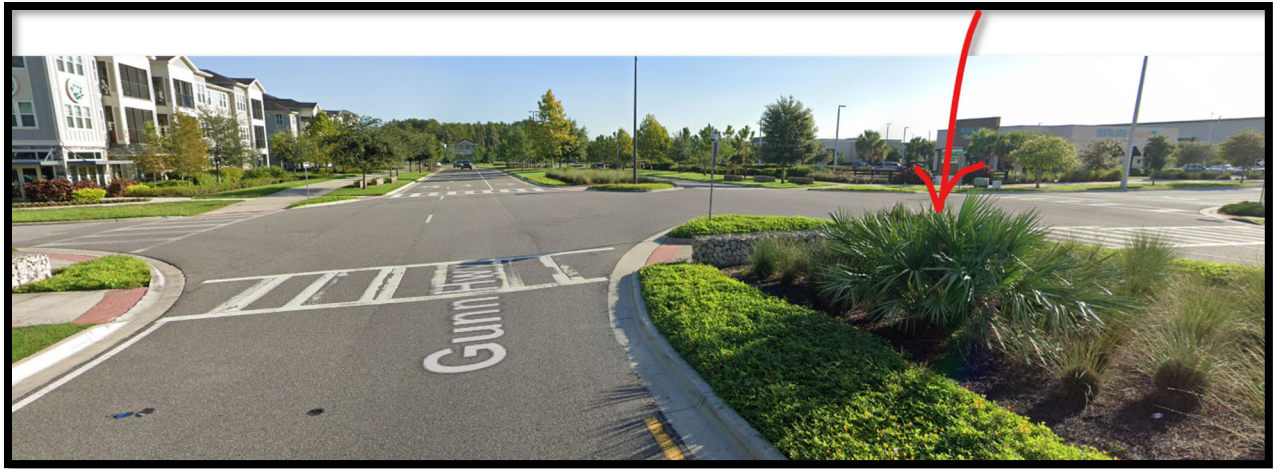
**DAVEY TREE WORK COMPLETE:** The spring projects included fertilization using Bio-char applications and structural pruning. Pruning was completed at the following locations:

- Long Spur, (Starting just East of bridge near park, continuing all the way to Fence Post Drive) including (89) oaks and (68) Sycamore trees.
- Fence Post/Long Spur Park: forty-five (45) Oaks, and two (2) Sycamore trees.
- Gunn Highway, from Rangeland to SR 54: twenty-seven (27) Oaks, and nine (9) Sycamore trees.
- Berry Pick Trail Pond: nineteen (19) Oaks, fifteen (15) Elms, and twenty-seven (27) Sycamore trees.
- Riders Pass and Lions Pine Park: thirteen (13) Oaks, seven (7) Elms, and two (2) Sycamore trees.
- Chapin Pass and Lion Pine Park: fifteen (15) Oaks, seven (7) Elms, two (2) Sycamores, and ten (10) Maple trees.
- Elevate ten (10) Sycamore trees along Pine Gap Spur from Fence Post to Wild Grass trail. Slightly thin out trees for proper growth structure.

### **HUCKLEBERRY POND TREE INJECTION:**

Completed the third injection of the Live Oak on West Side of the pond that has old lightning strike damage. The tree was injected with Vos Jet and fungicide. Injection will not guarantee to sustain the life of the tree and we continue to monitor the tree for signs of improvement or further decline.

**GUNN HIGHWAY / LONG SPUR PLANT REMOVAL:** Per the Board's direction to review sightlines along the roadways, Operations is recommending the removal of the palmettos and replacing them with grasses. This project is expected to be completed in May.



**2024-25 LANDSCAPING ENHANCEMENT PROPOSALS FROM LMP:** In advance of the budget discussion for the next fiscal year, we elicited proposal from LMP for any recommended enhancement project. The fifteen (15) areas that have been proposed included parts of Whitfield Park, Albritton Park, and Homestead Park, the east entrance off SR-54 & Cattle Gap Trail, the entrance off Starkey Blvd/ Rangeland West, the Monroe Jogging Path, the Monroe Meadows Common Area, the Barbour Trail Roundabout, the Mellon Drive Roundabout, and the Wiregrass Trail Roadway. Sunscape Consulting and Operations are actively reviewing the proposals and will make the final recommendations for the projects we believe the Board should consider for inclusion in the O&M 2024-25 budget.

**RANGELAND EAST SOD PROPOSAL:** Upon successful completion of the Rangeland West project during the 2023-2024 fiscal year, we requested a proposal to replace the Bahia turf with Empire Zoysia. The estimate for this project is \$261,599.80, which includes 186,857 Sq. ft. of sod. Any irrigation modifications would be a separate proposal for this project. This proposal will be made available to the Board should they wish to consider this project for inclusion in the O&M 2024-25 budget.

**LANDSCAPING MAINTENANCE AREA:** Operations has requested the draft of a use agreement, in substantial form, from District Counsel. Once provided, we will pursue finalized the framework of the agreement for the Board's review. Operations has set a deadline of the July meeting to realize and complete this project. If the parties cannot agree by July, Operations recommends putting this project aside.

## **LAKES & PONDS**

**MEETING WITH SOLITUDE:** TSR Operations is scheduled to meet with the District Manager and our service team from SOLitude on April 30<sup>th</sup> to review the existing service scope of work and discuss opportunities to improve services. SOLitude will be submitting a list of their recommendations for the Fiscal 24-25 Budget, and they are planning to attend the June 12<sup>th</sup> Board of Supervisors meeting. On a go forward basis, Operations has requested that SOLitude provide a detailed quarterly update of the ponds to be shared back with the Board of Supervisors.

*Service Notes from Tech:* This month services were completed. Sites were treated for shoreline weeds, algae, and submersed weeds. All sites requesting service were treated. Trash was removed from ponds. Selected pond sites were dyed, as per the agreement.

## **MISC UPDATES**

**MEETING & DISTRICT TOUR WITH EGIS INSURANCE & RISK ADVISORS:** TSR Operations Manager and the Lifestyle lead met with the TSR CDD's insurance agency to tour the District on April 24<sup>th</sup>. Overall, the inspector appeared to be satisfied with the District's rules and maintenance programs. We expect a post tour report to be provided by EGIS in the next several weeks.

**SUMMARY OF TRINITY ODESSA LEADERSHIP COUNCIL MEETING WITH COMMISSIONER STARKEY (4/18/24):**

- Commissioner Starkey requested that community leaders share this information and the county's initiatives with residents.
- It was noted that Commissioner Starkey's District represents 117 planned communities.
- Pasco County is averaging 70 new residents a day and is the most rapidly developing county in the state.
- Patrick Arotin from Code Compliance provided an introduction to Code Compliance on what they can and cannot do. They are not sworn officers, so they do not have any arresting powers. If you see trash or debris, you can call that into Code. They will not go to homeless encampments due to safety concerns. As you are aware, being homeless is not illegal. Patrick also mentioned that you can call in any code complaints, but they cannot be anonymous. The caller must provide name and address. There are two deputies assigned per zone and that equals 1 officer per 30 sq. miles of the county. They address 35,000 to 40,000 events annually. Their response time is about 4.9 days currently. PC Code Compliance is conducting town halls three times per year.
- Pasco County Sheriff's Office (PCSO) had 197,000 calls for service in 2023. Pasco County Sheriff's office spoke about trespassing and how that is enforced. The land/business owner needs to have a trespass agreement in place for it to be enforced. In regard to businesses, it is only enforced when the business is closed. If it is during business hours, it is up to the manager/operator to call the trespassing into the non-emergency number. It was also mentioned that the PCSO cannot do proactive enforcement in gated communities. They can in other locations and community as calls for service allow them to do so.
- It was mentioned that they do offer parking enforcement, but that is provided by a volunteer unit. There was a handout for crime prevention tips, which staff will scan and share with community residents.
- Tina Russo from the Metropolitan Planning Organization spoke about the Orange Belt Trail. Orange Belt Trail (OBT) is a proposed regional multiuse trail spanning approximately 37 miles through Pasco County. More information can be found about the trail and its development at <https://orangebelttrail.com/>. The segment of the OBT from Little Rd to SR 54 is on the FDOT Work program for construction in 25/26.
- David Engel from Planning and Economic Growth gave a presentation on what's coming to Pasco County