

TSR

**COMMUNITY DEVELOPMENT
DISTRICT**

June 4, 2025

**BOARD OF SUPERVISORS
BUDGET WORKSHOP
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 28, 2025

Board of Supervisors
TSR Community Development District

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

Dear Board Members:

The Board of Supervisors of the TSR Community Development District will hold a Workshop on June 4, 2025 at 4:00 p.m., at the Welcome Center, 2500 Heart Pine Avenue, Odessa, Florida 33556. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments [3 minutes per person]
3. Discussion: Fiscal Year 2025/2026 Proposed Budget
4. UPCOMING MEETING DATES
 - June 4, 2025 at 6:00 PM
 - July 9, 2025 at 6:00 PM

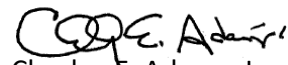
○ QUORUM CHECK

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

5. Supervisors' Requests
6. Adjournment

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

Sincerely,



Chesley E. Adams, Jr.
District Manager

TSR

COMMUNITY DEVELOPMENT DISTRICT

3

**TSR
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026**

**TSR
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
General Fund Budget	1-3
Definitions of General Fund Expenditures	4 - 8
Debt Service Fund Budget - Series 2015	9
Amortization Schedule - Series 2015	10
Debt Service Fund Budget - Series 2015A	11
Amortization Schedule - Series 2015A	12
Debt Service Fund Budget - Series 2016	13
Amortization Schedule - Series 2016	14
Debt Service Fund Budget - Series 2017	15
Amortization Schedule - Series 2017	16
Debt Service Fund Budget - Series 2018	17
Amortization Schedule - Series 2018	18 - 19
Debt Service Fund Budget - Series 2019	20
Amortization Schedule - Series 2019	21 - 22
Assessment Summary	23 - 24

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross O&M	\$ 4,755,579				\$ 5,029,055
Assessment levy: on-roll - gross trash	373,974				373,974
Allowable discounts (4%)	(205,182)				(216,121)
Assessment levy: on-roll - net	4,924,371	\$4,837,908	\$ 86,463	\$ 4,924,371	5,186,908
Trash collection assessments	17,465	-	-	-	-
Commerical shared costs	123,324	36,602	86,722	123,324	126,900
Program revenue	20,000	27,172	5,000	32,172	20,000
Interest	50,000	37,617	20,000	57,617	50,000
Specialty program revenue	6,000	169,253	40,000	209,253	30,000
Miscellaneous-rental revenue	17,000	11,235	5,765	17,000	17,000
Total revenues	5,158,160	5,119,787	243,950	5,363,737	5,430,808
EXPENDITURES					
Professional & administrative					
Supervisors	12,600	6,025	6,575	12,600	12,600
Management	42,070	21,035	21,035	42,070	42,070
Legal	25,000	7,761	17,239	25,000	25,000
Engineering	25,000	2,200	22,800	25,000	25,000
Assessment administration	10,000	5,000	5,000	10,000	10,000
Audit	4,570	6,600	-	6,600	4,570
Arbitrage rebate calculation	3,000	1,250	1,750	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	719	781	1,500	1,500
Printing & binding	2,000	1,000	1,000	2,000	2,000
Legal advertising	1,000	408	592	1,000	1,000
Annual special district fee	175	175	-	175	175
Insurance	6,900	7,114	-	7,114	8,500
Other current charges	2,000	914	1,086	2,000	2,000
Office supplies	750	663	87	750	750
Website					
Hosting & maintenance	705	-	705	705	705
ADA compliance	200	-	200	200	200
Property taxes	687	-	687	687	687
Property appraiser & tax collector	102,591	114,892	-	114,892	108,061
Total professional & administrative	288,998	212,012	91,531	303,543	296,068

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
Field operations					
Contract services					
Field services	28,325	14,163	14,162	28,325	28,325
Landscape maintenance	1,875,000	746,305	1,128,695	1,875,000	1,931,250
Landscape consulting	65,400	27,250	38,150	65,400	65,400
Landscape arbor care	155,000	54,198	100,802	155,000	60,000
Wetland maintenance and monitoring	60,000	97,800	-	97,800	130,200
Wetland mitigation reporting	-	5,125	-	5,125	-
Lake maintenance	128,000	83,720	44,280	128,000	128,000
Erosion control and grass carp stock	-	-	-	-	120,000
Hurricane clean-up	-	125,218	-	125,218	-
Porter supplies	-	150	-	150	-
Community trash hauling	375,000	204,082	170,918	375,000	375,000
Off-duty traffic patrols	15,000	6,400	8,600	15,000	15,000
Wildhog removal	10,000	400	9,600	10,000	-
Repairs & maintenance					
Repairs - general	15,000	5,407	9,593	15,000	20,000
Operating supplies	20,000	8,909	11,091	20,000	20,000
Plant replacement	120,000	2,925	117,075	120,000	120,000
Mulch	150,000	11,616	138,384	150,000	191,600
Sod	-	1,925	-	1,925	20,000
Capital projects-future	172,000	-	172,000	172,000	25,000
Fertilizer/chemicals	50,000	27,321	22,679	50,000	12,000
Irrigation repairs	100,000	54,316	45,684	100,000	100,000
Irrigation water truck rental	-	-	-	-	40,000
Irrigation monitoring	2,280	-	2,280	2,280	2,280
Security/alarms/camera/repair	1,500	4,729	-	4,729	30,000
Road & sidewalk	60,000	15,535	44,465	60,000	60,000
Signage maintenance	-	1,079	-	1,079	-
Common area signage	3,000	1,045	1,955	3,000	3,000
Bridge & deck maintenance	60,000	34,200	25,800	60,000	80,000
Pressure washing	80,000	169	79,831	80,000	20,000
Utilities - common area					
Electric	14,500	5,504	8,996	14,500	14,500
Streetlights	390,000	174,328	215,672	390,000	395,000
Irrigation - reclaimed water	70,000	28,097	41,903	70,000	70,000
Gas	450	477	-	477	450

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
Recreation facilities					
Amenity management staff/contract	414,291	223,073	191,218	414,291	455,000
Office operations	131,225	80,201	51,024	131,225	140,000
Park A/C repairs and maintenance	5,000	2,612	2,388	5,000	7,500
Pool operations	95,000	41,057	53,943	95,000	100,000
Pool resurfacing	-	-	-	-	80,000
Pest services	1,700	540	1,160	1,700	2,000
Insurance	90,000	86,394	3,606	90,000	93,200
Cable/internet/telephone/software	10,000	5,902	4,098	10,000	12,000
Access cards	1,000	674	326	1,000	1,500
Activities	30,000	28,417	1,583	30,000	30,000
Specialty programming	6,000	-	6,000	6,000	30,000
Recreational repairs	2,500	10,346	-	10,346	20,000
Pool signage	1,000	-	1,000	1,000	-
Holiday decorations	15,000	15,000	-	15,000	15,000
Other					
Capital outlay	26,000	26,286	-	26,286	15,000
Contingency	20,000	1,676	18,324	20,000	50,000
Total field operations	<u>4,869,171</u>	<u>2,264,571</u>	<u>2,787,285</u>	<u>5,051,856</u>	<u>5,128,205</u>
Total expenditures	<u>5,158,169</u>	<u>2,476,583</u>	<u>2,878,816</u>	<u>5,355,399</u>	<u>5,424,273</u>
Net increase/(decrease) of fund balance	(9)	2,643,204	(2,634,866)	8,338	6,535
Fund balance - beginning (unaudited)	1,933,194	1,752,779	4,395,983	1,752,779	1,761,117
Fund balance - ending (projected)	<u>\$ 1,933,185</u>	<u>\$ 4,395,983</u>	<u>\$ 1,761,117</u>	<u>\$ 1,761,117</u>	<u>\$ 1,767,652</u>

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

EXPENDITURES

Professional & administrative

Supervisors	\$ 12,600
This covers 5 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	8,500
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	108,061
Field operations	
Contract services	
Field services	28,325
The District has contracted with Wrathell, Hunt and Associates, LLC to provide field management of contracts for the District such as landscape and lake maintenance. Services to include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails. This is a fixed fee service.	
Landscape maintenance	1,931,250
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	60,000
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 and monitoring	130,200
The District has contracted with Florida Natives Nursery, Inc. to maintain and periodic monitor/report 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.	
Lake maintenance	128,000
Represents estimated costs for maintenance to all lakes the District must maintain within District boundaries. The District has contracted with Premier Lakes for these services.	
Erosion control and grass carp stock	120,000
Covers cost of localized lake bank erosion control as well as stocking of Triploid Grass Carp in Huckleberry Pond to assist in the management of submersed vegetation and reduce chemical treatments.	
Community trash hauling	375,000
Represents estimated costs the District incurs for the scheduled trash collection of all residential lots sold to third parties during the fiscal year.	
Off-duty traffic patrols	15,000
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.	
Wildhog removal	-
Provides for engaging a licensed and insured contractor for the periodic removal of wild hogs from District common areas.	
Repairs & maintenance	
Repairs - general	20,000
Represents estimated costs for the general repairs and maintenance of various facilities throughout the District.	
Operating supplies	20,000
Represents estimated costs of supplies purchased for operating and maintaining common areas.	
Plant replacement	120,000
Represents estimated costs related to the replacement of any landscaping needed throughout the fiscal year along with any corresponding irrigation modifications..	
Mulch	191,600
Represents supply and install costs for mulching of landscape common areas. and playgrounds	
Sod	20,000
Represents the estimated costs to replace localized areas of sod which have deteriorated or expired.	
Capital projects-future	25,000
For future landscape improvements.	
Fertilizer/chemicals	12,000
Represents estimated costs of top choice pesticide applications that may be needed throughout the fiscal year.	
Irrigation repairs	100,000
The District will incur costs related to repairing and maintaining its irrigation systems. The amount is based on estimated and historical costs.	
Irrigation water truck rental	40,000
Provides for seasonal rental of water truck to spot water CDD landscape areas during times of low or no supply of irrigation water from Pasco County.	

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

EXPENDITURES (continued)

Irrigation monitoring	2,280
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.	
Security/alarms/camera/repair	30,000
Represents estimated costs of maintaining security systems for the recreational facilities within the District and any maintenance needed to those systems.	
Road & sidewalk	60,000
Represents estimated costs of repairing and maintaining roads, sidewalks and trails within the District.	
Common area signage	3,000
Represents estimated costs to replace miscellaneous signs throughout the fiscal year.	
Bridge & deck maintenance	80,000
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.	
Pressure washing	20,000
Intended to cover the hiring of a qualified contractor to pressure wash all of the Districts Sidewalks once a year.	
Utilities - common area	
Electric	14,500
Represents current and estimated electric charges for common areas throughout the District. These services are provided by Duke Energy.	
Streetlights	395,000
Represents the cost of a lease, power and maintenance agreement with Duke Energy, for streetlights within the District.	
Irrigation - reclaimed water	70,000
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.	
Gas	450
Represents current and estimated gas services provided at the recreational facilities.	
Recreation facilities	
Amenity management staff/contract	455,000
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.	
Office Operations	140,000
Includes the costs of office rental, expenses, utilities, office equipment rental and janitorial costs.	

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

EXPENDITURES (continued)

Park A/C repairs and maintenance	7,500
Covers the costs associated with preventative maintenance and repairs to the parks restroom AC units.	
Pool operations	100,000
Covers the costs of operating and maintaining the District three District pools. Including repairs and maintenance, cleaning, annual licenses and utilities.	
Pool resurfacing	80,000
Covers cost of resurfacing the pool at Homestead Park.	
Pest services	2,000
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	93,200
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	12,000
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	1,500
Represents the estimated cost for providing and maintaining an access card system.	
Activities	30,000
The onsite management company for the District coordinates and provides various activities throughout the year. The amount represents costs related to supplies, notices and other items to run these activities.	
Specialty programming	30,000
Covers the provision of specialty programs such as swim lessons, gymnastics etc.	
Recreational repairs	20,000
Represents estimated costs for general repairs and maintenance of the District's	
Holiday decorations	15,000
Covers the costs related to the decoration of common areas during the Holidays.	
Other	
Capital Outlay- Splash Pad	15,000
Intended to cover the cost of refurbishing the Splash Pad.	
Contingency	50,000
Represents funds for unexpected expenses that the District could incur throughout the fiscal year and/or expenses that do not fit into any standard category.	
Total expenditures	<u><u>\$ 5,424,273</u></u>

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2015
FISCAL YEAR 2026

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 688,645				\$ 688,645
Allowable discounts (4%)	(27,546)				(27,546)
Net assessment levy - on-roll	661,099	\$ 644,820	\$ 16,279	\$ 661,099	661,099
Interest	50	29	21	50	-
Total revenues	661,149	644,849	16,300	661,149	661,099
EXPENDITURES					
Debt service					
Principal - 11/1	210,000	210,000	-	210,000	220,000
Interest - 11/1	204,403	204,403	-	204,403	199,809
Interest - 5/1	199,809	-	208,778	208,778	194,997
Tax collector	13,773	12,883	890	13,773	13,773
Total expenditures	627,985	427,286	209,668	636,954	628,579
Excess/(deficiency) of revenues over/(under) expenditures	33,164	217,563	(193,368)	24,195	32,520
Beginning fund balance (unaudited)	1,189,691	1,195,646	1,413,209	1,195,646	1,219,841
Ending fund balance (projected)	<u>\$1,222,855</u>	<u>\$1,413,209</u>	<u>\$ 1,219,841</u>	<u>\$ 1,219,841</u>	<u>1,252,361</u>
Use of fund balance:					
Debt service reserve account balance (required)					(624,494)
Principal expense - November 1, 2026					(230,000)
Interest expense - November 1, 2026					(194,997)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 202,870</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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
05/01/44	-		29,596.88	29,725.00	1,155,000.00
11/01/44	565,000.00	5.125%	29,596.88	594,725.00	590,000.00
05/01/45	-		15,118.75	15,246.88	590,000.00
11/01/45	590,000.00	5.125%	15,118.75	610,246.88	-
Total	7,910,000.00		4,948,547.04	12,868,800.04	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2015A
FISCAL YEAR 2026

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
REVENUES					
Assessment levy: on-roll	\$ 692,988				\$ 692,988
Allowable discounts (4%)	(27,720)				(27,720)
Net assessment levy - on-roll	665,268	\$ 648,887	\$ 16,381	\$ 665,268	665,268
Interest	-	27	-	27	-
Total revenues	665,268	648,914	16,381	665,295	665,268
EXPENDITURES					
Debt service					
Principal - 11/1	200,000	200,000	-	200,000	210,000
Interest - 11/1	224,025	224,025	-	224,025	218,650
Interest - 5/1	218,650	-	229,131	229,131	213,006
Tax collector	13,860	12,964	896	13,860	13,860
Total expenditures	656,535	436,989	229,131	667,016	655,516
Excess/(deficiency) of revenues over/(under) expenditures	8,733	211,925	(212,750)	(1,721)	9,752
Beginning fund balance (unaudited)	1,129,615	1,136,764	1,348,689	1,136,764	1,135,043
Ending fund balance (projected)	<u>\$ 1,138,348</u>	<u>\$ 1,348,689</u>	<u>\$1,135,939</u>	<u>\$ 1,135,043</u>	<u>1,144,795</u>
Use of fund balance:					
Debt service reserve account balance (required)					(650,450)
Principal expense - November 1, 2026					(220,000)
Interest expense - November 1, 2026					(213,006)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 61,339</u>

TSR
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2015A AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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
05/01/44	-		33,609.38	33,609.38	1,195,000.00
11/01/44	580,000.00	5.625%	33,609.38	613,609.38	615,000.00
05/01/45	-		17,296.88	17,296.88	615,000.00
11/01/45	615,000.00	5.625%	17,296.88	632,296.88	-
Total	7,910,000.00		5,482,218.86	13,392,218.86	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2016
FISCAL YEAR 2026

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 682,986				\$ 682,986
Allowable discounts (4%)	(27,319)				(27,319)
Net assessment levy - on-roll	655,667	\$ 639,521	\$ 16,146	\$ 655,667	655,667
Interest	-	24	-	24	-
Total revenues	655,667	639,545	16,146	655,691	655,667
EXPENDITURES					
Debt service					
Principal - 11/1	220,000	220,000	-	220,000	230,000
Interest - 11/1	210,188	210,188	-	210,188	205,788
Interest - 5/1	205,788	-	205,788	205,788	201,188
Tax collector	13,660	12,777	883	13,660	13,660
Total expenditures	649,636	442,965	206,671	649,636	650,636
Excess/(deficiency) of revenues over/(under) expenditures	6,031	196,580	(190,525)	6,055	5,031
Beginning fund balance (unaudited)	969,248	970,918	1,167,498	970,918	976,973
Ending fund balance (projected)	<u>\$ 975,279</u>	<u>\$ 1,167,498</u>	<u>\$ 976,973</u>	<u>\$ 976,973</u>	<u>982,004</u>
Use of fund balance:					
Debt service reserve account balance (required)					(481,322)
Principal expense - November 1, 2026					(235,000)
Interest expense - November 1, 2026					(201,188)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 64,494</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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
05/01/44			54,150.00	54,150.00	2,280,000.00
11/01/44	530,000.00	4.750%	54,150.00	584,150.00	1,750,000.00
05/01/45			41,562.50	41,562.50	1,750,000.00
11/01/45	555,000.00	4.750%	41,562.50	596,562.50	1,195,000.00
05/01/46			28,381.25	28,381.25	1,195,000.00
11/01/46	585,000.00	4.750%	28,381.25	613,381.25	610,000.00
05/01/47			14,487.50	14,487.50	610,000.00
11/01/47	610,000.00	4.750%	14,487.50	624,487.50	-
Total	8,860,000.00		5,623,937.56	14,483,937.56	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2017
FISCAL YEAR 2026

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Assessment levy: on-roll	\$ 852,513				\$ 852,513
Allowable discounts (4%)	(34,101)				(34,101)
Net assessment levy - on-roll	818,412	\$ 798,260	\$ 20,152	\$ 818,412	818,412
Interest	-	24	-	24	-
Total revenues	818,412	798,284	20,152	818,436	818,412
EXPENDITURES					
Debt service					
Principal - 11/1	260,000	260,000	-	260,000	270,000
Interest - 11/1	268,844	268,844	-	268,844	263,481
Interest - 5/1	263,481	-	263,481	263,481	257,913
Tax collector	17,050	15,949	1,101	17,050	17,050
Total expenditures	809,375	544,793	264,582	809,375	808,444
Excess/(deficiency) of revenues over/(under) expenditures	9,037	253,491	(244,430)	9,061	9,968
Beginning fund balance (unaudited)	980,514	982,485	1,235,976	982,485	991,546
Ending fund balance (projected)	<u>\$ 989,551</u>	<u>\$ 1,235,976</u>	<u>\$ 991,546</u>	<u>\$ 991,546</u>	<u>1,001,514</u>
Use of fund balance:					
Debt service reserve account balance (required)					(403,163)
Principal expense - November 1, 2026					(285,000)
Interest expense - November 1, 2026					(257,913)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 55,438</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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
05/01/44			82,768.75	82,768.75	3,485,000.00
11/01/44	635,000.00	4.750%	82,768.75	717,768.75	2,850,000.00
05/01/45			67,687.50	67,687.50	2,850,000.00
11/01/45	665,000.00	4.750%	67,687.50	732,687.50	2,185,000.00
05/01/46			51,893.75	51,893.75	2,185,000.00
11/01/46	695,000.00	4.750%	51,893.75	746,893.75	1,490,000.00
05/01/47			35,387.50	35,387.50	1,490,000.00
11/01/47	730,000.00	4.750%	35,387.50	765,387.50	760,000.00
05/01/48			18,050.00	18,050.00	760,000.00
11/01/48	760,000.00	4.750%	18,050.00	778,050.00	-
Total	11,350,000.00		7,557,631.29	18,907,631.29	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2018
FISCAL YEAR 2026

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Assessment levy: on-roll	\$ 681,735				\$ 681,735
Allowable discounts (4%)	(27,269)				(27,269)
Net assessment levy - on-roll	654,466	\$ 638,350	\$ 16,116	\$ 654,466	654,466
Interest	-	18	-	18	-
Total revenues	654,466	638,368	16,116	654,484	654,466
EXPENDITURES					
Debt service					
Principal - 11/1	185,000	185,000	-	185,000	190,000
Interest - 11/1	227,522	227,522	-	227,522	223,822
Interest - 5/1	223,822	-	223,822	223,822	219,547
Tax collector	13,635	12,753	882	13,635	13,635
Total expenditures	649,979	425,275	224,704	649,979	647,004
Excess/(deficiency) of revenues over/(under) expenditures	4,487	213,093	(208,588)	4,505	7,462
Beginning fund balance (unaudited)	761,913	763,488	976,581	763,488	767,993
Ending fund balance (projected)	<u>\$ 766,400</u>	<u>\$ 976,581</u>	<u>\$ 767,993</u>	<u>\$ 767,993</u>	<u>775,455</u>
Use of fund balance:					
Debt service reserve account balance (required)					(320,366)
Principal expense - November 1, 2026					(200,000)
Interest expense - November 1, 2026					(219,547)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 35,542</u>

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

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

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/44			82,640.63	82,640.63	3,225,000.00
11/01/44	475,000.00	5.125%	82,640.63	557,640.63	2,750,000.00
05/01/45			70,468.75	70,468.75	2,750,000.00
11/01/45	495,000.00	5.125%	70,468.75	565,468.75	2,255,000.00
05/01/46			57,784.38	57,784.38	2,255,000.00
11/01/46	520,000.00	5.125%	57,784.38	577,784.38	1,735,000.00
05/01/47			44,459.38	44,459.38	1,735,000.00
11/01/47	550,000.00	5.125%	44,459.38	594,459.38	1,185,000.00
05/01/48			30,365.63	30,365.63	1,185,000.00
11/01/48	580,000.00	5.125%	30,365.63	610,365.63	605,000.00
05/01/49			15,503.13	15,503.13	605,000.00
11/01/49	605,000.00	5.125%	15,503.13	620,503.13	-
Total	8,935,000.00		6,799,759.60	15,734,759.60	

TSR
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2019
FISCAL YEAR 2026

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 351,254				\$ 351,254
Allowable discounts (4%)	(14,050)				(14,050)
Net assessment levy - on-roll	337,204	\$ 328,900	\$ 8,304	\$ 337,204	337,204
Interest	-	10	-	10	-
Total revenues	337,204	328,910	8,304	337,214	337,204
EXPENDITURES					
Debt service					
Principal - 11/1	120,000	120,000	-	120,000	125,000
Interest - 11/1	104,400	104,400	-	104,400	102,600
Interest - 5/1	102,600	-	102,600	102,600	100,491
Tax collector	7,025	6,571	454	7,025	7,025
Total expenditures	334,025	230,971	103,054	334,025	335,116
Excess/(deficiency) of revenues over/(under) expenditures	3,179	97,939	(94,750)	3,189	2,088
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(4)	-	(4)	-
Total other financing sources/(uses)	-	(4)	-	(4)	-
Fund balance:					
Net increase/(decrease) in fund balance	3,179	97,935	(94,750)	3,185	2,088
Beginning fund balance (unaudited)	407,887	409,368	507,303	409,368	412,553
Ending fund balance (projected)	\$ 411,066	\$ 507,303	\$ 412,553	\$ 412,553	414,641
Use of fund balance:					
Debt service reserve account balance (required)					(165,100)
Principal expense - November 1, 2026					(125,000)
Interest expense - November 1, 2026					(100,491)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 24,050

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

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

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/44			39,400.00	39,400.00	1,970,000.00
11/01/44	250,000.00	4.000%	39,400.00	289,400.00	1,720,000.00
05/01/45			34,400.00	34,400.00	1,720,000.00
11/01/45	260,000.00	4.000%	34,400.00	294,400.00	1,460,000.00
05/01/46			29,200.00	29,200.00	1,460,000.00
11/01/46	270,000.00	4.000%	29,200.00	299,200.00	1,190,000.00
05/01/47			23,800.00	23,800.00	1,190,000.00
11/01/47	280,000.00	4.000%	23,800.00	303,800.00	910,000.00
05/01/48			18,200.00	18,200.00	910,000.00
11/01/48	290,000.00	4.000%	18,200.00	308,200.00	620,000.00
05/01/49			12,400.00	12,400.00	620,000.00
11/01/49	305,000.00	4.000%	12,400.00	317,400.00	315,000.00
05/01/50			6,300.00	6,300.00	315,000.00
11/01/50	315,000.00	4.000%	6,300.00	321,300.00	-
Total	5,255,000.00		3,165,831.28	8,420,831.28	

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND AND DEBT SERVICE FUND
ASSESSMENT SUMMARY
FISCAL YEAR 2026**

On-Roll Assessments

		Projected Fiscal Year 2026				Fiscal Year 2025 Total
Number of Units	Unit Type	O&M	Trash Collection	DS	Total	
<u>Village 1 (Series 2015)</u>						
61	TH	1,942.47	158.80	901.00	3,002.27	2,896.64
60	SF 40'	1,942.47	158.80	1,201.00	3,302.27	3,196.64
35	SF 45'	1,942.47	158.80	1,201.00	3,302.27	3,196.64
85	SF 50'	1,942.47	158.80	1,501.00	3,602.27	3,496.64
90	SF 55'	1,942.47	158.80	1,501.00	3,602.27	3,496.64
101	SF 65'	1,942.47	158.80	1,726.00	3,827.27	3,721.64
45	SF 75'	1,942.47	158.80	1,877.00	3,978.27	3,872.64
<hr/>						
477						
<u>Village 4 (Series 2015A)</u>						
201	SF 45'	1,942.47	158.80	1,343.00	3,444.27	3,338.64
240	SF 52'	1,942.47	158.80	1,343.00	3,444.27	3,338.64
77	SF 62'	1,942.47	158.80	1,343.00	3,444.27	3,338.64
<hr/>						
518						
<u>Village 2, Parcel 7 (Series 2016)</u>						
32	TH	1,942.47	158.80	901.00	3,002.27	2,896.64
58	SF 34'	1,942.47	158.80	1,021.00	3,122.27	3,016.64
29	SF 40'	1,942.47	158.80	1,201.00	3,302.27	3,196.64
114	SF 45'	1,942.47	158.80	1,201.00	3,302.27	3,196.64
68	SF 50'	1,942.47	158.80	1,501.00	3,602.27	3,496.64
107	SF 55'	1,942.47	158.80	1,501.00	3,602.27	3,496.64
93	SF 65'	1,942.47	158.80	1,726.00	3,827.27	3,721.64
<hr/>						
501						
<u>NW Area Parcels D E and F (Series 2017)</u>						
43	SF 40'	1,942.47	158.80	1,319.00	3,420.27	3,314.64
25	SF 45'	1,942.47	158.80	1,319.00	3,420.27	3,314.64
23	SF 50'	1,942.47	158.80	1,649.00	3,750.27	3,644.64
24	SF 55'	1,942.47	158.80	1,649.00	3,750.27	3,644.64
208	SF 65'	1,942.47	158.80	1,897.00	3,998.27	3,892.64
141	SF 75'	1,942.47	158.80	2,062.00	4,163.27	4,057.64
<hr/>						
464						
<u>NW Area Parcels A B and C (Series 2018)</u>						
56	SF 40'/45'	1,942.47	158.80	1,325.00	3,426.27	3,320.64
137	SF 55'	1,942.47	158.80	1,655.00	3,756.27	3,650.64
200	SF 65'	1,942.47	158.80	1,904.00	4,005.27	3,899.64
<hr/>						
393						

**TSR
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND AND DEBT SERVICE FUND
ASSESSMENT SUMMARY
FISCAL YEAR 2026**

On-Roll Assessments

		Projected Fiscal Year 2026				Fiscal Year 2025 Total	
		Trash					
Unit Type		O&M	Collection	DS	Total		
<hr/>							
<u>Downtown</u>							
<u>Neighborhood (Series</u>							
<u>2019)</u>							
76	SF 34'	1,942.47	158.80	1,184.00	3,285.27	3,179.64	
50	SF 40'	1,942.47	158.80	1,393.00	3,494.27	3,388.64	
110	SF 50'	1,942.47	158.80	1,742.00	3,843.27	3,737.64	
<hr/>							
236							

TSR

COMMUNITY DEVELOPMENT DISTRICT

4

TSR COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Welcome Center, 2500 Heart Pine Avenue, Odessa, Florida 33556</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 9, 2024 CANCELED <i>Inclement Weather</i>	Regular Meeting	6:00 PM
November 13, 2024	Regular Meeting	6:00 PM
December 11, 2024	Regular Meeting	12:00 PM
December 11, 2024 CANCELED	Regular Meeting	6:00 PM
January 8, 2025	Workshop [Landscaping]	4:00 PM
January 8, 2025	Regular Meeting	6:00 PM
February 12, 2025	Regular Meeting	6:00 PM
March 12, 2025	Regular Meeting	6:00 PM
April 9, 2025	Regular Meeting	6:00 PM
May 14, 2025	Regular Meeting	6:00 PM
June 4, 2025	Workshop [Budget]	4:00 PM
June 4, 2025	Regular Meeting <i>Presentation of FY2026 Proposed Budget</i>	6:00 PM
June 11, 2025 <i>rescheduled to June 4, 2025</i>	Regular Meeting	6:00 PM
July 9, 2025	Regular Meeting	6:00 PM
August 13, 2025	Regular Meeting	6:00 PM

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
September 10, 2025	Regular Meeting	6:00 PM