



**TSR**  
**Community Development District**

**Proposed Budget**  
**FY 2018**



# Table of Contents

<b>1-3</b>	<u>General Fund</u>
<b>4-12</b>	<u>General Fund Narrative</u>
<b>13</b>	<u>Debt Service Fund Series 2015</u>
<b>14-15</b>	<u>Amortization Schedule Series 2015</u>
<b>16</b>	<u>Debt Service Fund Series 2015A</u>
<b>17-18</b>	<u>Amortization Schedule Series 2015A</u>
<b>19</b>	<u>Debt Service Fund Series 2016</u>
<b>20-21</b>	<u>Amortization Schedule Series 2016</u>

**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Fiscal Year 2018**  
**Proposed Budget**  
**General Fund**

	Adopted Budget FY2017	Actual Thru 4/30/17	Next 5 Months	Projected Thru 9/30/2017	Proposed Budget FY2018
<b>Revenues</b>					
O&M Assessments	\$448,497	\$417,378	\$34,652	\$452,030	\$896,801
Trash Collection Assessments	\$12,600	\$9,286	\$8,714	\$18,000	\$29,925
Developer Contributions (Admin)	\$49,608	\$33,137	\$25,000	\$58,137	\$82,040
Developer Contributions (Operations)	\$672,500	\$357,621	\$350,000	\$707,621	\$1,082,798
Commercial Shared Costs	\$0	\$0	\$0	\$0	\$0
Program Revenue	\$5,000	\$165	\$0	\$165	\$5,000
Interest	\$0	\$0	\$0	\$0	\$0
Miscellaneous Income	\$0	\$10	\$0	\$10	\$0
<b>Total Revenues</b>	<b>\$1,188,205</b>	<b>\$817,597</b>	<b>\$418,366</b>	<b>\$1,235,963</b>	<b>\$2,096,565</b>

**Expenditures**

Administrative

Supervisors Fees	\$12,000	\$0	\$0	\$0	\$12,000
FICA Expense	\$918	\$0	\$0	\$0	\$918
Engineering	\$12,000	\$0	\$5,040	\$5,040	\$12,000
Attorney	\$30,000	\$11,134	\$15,000	\$26,134	\$30,000
Arbitrage	\$1,200	\$1,200	\$0	\$1,200	\$1,800
Dissemination	\$7,000	\$5,542	\$3,750	\$9,292	\$9,000
Annual Audit	\$4,600	\$4,500	\$0	\$4,500	\$4,800
Trustee Fees	\$10,775	\$10,775	\$0	\$10,775	\$16,163
Assessment Administration	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Management Fees	\$36,050	\$21,029	\$15,021	\$36,050	\$37,132
Computer Time	\$1,000	\$583	\$417	\$1,000	\$1,000
Telephone	\$250	\$57	\$70	\$127	\$250
Postage	\$1,500	\$653	\$500	\$1,153	\$1,500
Travel Per Diem	\$1,200	\$0	\$0	\$0	\$1,200
Printing & Binding	\$2,000	\$992	\$1,008	\$2,000	\$2,000
Rental/Leases	\$0	\$0	\$0	\$0	\$0
Insurance	\$5,625	\$5,253	\$0	\$5,253	\$6,000
Legal Advertising	\$2,500	\$252	\$2,248	\$2,500	\$2,500
Bank Charges	\$0	\$0	\$0	\$0	\$0
Other Current Charges	\$750	\$151	\$180	\$331	\$750
Property Appraiser	\$750	\$0	\$750	\$750	\$750
Property Taxes	\$2,225	\$0	\$0	\$0	\$2,225
Office Supplies	\$500	\$114	\$120	\$234	\$500
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
<b>Subtotal</b>	<b>\$138,018</b>	<b>\$67,409</b>	<b>\$44,104</b>	<b>\$111,513</b>	<b>\$147,663</b>

Operation & Maintenance

**Contract Services**

Field Services	\$15,000	\$8,750	\$6,250	\$15,000	\$25,000
Amenity Management Staff/Contract	\$127,734	\$49,834	\$58,205	\$108,039	\$127,734
Security	\$0	\$0	\$0	\$0	\$0
Pool Attendants	\$0	\$0	\$0	\$0	\$0
Landscape Maintenance	\$350,000	\$247,804	\$195,000	\$442,804	\$900,000
Landscape Consulting	\$44,500	\$20,125	\$14,375	\$34,500	\$44,500
Wetland Maintenance	\$67,103	\$5,592	\$11,184	\$16,776	\$67,103
Wetland Mitigation Reporting	\$4,400	\$2,200	\$2,200	\$4,400	\$4,400
Janitorial	\$27,000	\$2,443	\$3,000	\$5,443	\$27,000
Pool Cleaning	\$27,000	\$7,507	\$6,475	\$13,982	\$35,000
Lake Maintenance	\$35,000	\$21,244	\$27,540	\$48,784	\$72,000
Pest Services	\$1,800	\$40	\$100	\$140	\$1,800
Trash Collection	\$12,600	\$8,939	\$9,061	\$18,000	\$29,925

**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Fiscal Year 2018**  
**Proposed Budget**  
**General Fund**

	Adopted Budget FY2017	Actual Thru 4/30/17	Next 5 Months	Projected Thru 9/30/2017	Proposed Budget FY2018
<b>Repairs &amp; Maintenance</b>					
Repairs - General	\$10,000	\$0	\$5,000	\$5,000	\$10,000
Operating Supplies	\$5,000	\$396	\$900	\$1,296	\$5,000
Office Supplies	\$0	\$137	\$500	\$637	\$1,000
Plant Replacement	\$5,000	\$531	\$2,500	\$3,031	\$10,000
Mulch	\$15,750	\$3,450	\$8,000	\$11,450	\$92,340
Sod	\$0	\$690	\$0	\$690	\$1,000
Fertilizer/Chemicals	\$0	\$11,547	\$0	\$11,547	\$15,000
Irrigation	\$4,000	\$6,382	\$11,618	\$18,000	\$30,000
Security/Alarms/Repair	\$1,000	\$0	\$420	\$420	\$1,000
Road & Sidewalk	\$5,000	\$350	\$2,100	\$2,450	\$5,000
Trail Maintenance	\$5,000	\$0	\$2,100	\$2,100	\$5,000
Signage	\$1,500	\$0	\$625	\$625	\$1,500
Walls - Repair/Cleaning	\$7,500	\$0	\$3,125	\$3,125	\$7,500
Fencing	\$1,000	\$0	\$420	\$420	\$1,000
Pressure Washing	\$2,400	\$100	\$1,000	\$1,100	\$2,500
<b>Utility</b>					
Pool - Electric	\$21,750	\$4,447	\$5,400	\$9,847	\$25,000
Pool - Water	\$9,000	\$0	\$4,500	\$4,500	\$10,000
Electric	\$5,000	\$5,263	\$2,800	\$8,063	\$15,000
Streetlights	\$150,000	\$65,069	\$80,000	\$145,069	\$200,000
Telephone	\$5,400	\$0	\$2,250	\$2,250	\$5,400
Water	\$9,000	\$5,212	\$5,000	\$10,212	\$15,000
Gas	\$0	\$730	\$1,200	\$1,930	\$3,600
Trash	\$7,500	\$0	\$3,125	\$3,125	\$7,500
<b>Recreational Facilities</b>					
Insurance	\$20,000	\$12,809	\$0	\$12,809	\$80,000
Pool Permits	\$1,500	\$0	\$1,500	\$1,500	\$1,500
Cable/Internet	\$0	\$0	\$0	\$0	\$3,600
Access Cards	\$1,000	\$0	\$420	\$420	\$1,000
Activities	\$20,000	\$2,837	\$4,800	\$7,637	\$20,000
Security	\$0	\$0	\$0	\$0	\$0
Recreational Repairs	\$5,000	\$0	\$2,100	\$2,100	\$5,000
Pool Repairs & Maintenance	\$0	\$0	\$0	\$0	\$2,500
Pool Furniture	\$0	\$0	\$0	\$0	\$2,500
Pool Fence	\$0	\$0	\$0	\$0	\$1,000
Signage	\$500	\$0	\$210	\$210	\$500
Cabana - Repairs	\$2,500	\$0	\$1,100	\$1,100	\$2,500
Cabana - Miscellaneous	\$0	\$0	\$0	\$0	\$1,000
Termite Bond	\$750	\$0	\$750	\$750	\$3,000
Holiday Décor	\$6,000	\$5,523	\$0	\$5,523	\$6,000
<b>Subtotal</b>	<b>\$1,040,187</b>	<b>\$499,951</b>	<b>\$486,853</b>	<b>\$986,804</b>	<b>\$1,933,902</b>
<b>Other</b>					
Contingency	\$10,000	\$1,657	\$4,000	\$5,657	\$15,000
Capital Reserve	\$0	\$0	\$0	\$0	\$0
<b>Subtotal</b>	<b>\$10,000</b>	<b>\$1,657</b>	<b>\$4,000</b>	<b>\$5,657</b>	<b>\$15,000</b>
<b>Total Expenditures</b>	<b>\$1,188,205</b>	<b>\$569,017</b>	<b>\$534,957</b>	<b>\$1,103,974</b>	<b>\$2,096,565</b>
<b>Excess Revenues/(Expenditures)</b>	<b>(\$0)</b>	<b>\$248,580</b>	<b>(\$116,591)</b>	<b>\$131,990</b>	<b>\$0</b>

**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Fiscal Year 2018**  
**Proposed Budget**  
**General Fund**

Net O&M Assessments	\$896,801
Collection fees (6%)	\$57,243
Gross Assessments	\$954,044

Net Trash Collection Assessments	\$29,925
Collection fees (6%)	\$1,910
Gross Assessments	\$31,835

**Projected FY18 O&M Assessments**

<u>Unit Type</u>	<u>Unit Count</u>	<u>Per Unit Net</u>	<u>Per Unit Gross</u>	<u>Total Net</u>
Village 1	477	\$657	\$699	\$313,503
Village 4	518	\$493	\$524	\$255,336
Village 2, Parcel 7	499	\$657	\$699	\$327,962
	1,494			\$896,801

**Projected FY18 Trash Collection Assessments**

<u>Unit Count</u>	<u>Per Unit Net</u>	<u>Per Unit Gross</u>	<u>Total Net</u>
285	\$105	\$111	\$29,925

**TSR**  
**Community Development District**  
GENERAL FUND BUDGET

**REVENUES:**

*O&M Assessments*

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the fiscal year.

*Trash Collection Assessments*

The District will collect a monthly fee of \$8.75 for trash collection on all residential lots upon sale to a third party.

*Developer Contributions*

The District will enter into a Funding Agreement with the Developer to fund the General Fund expenditures for the fiscal year.

*Program Revenue*

Represents fees collected by onsite management related to various programs operated by the District.

---

**EXPENDITURES:**

**Administrative:**

*Supervisors Fees*

The Florida Statutes allows each Board member to receive \$200 per meeting not to exceed \$4,800 in one year. The amount for the fiscal year is based upon 5 supervisors attending 12 monthly meetings.

*FICA Expense*

Represents the Employer's share of Social Security and Medicare taxes withheld from the Board of Supervisors checks.

*Engineering*

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, etc.

*Attorney*

The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc.

**TSR**  
**Community Development District**  
GENERAL FUND BUDGET

Arbitrage

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 Special Assessment Revenue Bonds.

Dissemination

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.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Trustee Fees

The District issued Series 2015, 2015A & 2016 Special Assessment Revenue Bonds that are deposited with a Trustee at USBank.

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Management Fees

The District has contracted with Governmental Management Services-Central Florida, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, budget preparation, all financial reporting, annual audit, etc.

Computer Time

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a mainframe computer leased by Governmental Management Services-Central Florida, LLC.

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

**TSR**  
**Community Development District**  
GENERAL FUND BUDGET

Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Insurance

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.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Bank Charges

Represents any charges incurred such as account analysis fees, stop payments, etc. incurred during the year.

Other Current Charges

Represents any miscellaneous expenses incurred during the fiscal year.

Property Appraiser

Represents a fee charged by Pasco County Property Appraiser's office for assessment administration services.

Property Taxes

Represents the non-ad valorem assessment charged by the Pasco County Tax Collector's Office for all assessable property within the District.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

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.



**TSR**  
**Community Development District**  
GENERAL FUND BUDGET

**Operation & Maintenance:**

**Contract Services:**

Field Services

Provide onsite 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.

Amenity Management Staff/Contracts

The District has contracted with WTS International, Inc. to provide oversight of its onsite recreational facilities.

Landscape Maintenance

The District has contracted with Sunrise Landcare Inc. for maintenance of the landscaping within the common areas of the District after installation of landscape material has been completed. The amount is based upon the current contract set in place and estimated future additions within the District.

Landscape Consulting

Represents estimated costs to provide consulting services that would include managing all the aspects of the landscaping program.

Wetland Maintenance

The District will maintain wetlands located throughout the District. The amount is based upon estimated costs.

Wetland Mitigation Monitoring

The District will schedule monitoring of mitigation areas located throughout the District. The amount is based upon estimated cost.

Janitorial

The District has contracted with The Cleaning Pros, Inc. to provide janitorial services and supplies for its recreational facilities.

Pool Cleaning

Represents estimated costs of regular cleaning and treatments of the pools within the District.

**TSR**  
**Community Development District**  
GENERAL FUND BUDGET

Lake Maintenance

Represents estimated costs for maintenance to all lakes the District must maintain within District boundaries. The District has contracted with Blue Water Aquatics for these services. The estimated cost is based on a monthly charge of \$27 per acreage.

Pest Services

The District will incur costs for pest control treatments to its recreational facilities. These services are provided by Natural Choice Pest Control, Inc.

Trash Collection

Represents estimated costs the District incurs for the scheduled trash collection of all residential lots sold to third parties during the fiscal year.

**Repairs & Maintenance:**

Repairs – General

Represents estimated costs for the general repairs and maintenance of various facilities throughout the District.

Operating Supplies

Represents estimated costs of supplies purchased for operating and maintaining common areas.

Office Supplies

Represents the cost of daily office supplies required by the District to facilitate operations.

Plant Replacement

Represents estimated costs related to the replacement of any landscaping needed throughout the fiscal year.

Mulch

Represents estimated costs for supplemental Pine Straw mulch to be added during the fiscal year. The amount is calculated using 15,390 Pine Straw bales at \$6 per bale.

Sod

Represents estimated costs for sod to be added as needed during the fiscal year.

**TSR**  
**Community Development District**  
GENERAL FUND BUDGET

Fertilizer/Chemicals

Represents estimated costs of fertilizers or chemicals that may be needed for landscaping areas throughout the District.

Irrigation Repairs

The District will incur costs related to repairing and maintaining its irrigation systems. The amount is based on estimated costs.

Security/Alarms/Repair

Represents estimated costs of maintaining security systems for the recreational facilities within the District and any maintenance needed to those systems.

Road & Sidewalk

Represents estimated costs of repairing and maintaining roads and sidewalks within the District.

Trail Maintenance

Represents estimated costs for the maintenance of trails located within the District.

Signage

Represents estimated costs to replace miscellaneous signs throughout the fiscal year.

Walls – Repair/Cleaning

Represents estimated costs of repairing and cleaning walls maintained by the District.

Fencing

Represents estimated costs for maintaining fences during the fiscal year.

Pressure Washing

The District will incur costs related to the pressure washing of various common areas within its boundaries.

**Utility:**

Pool - Electric

Represents current and estimated electric charges for pools located in Whitfield and Homestead Park. These services are provided by Duke Energy

**TSR**  
**Community Development District**  
GENERAL FUND BUDGET

Pool – Water

Represents current and estimated water charges for the Whitfield and Homestead pools. These services are provided by Pasco County Utilities Services.

Electric

Represents current and estimated electric charges of common areas throughout the District. These services are provided by Duke Energy.

Streetlights

Represents the cost to maintain street lights within the District Boundaries that are currently set in place and expected to be in place throughout the fiscal year. Streetlight services are provided by Duke Energy.

Telephone

Represents the estimated operating telephone costs incurred by the District.

Water

Represents current and estimated costs for water and refuse services provided for common areas throughout the District. These services are provided by Pasco County Utilities Services.

Gas

Represents current and estimated gas services provided at the recreational facilities of Cunningham Park, Whitfield Park and Homestead Park.

Trash

Represents estimated costs for trash collection of common areas throughout the District.

**Recreational Facilities:**

Insurance

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.

Pool Permits

Represents annual costs of required pool permits paid to the Florida Department of Health.

**TSR**  
**Community Development District**  
GENERAL FUND BUDGET

Cable/Internet

Represents the estimated cost of providing cable and internet services to the District's recreational facilities.

Access Cards

Represents the estimated cost for providing and maintaining an access card system.

Activities

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.

Recreational Repairs

Represents estimated costs for general repairs and maintenance of the District's recreational facilities.

Pool Repairs and Maintenance

The District will incur costs related to the repairs and maintenance of its pools.

Pool Furniture

Represents estimated costs for replacement of pool furniture throughout the fiscal year.

Pool Fence

The District will incur costs related to the maintenance of fencing surrounding the pools.

Signage

Represents the replacement of miscellaneous signs located at the District's recreational facilities.

Cabana - Repairs

Represents estimated costs for maintenance of the recreational facility cabanas.

Cabana – Miscellaneous

Represents any miscellaneous costs related to the recreational facility cabanas.

**TSR**  
**Community Development District**  
GENERAL FUND BUDGET

Termite Bond

The District will incur annual fees for the termite bonds of its recreational facilities.

Holiday Décor

The District will incur costs related to the decoration of common areas during the Holidays.

**Other:**

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any standard category.

**TSR**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Fiscal Year 2018  
Proposed Budget  
Debt Service Fund  
Series 2015**

Adopted Budget FY2017	Actual Thru 4/30/17	Next 5 Months	Projected Thru 9/30/2017	Proposed Budget FY2018
-----------------------------	---------------------------	---------------------	--------------------------------	------------------------------

**Revenues**

Special Assessments	\$648,556	\$660,098	\$0	\$660,098	\$648,556
Interest Income	\$50	\$698	\$0	\$698	\$50
Carry Forward Surplus	\$409,368	\$410,011	\$0	\$410,011	\$425,241
<b>Total Revenues</b>	<b>\$1,057,974</b>	<b>\$1,070,807</b>	<b>\$0</b>	<b>\$1,070,807</b>	<b>\$1,073,847</b>

**Expenses**

Interest - 11/1	\$241,778	\$241,778	\$0	\$241,778	\$238,788
Principal - 11/1	\$165,000	\$165,000	\$0	\$165,000	\$170,000
Interest - 5/1	\$238,788	\$0	\$238,788	\$238,788	\$235,706
<b>Total Expenditures</b>	<b>\$645,566</b>	<b>\$406,778</b>	<b>\$238,788</b>	<b>\$645,566</b>	<b>\$644,494</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$412,408</b>	<b>\$664,029</b>	<b>(\$238,788)</b>	<b>\$425,241</b>	<b>\$429,353</b>

Principal - 11/1/2018	\$175,000
Interest - 11/1/2018	\$235,706
<b>Total</b>	<b>\$410,706</b>

Product Type	No. of Units	Maximum Annual Debt Service	Per Unit Net Debt Assessment	Per Unit Gross Debt Assessment
Townhome	61	\$51,647	\$847	\$901
Single Family 40'	62	\$69,992	\$1,129	\$1,201
Single Family 45'	35	\$39,512	\$1,129	\$1,201
Single Family 50'	83	\$117,124	\$1,411	\$1,501
Single Family 55'	90	\$127,002	\$1,411	\$1,501
Single Family 65'	101	\$163,903	\$1,623	\$1,726
Single Family 75'	45	\$79,376	\$1,764	\$1,877
	477	\$648,556		

**TSR Community Development District  
Series 2015, Special Assessment Bonds  
Village 1 Project (Term Bonds Combined)**

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
11/1/15	\$ 9,930,000	\$ -	\$ 327,744	\$ 327,744
5/1/16	\$ 9,930,000	\$ -	\$ 241,778	\$ -
11/1/16	\$ 9,930,000	\$ 165,000	\$ 241,778	\$ 648,556
5/1/17	\$ 9,765,000	\$ -	\$ 238,788	\$ -
11/1/17	\$ 9,765,000	\$ 170,000	\$ 238,788	\$ 647,575
5/1/18	\$ 9,595,000	\$ -	\$ 235,706	\$ -
11/1/18	\$ 9,595,000	\$ 175,000	\$ 235,706	\$ 646,413
5/1/19	\$ 9,420,000	\$ -	\$ 232,534	\$ -
11/1/19	\$ 9,420,000	\$ 180,000	\$ 232,534	\$ 645,069
5/1/20	\$ 9,240,000	\$ -	\$ 229,272	\$ -
11/1/20	\$ 9,240,000	\$ 185,000	\$ 229,272	\$ 643,544
5/1/21	\$ 9,055,000	\$ -	\$ 225,919	\$ -
11/1/21	\$ 9,055,000	\$ 195,000	\$ 225,919	\$ 646,838
5/1/22	\$ 8,860,000	\$ -	\$ 221,653	\$ -
11/1/22	\$ 8,860,000	\$ 205,000	\$ 221,653	\$ 648,306
5/1/23	\$ 8,655,000	\$ -	\$ 217,169	\$ -
11/1/23	\$ 8,655,000	\$ 210,000	\$ 217,169	\$ 644,338
5/1/24	\$ 8,445,000	\$ -	\$ 212,575	\$ -
11/1/24	\$ 8,445,000	\$ 220,000	\$ 212,575	\$ 645,150
5/1/25	\$ 8,225,000	\$ -	\$ 207,763	\$ -
11/1/25	\$ 8,225,000	\$ 230,000	\$ 207,763	\$ 645,525
5/1/26	\$ 7,995,000	\$ -	\$ 202,731	\$ -
11/1/26	\$ 7,995,000	\$ 240,000	\$ 202,731	\$ 645,463
5/1/27	\$ 7,755,000	\$ -	\$ 196,731	\$ -
11/1/27	\$ 7,755,000	\$ 255,000	\$ 196,731	\$ 648,463
5/1/28	\$ 7,500,000	\$ -	\$ 190,356	\$ -
11/1/28	\$ 7,500,000	\$ 265,000	\$ 190,356	\$ 645,713
5/1/29	\$ 7,235,000	\$ -	\$ 183,731	\$ -
11/1/29	\$ 7,235,000	\$ 280,000	\$ 183,731	\$ 647,463
5/1/30	\$ 6,955,000	\$ -	\$ 176,731	\$ -
11/1/30	\$ 6,955,000	\$ 295,000	\$ 176,731	\$ 648,463
5/1/31	\$ 6,660,000	\$ -	\$ 169,356	\$ -
11/1/31	\$ 6,660,000	\$ 305,000	\$ 169,356	\$ 643,713
5/1/32	\$ 6,355,000	\$ -	\$ 161,731	\$ -
11/1/32	\$ 6,355,000	\$ 325,000	\$ 161,731	\$ 648,463
5/1/33	\$ 6,030,000	\$ -	\$ 153,606	\$ -
11/1/33	\$ 6,030,000	\$ 340,000	\$ 153,606	\$ 647,213
5/1/34	\$ 5,690,000	\$ -	\$ 145,106	\$ -
11/1/34	\$ 5,690,000	\$ 355,000	\$ 145,106	\$ 645,213
5/1/35	\$ 5,335,000	\$ -	\$ 136,231	\$ -
11/1/35	\$ 5,335,000	\$ 375,000	\$ 136,231	\$ 647,463



**TSR Community Development District  
Series 2015, Special Assessment Bonds  
Village 1 Project (Term Bonds Combined)**

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
5/1/36	\$ 4,960,000	\$ -	\$ 126,856	\$ -
11/1/36	\$ 4,960,000	\$ 390,000	\$ 126,856	\$ 643,713
5/1/37	\$ 4,570,000	\$ -	\$ 117,106	\$ -
11/1/37	\$ 4,570,000	\$ 410,000	\$ 117,106	\$ 644,213
5/1/38	\$ 4,160,000	\$ -	\$ 106,600	\$ -
11/1/38	\$ 4,160,000	\$ 435,000	\$ 106,600	\$ 648,200
5/1/39	\$ 3,725,000	\$ -	\$ 95,453	\$ -
11/1/39	\$ 3,725,000	\$ 455,000	\$ 95,453	\$ 645,906
5/1/40	\$ 3,270,000	\$ -	\$ 83,794	\$ -
11/1/40	\$ 3,270,000	\$ 480,000	\$ 83,794	\$ 647,588
5/1/41	\$ 2,790,000	\$ -	\$ 71,494	\$ -
11/1/41	\$ 2,790,000	\$ 505,000	\$ 71,494	\$ 647,988
5/1/42	\$ 2,285,000	\$ -	\$ 58,553	\$ -
11/1/42	\$ 2,285,000	\$ 530,000	\$ 58,553	\$ 647,106
5/1/43	\$ 1,755,000	\$ -	\$ 44,972	\$ -
11/1/43	\$ 1,755,000	\$ 555,000	\$ 44,972	\$ 644,944
5/1/44	\$ 1,200,000	\$ -	\$ 30,750	\$ -
11/1/44	\$ 1,200,000	\$ 585,000	\$ 30,750	\$ 646,500
5/1/45	\$ 615,000	\$ -	\$ 15,759	\$ -
11/1/45	\$ 615,000	\$ 615,000	\$ 15,759	\$ 646,519
<b>Totals</b>		<b>\$ 9,930,000</b>	<b>\$ 9,789,356</b>	<b>\$ 19,719,356</b>

**TSR**  
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2018  
Proposed Budget  
Debt Service Fund  
Series 2015A

Proposed Budget FY2017	Actual Thru 4/30/17	Next 5 Months	Projected Thru 9/30/2017	Proposed Budget FY2018
------------------------------	---------------------------	---------------------	--------------------------------	------------------------------

**Revenues**

Special Assessments	\$653,719	\$386,191	\$271,167	\$657,358	\$653,719
Interest Income	\$50	\$549	\$0	\$549	\$50
Carry Forward Surplus	\$390,400	\$390,430	\$0	\$390,430	\$406,305

<b>Total Revenues</b>	<b>\$1,044,169</b>	<b>\$777,169</b>	<b>\$271,167</b>	<b>\$1,048,336</b>	<b>\$1,060,074</b>
-----------------------	--------------------	------------------	------------------	--------------------	--------------------

**Expenses**

Interest - 11/1	\$254,950	\$254,950	\$0	\$254,950	\$252,081
Principal - 11/1	\$135,000	\$135,000	\$0	\$135,000	\$145,000
Interest - 5/1	\$252,081	\$0	\$252,081	\$252,081	\$249,000

<b>Total Expenditures</b>	<b>\$642,031</b>	<b>\$389,950</b>	<b>\$252,081</b>	<b>\$642,031</b>	<b>\$646,081</b>
---------------------------	------------------	------------------	------------------	------------------	------------------

<b>Excess Revenues/(Expenditures)</b>	<b>\$402,138</b>	<b>\$387,219</b>	<b>\$19,086</b>	<b>\$406,305</b>	<b>\$413,993</b>
---------------------------------------	------------------	------------------	-----------------	------------------	------------------

Principal - 11/1/2018	<b>\$155,000</b>
Interest - 11/1/2018	<b>\$249,000</b>
<b>Total</b>	<b>\$404,000</b>

Product Type	No. of Units	Maximum Annual Debt Service	Per Unit Net Debt Assessment	Per Unit Gross Debt Assessment
Single Family 45'	201	\$253,663	\$1,262	\$1,343
Single Family 52'	222	\$280,165	\$1,262	\$1,343
Single Family 62'	95	\$119,891	\$1,262	\$1,343
	<u>518</u>	<u>\$653,719</u>		

**TSR Community Development District  
Series 2015A, Special Assessment Bonds  
Village 4 Project (Term Bonds Combined)**

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
5/1/16	\$ 9,455,000	\$ -	\$ 262,032	\$ -
11/1/16	\$ 9,455,000	\$ 135,000	\$ 254,950	\$ 651,982
5/1/17	\$ 9,320,000	\$ -	\$ 252,081	\$ -
11/1/17	\$ 9,320,000	\$ 145,000	\$ 252,081	\$ 649,163
5/1/18	\$ 9,175,000	\$ -	\$ 249,000	\$ -
11/1/18	\$ 9,175,000	\$ 155,000	\$ 249,000	\$ 653,000
5/1/19	\$ 9,020,000	\$ -	\$ 245,706	\$ -
11/1/19	\$ 9,020,000	\$ 160,000	\$ 245,706	\$ 651,413
5/1/20	\$ 8,860,000	\$ -	\$ 242,306	\$ -
11/1/20	\$ 8,860,000	\$ 165,000	\$ 242,306	\$ 649,613
5/1/21	\$ 8,695,000	\$ -	\$ 238,800	\$ -
11/1/21	\$ 8,695,000	\$ 175,000	\$ 238,800	\$ 652,600
5/1/22	\$ 8,520,000	\$ -	\$ 235,081	\$ -
11/1/22	\$ 8,520,000	\$ 180,000	\$ 235,081	\$ 650,163
5/1/23	\$ 8,340,000	\$ -	\$ 230,244	\$ -
11/1/23	\$ 8,340,000	\$ 190,000	\$ 230,244	\$ 650,488
5/1/24	\$ 8,150,000	\$ -	\$ 225,138	\$ -
11/1/24	\$ 8,150,000	\$ 200,000	\$ 225,138	\$ 650,275
5/1/25	\$ 7,950,000	\$ -	\$ 219,763	\$ -
11/1/25	\$ 7,950,000	\$ 210,000	\$ 219,763	\$ 649,525
5/1/26	\$ 7,740,000	\$ -	\$ 214,119	\$ -
11/1/26	\$ 7,740,000	\$ 225,000	\$ 214,119	\$ 653,238
5/1/27	\$ 7,515,000	\$ -	\$ 208,072	\$ -
11/1/27	\$ 7,515,000	\$ 235,000	\$ 208,072	\$ 651,144
5/1/28	\$ 7,280,000	\$ -	\$ 201,756	\$ -
11/1/28	\$ 7,280,000	\$ 250,000	\$ 201,756	\$ 653,513
5/1/29	\$ 7,030,000	\$ -	\$ 195,038	\$ -
11/1/29	\$ 7,030,000	\$ 260,000	\$ 195,038	\$ 650,075
5/1/30	\$ 6,770,000	\$ -	\$ 188,050	\$ -
11/1/30	\$ 6,770,000	\$ 275,000	\$ 188,050	\$ 651,100
5/1/31	\$ 6,495,000	\$ -	\$ 180,659	\$ -
11/1/31	\$ 6,495,000	\$ 290,000	\$ 180,659	\$ 651,319
5/1/32	\$ 6,205,000	\$ -	\$ 172,866	\$ -
11/1/32	\$ 6,205,000	\$ 305,000	\$ 172,866	\$ 650,731
5/1/33	\$ 5,900,000	\$ -	\$ 164,669	\$ -
11/1/33	\$ 5,900,000	\$ 320,000	\$ 164,669	\$ 649,338
5/1/34	\$ 5,580,000	\$ -	\$ 156,069	\$ -
11/1/34	\$ 5,580,000	\$ 340,000	\$ 156,069	\$ 652,138
5/1/35	\$ 5,240,000	\$ -	\$ 146,931	\$ -
11/1/35	\$ 5,240,000	\$ 355,000	\$ 146,931	\$ 648,863

**TSR Community Development District  
Series 2015A, Special Assessment Bonds  
Village 4 Project (Term Bonds Combined)**

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
5/1/36	\$ 4,885,000	\$ -	\$ 137,391	\$ -
11/1/36	\$ 4,885,000	\$ 375,000	\$ 137,391	\$ 649,781
5/1/37	\$ 4,510,000	\$ -	\$ 126,844	\$ -
11/1/37	\$ 4,510,000	\$ 400,000	\$ 126,844	\$ 653,688
5/1/38	\$ 4,110,000	\$ -	\$ 115,594	\$ -
11/1/38	\$ 4,110,000	\$ 420,000	\$ 115,594	\$ 651,188
5/1/39	\$ 3,690,000	\$ -	\$ 103,781	\$ -
11/1/39	\$ 3,690,000	\$ 445,000	\$ 103,781	\$ 652,563
5/1/40	\$ 3,245,000	\$ -	\$ 91,266	\$ -
11/1/40	\$ 3,245,000	\$ 470,000	\$ 91,266	\$ 652,531
5/1/41	\$ 2,775,000	\$ -	\$ 78,047	\$ -
11/1/41	\$ 2,775,000	\$ 495,000	\$ 78,047	\$ 651,094
5/1/42	\$ 2,280,000	\$ -	\$ 64,125	\$ -
11/1/42	\$ 2,280,000	\$ 525,000	\$ 64,125	\$ 653,250
5/1/43	\$ 1,755,000	\$ -	\$ 49,359	\$ -
11/1/43	\$ 1,755,000	\$ 555,000	\$ 49,359	\$ 653,719
5/1/44	\$ 1,200,000	\$ -	\$ 33,750	\$ -
11/1/44	\$ 1,200,000	\$ 585,000	\$ 33,750	\$ 652,500
5/1/45	\$ 615,000	\$ -	\$ 17,297	\$ -
11/1/45	\$ 615,000	\$ 615,000	\$ 17,297	\$ 649,594
<b>Totals</b>		<b>\$ 9,455,000</b>	<b>\$10,084,582</b>	<b>\$19,539,582</b>

**TSR**  
COMMUNITY DEVELOPMENT DISTRICT

**Fiscal Year 2018  
Proposed Budget  
Debt Service Fund  
Series 2016**

Proposed Budget FY2017	Actual Thru 4/30/17	Next 5 Months	Projected Thru 9/30/2017	Proposed Budget FY2018
------------------------------	---------------------------	---------------------	--------------------------------	------------------------------

**Revenues**

Special Assessments	\$0	\$0	\$0	\$0	\$641,763
Bond Proceeds	\$0	\$962,172	\$0	\$962,172	\$0
Interest Income	\$0	\$553	\$0	\$553	\$0
Carry Forward Surplus	\$0	\$0	\$0	\$0	\$231,425 *

**Total Revenues**

<b>\$0</b>	<b>\$962,725</b>	<b>\$0</b>	<b>\$962,725</b>	<b>\$873,188</b>
------------	------------------	------------	------------------	------------------

**Expenses**

Interest - 11/1	\$0	\$0	\$0	\$0	\$231,425
Principal - 11/1	\$0	\$0	\$0	\$0	\$0
Interest - 5/1	\$0	\$0	\$249,425	\$249,425	\$231,425

**Total Expenditures**

<b>\$0</b>	<b>\$0</b>	<b>\$249,425</b>	<b>\$249,425</b>	<b>\$462,850</b>
------------	------------	------------------	------------------	------------------

**Excess Revenues/(Expenditures)**

<b>\$0</b>	<b>\$962,725</b>	<b>(\$249,425)</b>	<b>\$713,300</b>	<b>\$410,338</b>
------------	------------------	--------------------	------------------	------------------

\*Carry Forward Surplus represents carry forward less reserves

<b>Principal - 11/1/2018</b>	<b>\$175,000</b>
<b>Interest - 11/1/2018</b>	<b>\$231,425</b>
<b>Total</b>	<b>\$406,425</b>

Product Type	No. of Units	Maximum Annual Debt Service	Per Unit Net Debt Assessment	Per Unit Gross Debt Assessment
Townhome	32	\$27,156	\$849	\$901
Single Family 34'	58	\$55,783	\$962	\$1,021
Single Family 40'	14	\$15,841	\$1,132	\$1,201
Single Family 45'	114	\$128,992	\$1,132	\$1,201
Single Family 50'	68	\$96,178	\$1,414	\$1,501
Single Family 55'	135	\$190,942	\$1,414	\$1,501
Single Family 65'	78	\$126,870	\$1,627	\$1,726
	<hr/> 499	<hr/> \$641,763		

**TSR Community Development District  
Series 2016, Special Assessment Bonds  
Village 2 & Parcel 7 Project (Term Bonds Combined)**

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
10/17/16	\$ 10,235,000	\$ -	\$ -	\$ -
5/1/17	\$ 10,235,000	\$ -	\$ 249,425	\$ -
11/1/17	\$ 10,235,000	\$ -	\$ 231,425	\$ 480,850
5/1/18	\$ 10,235,000	\$ -	\$ 231,425	\$ -
11/1/18	\$ 10,235,000	\$ 175,000	\$ 231,425	\$ 637,850
5/1/19	\$ 10,060,000	\$ -	\$ 228,363	\$ -
11/1/19	\$ 10,060,000	\$ 185,000	\$ 228,363	\$ 641,725
5/1/20	\$ 9,875,000	\$ -	\$ 225,125	\$ -
11/1/20	\$ 9,875,000	\$ 190,000	\$ 225,125	\$ 640,250
5/1/21	\$ 9,685,000	\$ -	\$ 221,800	\$ -
11/1/21	\$ 9,685,000	\$ 195,000	\$ 221,800	\$ 638,600
5/1/22	\$ 9,490,000	\$ -	\$ 218,388	\$ -
11/1/22	\$ 9,490,000	\$ 200,000	\$ 218,388	\$ 636,775
5/1/23	\$ 9,290,000	\$ -	\$ 214,388	\$ -
11/1/23	\$ 9,290,000	\$ 210,000	\$ 214,388	\$ 638,775
5/1/24	\$ 9,080,000	\$ -	\$ 210,188	\$ -
11/1/24	\$ 9,080,000	\$ 220,000	\$ 210,188	\$ 640,375
5/1/25	\$ 8,860,000	\$ -	\$ 205,788	\$ -
11/1/25	\$ 8,860,000	\$ 230,000	\$ 205,788	\$ 641,575
5/1/26	\$ 8,630,000	\$ -	\$ 201,188	\$ -
11/1/26	\$ 8,630,000	\$ 235,000	\$ 201,188	\$ 637,375
5/1/27	\$ 8,395,000	\$ -	\$ 196,488	\$ -
11/1/27	\$ 8,395,000	\$ 245,000	\$ 196,488	\$ 637,975
5/1/28	\$ 8,150,000	\$ -	\$ 191,588	\$ -
11/1/28	\$ 8,150,000	\$ 255,000	\$ 191,588	\$ 638,175
5/1/29	\$ 7,895,000	\$ -	\$ 185,691	\$ -
11/1/29	\$ 7,895,000	\$ 270,000	\$ 185,691	\$ 641,381
5/1/30	\$ 7,625,000	\$ -	\$ 179,447	\$ -
11/1/30	\$ 7,625,000	\$ 280,000	\$ 179,447	\$ 638,894
5/1/31	\$ 7,345,000	\$ -	\$ 172,972	\$ -
11/1/31	\$ 7,345,000	\$ 295,000	\$ 172,972	\$ 640,944
5/1/32	\$ 7,050,000	\$ -	\$ 166,150	\$ -
11/1/32	\$ 7,050,000	\$ 305,000	\$ 166,150	\$ 637,300
5/1/33	\$ 6,745,000	\$ -	\$ 159,097	\$ -
11/1/33	\$ 6,745,000	\$ 320,000	\$ 159,097	\$ 638,194
5/1/34	\$ 6,425,000	\$ -	\$ 151,697	\$ -
11/1/34	\$ 6,425,000	\$ 335,000	\$ 151,697	\$ 638,394
5/1/35	\$ 6,090,000	\$ -	\$ 143,950	\$ -
11/1/35	\$ 6,090,000	\$ 350,000	\$ 143,950	\$ 637,900

**TSR Community Development District  
Series 2016, Special Assessment Bonds  
Village 2 & Parcel 7 Project (Term Bonds Combined)**

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
5/1/36	\$ 5,740,000	\$ -	\$ 135,856	\$ -
11/1/36	\$ 5,740,000	\$ 365,000	\$ 135,856	\$ 636,713
5/1/37	\$ 5,375,000	\$ -	\$ 127,416	\$ -
11/1/37	\$ 5,375,000	\$ 385,000	\$ 127,416	\$ 639,831
5/1/38	\$ 4,990,000	\$ -	\$ 118,513	\$ -
11/1/38	\$ 4,990,000	\$ 400,000	\$ 118,513	\$ 637,025
5/1/39	\$ 4,590,000	\$ -	\$ 109,013	\$ -
11/1/39	\$ 4,590,000	\$ 420,000	\$ 109,013	\$ 638,025
5/1/40	\$ 4,170,000	\$ -	\$ 99,038	\$ -
11/1/40	\$ 4,170,000	\$ 440,000	\$ 99,038	\$ 638,075
5/1/41	\$ 3,730,000	\$ -	\$ 88,588	\$ -
11/1/41	\$ 3,730,000	\$ 460,000	\$ 88,588	\$ 637,175
5/1/42	\$ 3,270,000	\$ -	\$ 77,663	\$ -
11/1/42	\$ 3,270,000	\$ 485,000	\$ 77,663	\$ 640,325
5/1/43	\$ 2,785,000	\$ -	\$ 66,144	\$ -
11/1/43	\$ 2,785,000	\$ 505,000	\$ 66,144	\$ 637,288
5/1/44	\$ 2,280,000	\$ -	\$ 54,150	\$ -
11/1/44	\$ 2,280,000	\$ 530,000	\$ 54,150	\$ 638,300
5/1/45	\$ 1,750,000	\$ -	\$ 41,563	\$ -
11/1/45	\$ 1,750,000	\$ 555,000	\$ 41,563	\$ 638,125
5/1/46	\$ 1,195,000	\$ -	\$ 28,381	\$ -
11/1/46	\$ 1,195,000	\$ 585,000	\$ 28,381	\$ 641,763
5/1/47	\$ 610,000	\$ -	\$ 14,488	\$ -
11/1/47	\$ 610,000	\$ 610,000	\$ 14,488	\$ 638,975
<b>Totals</b>		<b>\$ 10,235,000</b>	<b>\$ 9,409,925</b>	<b>\$ 19,644,925</b>